

City of La Verkin

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www.laverkin.org

La Verkin City Council Special Meeting Minutes

Wednesday, September 10, 2024, 6:00 pm.

Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Patricia Wise, Blair Gubler, and Micah Gubler; Staff: Derek Imlay, Kyle Gubler, Fay Reber, Chief Nick Nuccitelli, and Nancy Cline; Public: Stephanie Gubler, Willyne Beacher, Jillian Ballard.

A. Called to Order –Blair Gubler gave the invocation/thought and Pledge of Allegiance at 6:00 pm.

B. Presentation:

1. Victorious Yaanz regarding a clothing manufacturing company.

Sunita Devi introduced herself, mentioning her background in fashion design, her journey from Fiji to the United States, and her plans to start a clothing and manufacturing company in La Verkin City. Their business plan is to hire 25 local people initially, offering six weeks of free basic sewing training, followed by employment opportunities. They mentioned a few rental locations and said they would need sewing machines and other equipment to start. She explained that she would obtain grant money for the startup, with the city as a sponsor. The grant could be up to \$600,000 but typically is \$300,000. Sunita added that once the manufacturing was settled, they would like to open a retail store to sell the clothing.

Kyle Gubler discussed the next steps to applying for the grant and checked what the city needed to do to be a sponsor. He added that money is available for rural communities. The next step would be to meet with him to discuss the grant requirements.

C. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Meeting Minutes August 21, 2024, regular meeting
4. Checks & Invoices: \$493,576.65

The motion was made by Councilwomen Patricia Wise to approve the consent agenda as written, including the minutes of the August 21, 2024, regular meeting and Checks and Invoices in the amount of \$493,576.65, second by Councilman Blair Gubler. Roll Call Vote: Micah Gubler-yes, Wise-yes, Blair Gubler-yes. The motion carried unanimously.

D. Public Hearing:

1. FY 2024-2025 Budget Amendment

Kyle Gubler spoke about the budget amendment. The income from property tax is always estimated until they get the actual numbers, so there was a difference of about \$8,000. He wanted to ask the council about hiring a part-time employee for the Recreation department to help with events such as fairs and festivals. This employee would take some of the pressure off the city crew to set up for these events. He added that there was \$24,500 in the budget, which was \$20 an hour from September 30th to June 30th, which was about 40 weeks. To justify that, they would also have that person take on some responsibilities like emptying city trash cans, mowing lawns at the parks, etc. He added that this job could be a trial year to see if it's necessary. Kyle continued to discuss the changes in the budget, where the income came from, and invoices paid.

Public Hearing opened at 6:26 pm.

Stephanie Gubler asked about the surplus money in the revenue line and whether it was revenue or expenditure.

Kyle responded that it was a surplus from money in another account that was not used, so it went back into revenue to cover the expenditures. He continued explaining how the surplus gets put into other accounts, like parks, roads, etc.

Stephanie Gubler asked if there was a negative sign before the expenditures or if they were on the budget.

Kye explained that there were no negative signs. The column increases with revenue or decreases with expenditures. The city receives money but cannot spend it until it is added to the budget, and a budget amendment is approved. Then we can spend it. We received the money, and now we want to spend it.

Jillian Ballard was concerned about the sidewalk on 300 getting finished. She owns the land onto which the water is draining since the sidewalk isn't in front of her property. She wanted to know if it was within the budget and if the city would put a sidewalk or drain on their property. She also asked if there was a date they would be getting the work done.

Kyle said they would dump dirt to reroute the water draining to the property. He informed Jillian that the owners are responsible for providing a curb, gutter, and sidewalk on the property. He reported that the Smiths paid the city to pour the sidewalk, curb, and gutter in front of his house while they were doing cement work and that she could do the same.

Mayor Wilson added that the plan is to put a storm drain on that side of the street, and that's why they are waiting on the sidewalk, so they don't have to tear it up. The storm drain money goes into a fund until there is enough to do a big project, so a date is not set.

Jillian Ballard asked if they could build up the dirt so the water doesn't drain into their field and can direct it further down the road.

Derek responded that two drop boxes would be on each side of the 100. The curb carries the water, which drops into the drainage, where the drop box is to carry it underneath the road and back up the other side. He told her they would bring dirt over and fill up the ditch to help prevent the water from flooding her field.

Public Hearing closed at 6:35

E. Business:

1. Discussion and possible action to approve Resolution No. R-2024-15 a resolution opening and amending the Fiscal Year 2024-2025 Budget.

Councilwoman Wise asked if the part-time position they are proposing could also include time cleaning and maintaining the Power Plant Park, parking lot, other parks, and special events.

Councilman Micah Gubler agreed that a lot of work was involved in the Peach Days seed display, Winterfest, and other festivities. If the part-time employee could also free up time for the street crew and help maintain parks, he would agree with hiring a part-time employee. He also said that Winterfest has a lot of volunteers, but it is growing and might warrant a part-time employee. He also agreed that if they didn't have the extra budget at the end of the year or didn't need the help, they could discontinue that position next year.

Councilwoman Wise agreed to do this for six months, after which they can reevaluate whether to keep the position or increase it if necessary. She liked the idea of merging the special events with maintenance.

The motion was made by Councilman Richard Hirschi to approve Resolution No. R-2024-15 a resolution opening and amending the Fiscal Year 2024-2025 Budget, second by Councilman Micha Gubler. Roll Call Vote: Micah Gubler-yes, Wise-yes, Blair Gubler-yes. The motion carried unanimously.

2. Discussion and possible action to approve Resolution No. R-2024-16, which gives the city treasurer access to PTIF accounts.

Kyle explained that this is a formality. The new treasurer needs access to the accounts to do her job, which must be authorized through a resolution.

The motion was made by Councilwoman Patricia Wise to approve Resolution No. R-2024-16 giving the city treasurer access to the PTIF accounts, second by Councilman Richard Hirschi. Roll Call Vote: Micah Gubler-yes, Wise-yes, Blair Gubler-yes. The motion carried unanimously.

3. Discussion and possible action to approve the preliminary plat for Cottonwood Hollow Phase 5, a 13-lot subdivision between 740 North and 1040 North

Derek explained the property's location on the subdivision's West side.

Councilwoman Wise reported that before the planning commission, the public made comments. There were concerns about construction dirt and noise. Another citizen brought up the tumbleweed issues in Cottonwood Hollow. She reported that Derek did an excellent job explaining that he would talk to the school district about keeping weeds down on their property and talk to Interstate Rock about the trash, dirt, and noise. The citizens then agreed to approve the next phase of Cottonwood Hollow.

The motion was made by Councilman Micah Gubler to approve a preliminary plat for Cottonwood Hollow Phase 5, a 13-lot subdivision between 740 North and 1040 North, second by Councilwoman Patricia Wise. Roll Call Vote: Micah Gubler-yes, Wise-yes, Blair Gubler-yes. The motion carried unanimously.

4. Discussion and possible action to set a public hearing for October 2, 2024, regarding the vacating and selling of surplus land

Kyle Gubler explained this is a piece of land on 600 that goes nowhere. It was supposed to be a public road, but a house was built, and that was the end of the road. The property owners have the first right to buy it, and the city would like to get rid of it and not be responsible for cleaning it up. The city must have a public hearing to vacate and sell the land.

The motion was made by Councilman Richard Hirschi to set a public hearing for October 2, 2024, regarding the vacating and selling of surplus land, second by Councilman Micah Gubler. Roll Call Vote: Micah Gubler-yes, Wise-yes, Blair Gubler-yes. The motion carried unanimously.

5. Discussion regarding Commercial Design guideline ordinance.

Fay explained that the planning commission would hold a public hearing on September 11th. Then, they would recommend the plan to the City Council and present it to them in the October meeting. No further comments were made.

6. Discussion regarding amending the Tourist-Commercial zone.

Kyle explained that the RV resort was zoned for only a 29-day maximum stay when it went in. They have come to the city to discuss having a six-month stay so that snowbirds can stay through winter. The upside is that that will help them be more successful, which is what the city wants, is for the businesses in town to be successful. The downside is the city will not be able to collect transit room tax on those spots that go longer than 30 days. It is a small amount of money, but it is still tax revenue that the city won't get because of how the law is written. If someone stays longer than 30 days, they're not transient but long-term. They wanted to make 25% of their spots available to do that. They told them that about 70% of people who stay there eat out, which would help local businesses. They propose the months of October through March for the snowbirds staying.

Mayor Wilson added that the other RV resorts in Hurricane City allowed snowbirds to stay for six months. People asked to stay longer, so they would like this change to be made.

Derek explained that this property is the only one in La Verkin that is allowed to have an RV resort. The Tourist-Commercial zone only allows it on this property; no other tourist-commercial property meets the criteria.

Councilman Micah Gubler asked how many spots would be affected.

Kyle responded it would be twenty-three spots. The resort has ninety-three spots, and 25% of that would be twenty-three spots. The owners also said they would spread out the twenty-three spots so it would appear to be fuller.

Councilwoman Wise asked if the casita rentals would be used for this six-month agreement.

Kyle responded that those would always be nightly rentals.

Mayor Wilson explained that when the resort advertised the casita rentals, it marketed them wrongly as RV resort rentals, and they were not getting much interest. They have fixed that.

Kyle added that since they changed the advertisement to Airbnb, they have dramatically increased the number of rental bookings.

Councilwoman Wise also asked if the resort had planned to come to the city to build a storage facility on the land it purchased across the street.

Derek explained that they originally purchased the land to offer the RV clients a place to store their side-by-sides, four-wheelers, and other cars so it wouldn't impact the resort parking lot. Since purchasing the land, they have not returned to the city to ask for it.

Councilwoman Wise said that from her experience with RV resorts, she agrees that many resorts offer this. If it were restricted to not a percentage but a number, that would be better, and the monthly restriction should be included. It would be their discretion to determine which lots they are, but not the casitas. She thought this discussion item shouldn't be amending the tourist commercial zone, but it should be amending the RV resort lines of the tourist commercial zone because she was concerned it would open it up to any other possibility of long-term rentals, keeping it very specific to this.

Councilman Micah Gubler was concerned about how they could regulate this. When March comes, how will the city know those RVs have been there for six months? He felt like the RV resort didn't do their homework ahead of time, and this is something they should have foreseen. He added that he sells insurance to many people who come year-round to Willowwind RV Resort in Hurricane City. They say they've been there for a year or two. He was concerned that is where this would end up.

Chief Nuccitelli suggested doing registry checks to see how long people have been there. Then, they can use that information to remove people.

Councilman Micah Gubler said he didn't think that would be a good use of the police department's time and was still concerned they would end up with 23 permanently occupied spots.

F. Mayor & Council Reports:

Micah Gubler- Reported that the police department is gearing up for the cops and cars on September 21st. It'll be at 6 p.m. It was a great event last year, and he anticipated it would be even better this year. The police department will be in the force tomorrow morning to support the Hurricane Valley Fire Department with their ceremony for the 9-11 commemoration. They have also done a great job in animal control. They've adopted all the dogs in the shelter over the last month except for one, so good things are happening there. He thanked the Chief and told him he appreciated all their efforts. He thought the department tried to be in the community and among the residents. He noticed there is not a lot of turnovers among officers like they have had in the past. So, you're doing something right. And they all have smiles on their faces. So, thank you for what you're doing with them.

The Youth Council is joining the Hurricane Youth Council to plan a Valley-wide dance and a few service activities for recreation. They are also going to have leadership training meetings periodically. Maridee is in touch with the state of Utah, working on getting grants to support the Youth Council and participate in councils across the state. They have the Princess Orientation Tee this last week or two. Six contestants signed up for the Miss La Verkin pageant on the 20th of September at 6 pm. One of the six that signed up is severely handicapped, so they're excited. They will offer a new honorary position on their royalty titled the Spirit of La Verkin Award. That way, they will allow individuals of all abilities and levels to be a part of it.

Along with the cops and cars, a 9-11 National Day of Service is happening. Some activities have been organized. If anyone's interested, you could go onto JustServe.org. Activities for that day are targeted at providing service and examples of gratitude towards first responders. Winterfest is coming up; planning is well underway, and they are beginning to accept vendors this Thursday. If you hear of anyone wanting to be a Winterfest vendor, that opens up and closes quickly. For Peach Days, we have two floats. We have the Royalty and the Cops and Cars in the Peach Day Parade.

La Verkin City's seed display won the sweepstakes, the grand prize of \$500., The sign coming into La Verkin from Hurricane, right there before the. The bridge has been cleaned and updated with some plants; it looks nice.

Richard Hirschi- Reported that the Fire Department is still pursuing truth in taxation.

Wise- Reported on the planning commission meeting on August 28th. She updated the Rim to River trail, which is almost finished. She suggested some cautionary signs to protect the city and citizens from climbing up the rock. She added that it is an excellent asset to the businesses around there. Not only River Rock Roasting but also the new Zion Hot Springs can be accessed for a hike, and CrossFit gym members can run the loop instead of running down State Street. The ribbon cutting is planned for October.

Blair Gubler- Reported Washington County Solid Waste will meet in October. Confluence Park was closed. They said they notified the County but not the city. It will be closed for the next two and half weeks.

Mayor Wilson informed everyone there would be no more meetings for the city council in September.

G. Citizen Comment & Request for Future Agenda Items:

Willyne Beacher appreciated the opportunity to come and share just a few thoughts. She talked to two members of the planning commission and learned that pretty soon they are going to be talking about high density. We're going to be zoning and changing some of the zoning. I want to start being part of that conversation and let you know that high-density housing puts many people in a small space with a lot of noise and traffic. She has spoken to citizens in Washington City about the high-density housing there. She realized we have a unique opportunity where we have some undeveloped land up on the Topside above the "L" to put high-density. She agreed there was a need for it. She suggested that there could be a technology park up there, which would bring many jobs into the community and families. She added there could be mixed-use projects and commercial activities, and I would love to be a part of that. She added that La Verkin is a unique community, and according to the information she gathered, La Verkin is a little over one square mile, and we are one of the county's largest dense areas of one square mile. So, it makes sense that we would take projects that involve high density, commercial activities, etc., that would be put in an undeveloped area of our community. She said she would like to help with that in any way instead of rezoning an already residential area. This is why we have zoning maps and zoning laws. She thanked the council for listening.

Jillian Ballard Shared her concerns about high-density housing in her neighborhood. They own a piece of land across the street; from what she heard; it could be zoned high-density. She said they had looked for this property for a long time and kept it nice with a playground and garden, and hoped to build on it. She felt that, like the bigger city, St. George has high-density residential areas, and after a while, it turns into a bad part of town with higher crime, drugs, and emergency services. With lower income and transient people this would be by the city's elementary school. She added she would gather names for a petition if that could stop the zone change. She pointed out that Hurricane and Washington City had put that type of housing on the outskirts of town. She felt when the Zion Hot Springs zoning was presented to the public, they felt bullied to decide if they wanted a big parking lot or high-density housing. So, they chose the parking lot. She felt that housing should be on the Topside of La Verkin and not down in town. It is cheaper to build in town than on the Topside, and families should be able to build single-family homes and keep high-density residential on the Topside. She pointed out that they recently changed a piece of property from residential to tourist-commercial and were concerned it would keep happening. She is willing to get a petition if that is what is needed to stop residential zoning from changing. **Stephanie Gubler** agreed with Willyne and Jillian that it works better to avoid this and not try to stop it once it happens. She noticed that in the August 14th meeting, Derek had given a presentation on high-density housing. She read the minutes from it, and he talked about how it's been a really good fit for Washington City, and she agreed that, yes, today, it probably is. She added that she grew up in the East and has observed what happens in bigger metropolitan areas. She said if you've been to Vegas, Salt Lake, and other areas and drive through the high-density area that's been there for 10-plus years, it is not a good fit. And she hoped the city would not encourage that type of zoning in town in an already long-standing, single-family, residential-zoned area. She couldn't remember the timeline but recalled it was recent that the whole area being discussed was just north of 300. They wanted to do commercial tourism, and the neighborhood fought against that, so the city split it; the front half was commercial, and the eastern half would stay residential, for which I think everybody was on board. Now, they wanted to rezone that back piece high-density. We understand the city needs commercial property but feel it can be closer to State Street; nobody's arguing with that. We are concerned with the encroachment on already established single-family zones. She pointed out that with the Topside property, people who bought a single home would see the master plan has high-density, mixed-use, and commercial zones. She added with La Verkin City now, it feels like the city is going to keep changing the zoning that residents have bought into already, thinking it's going to stay residential. She felt that this scenario would only benefit the developer. She didn't see how that

would benefit any citizens in an already single-family residential area. She wanted the council to consider that and realize it's not what your constituents, whom it directly affects, want. She pointed out she is not against high density altogether; however, why does the city want to implement this in an already single-family residential zone area?

Mayor Wilson commented that nobody has proposed high density on the property you're talking about yet. It depends on who owns the property, and if they approach the city to change the zone, then the city will look at it. It first goes to the planning commission before it ever comes to the city council. Nothing will happen until the person who buys the property or the owner decides what they want to do with it.

Willyne Beacher added that the two planning commission individuals that she spoke to have both been approached already about high density, and they've been given pictures. So, that's why she came tonight: to get in front of it and be part of the discussion. So, it has already been brought up.

Mayor Wilson said it still hasn't come to the city. However, if somebody buys that property, they can come to the city and ask for a change. It doesn't mean the city will give them the change. And that's why we have public hearings.

Derek commented that people have got the wrong idea of what the presentation was about. The targeted areas, which were Squire property, specifically in Riverwood or Cottonwood Hollow, were areas that the state, through the study, had shown were areas of high density that would work well for a walkable downtown. We're working on the ordinance right now, primarily for the topside. Those are primarily for the topside because we're getting developers interested in the topside now. We don't have any ordinances available. That's why we're discussing high-density residential, mixed-use, lived work. Everything we're targeting right now, I'm not saying it wouldn't be used for down here, but what we're doing now is targeting everything on the topside. I proposed the issues based on what the state did on the corridor study. If you look it up on the website, you can see the corridor study. Those are all areas that the state identified as making it a walkable downtown. Having a commercial here, having high-density here, and spreading out from here. And that was one way they thought they could reduce the amount of traffic and congestion.

Councilman Micah Gubler added I would imagine if someone's going to spend that type of money, they would make the purchase, dependent on getting approval. They wouldn't purchase it ahead of time and then hope they will change zoning. They will want it ahead of time. That will give the public a heads-up when that happens.

Mayor Wilson commented that's why we do things the way we do, so you're aware of what's happening. We're not trying to hide anything. It's a city, and we want to listen to what you say. But if somebody wants to buy that property, they will probably approach the city and tell us their plan. And we will explain to them the process they must go through to do that. And let them know there will be some opposition to their proposal. There always will be. We call it NIMBYism. Not in my backyard, but it's okay somewhere else. And that's something that we deal with as a city. Every city does. Not that we're against whatever you have to say or think. That's the process of city government. And we appreciate you. Thank you for coming and expressing your thoughts to us, and we will consider those.

H. Adjourn:

Mayor Wilson closed the meeting at 7:35 p.m.

Date Approved

ATTEST: _____
Nancy Cline
City Recorder

Mayor Kelly B. Wilson

City of La Verkin

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La Verkin City Council Meeting Minutes

Wednesday, October 2, 2024, 6:00 pm.

Gym, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Blair Gubler and Darren Prince; Staff: Derek Imlay, Kyle Gubler, Fay Reber, Chief Nick Nuccitelli, Maridee Johnson, and Nancy Cline; Public: Nick Wright, Janet Vantassel, Jillian Ballard, Stephanie Gubler and Jillian Pennale.

Councilman Richard Hirschi, Micah Gubler, and Councilwoman Patricia Wise were excused.

A. Called to Order –Mayor Wilson gave the invocation/thought and Pledge of Allegiance at 6:00 pm.

B. Presentation:

1. Dove Center Proclamation designating October as Domestic Violence Awareness Month.

C. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Meeting Minutes: September 10, 2024, regular meeting
4. Checks & Invoices: \$

No Quorum was present; no action was taken.

D. Business:

1. Discussion and possible action to approve Proclamation 2022-03, a proclamation designating October as Domestic Violence Awareness Month.

Mayor Wilson approved the Proclamation.

2. Discussion and possible action to approve Ordinance No. 2024-17. An Ordinance of the City Council of La Verkin, Utah, amending title 10, zoning regulations, of the La Verkin City Code by adopting commercial design guidelines applicable to the general Commercial (C) zone, retail commercial (COMM-R) zone, and tourist/resort commercial (COMM-T) zone.

No Quorum was present; no discussion or action was taken.

3. Discussion and possible action to approve Ordinance 2024-18 amended Subdivision Ordinance. An ordinance of the City Council of La Verkin, Utah, amending Title 11 “subdivision rules and regulations” of the La Verkin City Code

No Quorum was present; no discussion or action was taken.

4. Discussion and possible action to approve Southern Utah Trail Standards Ordinance No. 2024-19. An ordinance of the City Council of La Verkin, Utah, adopting the 2024 Southern Utah regional trail standards as part of the La Verkin Master Transportation Plan which is an element of the La Verkin City General Plan.

No Quorum was present; no discussion or action was taken.

5. Discussion and possible action to approve Ordinance No. 2024-20, an ordinance of the City Council of La Verkin, Utah, amending §10-6G2-2-5 of the La Verkin City Code to allow for extended occupancy in RV resort areas.

