



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, November 9, 2022, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Sherman Howard, Hugh Howard, Matt Juluson, and Kyson Spendlove; Staff: Derek Inlay, Kyle Gubler, and Christy Ballard; Public: Rich Howard, John Valenti, Debra Howard, Richard Hirschi, and Mary Williams.

I. Call to Order: Chair Allen Bice called the meeting to order at 6:00 pm.

The invocation and Pledge of Allegiance were given by Richard Howard.

II. Approval of Agenda:

The motion was made by Commissioner Sherman Howard to approve the agenda as written, second by Commissioner Hugh Howard. Sherman Howard-yes, Hugh Howard-yes, Spendlove-yes, Bice-yes, Juluson-yes. The motion carried unanimously.

III. Approval of Minutes: October 12, 2022, regular meeting.

The motion was made by Commissioner Matt Juluson to approve the October 12, 2022, regular meeting minutes, second by Commissioner Sherman Howard. Spendlove-yes, Juluson-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. The motion carried unanimously.

IV. Reports:

City Council: No report.

Director of Operations: Derek reported the irrigation water will officially go out of the system on November 15th. It is currently out due to water quality.

V. Business:

1. Discussion regarding the Tourist Commercial Zone vacation rental limit of fifteen percent per development.

Commissioner Spendlove passed out a paper with two examples of a 10.97-acre parcel located on the west side of SR9 right before the Hurricane/La Verkin bridge. The picture on the left shows 15% of the entire property, allowing for 8-12, 500 square-foot buildings, and the right shows 15% with the building square footage. The square footage only would give them up to 28, 500 square foot buildings. He did include setbacks required by code in each example.

Kyle mentioned the intent of the City Council was 15% of the land. This is to prevent the entire property from being vacation rentals.

Hillside properties need to be considered as well. Maybe it should be defined as 15% of usable property.

Derek said the code used to state buildings must be 50 feet off the rim, but that is no longer there. The ordinance may need to refer back to the hillside ordinance.

Commissioner Spendlove explained when a developer is doing a preliminary plat they need to define what is hillside and what is buildable, so if the City states the requirement is 15% of the buildable area, that will take care of that concern.

Derek mentioned the percentage could change if the Commissioners feel it is too low or too high.

Commissioner Hugh Howard pointed out this restriction would prevent anything like the Paradise Village at Zion development in Santa Clara. He would like to see something similar to that on the topside.

Derek said the topside could have different uses.

Commissioner Spendlove pointed out this focus is on the Tourist Commercial Zone.

Commissioner Juluson mentioned topside would be part of a PUD, and the City can determine what is allowed within that PUD.

Derek showed a map of the parcel Commissioner Spendlove used as the example. Fifteen percent gives the property owner 1.65-acres of vacation rentals. The only other properties that would qualify with the 2-acre minimum would-be River Rock Roasting property, the hot springs property, the RV Resort property (which already has this listed in their plan), and the property on the northwest corner of SR9 & SR17.

Commissioner Bice stated if the Commissioners are in consensus that the percentage needs to be total land, not the square footage of the buildings, then they need to decide if the landscaping and parking requirements are included in the 15%.

Derek feels the landscaping should be included in the developable area.

Commissioner Spendlove said building separation would come into play with the landscaping requirements.

Commissioner Bice would like to see landscaping consistent with the overall project.

Commissioner Spendlove asked where the vacation rentals should be located within the project. Are we okay with those rentals being on State Street, or do they need to be required to be in the back of the property? The Tourist Commercial Zone does have a setback requirement of 35 feet off the state route.

Derek confirmed that the percentage will be the property total, the landscaping and parking will be within that percentage, the vacation rentals cannot be along State Street, and the percentage will be figured from the total developable area.

2. Discussion on detached accessory dwelling units. Presentation and discussion regarding the Tourist Commercial Zone vacation rental limit of fifteen percent per development.

Derek read through the changes made to the draft Detached Accessory Dwelling Unit ordinance.

One item he wanted a discussion on is addressing. City staff does not wish to allow ADUs to have separate addresses. We are trying to prevent ADUs from becoming their own lot.

The post office also prefers we not allow them to have a separate address.

Kyle mentioned the post office does not pay for the neighborhood mailboxes. If the City allowed them to fill up with additional users, we would be required to install additional boxes.

Derek will make the proposed changes and have it ready for review at the next meeting.

Councilman Hirschi asked how emergency responders would know which location to go to.

Derek answered the properties would be addressed with an "A" (primary) and "B" (ADU). There will also be an illuminated sign designating a building in the back.

3. Discussion on increasing the permitted hotel building height in La Verkin.

Derek explained the current code allows for a hotel 35 feet tall with an additional 10 feet of unoccupied space. This is the truss and façade. We also have the ability for a development agreement for buildings that will be higher than this. The La Quinta is about 73 feet tall. The Holiday Inn & Suites has an agreement for 53 feet. It was suggested we remove the ability for a development agreement because they can be arbitrary and capricious.

We would increase the building height allowance to cover a four-story hotel. The average hotel building level height is 14 feet, making the height allowance 56 feet.

He suggested making the approved height 73 feet because we already have a hotel that tall. That could give the developer the option of a 5-story hotel if they can get the water to that point.

The other thought is only to allow 3-story hotels in La Verkin.

Most hotels now are geared toward 4-stories. The City has a ladder truck at the fire station that will handle taller buildings.

Commissioner Juluson said he was fine with a 4-story hotel but did not want to set the height at 73 feet, which is too tall.

Commissioner Bice stated he agrees with four stories and whatever height is reasonable for people to achieve that.

Derek suggested a maximum height of 66 feet. That would give them 14 feet per floor plus an additional 10 feet for the unoccupied space.

In setting a maximum limit we would also be removing the ability for development agreements.

The Commissioners were okay with 56 occupiable feet and ten unoccupiable feet for a total of 66 feet maximum height.

4. Discussion on removing transient lodging as a permitted use in the General Commercial Zone.

Derek explained this item came from the previous discussion during the last meeting.

He directed the Commissioners to the zoning map and explained everything in red is zoned General Commercial (GC). Transient lodging is currently an allowed use in the GC zone. It was brought up that maybe we restrict them from that area. This will give us one commercial zone dedicated to other services.

Commissioner Bice said he was surprised the City allowed hotels in GC. He feels it should be in the Tourist Commercial Zone.

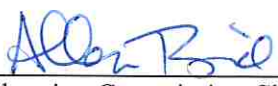
The Commissioners were in favor of moving forward with this item.

5. Discussion and possible action to cancel the November 23, 2022, and the December 28, 2022, Planning Commission meetings.

The motion was made by Commissioner Hugh Howard to cancel the November 23, 2022, and the December 28, 2022, Planning Commission meetings, second by Commissioner Matt Juluson. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Juluson-yes, Spendlove-yes. The motion carried unanimously.

VI. Adjourn:

The motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Sherman Howard. Spendlove-yes, Sherman Howard-yes, Bice-yes, Juluson-yes, Hugh Howard-yes. The motion carried unanimously at 6:50 pm.



Planning Commission Chair



Date Approved