No Quorum was present; no discussion or action was taken.

6. Discussion and possible action to approve the Zion Trail Corridor Acquisition Agreement.

No Quorum was present; no discussion or action was taken.

7. Discussion and possible action authorizing the Mayor to write an official response on behalf of the city to the Washington County Commissioners regarding the Hurricane Valley Fire District tax increase.

Councilman Prince commented that it's all the inflation we've been dealing with, people's grocery bills, and everything else. To ask for 52%, in my opinion, is a big ask. When you ask for a raise because of higher costs, I would think something more along the lines of 10% would be something I would be more agreeable to.

Mayor Wilson commented that the fire department cost went up with everything else. That's something we do need to take into consideration.

Councilman Blair Gubler added that it was a lot of money to ask of the citizens in the fire district. If they had just come in with a smaller raise two years ago, they would have had half their money by the time they got it passed. A lower percentage that people can take and absorb that. He still doesn't like it. Why don't they just come in with the lower percentage and figure it's going to be a five, or six-year process to do what they're doing? And then what do they need the money for?

Mayor Wilson commented there was someone from the fire district there. He offered to give him a minute during the mayor and council reports.

8. Discussion regarding the enforcement of the La Verkin City Short-term Rental Ordinance.
Kyle Gubler explained that they are putting together an ordinance regarding illegal short-term rentals and how we will enforce it.

Mayor Wilson added that, unfortunately, we have citizens doing this illegally.

Councilman Prince commented that he struggles to see the dwindling of our middle class. Most of us are struggling with housing, and he thought having a specific portion of vacation rentals was appropriate. But when so many have come that are illegal, it's killing our community jobs and the ability to afford a house. He believes that people should follow our laws and doesn't think we should tolerate illegal short-term rentals.

Kyle Gubler commented that two companies have put together bids to help us identify the illegal vacation rentals. One was Granicus, and the other was Decker Technologies. We've put them on hold until we get ordinances on the books because we've got to pay them to do what we're doing, and we don't want to start paying them until we have an ordinance that we can enforce. But since that time, there's been one other person. I believe you even talked to him at the League of Cities and Towns, who used to work for Granicus, and they split off. So in a couple of weeks, once this is all resolved, we will readdress that and have them make proposals to us again. He informed the council of the three bidding for the work, and we should get an acceptable price.

Jillian Penhale from the Dove Center arrived and spoke about National Domestic Violence Awareness Month in October. The Dove Center serves all of Washington County for those who are experiencing domestic violence and other forms of assault. They have been going to the city councils and asking each city to declare October as domestic violence month. The Dove Center has been serving our community for about 30 years. She has been the Director for two years. Last year, they served over 1500 individuals who have experienced domestic violence in Washington County.

Mayor Wilson thanked Jillian for coming and explained that there was not a full quorum present, but he could, as Mayor, declare October as Domestic Violence Awareness Month. He read the Proclamation.

E. Mayor & Council Reports:

Mayor Wilson gave Nick Wright his time to explain the tax increase entailed.

Nick Wright. For September, we went on 485 calls, and that's throughout the district, which translates to over 16 calls per day over the whole district. And only 37 of those calls were here in La Verkin. The majority of them were spread out throughout the rest of the district. Councilman Blair, we could figure out incrementally how to increase that over time; however, we were not allowed to. The county commissioners, the way they had it set up, gave us a pot of money, and your taxes went up or down, according to the county commissioners. We've been operating on that amount of money since 2017. We can't keep doing that same amount of service and making that same number of calls, which has increased incrementally yearly with that money. So, there is a need for a tax increase. Another thing to remember is the property tax increase is temporary. That is what we plan on doing for at least this year, to get through until the sales tax at the legislative session goes through. It was supposed to go through last year. It made it through the House and made it to the Senate. And then, without being very specific on what exactly happened, a senator stopped it. And so all the bills for Southern Utah were stopped. We've been operating on a deficit for the last three years, so we're at a point where we have to do this tax increase, or we will cut services that we can't cut anymore. He encouraged anyone with a specific question

or concern to attend the presentation at the Fine Arts Building on October 7th at 6 pm. He understood it's a big ask, but it's significantly less than they asked two years ago. They operated a full year without any increase or anything like that. It is significantly less than we asked then, but it is an increase. The current rate right now is .000693, and what we're asking for is .00106375

Councilman Prince commented he loves the fire department. He hates questioning them but wanted to know if any non-biased study could report that this fire department runs optimally. For example, you have all these calls, right? Often, for an accident, you see so many different rigs like ambulances and fire trucks, and it seems like you're just trying to pad these numbers of calls from the layman's point of view. Because it doesn't make sense they would have all these vehicles for one little accident. Is there something that says yes, this department is running at an optimal percentage?

Nick Wright explained that the standard is the NFPA (National Fire Protection Association standard), and you can decide whether you meet that standard or not in most things. Regarding what vehicles go to what calls, we have specific standard operating guidelines that would dictate your average medical call. We're just going to send two people in; that's just what is required, but if it's someone that we have to pick up that requires more manpower, that's when we'll have an engine or just another ambulance come and help that crew until they can get into the hospital. If there is a traffic accident, like if you see an accident on the side of the road, there's a minimum of one ambulance and one engine to take care of that. It's just a simple one. If there are multiple patients, then you need multiple ambulances. And the engine is there if we need extrication. If we need multiple extrication, like pulling people out of the car, pulling people out, we need an engine plus a heavy rescue to go there with the tools, so we have a pump to take care of a fire if it happens and the tools to pull people out of the vehicle. So we don't go there with extra people to have extra people, we don't. We have a standard, and we try our best to meet that standard, and where we can cut, we do cut.

Councilman Prince suggested that, if possible, you could have some independent authority that said, "Yeah, these guys are far better than all the other ones around them, and they need this." I think that would help your cause get support. So you have somebody outside looking in.

Nick Wright explained that we do; there is oversight of all the fire departments in Utah.

Councilman Prince said they should publish some information for you because this is a big request.

Mayor Wilson commented on the sales tax issue, saying that if this proposal had passed last year, there wouldn't have been a need for a tax increase on property taxes, but I think it would have gone down. Property taxes would have gone down. And that would cost the citizens of Washington County less money than it is now. It wouldn't be just paying property tax because all your visitors, the tourists coming in, will contribute to that.

Nick Wright explained. One thing he wanted to point out about the sales tax is that it's not a sales tax on groceries, gas, and other regular things. It's a tax on prepared meals and other things that people come in from the outside and buy, or if you have extra, that's what you buy. That's where that sales tax comes in. It's not on the day-to-day necessities.

Councilman Prince agreed. That makes a lot of sense, too, because I'm sure many of your calls are from people who aren't from this area. For sure, they're driving up this dangerous road.

Nick Wright agreed he wished he had the statistics, but they are significant. The number of people we deal with who are out of the area, out of the state, or even out of the country is pretty high. He admitted they were not as prepared as we should have been on the previous property tax. That's why we looked into the sales tax. We just knew that people wouldn't be able to tolerate that much of a property tax or didn't want to tolerate that much of a property tax. We threw around different things that we could do. This seemed to be the best option for everybody in the area. It would also kind of spread that cost out for people who would travel through the area.

Councilman Blair Gubler asked if you know the cost of going to a service-oriented district. In other words, you'd collect from the cities, and the cities would collect from their citizens, like they do at the sewer district.

Nick Wright replied that they had considered that but decided to go with the sales tax. Because it just seemed like a better option for everybody.

Councilman Blair Gubler commented that he worked with the special service district for several years, and they looked at going to the sales tax. The sewers had been low for many years because we collected them from the cities.

Nick Wright commented that the fire department is currently the lowest-paying department and is not competitive with others in the state or area. So, to maintain firemen here and have firemen that would be competent to respond to calls, they need to be competitive with the rest of the state. He also wanted to point out that they have found out that most citizens don't understand precisely how the taxes work. Many people think about the impact fees and stuff like that; however, that doesn't go to us specifically. A portion of the impact fees goes to the fire department, but we can only use that money for buildings and purchases. He believed it was approximately \$350,000 or something like that. So, it can't be used for employees.

Blair Gubler had nothing to report.

Darren Prince had nothing to report.

F. Citizen Comment & Request for Future Agenda Items:

Janet VanTassel lives near Vintage Park, where that water reclamation plant is going in. And it's pretty literally from here to that, and straight down, and that's where that plant's at. That's how close it is to my house. It's right there. It would be in the street if it were in the front of the house. It's that close to me. I'm listening to the hammering, pounding, and banging. I didn't know this would happen until about two weeks before it started. Otherwise, I would have never bought that house. I bought it because the land behind me would be of no use.

And so for the last four months, I've been ready to sell, but the one person who did want to buy, he liked the house but couldn't handle the noise back there, wouldn't buy it for that reason. So basically, everything going on down there is preventing me from selling my house. But anyway, I'm listening to that pounding for twelve, fourteen hours a day. I mean, I want Compensation for it. Pay my water bill until I get out of here — just compensation. For the noise, it wakes me up every day. I'm dealing with it all day long. The noise is terrible, and it stresses me out. And it's at least five and a half days a week, sometimes six. And it's just too much. And if I'd known, I wouldn't have been here. I'm just asking for this kind of compensation. For compensation for the noise and the stress it's putting me under.

And it's hurting my hearing, that pounding all the time. That's it. I want to stop and go back to the Midwest. Because I'm just asking for some compensation to put up with that noise that I have to put up with down there, pay my water bill for me, that would be at least some kind of compensation. That's what I'm asking for.

Jillian Ballard, I just have two things. I saw something awesome online for the park suggestions. So, I know I've already said my piece online, but I also wanted to say if you are going to put it in a park, will you please think about doing a sunshade? I can't ever use that park because it's hot as crap. And I would highly recommend having a mom on that committee to discuss it. Because some of the parks in Hurricane, they're dumb as crap where they're putting the slides down straight into the sun, and kids can't play on it, and it burns their butts. I would be willing to volunteer to help with that if you want me to.

And then two, I drive every morning to bring my daughter to Hurricane until construction is over. And I see McKett's kids every day having to walk on State Street to get to school. And now, with that road closure on 300, it's a bunch of bullcrap. McKett's has probably talked to you guys a lot about it. There has to be a different solution for her kids to be able to walk to school, get home from school, and get into the city to be with their friends without having to walk on State Street, where the cars are going at least 40 to 50 miles an hour. I've seen it. It just makes me so sad. Every time I try to stop them to see if I can bring them to school, even though I don't have enough seats for everybody, it makes me nervous that they will walk on those streets.

And then, am I allowed to ask questions about the fire thing? So, here are just some thoughts to think about. They have 485 calls. Only 37 of them were in La Verkin. Why are we paying 50% when we only use less than 10% of the total amount that the fire district uses,

Stephanie Gulber said it's straight across 35 if you take the math of the numbers increased from the rate, not your dollar amount. If you do the rate amount, it's 34.8.

Jillian Ballard continued Okay, so something like that, but it should be spread out based on who's using it. And is there a reason why those causing the car accidents can't pay that extra fee? If they're causing a problem and you must go out there, make them pay for it. Please don't make the people who've never been in a car accident in 20-something years have

to pay more and more and more because other people are coming in and don't know our laws and don't know that there isn't a lane to drive in. These are just some questions: how much is the fire department getting now? Divide that by 485 calls, and increase that by how much, how much would they be getting per year, is it really that significant of an amount, where is that money going, where is it going to be spent, how is it going to be spent. Transparency that's what people want; they want transparency. If I pay a 30-something percent increase, I want to know where my money is going on a real basis.

Mayor Wilson explained that the meeting on October 7th was a public hearing and that she could voice her opinions.

Kyle Gubler added that county commissioners vote on this.

Mayor Wilson added that they're the ones who will decide whether or not to increase, but the fire board will present it to the county commissioners.

H. Adjourn:

Mayor Wilson Adjourned the meeting at 6:45 pm.

Date Approved

ATTEST: _____

Nancy Cline
City Recorder

Mayor Kelly B. Wilson

La Verkin City
Invoice Register: 9/7/2024 to 10/10/2024 - All Invoices

10/10/2024

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
RFD 100041246.	*Holman, Dustin	52906	9/30/2024	9/30/2024	\$75.96	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041246 - *H
Refund: 1000416	*Hughes, Kassidi	52879	9/24/2024	9/24/2024	\$120.82	511311	Accounts Receivable	Refund: 100041604 - *Hughes,
RFD 100041559.	*Stott, John	52843	9/12/2024	9/12/2024	\$0.10	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041559 - *S
RFD 100040431.	*Wells, Rodney	52835	10/4/2024	10/4/2024	\$35.58	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100040431 - *
PR090624-258	AFLAC	52880	9/11/2024	9/11/2024	\$27.90	102224	Health Savings Account	AFLAC EE
PR092024-258	AFLAC	52880	9/25/2024	9/25/2024	\$27.90	102224	Health Savings Account	AFLAC EE
PR100424-258	AFLAC		10/9/2024	10/9/2024	\$27.90	102224	Health Savings Account	AFLAC EE
Vendor Total:					\$83.70			
LSTG1144437	ALSCO	52844	9/18/2024	9/18/2024	\$36.50	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
					0.73	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					3.29	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					4.38	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					0.73	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					12.05	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					4.38	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					2.19	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					2.19	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					3.65	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					2.19	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
LSTG1145598	ALSCO	52881	9/25/2024	9/25/2024	\$35.00	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
					0.70	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					3.15	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					4.20	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					0.70	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					11.55	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					4.20	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					2.10	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					2.10	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					3.50	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					2.10	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
Vendor Total:					\$71.50			
RFD 100041807.	American Heritage Pools	52882	9/24/2024	9/24/2024	\$905.93	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041807 - A
09302024	ASH CREEK SPECIAL SERVICE DIST		10/3/2024	10/3/2024	\$68,378.82	526260.520	Sewer PAYMENT TO ASH CRE	September 24
OCT24-6750	BLOMQUIST HALE CONSULTING GR	52907	10/1/2024	10/1/2024	\$97.74	101562	PEHP/AFLAC Insurance Cleani	Employee assistance coverage
UT202402652	BLUE STAKES OF UTAH 811	52937	9/30/2024	9/30/2024	\$40.57	516340.450	O&M SYSTEMS MAINTENANC	Billable email notifications
357947	BUCKS ACE HARDWARE	52846	9/10/2024	9/10/2024	\$53.75	104410.745	Streets STREET IMPROVEME	Gloves and a Hook Blade

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<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
358032	BUCKS ACE HARDWARE	52846	9/12/2024	9/12/2024	\$38.99	104160.250	Bldg EQUIPMENT OPERATING	Saw Bid
358066	BUCKS ACE HARDWARE	52846	9/13/2024	9/13/2024	\$47.98	104160.270	Bldg B&G OPERATION AND M	Diab Recip 9"
358110	BUCKS ACE HARDWARE	52846	9/16/2024	9/16/2024	\$4.62	104510.250	Parks EQUIPMENT OPERATIN	fasteners
358156	BUCKS ACE HARDWARE	52863	9/17/2024	9/17/2024	\$8.59	104160.270	Bldg B&G OPERATION AND M	Carpet Tape
358157	BUCKS ACE HARDWARE	52883	9/17/2024	9/17/2024	\$19.58	104160.270	Bldg B&G OPERATION AND M	15" Cord and Triple GRND
358177	BUCKS ACE HARDWARE	52883	9/18/2024	9/18/2024	\$13.95	536310.450	Irrigation WATER MAIN REPAIR	Strap and Tapper Bit
358187	BUCKS ACE HARDWARE	52883	9/18/2024	9/18/2024	\$27.99	104510.250	Parks EQUIPMENT OPERATIN	Grub Killer
358189	BUCKS ACE HARDWARE	52883	9/18/2024	9/18/2024	\$3.57	104160.270	Bldg B&G OPERATION AND M	PVC Elbow & Coupling
358360	BUCKS ACE HARDWARE	52908	9/26/2024	9/26/2024	\$9.99	104160.270	Bldg B&G OPERATION AND M	Wood stud
358369	BUCKS ACE HARDWARE	52908	9/26/2024	9/26/2024	\$42.98	104160.270	Bldg B&G OPERATION AND M	Hole saw and wood furring strip
358425	BUCKS ACE HARDWARE	52938	9/30/2024	9/30/2024	\$6.98	104160.270	Bldg B&G OPERATION AND M	Brace
358439	BUCKS ACE HARDWARE	52908	9/30/2024	9/30/2024	\$44.97	104160.270	Bldg B&G OPERATION AND M	Conduit and duct tape
358488	BUCKS ACE HARDWARE	52938	10/2/2024	10/2/2024	\$20.97	104160.270	Bldg B&G OPERATION AND M	Dry Screw and Wood Furring Str
358503	BUCKS ACE HARDWARE	52938	10/2/2024	10/2/2024	\$3.49	104160.270	Bldg B&G OPERATION AND M	Brace
358529	BUCKS ACE HARDWARE	52938	10/3/2024	10/3/2024	\$24.97	104410.745	Streets STREET IMPROVEME	Chain Adjusting Kit and Collar S
358603	BUCKS ACE HARDWARE	52938	10/8/2024	10/8/2024	\$6.99	104510.250	Parks EQUIPMENT OPERATIN	Nipple Extract
Vendor Total:					\$380.35			
704490365	CenturyLink	52884	9/12/2024	9/12/2024	\$167.98	104140.280	Admin UTILITIES	111 S Main
					83.99	104210.280	Police UTILITIES	111 S Main
704496129	CenturyLink	52884	9/12/2024	9/12/2024	\$339.47	104140.280	Admin UTILITIES	435 N Main
90241024	CenturyLink	52909	9/19/2024	9/19/2024	\$53.45	104140.280	Admin UTILITIES	
Vendor Total:					\$560.90			
2412394	CHEMTECH-FORD LABORATORIES	52939	10/1/2024	10/1/2024	\$357.50	516660.460	Admin CONTRACTED SERVIC	Disinfection Byproducts Monitor
0528240	Citi Cards	10012024	9/10/2024	9/10/2024	\$180.95	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
0607466	Citi Cards		9/25/2024	9/25/2024	\$183.59	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)

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0757035	Citi Cards		9/25/2024	9/25/2024	\$148.38		Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
100224	Citi Cards		10/2/2024	10/2/2024	148.38	104540.610	Rec EVENTS, FAIRS, & FESTI	Foyer Picture
PO# 5570					4.79	104540.610	Rec EVENTS, FAIRS, & FESTI	
100424	Citi Cards		10/4/2024	10/4/2024	(\$499.24)		Parks RAP Tax	Refund for double payment of si
					-499.24	104510.480		
1142459909	Citi Cards		10/8/2024	10/8/2024	\$202.13	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event
1181037	Citi Cards		10/8/2024	10/8/2024	\$355.94	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event
12835	Citi Cards		9/18/2024	9/18/2024	\$143.97	104140.240	Admin OFFICE EXPENSE, SUP	Name Plates for 111 South Main
PO# 5543					143.97			
142296	Citi Cards		9/30/2024	9/30/2024	\$323.50	104510.480	Parks RAP Tax	Deposit - Panels for Kiosk for Ri
PO# 5564					323.50			
182130508	Citi Cards		9/20/2024	9/20/2024	\$499.24	104510.480	Parks RAP Tax	Signage and Dog Poop Bag Dio
PO# 5562					499.24			
2697002	Citi Cards		9/25/2024	9/25/2024	\$26.66	104140.240	Admin OFFICE EXPENSE, SUP	USB adapter and organizer
					26.66			
3317863094	Citi Cards		9/25/2024	9/25/2024	\$23.17	104140.210	Admin BOOKS, SUBSCRIPTION	Go Daddy .org domain renewal
36753	Citi Cards		10/8/2024	10/8/2024	\$187.98	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
3880222	Citi Cards	10012024	9/10/2024	9/10/2024	\$170.31	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
PO# 5516					170.31			
41BF467-0072	Citi Cards		9/26/2024	9/26/2024	\$54.00	104620.610	Comm COMMUNITY DEVELOP	Squarebook
42319996	Citi Cards		9/18/2024	9/18/2024	\$181.46	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
44424613	Citi Cards		9/18/2024	9/18/2024	\$213.49	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
49224490	Citi Cards		9/20/2024	9/20/2024	\$73.75	104140.230	Admin TRAVEL & TRAINING	Taxi Ride from the Airport
PO# 5561					73.75			
49273641	Citi Cards		9/26/2024	9/26/2024	\$62.75	104140.230	Admin TRAVEL & TRAINING	Taxi ride from Pittsburgh Airport to
PO# 5557					62.75			
51143	Citi Cards		9/26/2024	9/26/2024	\$1,170.30	104140.230	Admin TRAVEL & TRAINING	ICMA Conference Lodging
PO# 5556					1,170.30			
5752235	Citi Cards		9/18/2024	9/18/2024	\$52.83	104140.240	Admin OFFICE EXPENSE, SUP	Filter for fridge in Break Room
PO# 5546					52.83			
7456238	Citi Cards		10/9/2024	10/9/2024	\$8.19	104160.270	Bldg B&G OPERATION AND M	Curran computer cable
					0.18	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.16	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					0.98	104410.745	Parks EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.16	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					2.70	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					0.98	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					0.49	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					0.49	536310.450		

La Verkin City
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840887	Citi Cards		10/1/2024	10/1/2024	\$392.07 0.82 0.49	104140.240 556350.250 556350.440	Admin OFFICE EXPENSE, SUP Drainage EQUIPMENT OPERA Drainage NEW SERVICES	Equipment repairs and Fuel Equipment repairs and Fuel
93498G	Citi Cards		9/18/2024	9/18/2024	\$38.34	104540.610	Rec EVENTS, FAIRS, & FESTI	Contestant photos
9500200	Citi Cards		10/8/2024	10/8/2024	\$13.87	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event
BJ-44386 PO# 5515	Citi Cards	10012024	9/10/2024	9/10/2024	\$162.26 162.26	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
092824	CLINE, NANCY		9/28/2024	9/28/2024	\$19.19	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event
Refund: 1000377	Croppi, Nola		9/11/2024	9/11/2024	\$230.43	511311	Accounts Receivable	Refund: 100037719 - Croppi, No
3150 PO# 5622	CUSTOM INSTALLATION & DESIGN		9/12/2024	9/12/2024	\$591.88	104160.270	Bldg B&G OPERATION AND M	Repair to door latch going from l
103458	Davis Air Tec		9/18/2024	9/18/2024	\$164.00	104160.270	Bldg B&G OPERATION AND M	111 S Main
02-319600	Davis Food & Drug #4/Farmers Market		9/28/2024	9/28/2024	\$28.15	104540.610	Rec EVENTS, FAIRS, & FESTI	Royalty
65-237126	Davis Food & Drug #4/Farmers Market		9/18/2024	9/18/2024	\$2.24	536310.450	Irrigation WATER MAIN REPAIR	Supplies from True Value Hardw
65-239392	Davis Food & Drug #4/Farmers Market		9/21/2024	9/21/2024	\$19.78	104253.250	Animal EQUIPMENT OPERATI	Shelter supplies
65-239524	Davis Food & Drug #4/Farmers Market		9/21/2024	9/21/2024	\$16.78	104540.610	Rec EVENTS, FAIRS, & FESTI	Cops and Cars supplies
65-243048	Davis Food & Drug #4/Farmers Market		9/26/2024	9/26/2024	\$19.78	104253.250	Animal EQUIPMENT OPERATI	Towels and SGL Cover
65-243267	Davis Food & Drug #4/Farmers Market		9/26/2024	9/26/2024	\$3.96	104160.270	Bldg B&G OPERATION AND M	Zinc Corner
65-247543	Davis Food & Drug #4/Farmers Market		10/2/2024	10/2/2024	\$11.87	104160.270	Bldg B&G OPERATION AND M	supplies
65-252012	Davis Food & Drug #4/Farmers Market		10/7/2024	10/7/2024	\$7.74	104540.610	Rec EVENTS, FAIRS, & FESTI	Keys for new employee
66-214829	Davis Food & Drug #4/Farmers Market		9/17/2024	9/17/2024	\$4.29	536310.450	Irrigation WATER MAIN REPAIR	Tap
66-215466	Davis Food & Drug #4/Farmers Market		9/18/2024	9/18/2024	\$51.98	104540.610	Rec EVENTS, FAIRS, & FESTI	Cops and Cars supplies
66-217605	Davis Food & Drug #4/Farmers Market		9/21/2024	9/21/2024	\$22.98	104540.610	Rec EVENTS, FAIRS, & FESTI	Zip Ties for lights
95-210486	Davis Food & Drug #4/Farmers Market		9/26/2024	9/26/2024	(\$8.79)	104253.250	Animal EQUIPMENT OPERATI	Refund Cover
95-210489	Davis Food & Drug #4/Farmers Market		9/26/2024	9/26/2024	\$7.79	104253.250	Animal EQUIPMENT OPERATI	Animal control supplies

La Verkin City
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588426044	Delage Landen Financial Services	52912	9/20/2024	9/20/2024	\$358.30	104140.240	Admin OFFICE EXPENSE, SUP	
	Vendor Total:				\$188.55			
2303	Diamond C Asphalt	52913	9/26/2024	9/26/2024	\$3,633.75	516340.450	O&M SYSTEMS MAINTENANC	Asphalt patches for culinary wat
PO# 5554					3,633.75			
2307	Diamond C Asphalt	52913	9/30/2024	9/30/2024	\$2,636.25	516340.450	O&M SYSTEMS MAINTENANC	Asphalt patching for culinary wat
PO# 5568					2,636.25			
	Vendor Total:				\$6,270.00			
RFD 100040013.	DIRT PRO ECAVATING LLC	52887	9/19/2024	9/19/2024	\$908.36	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100040013 - DI
32690924	Dominion Energy	52914	9/25/2024	9/25/2024	\$22.78	104140.280	Admin UTILITIES	111 S Main
					11.39	104210.280	Police UTILITIES	111 S Main
92750924	Dominion Energy	52914	9/25/2024	9/25/2024	\$7.16	104510.280	Parks UTILITIES	579 N Main Street
	Vendor Total:				\$29.94			
COMM47412024	EMI Health	52888	9/20/2024	9/20/2024	\$1,755.60	101562	PEHP/FLAC Insurance Clearin	Employee dental + Tele-med
68809	Empire Waste Services	52915	9/30/2024	9/30/2024	\$310.10	104140.280	Admin UTILITIES	
					223.27			
					77.53	516660.280	Admin UTILITIES	
					9.30	556350.250	Drainage EQUIPMENT OPERA	
32757	EXECUTECH	52916	9/30/2024	9/30/2024	\$590.50	104140.315	Admin COMPUTER EQUIPME	Office 364
					255.25			
					225.46	104210.315	Police COMPUTER EQUIPME	Office 365
					87.79	516660.315	Admin SOFTWARE OR INFOR	Office 365
					11.00	536310.315	IrrigationCOMPUTER EQUIPM	Office 365
					11.00	556350.315	Drainage SOFTWARE & COMP	Office 365
32780	EXECUTECH	52916	10/1/2024	10/1/2024	\$1,910.00	104140.315	Admin COMPUTER EQUIPME	
					580.00			
					575.00	104210.315	Police COMPUTER EQUIPME	
					455.00	516660.315	Admin SOFTWARE OR INFOR	
					150.00	536310.315	IrrigationCOMPUTER EQUIPM	
					150.00	556350.315	Drainage SOFTWARE & COMP	
	Vendor Total:				\$2,500.50			
F2503E00911	FUEL NETWORK	52941	10/2/2024	10/2/2024	\$3,719.00	104160.270	Blgd B&G OPERATION AND M	Equipment repairs and Fuel
					35.90			
					1,897.18	104210.250	Police EQUIPMENT OPERATIN	Fuel Amount
					35.91	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					26.43	104253.250	Animal EQUIPMENT OPERATI	Drummond
					161.59	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					215.45	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					35.91	104510.250	Parks EQUIPMENT OPERATIN	
					592.48	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					215.45	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					107.72	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					107.72	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel

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1004	GAGE POSTERT MOBILE SERVICE A	52942	9/8/2024	9/8/2024	\$500.00	104160.270	Bldg B&G OPERATION AND M	Mechanical Repair
11198-2	GREEN TREE LAWN & LANDSCAPE	52917	9/29/2024	9/29/2024	\$1,075.00	104510.250	Parks EQUIPMENT OPERATIN	Mowing service
RI1001241	GUUBLER, KYLE W	52933	10/1/2024	10/1/2024	\$500.00	104140.250	Admin EQUIPMENT OPERATIN	Car allowance
092024	Health Equity	100924	10/9/2024	10/9/2024	\$21.75	104140.130	Admin EMPLOYEE BENEFITS	
					9.00	104210.130	Police EMPLOYEE BENEFITS	
					5.25	516660.130	Admin EMPLOYEE BENEFITS	
					7.50			
100924	Health Equity	100924	10/9/2024	10/9/2024	\$20.25	104140.130	Admin EMPLOYEE BENEFITS	
					7.50	104210.130	Police EMPLOYEE BENEFITS	
					5.25	516660.130	Admin EMPLOYEE BENEFITS	
					7.50			
PR090624-6099	Health Equity	9112024	9/11/2024	9/11/2024	\$2,684.32	102224	Health Savings Account	PEHP Health Equity
					2,684.32			
PR092024-6099	Health Equity	100924	9/25/2024	9/25/2024	\$354.00	102224	Health Savings Account	PEHP Health Equity
					354.00			
PR100424-6099	Health Equity	100924	10/9/2024	10/9/2024	\$2,684.32	102224	Health Savings Account	PEHP Health Equity
					2,684.32			
	Vendor Total:				\$5,764.64			
2024-2487	HURRICANE CITY JUSTICE COURT	52851	9/10/2024	9/10/2024	\$173.75	104121.240	Police JUSTICE COURT	Indigent Council August 2024
					173.75			
2024-2498	HURRICANE CITY JUSTICE COURT	52943	9/30/2024	9/30/2024	\$250.00	104121.240	Police JUSTICE COURT	October 2024 Court Billing
					250.00			
	Vendor Total:				\$423.75			
102024	HURRICANE CITY POWER	52944	10/1/2024	10/1/2024	\$21.67	104140.280	Admin UTILITIES	La Verkin city sign
					21.67			
11-690	HURRICANE CITY WATER DEPT	52889	9/23/2024	9/23/2024	\$1,738.74	516340.410	O&M PRODUCT OR SERVICE	Ash Creek Springs August 2024
					1,301.64	516340.410	O&M PRODUCT OR SERVICE	Chlorine & Cylinder rental for bot
					437.10			
1219	HURRICANE VALLEY WINDOW TINT	52852	9/9/2024	9/9/2024	\$1,720.00	484160.740	Construction	111 South Main remodel
					1,720.00			
RFD 100041728.	Interstate Homes	52890	9/20/2024	9/20/2024	\$162.81	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041728 - Int
					162.81			
3935	INTERSTATE ROCK PRODUCTS	52945	9/26/2024	9/26/2024	\$985.13	516340.450	O&M SYSTEMS MAINTENANC	Roadbase for water breaks
PO# 5586	JENSEN LOCKSMITHING	52853	9/10/2024	9/10/2024	\$550.00	104160.270	Bldg B&G OPERATION AND M	Handicap Switch and Hardware f
PO# 5512					550.00			
091024	JOHNSON, MARIDEE	52854	9/10/2024	9/10/2024	\$49.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Program to manage email respo
					49.00			
091224	JOHNSON, MARIDEE	52854	9/12/2024	9/12/2024	\$23.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Food Handler's permit
					23.00			
1755040179	JOHNSON, MARIDEE	52854	9/10/2024	9/10/2024	\$65.16	104540.610	Rec EVENTS, FAIRS, & FESTI	Domain Registration
					65.16			
417843	JOHNSON, MARIDEE	52946	9/28/2024	9/28/2024	\$170.76	104540.610	Rec EVENTS, FAIRS, & FESTI	Cordless Lamps
					170.76			

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1053	Vendor Total:				\$307.92			
1053	KG'S CUSTOMZ	52919	10/1/2024	10/1/2024	\$1,200.00	484160.740	Construction	City Council Chamber Remodel
102024	LaVerkin 6th Ward	52947	10/8/2024	10/8/2024	\$400.00	104620.610	Comm COMMUNITY DEVELOP	20 Flags for posting on State Str
006400	LAYNE, JORDANNA	52948	9/28/2024	9/28/2024	\$53.66	104540.610	Rec EVENTS, FAIRS, & FESTI	Food for Judges
091824	LAYNE, JORDANNA	52948	9/18/2024	9/18/2024	\$37.31	104540.610	Rec EVENTS, FAIRS, & FESTI	Gift basket for Royalty
092524	LAYNE, JORDANNA	52948	9/25/2024	9/25/2024	\$49.07	104540.610	Rec EVENTS, FAIRS, & FESTI	Roses for Royalty
2024017	Vendor Total:				\$140.04			
229892779	LeBaron Stucco	52949	10/9/2024	10/9/2024	\$8,415.00	484160.740	Construction	Council Chamber remodel
PR090624-147	LEGACY EVENTS & RENTALS	52891	9/20/2024	9/20/2024	\$332.67	104540.610	Rec EVENTS, FAIRS, & FESTI	Avengers Bounce House
PR092024-147	LEGAL SHIELD	52892	9/11/2024	9/11/2024	\$50.87	102225	Misc Payable	LegalShield
PR100424-147	LEGAL SHIELD	52892	9/25/2024	9/25/2024	\$50.87	102225	Misc Payable	LegalShield
EA1455920	Vendor Total:				\$152.61			
84519	Les Olson	52893	9/17/2024	9/17/2024	\$633.65	104140.240	Admin OFFICE EXPENSE, SUP	
PC# 5574	MEGA-PRO INTERNATIONAL	52851	9/19/2024	9/19/2024	\$774.00	104540.460	Rec CONTRACT SERVICES	T-Shirts
84528	MEGA-PRO INTERNATIONAL	52894	9/19/2024	9/19/2024	\$321.50	104540.610	Rec EVENTS, FAIRS, & FESTI	Hats for Cops and Cars
S10644600.001	Vendor Total:				\$1,095.50			
12368993	Mountainland Supply Company	52952	10/3/2024	10/3/2024	\$28.41	104510.250	Parks EQUIPMENT OPERATIN	Coupling, Kwikrepair for solvent
440878	My Fleet Center,	52953	9/30/2024	9/30/2024	\$20.00	104253.450	Animal VEHICLE MAINTENAN	Late Fee
	My Fleet Center,	52855	9/12/2024	9/12/2024	\$107.58	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
					2.17	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					2.15	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					9.68	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					12.91	104410.745	Parks EQUIPMENT OPERATIN	2019 For F250 oil change
					2.15	104510.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					35.50	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					12.91	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					6.45	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					6.45	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					10.76	556350.250		

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4410214	My Fleet Center,	52953	9/26/2024	9/26/2024	\$114.40	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
	Vendor Total:				\$241.98	104210.450	Police VEHICLE MAINTNANCE	Piedra oil change 2019 Ram
884163	NAPA AUTO PARTS	52856	9/12/2024	9/12/2024	\$25.74	104160.270	Bldg B&G OPERATION AND M	Tran Flu
					0.54	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.51	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					2.32	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					3.09	104410.745	Parks EQUIPMENT OPERATI	
					0.51	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					8.49	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					3.09	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					1.54	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					1.54	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					2.57	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
					1.54	556350.440		
884917	NAPA AUTO PARTS	52856	9/17/2024	9/17/2024	\$352.36	516340.450	O&M SYSTEMS MAINTENANC	BATTERY for PRV
884932	NAPA AUTO PARTS	52856	9/17/2024	9/17/2024	\$35.88	104160.270	Bldg B&G OPERATION AND M	Non-Chlor Brake
					0.71	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.72	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					3.23	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					4.31	104410.745	Parks EQUIPMENT OPERATI	
					0.72	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					11.84	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					4.31	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					2.15	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					2.15	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					3.59	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
					2.15	556350.440		
885143	NAPA AUTO PARTS	52895	9/18/2024	9/18/2024	\$20.49	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
					0.41	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.41	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.84	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					2.46	104410.745	Parks EQUIPMENT OPERATI	
					0.41	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					6.76	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					2.46	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					1.23	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					1.23	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					2.05	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
					1.23	556350.440		
886728	NAPA AUTO PARTS	52954	10/9/2024	10/9/2024	\$29.94	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
					0.60	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.60	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					2.69	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					3.59	104410.745	Parks EQUIPMENT OPERATI	
					0.60	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					9.88	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					3.59	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					1.80	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					1.80	536310.450		

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888815	NAPA AUTO PARTS	52954	10/9/2024	10/9/2024	\$11.99	104160.270	Bldg B&G OPERATION AND M	Fuel Filter
					0.23	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.24	104410.250	Streets EQUIPMENT IMPROVEME	Equipment repairs and Fuel
					1.08	104410.745	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					0.24	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					3.96	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					0.72	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					0.72	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					1.20	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
					0.72			
	Vendor Total:				\$476.40			
MK609835-TRX	NATIONAL BUSINESS FURNITURE	52857	9/9/2024	9/9/2024	\$2,644.08	484160.740	Construction	111 South Main remodel
					2,644.08			
0892024	PEHP	52896	9/20/2024	9/20/2024	\$23,183.65	101562	PEHP/AFLAC Insurance Clean	Health Insurance
					22,154.06	101563	PEHP Life Insurance Cleaning	Life Insurance
					1,029.59			
9	PLATINUM CONSTRUCTION AND DE	52920	10/2/2024	10/2/2024	\$25,788.55	484160.740	Construction	City Council Chamber Remodel
					25,788.55			
100041506	Port Haven LLC or Todd Smith	52955	10/2/2024	10/2/2024	\$215.22	512330	Turn on Fee/Renter Deposit	Replace voided check (Written t
					215.22			
RI1001242	REBER, FAY E	ACH.1002241528.11017	10/1/2024	10/1/2024	\$11,000.00	104140.311	Admin ATTORNEY	
					11,000.00			
8212454	RED MOUNTAIN TECHNOLOGY SOLU	52921	9/30/2024	9/30/2024	\$15,811.67	484160.740	Construction	Replacing doors and readers at
					15,811.67			
13391340 PO# 5526	ROCK ON WALLS AND FALLS	52859	9/16/2024	9/16/2024	\$42,000.00	104510.470	Parks IMPACT FEES	Excavation work on Rim to River
					42,000.00			
0016-1024	ROCKY MOUNTAIN POWER	52897	9/13/2024	9/13/2024	\$243.03	104510.280	Parks UTILITIES	Animal Shelter
					243.03			
0024-1024	ROCKY MOUNTAIN POWER	52897	9/13/2024	9/13/2024	\$50.87	104510.280	Parks UTILITIES	Trailhead park
					50.87			
091324	ROCKY MOUNTAIN POWER	52922	9/13/2024	9/13/2024	\$5,160.73	104140.280	Admin UTILITIES	435 N Main, 1/2 111 S Main
					1,350.11	104210.280	Police UTILITIES	111 S Main - 1/2
					440.42	104410.280	Streets UTILITIES	Street lights
					2,642.98	193.09	Parks UTILITIES	Parks
					500.47	516660.280	Admin UTILITIES	Pump station Sunset View
					33.66	536310.250	Irrigation EQUIPMENT OPERA	Filter station
	Vendor Total:				\$5,454.63			
3049001	SCHOLZEN PRODUCTS CO INC	52898	9/18/2024	9/18/2024	\$9.60	104160.270	Bldg B&G OPERATION AND M	Monthly Cylinder Rental
					0.19	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.86	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.15	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					0.19	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					3.17	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					1.15	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel

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6855193	SCHOLZEN PRODUCTS CO INC	52860	9/9/2024	9/9/2024	\$117.48	104510.250	Parks EQUIPMENT OPERATIN	Soleniod PE PEB valves
6855628	SCHOLZEN PRODUCTS CO INC	52860	9/10/2024	9/10/2024	\$249.61	104160.270	Bldg B&G OPERATION AND M	Flashlight, sprinkler flags and ha
					5.00	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					4.99	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					22.46	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					29.95	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					4.99	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					82.37	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					29.95	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					14.98	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					14.98	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					24.96	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
6855567	SCHOLZEN PRODUCTS CO INC	52860	9/10/2024	9/10/2024	\$120.36	516340.450	O&M SYSTEMS MAINTENANC	Adapter, angle ball meter valve a
6855707	SCHOLZEN PRODUCTS CO INC	52860	9/10/2024	9/10/2024	\$15.31	104160.270	Bldg B&G OPERATION AND M	Nemesis blue lens and cam
					0.29	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.31	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.38	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					1.84	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					0.31	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					5.05	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					1.84	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					0.92	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					1.53	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					0.92	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
6855988	SCHOLZEN PRODUCTS CO INC	52860	9/11/2024	9/11/2024	\$4.49	516340.450	O&M SYSTEMS MAINTENANC	Bolts and Nuts
6856737	SCHOLZEN PRODUCTS CO INC	52860	9/16/2024	9/16/2024	\$19.17	104160.270	Bldg B&G OPERATION AND M	5" Diamond Blade
6857362	SCHOLZEN PRODUCTS CO INC	52898	9/18/2024	9/18/2024	\$252.86	536310.450	Irrigation WATER MAIN REPAIR	Water repair supplies
6857500	SCHOLZEN PRODUCTS CO INC	52898	9/18/2024	9/18/2024	\$18.02	536310.450	Irrigation WATER MAIN REPAIR	PVC 45 ELL SOC SCH80
6858137	SCHOLZEN PRODUCTS CO INC	52923	9/26/2024	9/26/2024	\$712.48	516340.450	O&M SYSTEMS MAINTENANC	Material for culinary water break
6858370	SCHOLZEN PRODUCTS CO INC	52923	9/23/2024	9/23/2024	\$568.10	516340.450	O&M SYSTEMS MAINTENANC	Material for culinary water break
6858411	SCHOLZEN PRODUCTS CO INC	52898	9/23/2024	9/23/2024	\$77.16	516340.450	O&M SYSTEMS MAINTENANC	Grip Elbow
6858551	SCHOLZEN PRODUCTS CO INC	52898	9/23/2024	9/23/2024	\$92.96	516340.450	O&M SYSTEMS MAINTENANC	Couplings
6859065	SCHOLZEN PRODUCTS CO INC	52923	9/25/2024	9/25/2024	\$61.18	536310.450	Irrigation WATER MAIN REPAIR	Water repair supplies

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Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
6860197 PO# 5566	SCHOLZEN PRODUCTS CO INC	52923	9/30/2024	9/30/2024	\$1,067.60			
6860899	SCHOLZEN PRODUCTS CO INC	52957	10/2/2024	10/2/2024	\$64.56	516340 450	O&M SYSTEMS MAINTENANC	Replacement fittings for parts us
					1,067.60			
					\$64.56	104160 270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
					1.30	104240 250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.29	104410 250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					5.81	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					7.75	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					1.29	516340 250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					21.30	516340 450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					7.75	536310 250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					3.87	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					3.87	556350 250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					6.46	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
					3.87			
6861017	SCHOLZEN PRODUCTS CO INC	52957	10/3/2024	10/3/2024	\$69.16	516340 450	O&M SYSTEMS MAINTENANC	Water repair supplies
6861029	SCHOLZEN PRODUCTS CO INC	52957	10/3/2024	10/3/2024	\$129.84	516340 450	O&M SYSTEMS MAINTENANC	Tube and bushing
					129.84			
	Vendor Total:				\$3,649.94			
2024-105 PO# 5528	SCISM, REX M	52861	9/16/2024	9/16/2024	\$798.00	104210 230	Police TRAVEL & TRAINING	32 Hour FLY Leadership Trainin
38077D	SEEGMILLER, KENNA	52958	9/17/2024	9/17/2024	\$43.62	104540 610	Rec EVENTS, FAIRS, & FESTI	Thank you gifts for pageant
53584093024	Shred St. George	52924	9/30/2024	9/30/2024	\$39.95	104140 280	Admin UTILITIES	
					28.76	516660 280	Admin UTILITIES	
					9.99	556350 250	Drainage EQUIPMENT OPERA	
					1.20			
6260057443 PO# 5544	Southern Tire Mart	52899	9/18/2024	9/18/2024	\$788.20	104160 270	Bldg B&G OPERATION AND M	Equipment and gas
					15.76	104240 250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					39.41	104410 250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					39.41	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					283.75	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					39.41	516340 250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					189.17	516340 450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					63.06	556350 250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					78.82	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
					39.41			
374148	Southwest Utah Public Health Departme	52959	10/2/2024	10/2/2024	\$125.00	516660 460	Admin CONTRACTED SERVIC	Bacterial Analysis for drinking w
					125.00			
7641048100	STAPLES	52960	9/17/2024	9/17/2024	\$130.99	104140 240	Admin OFFICE EXPENSE, SUP	Office chair
7641873058	STAPLES	52925	9/27/2024	9/27/2024	\$84.41	104253 250	Animal EQUIPMENT OPERATI	Toner cartridge for animal conto
	Vendor Total:				\$215.40			
092024	State Of Utah	52961	10/8/2024	10/8/2024	\$630.65	103221	Building Permits	Building permit fee surcharge
					630.65			
3-341211	STEAMROLLER COPIES	52865	9/10/2024	9/10/2024	\$205.52	104540 610	Rec EVENTS, FAIRS, & FESTI	Race postcards and signs
3-341424	STEAMROLLER COPIES	52900	9/19/2024	9/19/2024	\$37.50	104540 610	Rec EVENTS, FAIRS, & FESTI	Wreaths Across America sign

La Verkin City
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10/10/2024

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
Vendor Total:					\$243.02			
RI1001243	STEGELICH, RYKER	52934	10/1/2024	10/1/2024	\$400.00	104540.120	Rec PART TIME EMPLOYEES	Website / Social media
36537	STERLING CODIFIERS, INC/ AMERIC	52866	9/12/2024	9/12/2024	\$941.85	104140.280	Admin UTILITIES	Supplement Pages Ord 2024-12
					678.13	516660.280	Admin UTILITIES	
					235.46	516660.280	Drainage EQUIPMENT OPERA	
					28.26	556350.250		
1458475	Sieve Regan Co	52867	9/10/2024	9/10/2024	\$208.13	104510.250	Parks EQUIPMENT OPERATIN	Alligare, syringe and needle
					208.13			
2423	Stratton Construction, Inc	52868	9/16/2024	9/16/2024	\$1,600.00	104510.470	Parks IMPACT FEES	Truck Rental for Rim to River Tr
PO# 5520					1,600.00			
0145436	SUNRISE ENGINEERING INC	52869	9/12/2024	9/12/2024	\$957.75	104410.120	Streets PART TIME EMPLOYE	Professional Planning Services
PO# 5519					957.75			
23443	Symbol Arts	52962	10/4/2024	10/4/2024	\$638.00	104210.610	Police MISC SUPPLIES	Badge and Wallet Badge
PO# 5572					838.00			
4350924	TDS BAJA Broadband	52926	9/17/2024	9/17/2024	\$43.60	104510.280	Parks UTILITIES	435 N Main
PPP1024	TDS BAJA Broadband	52963	9/23/2024	9/23/2024	\$49.99	104510.280	Parks UTILITIES	Power Plant Park
RWP1024	TDS BAJA Broadband	52963	9/23/2024	9/23/2024	\$49.99	104510.280	Parks UTILITIES	Riverwood Park
ZVP0924	TDS BAJA Broadband	52926	9/17/2024	9/17/2024	\$56.29	104510.280	Parks UTILITIES	Zion View Park
	Vendor Total:				\$199.87			
100124	U.S. POSTAL SERVICE	52905	10/1/2024	10/1/2024	\$710.79	104140.240	Admin OFFICE EXPENSE, SUP	
					376.72	516660.240	Admin OFFICE EXPENSE, SUP	
					213.24	536310.240	Irrigation OFFICE EXPENSE, S	October Billing
					35.54	556350.240	Drainage OFFICE EXPENSE, S	
					85.29			
182130508	U LINE	52871	9/16/2024	9/16/2024	\$499.24	104510.470	Parks IMPACT FEES	Dog Waste System Dispenser wi
PO# 5524					499.24			
9491	UPHOLSTERY DOCTOR	52964	9/30/2024	9/30/2024	\$160.13	104210.450	Police VEHICLE MAINTANCE	Repair damage to driver front pa
					160.13			
00025632	Utah Chiefs Of Police Association	52901	9/19/2024	9/19/2024	\$300.00	104210.210	Police BOOKS & MEMBERSHI	UCOPA Membership dues 2024-
124088	UTAH LOCAL GOVERNMENT TRUST	52965	10/3/2024	10/3/2024	\$1,566.67	101564	Workers Comp Cleaning	October 2024 Workers Comp
PRO90624-501	UTAH RETIREMENT SYSTEMS	91124	9/11/2024	9/11/2024	\$13,527.32	102223	Retirement Payable	401k
					787.00	102223	Retirement Payable	Retirement
					11,421.32	102223	Retirement Payable	457
					700.00	102223	Retirement Payable	Roth IRA
					619.00	102223	Retirement Payable	
PRO92024-501	UTAH RETIREMENT SYSTEMS	92525	9/25/2024	9/25/2024	\$12,883.95	102223	Retirement Payable	401k
					783.30	102223	Retirement Payable	Retirement
					10,781.65	102223	Retirement Payable	457
					700.00	102223	Retirement Payable	Roth IRA
					619.00	102223	Retirement Payable	
PR100424-501	UTAH RETIREMENT SYSTEMS		10/9/2024	10/9/2024	\$13,017.17	102223	Retirement Payable	401k
					782.87			

La Verkin City
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10/10/2024

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
Vendor Total:					\$39,428.44			
PR083124-449	Utah State Tax Commission	52969	9/1/2024	9/1/2024	\$50.00	102222	State Withholding	State Income Tax
PR090624-449	Utah State Tax Commission	52969	9/1/2024	9/1/2024	\$2,687.91	102222	State Withholding	State Income Tax
PR092024-449	Utah State Tax Commission	52969	9/25/2024	9/25/2024	\$2,453.55	102222	State Withholding	State Income Tax
PR093024-449	Utah State Tax Commission	52969	10/2/2024	10/2/2024	\$50.00	102222	State Withholding	State Income Tax
PR100424-449	Utah State Tax Commission		10/9/2024	10/9/2024	\$2,499.50	102222	State Withholding	State Income Tax
	Vendor Total:				\$7,740.96			State Income Tax
091824	Utah Taxpayers Association	52966	9/18/2024	9/18/2024	\$97.50	104140-210	Admin BOOKS, SUBSCRIPTION	Annual Subscription
9973800023	VERIZON WIRELESS	52902	9/13/2024	9/13/2024	\$1,026.74			
					400.40	104140-290	Admin TELEPHONE/COMMUNI	
					412.06	104210-290	Police TELEPHONE	
					82.68	104253-250	Animal EQUIPMENT OPERATI	
					71.60	516660-290	Admin TELEPHONE & COMMU	
					30.00	536310-290	Irrigation TELEPHONE & COM	
					30.00	556350-250	Drainage EQUIPMENT OPERA	
IN143530 PO# 5547	VLCM	52903	9/19/2024	9/19/2024	\$2,220.78	104620-610	Comm COMMUNITY DEVELOP	Cellular Gateways for Cameras
0924	Wallis, Cassidi	52904	9/23/2024	9/23/2024	\$500.00			
					\$500.00	104160-270	Bldg B&G OPERATION AND M	435 N Main & Shop cleaning fee
0924	WASHINGTON CO SOLID WASTE	52927	10/1/2024	10/1/2024	\$60.72			
					\$60.72	536310-450	Irrigation WATER MAIN REPAIR	Com Clean C & D, Commercial
RFD 100040660.	Watkins, Stanley	52967	10/1/2024	10/1/2024	\$200.00	512330		
					\$200.00	104140-311	Turn on Fee/Renter Deposit	Deposit Refund: 100040660 - W
RFD 100040948.	Weeks, James	ACH.1002241528.7220	10/1/2024	10/1/2024	\$1,500.00			
					\$1,500.00	104140-311	Admin ATTORNEY	
	Worwood, Keith	52968	10/2/2024	10/2/2024	\$60.22	512330		
					\$60.22	104160-270	Turn on Fee/Renter Deposit	Deposit Refund: 100040948 - W
00159	ZIONS FIRST NATIONAL BANK CC		9/17/2024	9/17/2024	\$13.73			
					\$13.73	104160-270	Bldg B&G OPERATION AND M	Cable tie and EZGRP
002413	ZIONS FIRST NATIONAL BANK CC		10/2/2024	10/2/2024	\$17.72			
					\$17.72	104160-270	Bldg B&G OPERATION AND M	Supplies
01297345	ZIONS FIRST NATIONAL BANK CC		10/9/2024	10/9/2024	\$26.89			
					\$26.89	104160-270	Bldg B&G OPERATION AND M	Heavy Duty Toggle Switch
					0.54	104240-250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					2.42	104410-250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					3.23	104410-745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					0.54	104510-250	Parks EQUIPMENT OPERATI	Equipment repairs and Fuel
					8.87	516340-250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					3.23	516340-450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					1.61	536310-250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel

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Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
013518	ZIONS FIRST NATIONAL BANK CC		9/13/2024	9/13/2024	\$83.61	104540.610	Rec EVENTS, FAIRS, & FESTI	111 South entryway
017115	ZIONS FIRST NATIONAL BANK CC		9/17/2024	9/17/2024	\$58.66	104540.610	Rec EVENTS, FAIRS, & FESTI	The Book Arbor
01770828	ZIONS FIRST NATIONAL BANK CC		9/10/2024	9/10/2024	\$319.72	104540.610	Rec EVENTS, FAIRS, & FESTI	American Flags
024825	ZIONS FIRST NATIONAL BANK CC		9/24/2024	9/24/2024	\$36.10	516660.460	Admin CONTRACTED SERVIC	Mail package to Sandy UT
091024	ZIONS FIRST NATIONAL BANK CC		9/10/2024	9/10/2024	\$173.32	104210.290	Police TELEPHONE	Phones @ 111 S Main
091124	ZIONS FIRST NATIONAL BANK CC	9182024	9/12/2024	9/12/2024	\$191.26	104620.610	Comm COMMUNITY DEVELOP	Work on Welcome to La Verkin
PO# 5518					163.09	104620.610	Comm COMMUNITY DEVELOP	Work on Welcome to La Verkin
					28.19	104620.610		
091324218646	ZIONS FIRST NATIONAL BANK CC		9/13/2024	9/13/2024	\$10.50	104160.270	Bldg B&G OPERATION AND M	Curran's Truck
					0.20	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.21	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.95	104410.250	Streets STREET IMPROVEME	Equipment repairs and Fuel
					1.26	104410.745	Parks EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.21	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					3.47	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					1.26	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					0.63	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					0.63	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					1.05	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
					0.63	556350.440		
092124	ZIONS FIRST NATIONAL BANK CC		9/21/2024	9/21/2024	\$41.97	516340.450	O&M SYSTEMS MAINTENANC	Lunch for crew on break
					41.97			
2008349929175	ZIONS FIRST NATIONAL BANK CC		9/16/2024	9/16/2024	\$2,316.46	104160.270	Bldg B&G OPERATION AND M	2 Replacement computers
PO# 5539					46.34	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					115.82	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					115.82	104410.745	Parks STREET IMPROVEME	Equipment repairs and Fuel
					833.93	104510.250	Parks EQUIPMENT OPERATI	Equipment repairs and Fuel
					115.82	104510.250	O&M EQUIPMENT OPERATI	Equipment repairs and Fuel
					555.96	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					185.32	516340.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					231.65	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
					115.82	556350.440		
2370625	ZIONS FIRST NATIONAL BANK CC		9/16/2024	9/16/2024	\$314.37	104510.250	Parks EQUIPMENT OPERATI	Lawn mower blade sharpener
					314.37			
2534636	ZIONS FIRST NATIONAL BANK CC		9/9/2024	9/9/2024	\$355.40	104540.610	Rec EVENTS, FAIRS, & FESTI	Outdoor Solar String lights
					355.40			
2737808	ZIONS FIRST NATIONAL BANK CC		9/16/2024	9/16/2024	\$325.87	104540.610	Rec EVENTS, FAIRS, & FESTI	Trophy and medals
					325.87			
30427163651559	ZIONS FIRST NATIONAL BANK CC		9/27/2024	9/27/2024	\$60.72	104540.610	Rec EVENTS, FAIRS, & FESTI	Thank you for mom's
					60.72			
341213	ZIONS FIRST NATIONAL BANK CC		9/18/2024	9/18/2024	\$57.00	104540.610	Rec EVENTS, FAIRS, & FESTI	11 x 17 White Racecar for Cops
					57.00			

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Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
354.04	ZIONS FIRST NATIONAL BANK CC	9182024	9/17/2024	9/17/2024	\$354.04	104210.240	Police OFFICE EXPENSE, SUP	supplies for Police dept
39652700	ZIONS FIRST NATIONAL BANK CC		9/10/2024	9/10/2024	\$128.09	104510.250	Parks EQUIPMENT OPERATIN	Termite spray
4181864	ZIONS FIRST NATIONAL BANK CC		9/8/2024	9/8/2024	\$249.76	104540.610	Rec EVENTS, FAIRS, & FESTI	Hot Wheels toy trucks and cars
506596	ZIONS FIRST NATIONAL BANK CC		9/16/2024	9/16/2024	\$262.22	104111.230	Council TRAVEL & TRAINING	Dinner at League of Cities and T
PO# 5510	ZIONS FIRST NATIONAL BANK CC		9/8/2024	9/8/2024	\$360.82	104540.610	Rec EVENTS, FAIRS, & FESTI	Solar Panel Lights
6663403	ZIONS FIRST NATIONAL BANK CC		9/16/2024	9/16/2024	(\$354.04)	104210.240	Police OFFICE EXPENSE, SUP	Refund supplies for Police dept
7143122	ZIONS FIRST NATIONAL BANK CC		9/17/2024	9/17/2024	\$80.64	104510.250	Parks EQUIPMENT OPERATIN	Junction Box with Mounting Plat
9079407	ZIONS FIRST NATIONAL BANK CC		9/30/2024	9/30/2024	\$61.90	104510.250	Parks EQUIPMENT OPERATIN	Mulching blades
9959435	ZIONS FIRST NATIONAL BANK CC		9/10/2024	9/10/2024	\$192.13	104540.610	Rec EVENTS, FAIRS, & FESTI	Staff Event (Christmas)
ST2694541503N	ZIONS FIRST NATIONAL BANK CC		9/17/2024	9/17/2024	\$36.36	104160.270	Bldg B&G OPERATION AND M	Screws, Strip Board, and a Shea
PO# 5513	ZIONS FIRST NATIONAL BANK CC		9/23/2024	9/23/2024	\$18,300.00	304715.810	Principal Payment - 2017: 300	Principal - 2017 Sales Tax Rev -
WG70712788	ZIONS FIRST NATIONAL BANK CC		9/11/2024	9/11/2024	\$5,775.26	304715.820	Interest Payment - 2017: 300 W	Interest - 2017 Sales Tax Rev -
7 - 2017 Sales Ta	ZIONS FIRST NATIONAL BANK.	52878	9/11/2024	9/11/2024	\$577.72	102221	FICA & FWT Withholding	Social Security Tax
PR083124-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	423.64	102221	FICA & FWT Withholding	Medicare Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	99.08	102221	FICA & FWT Withholding	Federal Income Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	55.00	102221	FICA & FWT Withholding	
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	\$15,986.64	102221	FICA & FWT Withholding	Social Security Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	7,981.74	102221	FICA & FWT Withholding	Medicare Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	1,866.74	102221	FICA & FWT Withholding	Federal Income Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	6,138.16	102221	FICA & FWT Withholding	
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	\$14,517.46	102221	FICA & FWT Withholding	Social Security Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	7,385.86	102221	FICA & FWT Withholding	Medicare Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	1,727.34	102221	FICA & FWT Withholding	Federal Income Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	5,404.26	102221	FICA & FWT Withholding	
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	\$593.02	102221	FICA & FWT Withholding	Social Security Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	436.04	102221	FICA & FWT Withholding	Medicare Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	101.98	102221	FICA & FWT Withholding	Federal Income Tax
PR090624-234	ZIONS FIRST NATIONAL BANK.		9/11/2024	9/11/2024	55.00	102221	FICA & FWT Withholding	
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024	\$14,908.74	102221	FICA & FWT Withholding	Social Security Tax
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024	7,520.10	102221	FICA & FWT Withholding	Medicare Tax
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024	1,758.72	102221	FICA & FWT Withholding	Federal Income Tax
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024	5,629.92	102221	FICA & FWT Withholding	
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024	\$64,863.58	102221	FICA & FWT Withholding	Social Security Tax
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024	\$383,904.14	102221	FICA & FWT Withholding	Medicare Tax
PR100424-234	ZIONS FIRST NATIONAL BANK.		10/9/2024	10/9/2024		102221	FICA & FWT Withholding	Federal Income Tax

Vendor Total:

Total:

24,007.40 101562
1,029.59 101563
1,566.67 101564

GL Account Summary
PEHP/AF/LAC Insurance Cleanin
PEHP Life Insurance Clearing
Workers Comp Clearing

La Verkin City
Invoice Register: 9/7/2024 to 10/10/2024 - All Invoices

10/10/2024

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					46,583.58	102221	FICA & FWT Withholding	
					7,740.96	102222	State Withholding	
					39,428.44	102223	Retirement Payable	
					5,806.34	102224	Health Savings Account	
					152.61	102225	Misc Payable	
					630.65	103221	Building Permits	
					262.22	104111.230	Council TRAVEL & TRAINING	
					423.75	104121.240	Police JUSTICE COURT	
					16.50	104140.130	Admin EMPLOYEE BENEFITS	
					120.67	104140.210	Admin BOOKS, SUBSCRIPTION	
					1,306.80	104140.230	Admin TRAVEL & TRAINING	
					1,464.70	104140.240	Admin OFFICE EXPENSE, SUP	
					500.00	104140.250	Admin EQUIPMENT OPERATIN	
					2,790.24	104140.280	Admin UTILITIES	
					400.40	104140.290	Admin TELEPHONE/COMMUNI	
					12,500.00	104140.311	Admin ATTORNEY	
					835.25	104140.315	Admin COMPUTER EQUIPME	
					38.99	104160.250	Bldg EQUIPMENT OPERATING	
					2,729.57	104160.270	Bldg B&G OPERATION AND M	
					10.50	104210.130	Police EMPLOYEE BENEFITS	
					300.00	104210.210	Police BOOKS & MEMBERSHI	
					798.00	104210.230	Police TRAVEL & TRAINING	
					0.00	104210.240	Police OFFICE EXPENSE, SUP	
					1,897.18	104210.250	Police EQUIPMENT OPERATIN	
					535.80	104210.280	Police UTILITIES	
					585.38	104210.290	Police TELEPHONE	
					800.46	104210.315	Police COMPUTER EQUIPMEN	
					274.53	104210.450	Police VEHICLE MAINTANCE	
					838.00	104210.610	Police MISC SUPPLIES	
					204.89	104240.250	Inspect EQUIPMENT OPERATI	
					232.08	104253.250	Animal EQUIPMENT OPERATI	
					20.00	104253.450	Animal VEHICLE MAINTENAN	
					957.75	104410.120	Streets PART TIME EMPLOYE	
					378.72	104410.250	Streets EQUIPMENT OPERATI	
					2,642.98	104410.280	Streets STREET IMPROVEME	
					1,494.39	104410.745	Parks EQUIPMENT OPERATIN	
					2,258.51	104510.250	Parks UTILITIES	
					694.02	104510.280	Parks IMPACT FEES	
					44,099.24	104510.470	Parks RAP Tax	
					323.50	104510.480	Rec PART TIME EMPLOYEES	
					400.00	104540.120	Rec CONTRACT SERVICES	
					774.00	104540.460	Rec EVENTS, FAIRS, & FESTI	
					5,642.77	104540.610	Comm COMMUNITY DEVELOP	
					2,866.06	104620.610	Total	
					219,364.09			
					13,000.00	304715.810	Principal Payment - 2017: 300	
					5,300.00	304715.820	Interest Payment - 2017: 300 W	
					18,300.00		Total	
					55,579.30	484160.740	Construction	
					351.25	511311	Accounts Receivable	
					2,564.18	512330	Turn on Fee/Renter Deposit	
					1,564.57	516340.250	O&M EQUIPMENT OPERATIN	
					1,738.74	516340.410	O&M PRODUCT OR SERVICE	
					11,078.55	516340.450	O&M SYSTEMS MAINTENANC	

La Verkin City
Invoice Register: 9/7/2024 to 10/10/2024 - All Invoices

10/10/2024

Invoice No.	Vendor	Check No.	Ledger		Due Date	Amount	Account No.	Account Name	Description
			Date						
						15.00	516660.130	Admin EMPLOYEE BENEFITS	
						628.45	516660.240	Admin OFFICE EXPENSE, SUP	
						823.45	516660.280	Admin UTILITIES	
						71.60	516660.290	Admin TELEPHONE & COMMU	
						542.79	516660.315	Admin SOFTWARE OR INFOR	
						518.60	516660.460	Admin CONTRACTED SERVIC	
						19,897.18		Total	
						68,378.82	526260.520	Sewer PAYMENT TO ASH CRE	
						104.73	536310.240	Irrigation OFFICE EXPENSE, S	
						182.64	536310.250	Irrigation EQUIPMENT OPERA	
						30.00	536310.290	Irrigation TELEPHONE & COM	
						161.00	536310.315	IrrigationCOMPUTER EQUIPM	
						562.24	536310.450	Irrigation WATER MAIN REPAIR	
						1,040.61		Total	
						251.38	556350.240	Drainage OFFICE EXPENSE, S	
						627.55	556350.250	Drainage EQUIPMENT OPERA	
						161.00	556350.315	Drainage SOFTWARE & COMP	
						304.21	556350.440	Drainage NEW SERVICES	
						1,344.14		Total	
						\$383,904.14		GL Account Summary Total	

ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, VACATING A PARCEL OF PROPERTY AS A PUBLIC ROADWAY AND DECLARING SAID PARCEL TO BE SURPLUS PROPERTY AND PROVIDING FOR DISPOSITION BY PRIVATE SALE.

WHEREAS the City of LaVerkin (hereinafter referred to as "the City") is the owner of certain real property within the boundaries of LaVerkin, as described hereafter, which is designated as a City street; and

WHEREAS the City has no need, either now or in the foreseeable future, to retain ownership of the subject property for use as a City street or any other municipal purpose, or sufficient to justify the anticipated expenditure of City funds for maintenance and care of said property; and

WHEREAS it is the desire and intention of the City to vacate as a City street and declare as surplus property the parcel described hereafter, and, pursuant to the terms and provisions of Section 1-11-2 of the La Verkin City Code ("the Code"), to dispose of the subject property in a manner which is consistent with the provisions of said Section; and

WHEREAS the City has given public notice and conducted a public hearing in the manner provided by law for vacating of a public street and to declare the property as surplus property for subsequent sale to the adjoining owners; and

WHEREAS the LaVerkin City Council finds, determines and declares that good cause exists for the vacation of the subject property as a public street and that neither the public interest nor any person will be materially injured by the proposed vacation; and

WHEREAS the LaVerkin City Council finds and determines that it is in the best interests of the residents of the City of LaVerkin that the subject property be declared surplus and disposed of as provided for herein;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah, as follows:

1. That the property described hereafter be, and is hereby, vacated as a public street.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°30'36" WEST 742.38 FEET ALONG THE SECTION LINE AND SOUTH 639.13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, CRESTVIEW VILLAGE

SUBDIVISION, RECORDED AS DOCUMENT 215490 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE SOUTH 00°14'00" EAST 88.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHEASTERLY 18.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 89°46'00" WEST 59.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 00°13'52" WEST; THENCE NORTHEASTERLY 18.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'08" AND A CHORD BEARING OF NORTH 44°46'04" EAST 16.97 FEET; THENCE NORTH 00°14'00" WEST 88.00 FEET; THENCE NORTH 89°46'00" EAST 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,562 SQUARE FEET OR 0.08 ACRES MORE OR LESS

SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF THE PROPERTY.

- 2 That said property be declared surplus and authorized to be disposed of by private sale to the adjoining property owners upon such terms and conditions as may be deemed fair and reasonable under the circumstances.

BE IT FUTHER ORDAINED that this Ordinance shall take effect immediately upon passage and approval.

PASSED, ADOPTED AND APPROVED by the City Council of LaVerkin, Utah this _____ day of _____, 2024.

Kelly Wison, Mayor

Attest:

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Blair Gubler	_____	_____
Patricia Wise	_____	_____
Richard Hirschi	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING TITLE 10, ZONING REGULATIONS, OF THE LAVERKIN CITY CODE BY ADOPTING COMMERCIAL DESIGN GUIDELINES APPLICABLE TO THE GENERAL COMMERCIAL (C) ZONE, RETAIL COMMERCIAL (COMM-R) ZONE, AND TOURIST/ RESORT COMMERCIAL (COMM-T) ZONE

WHEREAS the LaVerkin City Council has previously adopted zoning regulations pertaining to the General Commercial (C), Retail Commercial (Comm-R) and Tourist/Resort Commerical (Comm-T) zones; and

WHEREAS said City Council finds that it is necessary and desirable to adopt the Commerical Design Guidelines attached hereto as Exhibit A as a supplement to the city's existing commercial development standards contained in said zoning regulations to ensure that LaVerkin's goal of providing high-quality, attractive and well-designed commercial development is attained; and

WHEREAS said City Council has, after notice and public hearing, received a recommendation from the La Verkin City Planning Commission for approval of said Commercial Design Guidelines; and

WHEREAS said City Council believes that it is in the best interest and welfare of the residents and businesses of the City of LaVerkin,

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Title 10, Zoning Regulations, of the LaVerkin City Code shall be, and is hereby, amended as follows:

1. Enactment of §10-6G-7. §10-6G-7 is hereby enacted to read as follows:

"The foregoing rules and regulations contained in this Article shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached hereto and incorporated into this Article as if fully set forth."

2. Enactment of §10-6G1-8. §10-6G1-8 is hereby enacted to read as follows:

"The foregoing rules and regulations contained in this Article shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached hereto and incorporated into this Article as if fully set forth."

3. Enactment of §10-6G2-8. 10-6G2-8 is hereby enacted to read as follows:

"The foregoing rules and regulations contained in this Article shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached hereto and incorporated into this Article as if fully set forth."

BE IT FURTHER ORDAINED that this Ordinance shall be deemed to be of an urgent nature, or in the nature of an emergency, and shall take effect immediately upon publication or posting as required by Utah law.

APPROVED AND ADOPTED this _____ day of September, 2024.

City of LaVerkin

Kelly B. Wilson, Mayor

Attest:

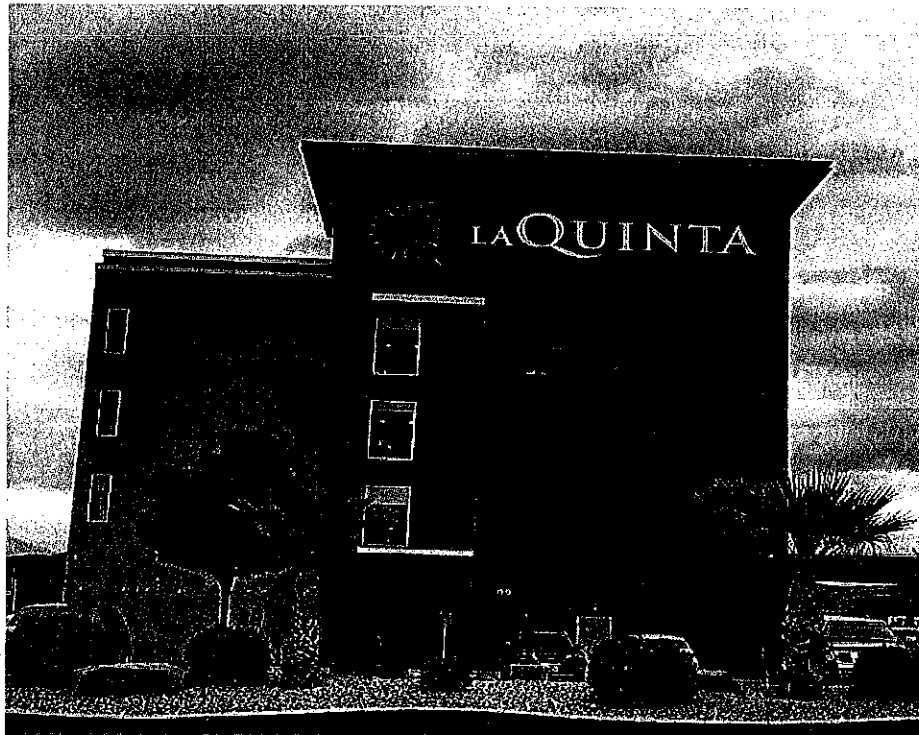
Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2024, whereupon, a motion to adopt said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

NAME	VOTE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Nancy Cline, City Recorder



Commercial Design Guidelines

Adopted **, 2024

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Purpose

The La Verkin City Commercial Design Guidelines will serve as a reference document and guide for the development community to use in reaching La Verkin City's objective of providing high quality, attractive and well-designed commercial development. The guidelines will serve as a road map for the city's consideration of acceptable design excellence that reflects the city's values, culture and history. The guidelines have been developed to provide developers/designers with the ability to provide creative and innovative solutions to design problems. The design guidelines are not meant to be specific but, rather, general in nature to provide proper design guidance.

Applicability

The La Verkin City Commercial Design Guidelines shall be used to review new development as well as existing development for any expansion, remodel or addition. With regard to existing development, the guidelines will be utilized only to the extent necessary to complement and enhance existing development. These commercial design guidelines are not meant to supersede or conflict with any municipal code requirement.

Implementation

The La Verkin City Commercial Design Guidelines for new development will be implemented by the planning commission and by staff for additions to existing development. For new development only, a precise plan application will be required to be submitted to the city for review. If agreement cannot be reached between the planning commission and the applicant regarding design, the applicant may appeal the planning commission's precise plan decision to the city council. The precise plan application shall consist of a detailed site plan, architectural renderings, color palette and material examples. The application and checklist for a precise plan is available on the city's website and at city hall.

Site Design

Site design is a crucial component to overall project appearance, functionality and ultimate usability of a commercial project. When confronted with options and alternatives, designers shall consider natural features such as view corridors, open space areas, the Virgin River and existing topography as integral features to be enhanced and preserved. The photo examples provided are simply for guidance and are not meant to be the only options available to La Verkin City's evaluation of site design.

Placement

Buildings, entries, office areas, windows, and prominent design features should generally face streets, parking lots and public areas. If a project fronts on or is adjacent to multiple public streets, however, design creativity is expected to take into consideration buildings that front and back up to public areas and public streets.

Access

Internal circulation should be designed in a manner that emphasizes access, safety and efficiency while providing an attractive environment and meeting municipal code requirements.

Parking

All parking lots shall be landscaped as per municipal code requirements. Parking lots adjacent to and visible from public streets must be adequately screened from view through a combination of undulating earth berms, low screen walls, landscaping, and changes in grade elevation whenever possible. Reciprocal driveways are encouraged and reciprocal parking is required when dealing with adjacent connected commercial properties. Each development, however, should be self-contained and capable of accommodating its own circulation requirements and parking needs while also providing for proper flow between differing properties and commercial uses.

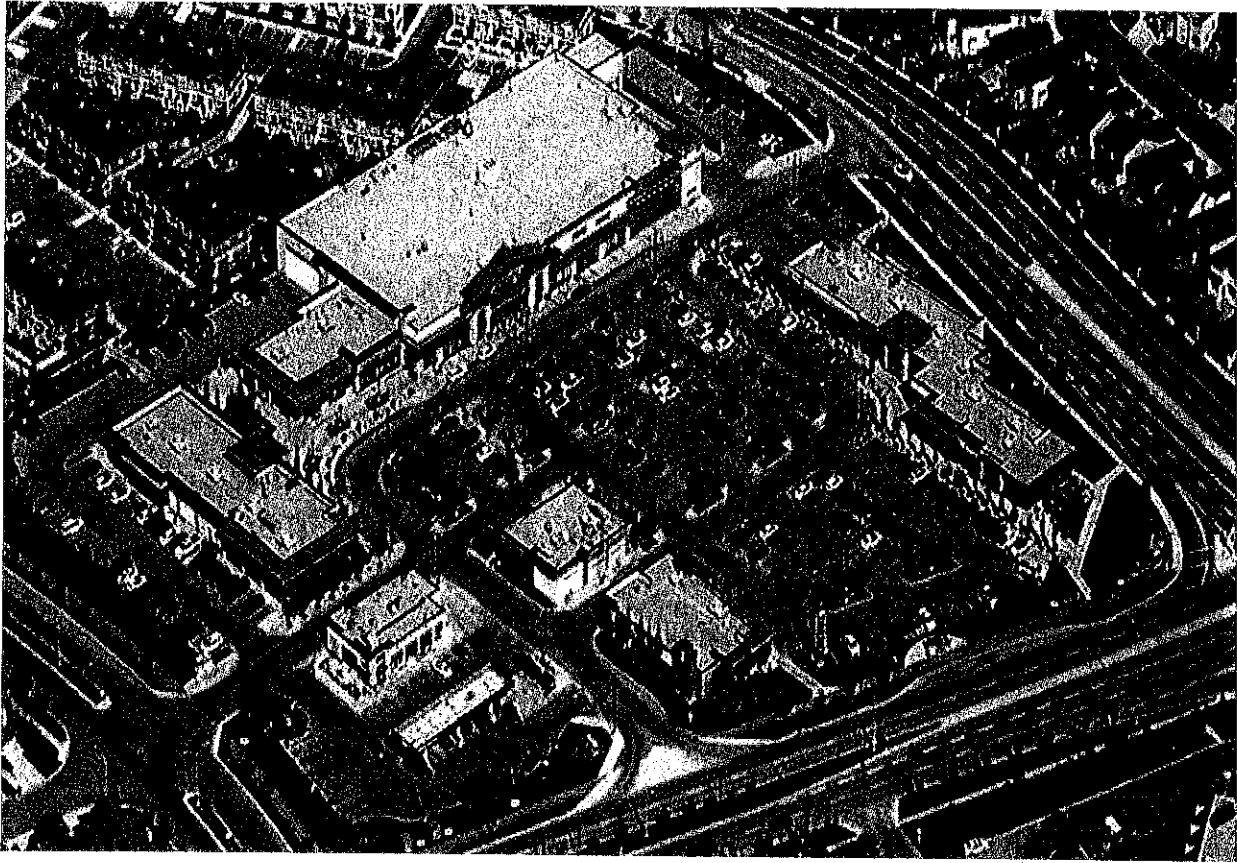
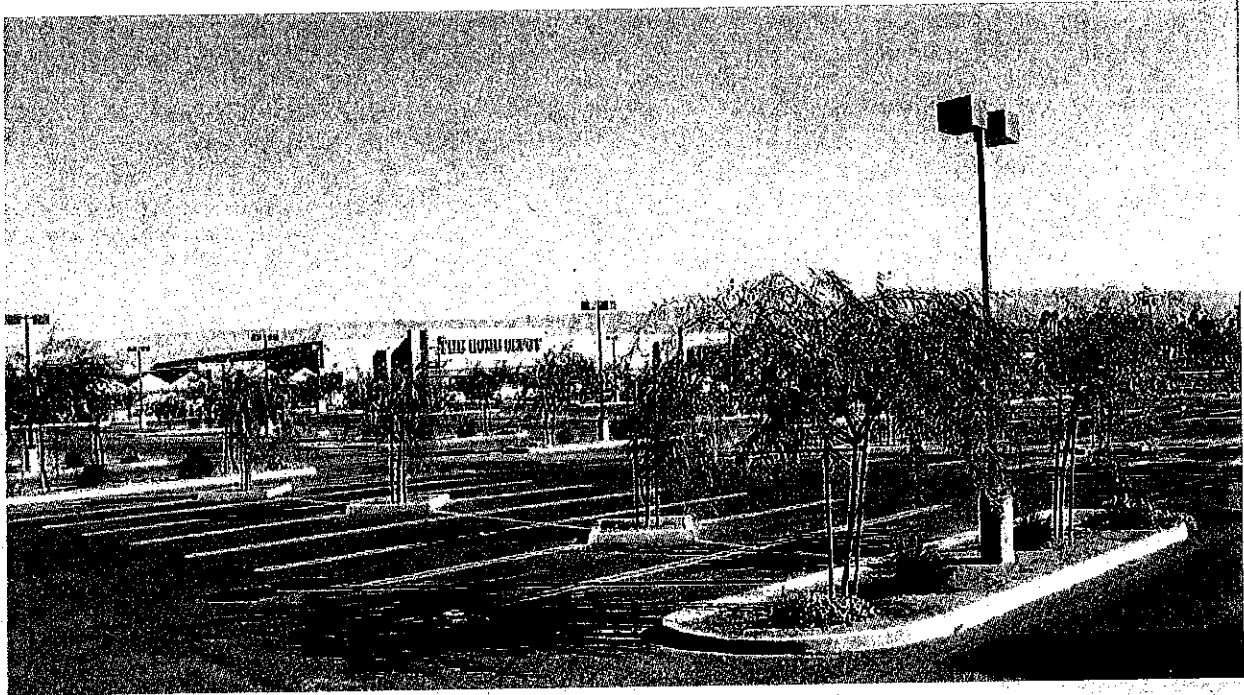


Illustration of how a multi-use commercial center has been designed to provide appropriate access, parking, landscaping, and appropriate building placement.



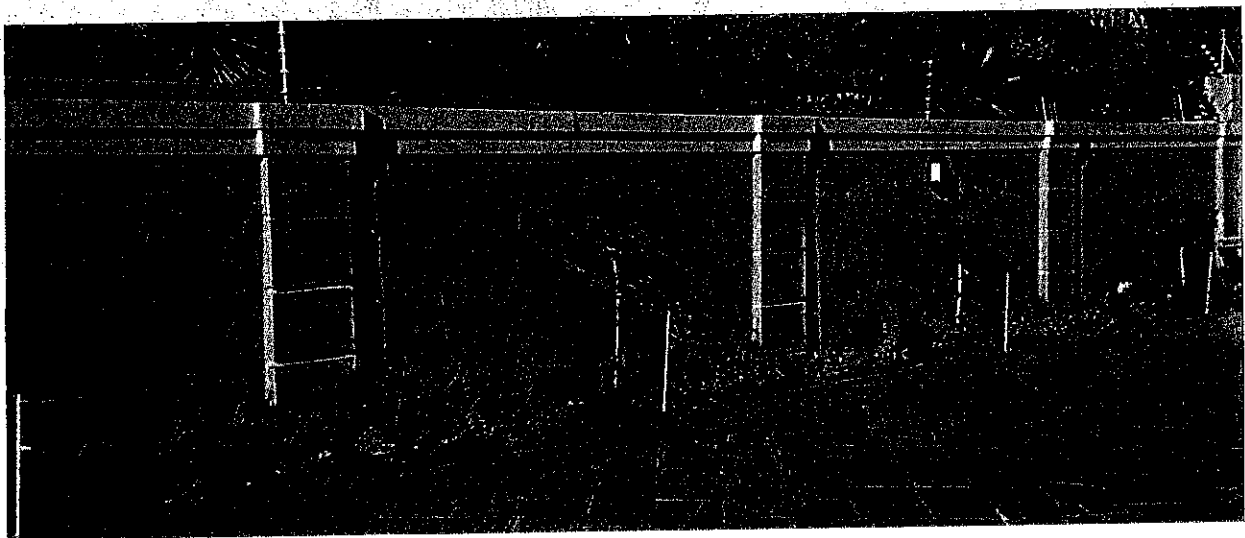
Illustration of parking lot landscaping including planters and rock. Photo credit to Limitless Paving and Concrete



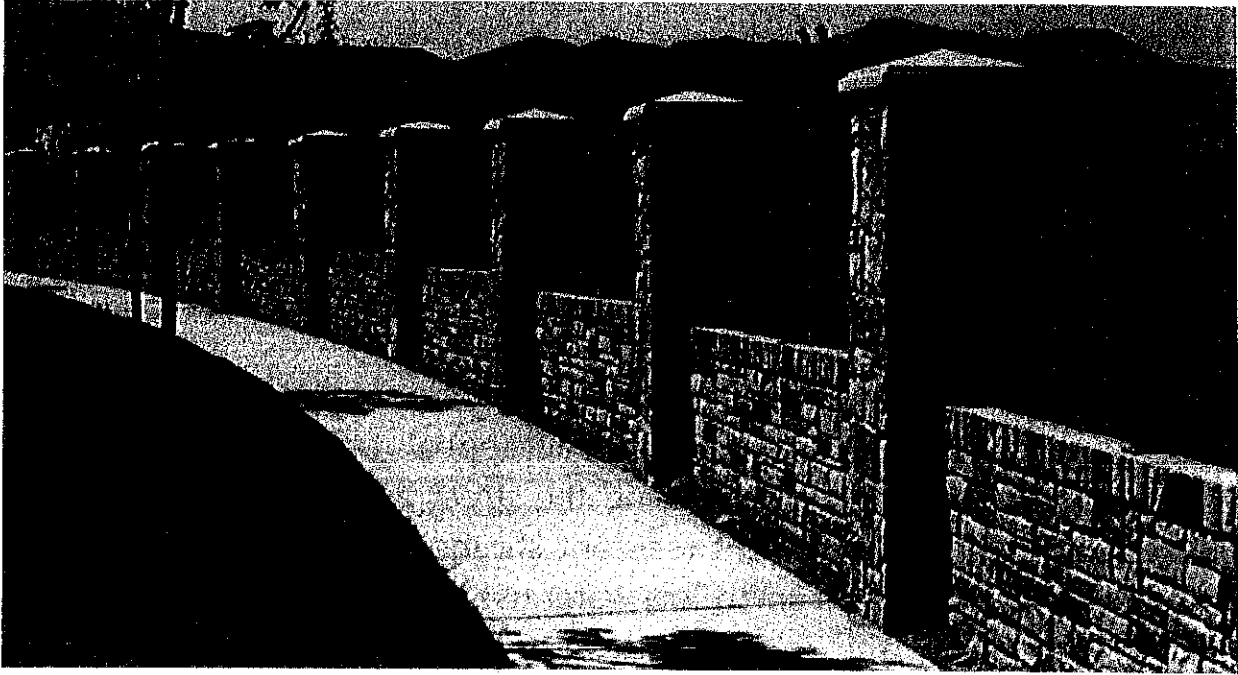
Example of drought tolerant parking lot landscaping. Photo credit to Pinterest.

Buffering – Walls and Landscaping

Buffering is required and shall consist of a combination of both vegetation and decorative masonry walls. Buffering is required between commercial and quasi-commercial uses (churches), trails, recreational uses, cemeteries and other quasi-public areas as determined by the city.



Decorative commercial perimeter wall with landscaping photo credit to Besthomish.



Decorative perimeter wall adjacent to a park or trail. Photo credit to Pinterest.

Trash Enclosures

Unenclosed trash bins are not acceptable. Decorative enclosed trash structures are required and should complement the architectural design of the associated structure.



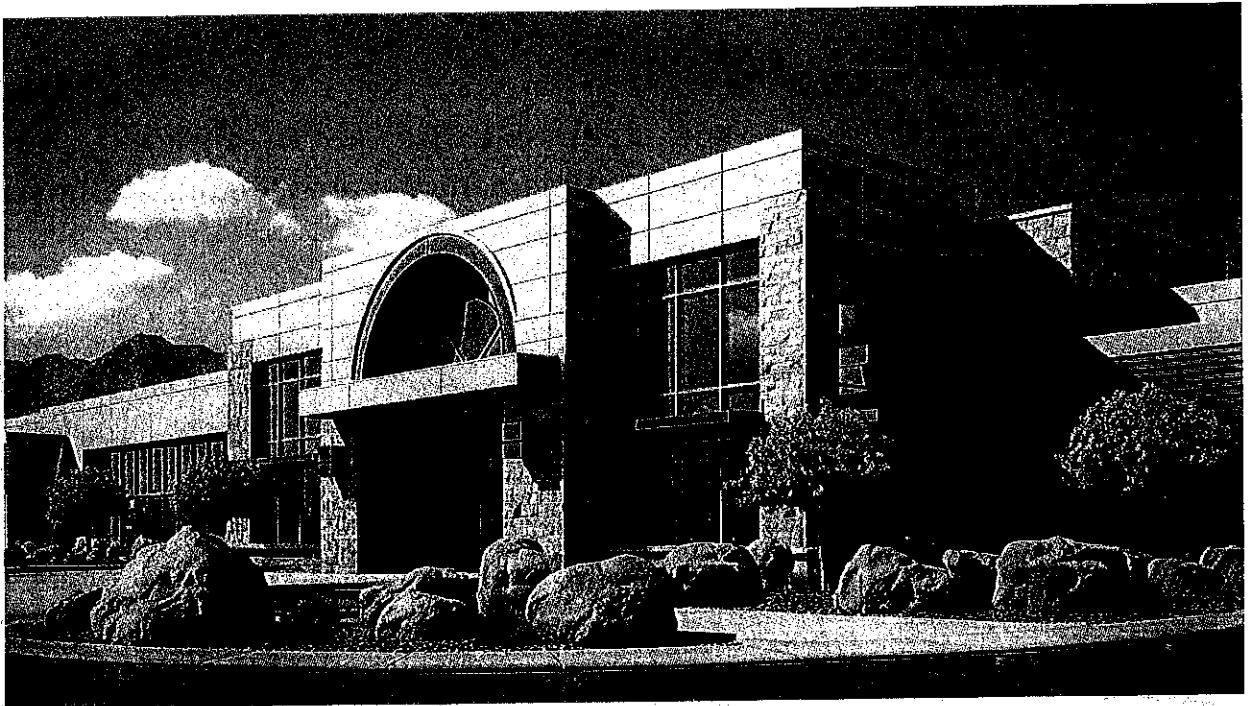
Decorative trash enclosure with complementing landscaping. Photo credit to Verti-Crete.

Loading Spaces

Loading spaces should be located to the rear, side, or within an internal location to reduce visibility and noise and should be screened appropriately when necessary.

Landscaping

Landscaping should enhance and beautify building design, create and define spaces, and provide shade and aesthetic appeal. Landscaping should be provided along building edges facing the street and parking lots or areas visible to public view. Drought resistant shrubs and trees are required in conjunction with efficient smart low water use automatic irrigation systems. Plants shall be chosen from palettes/lists provided by the Washington County Water Conservancy District.



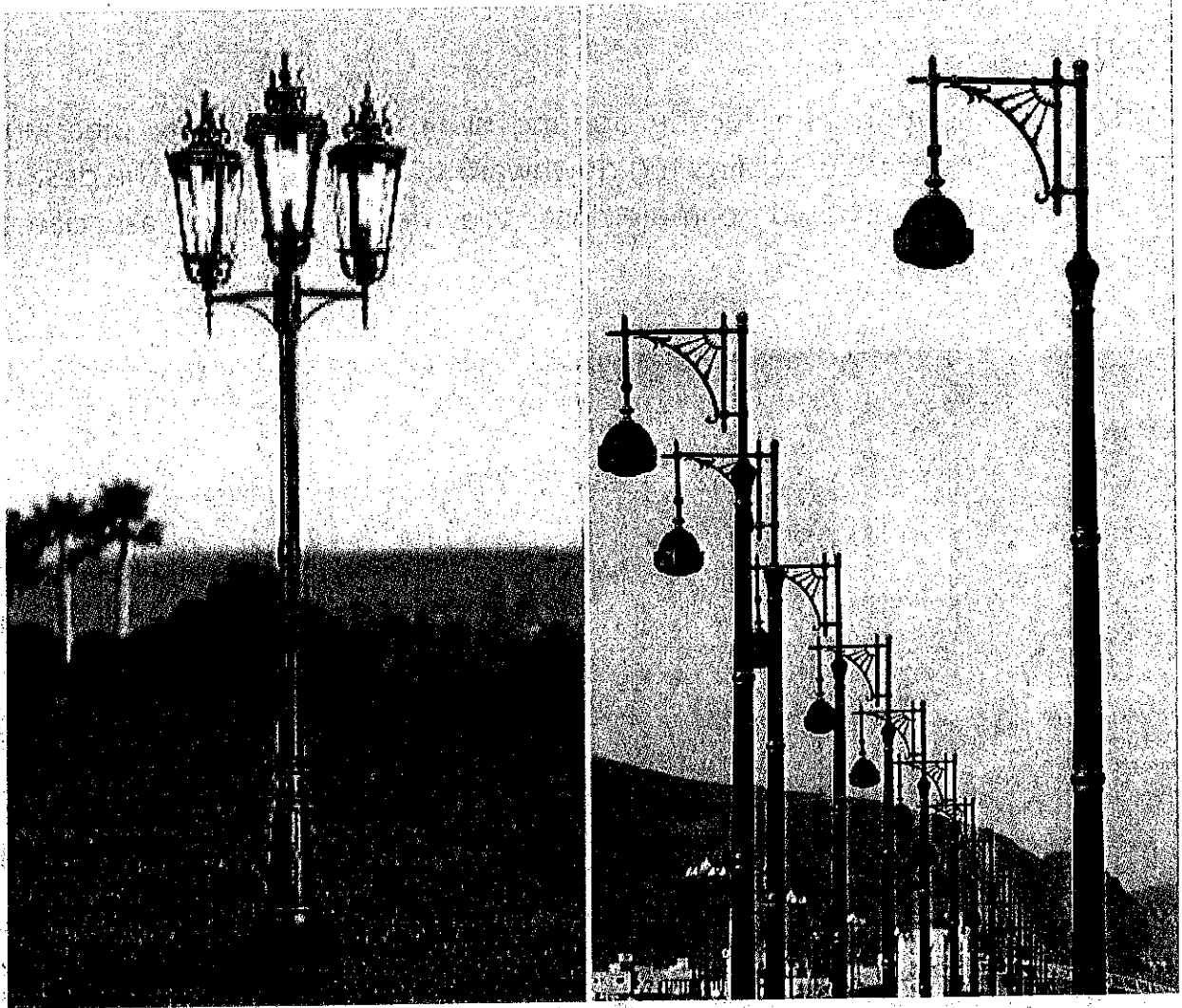
Example of drought tolerant landscaping and utilization of rock to accent the building.

Lighting

Parking lot lighting and façade lighting shall be aesthetically pleasing, decorative, and should be directed downward to avoid spillage. The design of any lighting should complement the design of the associated development.



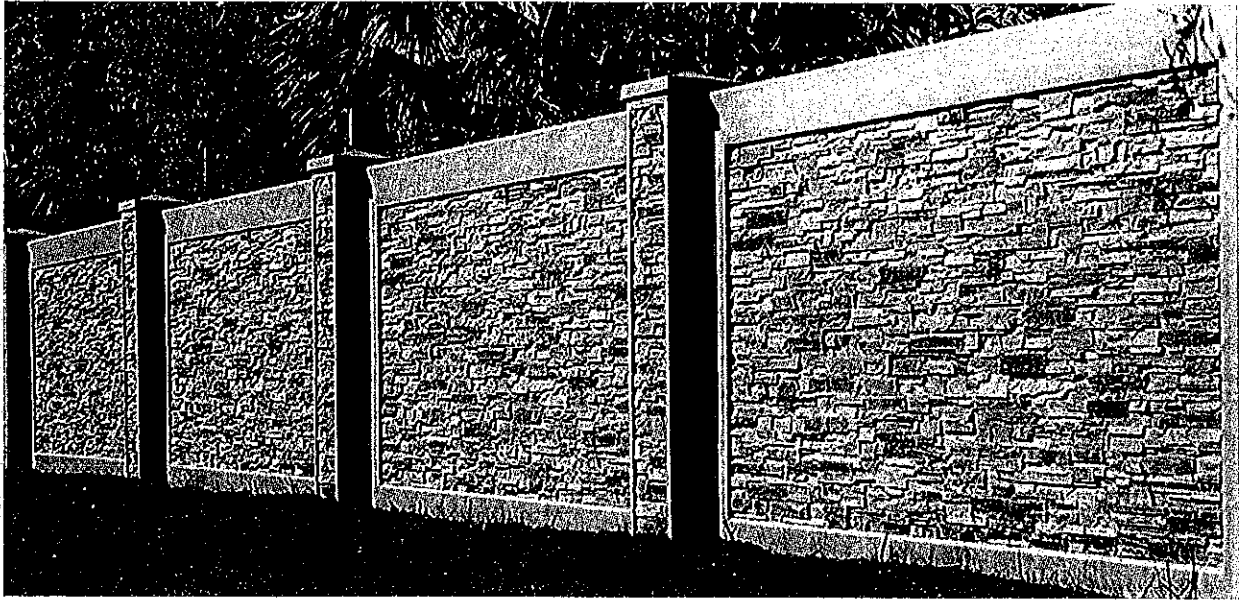
Decorative pedestrian lighting.



*Decorative light standards. *Photos credit to Lights Plus and Madianh Street Lamps.*

Perimeter walls

Perimeter walls are required if commercial development is located adjacent to residential development and shall meet municipal code requirements. Any perimeter wall shall be constructed of decorative block that complements the color and design of the overall project/development. Long expanses of uninterrupted walls should be avoided. Precision block is prohibited.



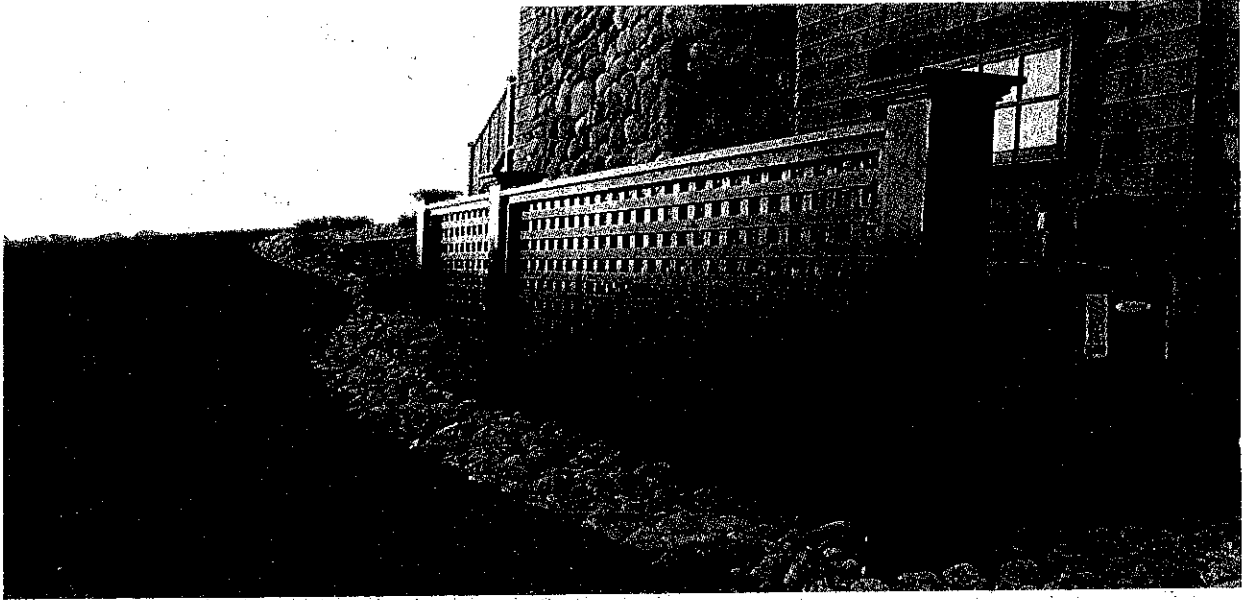
Perimeter decorative block wall. Photo credit to AFTEC Fence and Wall Design.

Storage

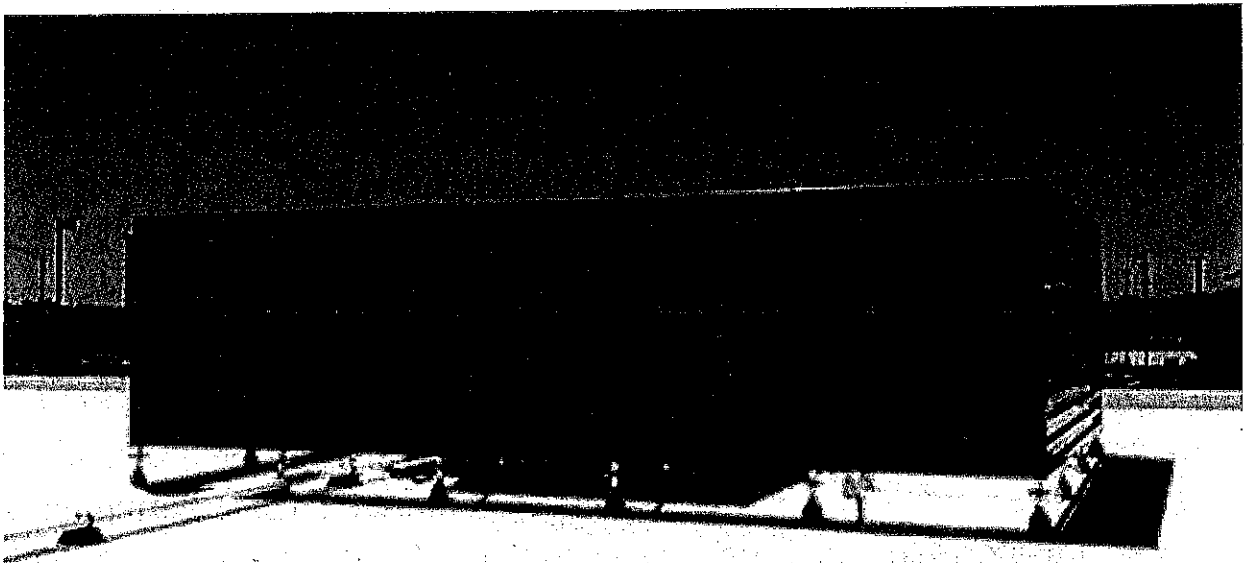
No outdoor storage is permitted unless it is part of the design of the overall project. An enclosed storage structure is allowed if it matches the architectural design of the development and if space is available on the lot.

Equipment screening

All mechanical equipment shall be screened, including roof-mounted equipment. Screening materials should complement and match the architecture of the development. All ground-mounted utility appurtenances, such as transformers, shall be located out of public view or adequately screened through the use or combination of concrete or masonry walls and landscaping.



Example of ground equipment screening. Photo credit to Pinterest.



Roof top equipment screening. Photo credit to Roofline.

Utilities

All utilities shall be placed underground unless otherwise determined impractical by La Verkin City.

Structural Design

In addition to the structural design integrity of a commercial building, structural architectural design is meant to complement and enhance a building's appearance. The following provides guidance regarding La Verkin City's evaluation of structural architectural design. The photo examples provided are simply guidance and are not meant to be the only options available to La Verkin City's evaluation of structural design.

Colors

Color and finishes on building exteriors of all elevations of a structure should complement the overall structure's design. Colors used should be energetic and complement southern Utah's natural landscape and the desert southwest. The actual building color(s) and color palette should complement existing color themes utilized in the southern Utah area.

Materials

Attractive, durable, quality materials should be used. Acceptable materials for the primary portion of the building include glass, stucco, brick, and stone. Accent materials should complement the façade and generally consist of a different texture or composition of the façade.



Example a multitude of materials being used to enhance the building façade - wood, metal, stone, glass, stucco. Photo courtesy of Bridger Steel and Pinterest.

Building Massing

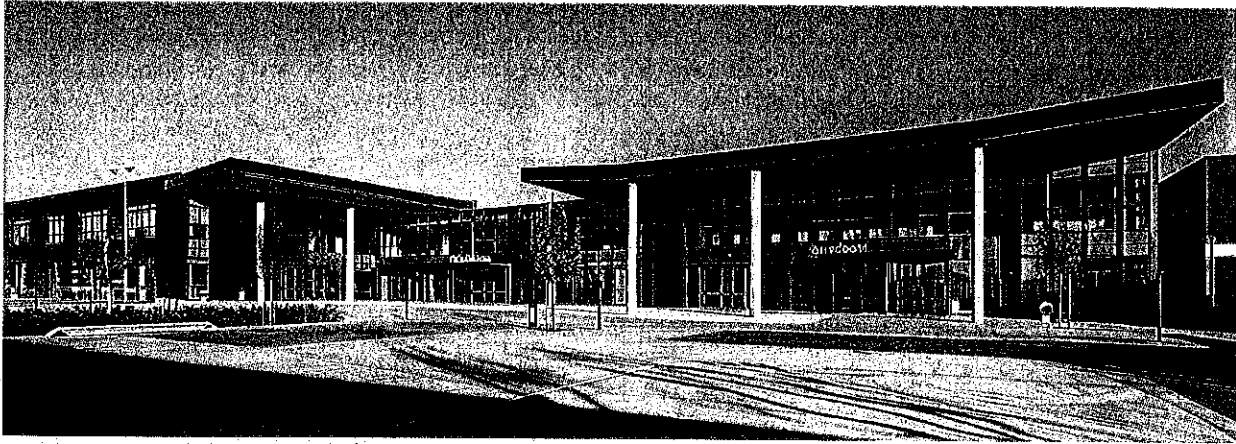
Long expanses of flat unarticulated building facades along streets and other areas visible to public view are not acceptable. A single dominant, monolithic building mass is not acceptable. Massing breaks are encouraged. Façade articulation and creativity is encouraged. Massing breaks, size, duration, material changes and building projections should complement the overall design of the building. Recessed entries are encouraged. Changes in planes, including building offsets, are encouraged.



Example of architectural elements enhancing/mitigating building mass. Photo credit to KRS and Pinterest.

Roofs

Roofs shall be attractive, complement the architecture of the structure and consist of durable materials. Roof lines may be used to help delineate building entries and introduce additional shapes, angles, shadows, add visual relief to the tops of buildings and be designed as an integral component of the form of the building, its mass and façade.



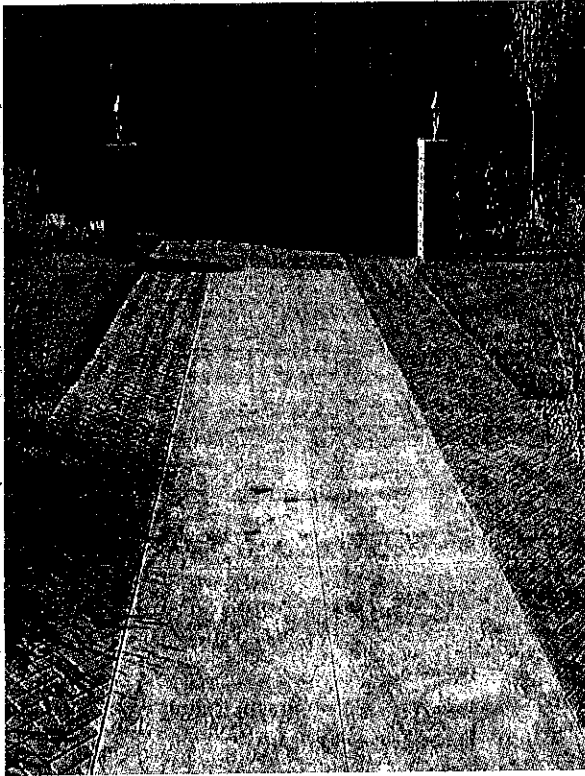
Example of a varied and interesting roof design.



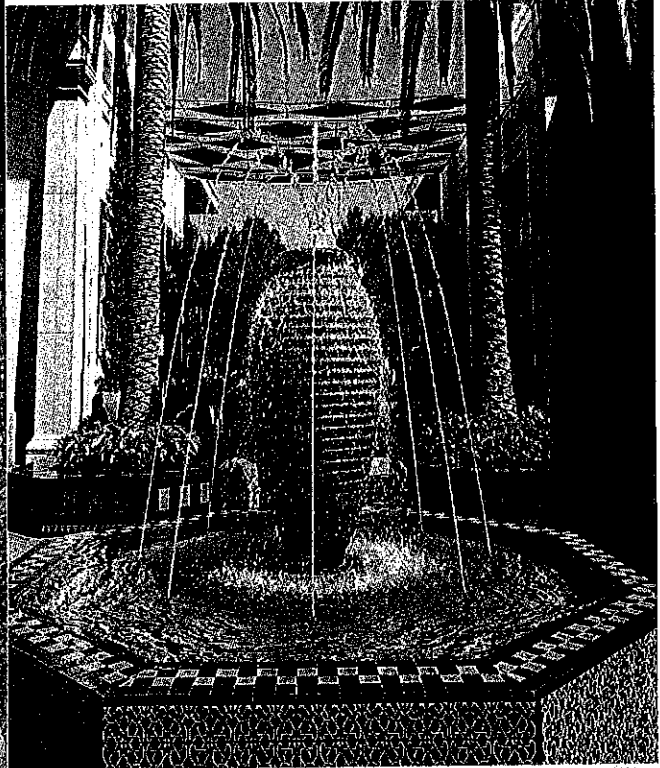
Example of a different roof design for commercial structures.

Other Design Considerations

Design considerations beyond normal architectural design are highly encouraged. Design aspects such as decorative pavement and walkways, strategically located accent trees, landscape accent features, public art, pedestrian courtyards and sitting areas, fountains, decorative bike racks, decorative downspouts, and decorative awnings are all highly encouraged.



*Stamped concrete.
Photo courtesy of Todd's Services.*



Decorative fountain.



Pedestrian courtyard and public art.



Appropriate use of awnings to accent the architecture of the storefront.

Final Considerations

Prohibitions:

Sea containers (crates), chain-link fencing, loud, overly bright or fluorescent colors, and unmitigated outdoor storage locations are not allowed in design considerations.

Pedestrians:

Site layout and design shall consider the needs of pedestrian access, drop-off and walking locations. Design measures should be taken to ensure adequate access and safety for pedestrians.

Security:

Design considerations regarding security, surveillance or any other security mechanism should be considered in any design decisions.

Signage:

Any proposed signage shall comply with La Verkin Municipal Code requirements and complement the architecture of the structure/center.

Franchise colors/design:

Franchise design and colors are always permitted. If developed as part of a larger commercial area, incorporating design themes into the development is encouraged when appropriate.



LAVERKIN CITY PRECISE PLAN CHECKLIST

The following is a checklist of requirements associated with the application for a precise plan. The application and checklist applies to any new commercial property being developed in the city.

Preliminary Plat Submittal Checklist

- ✓ Submit the City of La Verkin's precise plan application.
- ✓ Pay the required application fees and any other state, county or environmental fees.
- ✓ Provide ten (10) copies of the following in paper and electronic form:
 - A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan, sign program details, trash enclosures design and location, storage locations (if any), utilities (including fire hydrant locations), equipment locations and screening, and any other pertinent design features or aspect of the development.
 - Architectural drawings including building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color and any other design feature.
 - Material pallet.
 - Color pallet.
 - Proof of ownership or letter of authorization.

After submitting the precise plan application, the city will review the submission for completeness. If the submittal is complete, the city will set the application for planning commission review.



City of La Verkin Precise Plan Application

Date:
Applicant's Name:
Company Name:
Address/City/State/Zip Code:
Phone Number and Email:

Property Owner Information:
Owner Name:
Address/City/State/Zip Code:
Contact Name:
Phone Number and Email:

Architectural/Engineering Firm:
Address/City/State/Zip Code:
Contact Name:
Phone Number and Email:

Project Description (Acreage, number of lots):
Project Location:
Project Address or APN Number:
Other Pertinent Project Information:

Zoning Designation:
Current Land Use:

Authorization & Indemnification

To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of La Verkin and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of La Verkin, whether such approval, decision or other action was by its planning commission or city council, director, official, officer, employee, volunteer or agent. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.

Applicant Name (Print):
Applicant Signature:
Date:
Property Owner Name (Print):
Property Owner Signature:
Date:

"I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge".

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING
TITLE 11 "SUBDIVISION RULES AND REGULATIONS" OF THE LAVERKIN CITY
CODE.

WHEREAS Utah Code Ann. 10-9a-501 et. seq. grants to municipalities the authority to enact rules, regulations and procedures regulating the use of land within their municipal boundaries; and

WHEREAS the City of LaVerkin has previously adopted rules, regulations and procedures for subdivision of property within the boundaries of LaVerkin; and

WHEREAS the City of LaVerkin now desires to amend said rules, regulations and procedures for subdivision of property within the boundaries of LaVerkin in order to comply with recent amendments to Utah State law; and

WHEREAS the City Council of LaVerkin, Utah deems it necessary and desirable for the preservation and protection of the health, safety and welfare of the residents of the City of LaVerkin, Utah,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Title 11 "Subdivision Rules and Regulations" of the the LaVerkin City Code, shall be, and is hereby, amended in its entirety to read as follows:

TITLE 11

SUBDIVISION RULES AND REGULATIONS

Chapter 1

General Provisions

11-1-1: Purpose and Intent

11-1-2: Definitions

11-1-3: Applicability

11-1-1: Purpose and Intent. The purpose and intent of these subdivision rules and regulations are:

A To protect and promote the health, safety, convenience, and general welfare of the inhabitants of the City of LaVerkin in the division or subdivision of land and other matters pertaining to such division or subdivision.

B. To ensure that any proposed subdivision of land and its ultimate use shall be compatible with sound development practices, and, to the extent possible, harmonize the interests of the person or persons seeking to obtain subdivision approval with the interests of those persons owning land or living in the vicinity of the proposed subdivision.

C. To facilitate orderly growth in the City of LaVerkin and provide fundamental fairness in the processing of applications for subdivision of property.

D. To establish such exceptions or additional requirements as may be necessary where exceptional topographical or geological features or conditions exist, such as sensitive lands, collapsible soils or other conditions necessitating exceptions from or additional requirements to this chapter.

11-1-2: Definitions. As used in this title, the following words and terms shall have the following meanings:

Adjacent landowner: means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

Administrative Land Use Authority or ALUA: means an individual, board, or commission, appointed or employed by the city, including municipal staff or a member of the LaVerkin planning commission, to review and approve applications for subdivision of property for single-family dwellings, two-family dwellings, or townhomes of four (4) units or fewer. It does not mean the LaVerkin City Council or any member thereof.

Affected entity: means those entities defined by state law, including a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the state department of transportation, if: (i) the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land, (ii) the entity has filed with the municipality a copy of the entity's general or long range plan, or (iii) the entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

Block: means the land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a block on any recorded subdivision plat.

Bona fide division or partition of land for agricultural purposes: means the division of a parcel of land into two or more lots none of which is less than five acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

City/city: means City of LaVerkin, Utah

City Council: means the City Council of LaVerkin, Utah

City Engineer: means the City Engineer of LaVerkin, Utah, or a consulting engineering firm designated as the City Engineer by the City Council

City Planner: means the professional planner of the City, or person designated as such by the City Council

Communications Easement: means an exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

Communications Infrastructure: means facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

Construction drawings: means formal plat prepared by a licensed engineer showing all subdivision improvement plans, infrastructure, easements, structures, rights of way, grading and existing and proposed utilities, for purposes of evaluating an application for preliminary subdivision plat approval.

County: means Washington County, Utah

Culinary Water Authority: means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Dedication: means land set aside by an owner for any general and public uses.

Derelict Lot or Parcel: means a residual lot or parcel of land created or proposed to be created as part of a proposed subdivision design of a larger tract, which lot or parcel has insufficient area or dimension or possesses other condition(s) which prohibit its qualification as a zoning lot within the applicable zone.

Easement: means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

Final plat: means the final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this chapter and adopted pursuant thereto.

General plan: means a plan, labeled "General Plan of LaVerkin City," including maps or reports or both, which has been approved by the City Council as required by law, or such plan as it may be amended from time to time.

Improvement completion assurance: means a surety bond, letter of credit, financial institution bond, cash, assignment of rights, lien, or other equivalent security required by the City to guaranty the proper completion of landscaping or an infrastructure improvement required as a condition precedent to recording a subdivision plat or development of a commercial, industrial, mixed use or multifamily project.

Infrastructure improvement or subdivision improvement: means permanent infrastructure that is essential for the public health and safety or that is required for human occupation and an applicant must install in accordance with published installation and inspection specifications for public improvements, and, whether the improvement is public or private, as a condition of

recording a subdivision plat, obtaining a building permit or development of a commercial, industrial, mixed use, condominium or multifamily project.

Improvement warranty: means an applicant's unconditional warranty that the applicant's installed and accepted landscaping or infrastructure improvement complies with the City's written standards for design, materials, and workmanship, and will not fail in any material respect as a result of poor workmanship or materials within the warranty period.

Improvement warranty period: means a period no later than one year after the city's acceptance of required landscaping or no later than one year after the City's acceptance of required infrastructure, unless the city determines for good cause that a one-year period would be inadequate to protect the public health safety and welfare and the City has substantial evidence on record of poor performance by the applicant or that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the applicant to mitigate the suspect soils.

Joint Utility Committee: means the representatives of the City, Ash Creek Special Service District and franchisee utility companies to review and sign construction drawings.

Legislative body: means the LaVerkin City Council.

Lot: means a separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

Lot right-of-way: means a strip of land of not less than 26 feet wide connecting a lot to a street for use as private access to that lot.

Official zoning map: means a zoning map adopted by the City Council pursuant to the provisions of Utah Code Annotated section 10-9a-501, as amended.

Open space: means designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

Person: means any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

Planning Commission: means the LaVerkin City Planning Commission.

Plat: means a map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

Public Landscaping Improvements: means landscaping that an applicant is required to install to comply with published installation and inspection specifications for public improvements that will be dedicated to and maintained by the city or are associated with and proximate to trail improvements that connect to planned or existing public infrastructure.

Residual Zoning Lot: means a lot or parcel: (a) created or modified by the proposed subdivision, but not included as a lot on the final plat, and (b) which qualifies as a zoning lot, but, because of insufficient size, dimension or other limitation, is not readily capable of further division in accordance with the requirements of the applicable zoning ordinance.

Review Cycle: means (i) the applicant's submittal of a complete subdivision land use application, (ii) the City's review of that subdivision land use application, (iii) the city's response to that subdivision land use application, in accordance with this section; and (iv) the applicant's reply to the City's response that addresses each of the City's required modifications or requests for additional information.

Sanitary Sewer Authority: means the Ash Creek Special Service District, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on-site wastewater systems within the City.

Security or Completion Assurance: means a financial guarantee assuring the completion of all subdivision public improvements and infrastructure.

Street: means a thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than 26 feet wide which has been made public by right of use and which affords the principal access to the abutting property.

Street, arterial: means a street, existing or proposed, which serves or is intended to serve as a major traffic way and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street.

Street, collector: means a street, existing or proposed, which is the main means of access to an arterial street system.

Street, cul-de-sac: means a street which originates from a designated City street with no other outlet and forcing a radius turn area, not to exceed 660 feet in length without the written approval of the City Council, the Planning Commission and the Fire chief.

Street, private: means a right-of-way or easement in private ownership not dedicated or maintained as a public street.

Street, residential: means a street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

Subdivider: means any individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another.

Subdivision: means (i) the division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument, and (ii) except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes. Subdivision does not include:

- A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
- A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances;

- A recorded document executed by the owner of record, revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances; or
- The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the unsubdivided parcel of property or subject the unsubdivided parcel to the provisions of this chapter.

Subdivision improvement plans: means the civil engineering plans associated with required infrastructure and municipally controlled utilities required for a subdivision.

Subdivision ordinance review: means review by the City to verify that a subdivision land use application meets the criteria of the City's subdivision ordinances.

Subdivision plan review: means a review of the applicant's subdivision improvements and other aspects of the subdivision land use application to verify that the application complies with city ordinances and applicable standards and specifications

11-1-3: Applicability.

- A. No person shall subdivide any tract of land which is wholly or partially within the boundaries of LaVerkin except in compliance with this Title.
- B. No person shall sell, exchange, or offer to sell or exchange, any parcel of land which is part of a subdivision of a larger tract of land, or offer for recording in the office of the Washington County Recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this Title.
- C. All lots, plots or tracts of land located within a subdivision shall be subject to this chapter regardless of whether such tract is owned by the subdivider or a subsequent purchaser, transferor or holder of the land.
- D. No subdivision plan or plat shall have the effect of creating a derelict lot or parcel. Any such lot or parcel must be attached to adjacent lots or parcels rather than allowed to remain as an independent lot or parcel. Privately owned protection or retainer strips shall not be permitted.
- E. No subdivision plan or plat shall have the effect of leaving a residual zoning lot for which the required subdivision improvements: (a) have not been previously constructed and (b) are not to be included as part of the required improvements for the proposed subdivision. For purposes of this paragraph, A "residual zoning lot" shall be construed to include a parcel: (a) created or modified by the proposed subdivision, but not included as a lot on the final plat, and (b) which qualifies as a zoning lot, but, because of insufficient size, dimension or other limitation, is not readily capable of further division in accordance with the requirements of the applicable zoning ordinance.

F. This chapter applies to land use decisions arising from applications for subdivision approval of residential, commercial or industrial property; it does not apply to land use regulations adopted, approved, or agreed upon by a legislative body exercising land use authority in the review of land use applications for zoning or other land use regulation approvals.

G. The provisions of this chapter relating to creation of the ALUA and providing for review cycle restrictions shall apply only to applications for subdivision approval of single-family dwellings, two-family dwellings, and townhomes of four (4) units or fewer. All other subdivision applications, including but not limited to, commercial, industrial, multi family residential of more than four (4) units, planned development communities, and applications affecting property within identified geological hazard areas, shall be reviewed and approved by the planning commission and city council in accordance with the provisions of this chapter.

H. A subdivision plat recorded without the signatures required under this section is void.

I. A transfer of land pursuant to a void plat is voidable by the land use authority.

J. No building permit shall be issued until the final subdivision plat has been recorded and all public improvements have been installed and accepted by the City or guaranteed with an improvement completion assurance.

K. An owner of any land located in a subdivision who transfers or sells any land in that subdivision before a plat of the subdivision has been approved is guilty of an Infraction for each lot or parcel transferred or sold.

L. Notwithstanding any provision herein to the contrary, the preliminary plat and final plat may be reviewed and approved concurrently if no public infrastructure or other public improvements are required and all other applicable requirements of this title are met.

Chapter 2

Necessity of Plat, Administration, Notice, Fees

11-2-1: Necessity of Plat; Exemption from Plat Requirements

11-2-2: Authority to Review and Approve Applications for Preliminary and Final Plats

11-2-3: Public Notice

11-2-4: Fees

11-2-1: Necessity of Plat; Exemption from Plat Requirements. All subdivisions shall be required to obtain preliminary and final plat approval in accordance with the provisions of this chapter, except as follows:

A. A subdivision creating no more than one new lot may, with written approval from City staff, be approved without the necessity of preparing and filing a preliminary plat or final plat if:

1. The proposed subdivision is not traversed by the mapped lines of a proposed street as

shown in the general plan unless the City staff has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinance requires,

2. The proposed subdivision has been approved by the culinary water authority and the sanitary sewer authority,
3. The proposed subdivision is located in a zoned area, and
4. The proposed subdivision conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.

B. A lot or parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:

1. qualifies as land in agricultural use under Utah Code Ann. 59-2-502,
2. meets the minimum size requirement of the applicable land use ordinances; and
3. is not and will not be used for any non-agricultural purpose.

C. The boundaries of each lot or parcel exempted under subsection A and B above shall be graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a plat under Section 10-9a-604 of the Utah Code, as amended, shall be recorded with the Washington County Recorder.

D. If a lot or parcel exempted under subsection B above is used for a non-agricultural purpose, the city may require the lot or parcel to comply with the requirements of Utah Code Ann. 10-9a-603, as amended, and the subdivision requirements of this chapter.

E. Documents recorded in the Washington County Recorder's Office that divide property by a metes and bounds description do not create an approved subdivision allowed by this chapter unless the written approval required by subsection A above is attached to the document.

F. The creation of a lot under subsection A above shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the Joint Utility Committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.

G. Lot line adjustments are exempt from plat requirements. However, in instances where the property to be adjusted abuts a City street where improvements have only been extended to the pre-adjustment property line, prior to final approval of the lot line adjustment, street improvements congruent to those that are existing shall be required.

H. Lots or parcels created in violation of this section shall not be issued a building permit until the violation is corrected.

11-2-2 Authority to Review and Approve. All applications for preliminary and final subdivision plat approval under this chapter shall be reviewed and approved in accordance with the following:

A The Administrative Land Use Authority (the "ALUA"), is hereby created pursuant to Utah Code Ann. §10-9a-604.1 and shall be made up of five (5) individuals, including: the City Administrator, the City Engineer, the City Director of Operations, and two (2) members who shall be appointed by the City Administrator, one of whom shall be a member of the Planning Commission.

1. The ALUA shall be responsible for review and approval of applications for preliminary and final subdivision plat approval for subdivisions of single-family dwellings, two-family dwellings, and townhomes of four (4) units or fewer as hereinafter set forth.
2. All approvals granted by the ALUA shall require a minimum of three (3) affirmative votes.

B. The Planning Commission and City Council shall be responsible for review and approval of applications for preliminary and final plat approval for all other subdivisions, including commercial subdivisions, industrial subdivisions, multi family residential subdivisions exceeding more than four (4) units, planned development communities, and applications affecting property within identified geological hazard areas, as hereinafter set forth.

11-2-3: Notice Requirements.

A The ALUA, Planning Commission and City Council may, but shall not be required to, give public notice or hold public hearings in connection with review of an application for any preliminary or final subdivision plat approval.

B. Within twenty (20) days after the date on which an applicant submits a complete application for preliminary subdivision plat review, as determined by the ALUA or planning commission, as the case may be, written notice of the proposed subdivision shall be mailed to the owner of any water conveyance facility located entirely or partially within 100 feet of the subdivision plat, as determined using information made available to the City. A facility owner's failure to provide comments to the City does not affect or impair the authority to approve the subdivision plat.

C. An application or petition for amendment of a subdivision plat shall comply with the notice requirements contained in Utah Code Ann. §10-6a-608 and §10-6a-609.

11-2-4: Fees. The following fees are hereby established:

A. Preliminary plat application fee. At the time of filing of an application for preliminary plat approval, the applicant shall deposit with the City a nonrefundable fee made payable to the City of LaVerkin. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing the subdivision improvement plans, compliance with city ordinances and review of the preliminary plat.

B. Final plat application fee. At the time of filing of an application for final plat approval, the applicant shall deposit with the City a nonrefundable fee made payable to the City of LaVerkin. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision improvement plans and the final plat.

C. Recording fee. At the time of recording the final plat, the subdivider shall be responsible for payment of the recording fee imposed by the Washington County Recorder.

Chapter 3 Preliminary Plat Requirements

11-3-1: Pre-Application Meeting

11-3-2: Review of Application for Completeness

11-3-3: Preparation of Preliminary Plat

11-3-4: Construction Drawings

11-3-1: Pre-Application Meeting. A pre-application meeting with City staff shall not be required as a condition of preliminary plat approval; however, if an applicant requests a pre-application meeting with city staff for review of plans for a preliminary plat, City shall, within fifteen (15) business days after the request, schedule a meeting to review the concept plan and give initial feedback. The City shall make available at the pre-application meeting or on the City website:

- A. Copies of applicable land use regulations.
- B. A complete list of standards required for the subdivision
- C. Preliminary and final application approval checklists
- D. Feedback on the concept plan

11-3-2: Review of Preliminary Plat Application for Completeness. Applications for preliminary plat approval shall comply with all requirements of this chapter and Utah Code Ann. 10-9a-601 et. seq., and shall conform to the following:

A. The applicant shall submit a complete preliminary plat application form and application checklist, together with:

1. a proposed preliminary plat, prepared by a licensed engineer or surveyor in conformity with city standards, containing the information set forth in 11-3-3 below.
2. a subdivision improvement plan and construction drawings prepared by a licensed engineer in PDF format in conformity with City standards and this chapter.
3. an owner's affidavit certifying the accuracy of all documents submitted.
4. any previously entered-into development agreement affecting the property.

5. a phasing plan for any subdivision to be developed in phases.
6. a plan or method for handling of storm water drainage.
7. any additional information required by the City as a result of a pre-application meeting.
8. a will-serve letter from any utility provider
9. the preliminary plat review fee.

B. Upon a determination that the preliminary plat application, including the preliminary plat, subdivision improvement plans, construction drawings, etc., is complete and conforms with all zoning requirements or requirements of any prior development agreement, the preliminary plat and accompanying improvement plans, construction drawings, etc., shall be reviewed as hereafter provided.

11-3-3: Preparation of Preliminary Plat. The preliminary plat shall be 24 inches by 36 inches (24" x 36"), shall be clear and legible, shall conform to good engineering and professional drafting room practice, and shall contain or be accompanied by the following information:

- A. Title Block: The title block on the right side of each sheet shall contain:
 1. The proposed name of the subdivision.
 2. The location of the subdivision, including the address and the section, township and range.
 3. The name and address of the owner and subdivider, if other than the owner.
 4. Date of preparation and north point.
 5. Scale shall be of sufficient size to adequately describe in legible form all required conditions of this subdivision title.
- B. Existing Conditions: The preliminary plat shall show:
 1. The location of the nearest survey monument.
 2. The boundary of the proposed subdivision and the acreage included.
 3. All property contiguous to the property to be subdivided and under the control of the subdivider, even though only a portion is being subdivided (where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system on the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing master street plan or other city studies), and all property contiguous to the proposed subdivision.
 4. The location, width and names of all existing streets within one hundred feet (100') of the subdivision and of all prior platted streets or other public ways, utility rights of way, parks and other public open spaces, permanent easements, and section and corporation lines, within and adjacent to the tract.

5. The location of all wells, proposed, active and abandoned, and of all reservoirs and ponds within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries.
6. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating the pipe sizes, grades, manholes and exact location.
7. Existing fire hydrants within a distance of at least three hundred feet (300') beyond the tract boundaries.
8. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments, including drainage and existing and future flood control alignments.
9. Common boundary lines of adjacent tracts within one hundred feet (100') of the proposed subdivision parcel, showing ownership where possible.
10. Contour at vertical intervals not greater than two feet (2') or two-foot (2') elevations from the designated benchmark.
11. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow ground water, and windblown sand) and recommendations for their mitigation.

C. Proposed Conditions: The preliminary plat should contain the following which shall be indicated according to the specifications in this chapter:

1. The proposed layout of subdivision streets, tied to existing numbered survey monuments for identification, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements, new street locations, construction and compaction specifications, stop signs, streetlights and street name signs.
2. Streets shall be designated with street numbers. Streets may also be secondarily designated by actual or proposed names.
3. Typical street cross section and street grades pursuant to the standard drawings as outlined in appendix charts on file in the city.
4. Approximate radius of all centerline curves on highways or streets.
5. Each lot shall front a street shown in the subdivision. Flag lots are acceptable provided they meet all of the requirements of section 10-7-12 of this code.
6. The layout, number and typical dimensions of lots.
7. Parcels of land intended to be dedicated for public use.
8. Easements for culinary water, irrigation, sewer, drainage, utility lines, access and other purposes. The culinary water, irrigation, sewer, and drainage layouts shall be the first utilities designed.

9. A plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision, accompanied by a hydrology report.

10. Where necessary, copies of any agreement with adjacent property owners relevant to the proposed subdivision shall be presented to the City's authorized representative and such agreement shall be noted on the plat (i.e., water, sewer easements).

11. Phasing plan, if applicable.

D. Subdivision Improvement Plans: As part of a complete preliminary plat application, the applicant shall submit subdivision improvement plans prepared by a licensed engineer for construction and installation of all on-site and required off-site improvements, including streets, water lines, sewer lines, power, drainage and fencing, prepared in accordance with:

1. Current City land use ordinances

2. Current City standards and specifications

3. City drainage plan

4. Ash Creek Special Service District design guidelines and construction standards

5. Applicable building code

6. Applicable fire code

7. Rocky Mountain Power standards and specifications, if applicable

8. Specific geotechnical recommendations for the design and construction of the proposed subdivision, which shall include the following, if applicable:

a. a general assessment of the requirements needed to develop on the site.

b. site preparation and grading and the suitability of on-site soils for use as structural fill

c. stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.

d. recommendations for foundation type and design criteria, including but not limited to bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.

e. anticipated total and differential settlement.

f. special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.

- g. design criteria for restrained and unrestrained retaining or rockery wall.
- h. moisture protection and surface drainage.

Subdivision improvement plans shall remain valid for 24 months after final plat approval. Subdivision improvement plans signed more than 24 months prior to construction of improvements shall be deemed to have expired. For a subdivision where subdivision improvements have been started but not completed within 24 months of approval, the Director of Operations may permit construction to continue in accordance with the approved plans. Subdivision improvement plans showing multiple phases of a project are valid only for those improvements constructed within the first 24 months of approval. New approvals must be obtained, and any new standards shall apply for future phases or delayed projects.

11-3-4: Construction Drawings. As part of an application for preliminary plat approval, an applicant shall submit construction drawings which shall meet the requirements of the LaVerkin City 2022 Design and Construction Standards, as the same now exists or as may be amended from time to time.

Chapter 4 Preliminary Plat Approval Procedure

- 11-4-1: Preliminary Plat Review and Approval for Single Family Dwellings, Two Family Dwellings, and Townhomes of Four (4) Units or Fewer
- 11-4-2: Preliminary Plat Review and Approval for Other Subdivisions.
- 11-4-3: Authorization to Proceed with Application for Final Subdivision Plat Approval

11-4-1: Preliminary Plat Review and Approval for Single Family Dwellings, Two Family Dwellings, Townhomes and Multi Family Subdivisions. Upon receipt of a complete application for preliminary plat approval for subdivisions consisting of single family dwellings, two family dwellings, and townhomes of four (4) units or fewer, the ALUA shall complete its review of the application for preliminary plat approval in no more than three (3) review cycles, in accordance with the following:

- A. No later than fifteen (15) business days after the day on which an applicant submits a complete application for preliminary subdivision plat approval, the ALUA shall complete its initial review of the application for ordinance review.
- B. The ALUA shall complete a subdivision plan review of a subdivision improvement plant that is submitted with a complete subdivision application within twenty (20) business days after the complete subdivision application is submitted.

C. In reviewing an application for approval of a preliminary subdivision plat, the ALUA may require additional information relating to an applicant's plans to ensure compliance with City ordinances and approved standards and specifications for construction of public improvements and modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.

D. The ALUA's request for additional information or modifications as specified above shall be specific and include citations to ordinances, standards, or specifications that require the modifications to subdivision improvement plans and shall be logged in an index of requested modifications or additions.

E. Unless a change or correction is necessitated by the applicant's adjustment to a subdivision improvement plan or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in the City's subdivision improvement plan review shall be waived.

F. A modification or correction necessary to protect public health and safety or to enforce state or federal law will not be waived by the City.

G. If an applicant makes a material change to a subdivision improvement plan, the city has the discretion to restart the review process at the first review of the subdivision improvement plan, but only with respect to the portion of the subdivision improvement that the material change substantively affects.

H. If an applicant does not submit a revised or corrected subdivision improvement plan within twenty (20) business days after the City requires a modification or correction, the City shall have an additional twenty (20) business days to respond to the subdivision improvement plan.

I. After the applicant has responded to the final review cycle, and the applicant has complied with each modification or correction requested by City in the previous review cycle, the City may not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.

J. In addition to revised plans, an applicant shall provide a written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required correction.

K. If an applicant fails to address a review comment in the response, the review cycle shall not be complete and the subsequent review cycle by the City shall not begin until all comments are addressed.

L. If, at any point during the review cycle, an application for approval of the preliminary subdivision plat and subdivision improvement plan complies with applicable city ordinances and

the requirements of Utah Code Ann. §10- 9a-601 et. seq., the ALUA shall approve the preliminary subdivision plat and subdivision improvement plan.

11-4-2: Review of Preliminary Plat for Commercial Subdivisions, Industrial Subdivisions, Multi Family Subdivision of More than Four (4) Units; Planned Development Communities and applications affecting property within identified geological hazard areas. Upon receipt of a complete application for preliminary plat approval for any subdivision other than those described in §11-4-1 above, and after review by City staff and the joint utility committee to ensure compliance with all city ordinances, rules, regulations, standards and specifications,

A. The planning commission:

1. may, but shall not be required to, schedule a public hearing and give public notice of such hearing; and
2. Upon conclusion of its review of said application for preliminary plat approval, forward said preliminary plat and all accompanying subdivision improvement plans, construction drawings and other documents to the city council along with a recommendation for approval, approval with conditions, or denial.

B. The city council shall, upon receipt of the recommendation of the planning commission:

1. At its next regularly scheduled city council meeting, include as an agenda item review of the preliminary plat, subdivision improvement plans, construction drawings, other accompanying plans, and the planning commission recommendation; and
2. Upon conclusion of its review of said application for preliminary plat approval, the planning commission recommendation and all accompanying documents, the city council shall: (a) approve the preliminary subdivision plat if the plat and subdivision improvement plans comply with applicable city ordinances and the requirements of Utah Code Ann. §10-9a-601, (b) approve the preliminary plat with conditions, or (c) deny approval of the preliminary plat.
3. Approval by the city council of the preliminary plat, or approval of the preliminary plat with conditions, shall enable the applicant to proceed with the process for final plat approval.

Chapter 5 Final Plat Approval Process

11-5-1: Time Frame for Submission of Application for Final Subdivision Plat Approval

11-5-2: Application for Final Subdivision Plat Approval

11-5-3: Final Plat Requirements

11-5-4: ALUA Review of Application for Final Plat Approval for Single Family Dwellings,

Two Family Dwellings, and Townhomes of Four (4) Units or Fewer; Appeal Panel
11-5-5: Planning Commission and City Council Review of Application for Final Plat Approval for Commercial Subdivisions, Industrial Subdivisions, Multi Family Subdivisions of More than Four (4) Units, Planned Development Communities, and Applications Affecting Property Within Identified Geological Hazard Areas.

11-5-1: Time Frame for Submission of Application for Final Subdivision Plat Approval. Not more than one (1) year after receiving preliminary plat approval from the ALUA or Planning Commission, as the case may be, the applicant shall submit a complete application for final subdivision plat approval, or the preliminary subdivision plat approval shall expire. The ALUA or planning commission may, for good cause, authorize a one-time extension not to exceed one (1) year, provided that a written request for extension is received by the City before the one (1) year time period has expired. In no event, however, may an application for final subdivision plat approval be submitted more than two (2) years after preliminary approval.

11-5-2: Application for Final Subdivision Plat Approval. An application for final subdivision plat approval shall be accompanied by:

- A. An electronic copy of the final plat/mylar, containing the information described in §11-5-3, for recording at the office of the Washington County Recorder.
- ~~B. Subdivision improvement plans approved as part of preliminary plat approval~~
- C. Final construction drawings approved as part of preliminary plat approval
- D. Application fee
- E. Improvement completion assurance if required improvements have not been completed, as prescribed in §11-7-2.
- F. Warranty assurance if less than one (1) year has passed since completion of improvements, as prescribed in §11-7-5.
- G. Title report for the property issued not less than thirty (30) days from the date of submission of the application for final plat review

11-5-3: Final Plat Requirements. The final plat shall be subject to the following requirements:

- A. Size and Format: Final plats shall be clear and legible and conform to good engineering and professional drafting room practice. The size of drawings shall be twenty-four inches by thirty-six inches (24" x 36"). Final plats should also be provided to the city in an electronic format required for mapping.
- B. Conformance to Preliminary Plat: The final plat must conform to the preliminary plat as approved, plus any modifications that may have occurred since preliminary plat approval.

C. Copies Submitted: Two (2) copies of the final plat must be submitted, one of which must be reproducible and filed with the City and the other of which must be on Mylar to be recorded with the county recorder. Submission to the City of a copy of the plat in current electronic format will also be required, for mapping and tracking purposes.

D. Mylar Plat for Subdivisions: A Mylar plat is required for all subdivisions. The Mylar plat must be prepared by a licensed land surveyor or engineer on a standard tracing linen sheet, drawn with waterproof black India ink. The Mylar plat shall include the following on the drawing:

1. The top of the plat shall be either north or east and identified by an arrow, whichever accommodates the drawing best.
2. The name and location of the subdivision.
3. A vicinity map showing property adjacent to the subdivision.
4. An identification system for all lots, blocks, and streets. The dimensions for lot lines shall be in feet and hundredths of feet.
5. True angles and distances to the nearest established street lines or official monuments, which shall be accurately described in the plat and shown by appropriate symbol.
6. Scale and elevations referenced to the latest revision of USGS datum, including elevations for profiles.
7. Street centerlines, together with their relationship to the property lines, corners, etc. Street monuments as specified by the city engineer shall also be shown.
8. The accurate location of all reference (survey) monuments, including all United States, state, county, or other official monuments.
9. Accurate outline and depiction of any streets, highways or other property in the proposed subdivision to be reserved for private use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for the common use of all property owners.
10. If the subdivision will include installed street or other common or public area outdoor lighting, the final plat shall contain a statement certifying compliance with the applicable provisions of the LaVerkin City outdoor lighting ordinance.
11. Dedicatory language describing the actual dedication to the public of all streets, highways or other property in the proposed subdivision which is to be dedicated to the use and benefit of the public. Recording of the Mylar plat completes the dedication.
12. Where it is proposed that streets be constructed on property on which a public agency or utility company has an easement or which it otherwise controls, a signature of approval of such entity for the location, improvement and maintenance of such streets shall be entered on the Mylar plat.
13. A registered professional engineer's and/or land surveyor's certificate of survey.

14. Legal description and owner's dedication.
15. A notary public's acknowledgment for the owner's dedication and certificate of survey.
16. Any additional explanatory or informational note required by the ALUA.
17. Signature blocks along the bottom and/or right side for the city engineer, superintendent of Ash Creek Special Service District, chairman of the ALUA, city attorney, Washington County Treasurer, and a space in the lower right-hand corner of the drawing for the recording information of the county recorder.

11-5-4: ALUA Review of Application for Final Subdivision Plat Approval for Single Family Dwellings, Two Family Dwellings, Townhomes of Four (4) Units or More. Upon receipt of a complete application for final plat approval, including all information and documentation required by 11-5-2 and 11-5-3, the ALUA shall:

- A. Complete its 4th and final review cycle of the applicant's final plat and subdivision improvement plans not later than 20 days after the day on which said application was submitted; and
- B. In the event that the proposed final plat and final subdivision improvement plans have not materially changed from the approved preliminary plat and subdivision improvement plans, and if the proposed final plat meets all requirements of this chapter and Utah Code Ann §10-9a-601 et. set., the ALUA shall approve the final plat and final subdivision improvement plans.
- C. If on the fourth or final review cycle, the City fails to respond within twenty (20) business days, the City shall, upon the request of the property owner, and within ten (10) business days after the day on which the request is received:
 1. for a dispute arising from the subdivision plans, assemble an appeal panel in accordance with Utah Code Ann. §10-9a-508(5)(d) to review or deny the final revised set of plans; or
 2. for a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City's land use appeal authority.

11-5-5: Planning Commission and City Council Review of Application for Final Plat Approval for Commercial Subdivisions, Industrial Subdivisions, Multi Family Residential Subdivisions of More than Four (4) Units, Planned Development Communities and Applications Affecting Property Within Identified Geological Hazard Areas. Upon receipt of a complete application for final plat approval for any subdivision other than those described in §11-4-1 above, including all information and documentation required by 11-5-2 and 11-5-3, and after review by city staff and to ensure compliance with the approved preliminary plat and subdivision improvement plans,

- A. The planning commission:

1. may, but shall not be required to, schedule a public meeting and provide public notice of the date, time and place of said meeting, along with the agenda which shall include an item for review of the application for final plat approval; and
 2. Shall, upon conclusion of its review of said application for final plat approval, forward said final plat and all accompanying subdivision improvement plans, construction drawings and other documents to the city council along with a recommendation for approval, approval with conditions, or denial.
- B. The city council shall, upon receipt of the recommendation of the planning commission:
1. At its next regularly scheduled city council meeting, include as an agenda item review of the application for final plat approval and the planning commission recommendation; and
 2. Upon conclusion of its review of said application for final plat approval and the accompanying planning commission recommendation, the city council shall approve the application for final plat approval if the final plat and subdivision improvement plans comply with the approved preliminary plat plus any conditions required by the City Council in connection with approval of the preliminary plat, all applicable city ordinances, and the requirements of Utah Code Ann. §10-9a-601.

Chapter 6

Recording of Plat

11-6-1: Requirements for Recording of Final Plat

11-6-2: Revocation of Final Plat Not Timely Recorded

11-6-1: Requirements for Recording of Final Plat. No final subdivision plat shall be recorded at the office of the Washington County Recorder, unless and until the following conditions are met:

- A. The application for final subdivision plat approval, together with all subdivision improvement plans and construction drawings, shall have been approved by the ALUA or City Council, as the case may be. Any material changes to the final plat/mylar from the date of ALUA or City Council approval to the date of recording, as determined by the city attorney, shall necessitate the filing of an application for an amended plat.
- B. All required dedications and all required signatures and acknowledgments on the final plat/mylar shall have been obtained in accordance with this Title.
- C. A subdivision report for the property shall have been prepared and submitted to the city attorney with an effective date of 30 days of the date of the final plat approval.
- D. An improvement completion assurance for public landscaping improvements and/or infrastructure improvements shall have been submitted to and approved by the

- ALUA or City Council, as the case may be, in accordance with §11-7-2.
- E. An improvement warranty for the improvement warranty period shall have been submitted to and approved by the ALUA or City Council, as the case may be, in accordance with §11-7-5.
- F. All recording fees assessed by the recorder's office shall have been paid by the applicant.

11-6-2: Revocation of Final Plat Not Timely Recorded. The applicant shall be responsible to ensure that all conditions and requirements for final plat recordation have been met, and that the final plat/mylar is recorded at the office of the Washington County Recorder within one (1) year of the date of the city engineer's signature. Failure to record the final plat/mylar within said one (1) year period shall result in a revocation of final plat approval. In the event that a final plat approval is revoked, the applicant must obtain new preliminary plat approval before applying for new final plat approval.

Chapter 7

Completion Assurance, Construction of Improvements, Warranty

- 11-7-1: Completion of Improvements or Improvements Completion Assurance
- 11-7-2: Improvements Completion Assurance
- 11-7-3: Construction of Subdivision Improvements; Standards; Specifications
- 11-7-4: Inspection of Improvements
- 11-7-5: Warranty of Improvements
- 11-7-6: Drawings of Record

11-7-1: Completion of Improvements or Completion Assurance. Except as may be otherwise provided in a valid development agreement, before an applicant conducts any development activity or records a subdivision plat, the applicant shall:

- A. Complete construction and installation of any required public landscaping improvements or infrastructure improvements, or
- B. Post an improvement completion assurance for any required public landscaping improvements or infrastructure improvements.

11-7-2: Improvement Completion Assurance. If an applicant elects to post an improvement completion assurance:

A. The applicant shall provide completion assurance for 100% of the cost of the required public landscaping or infrastructure improvements, as determined by an engineer's estimate of the cost required to complete the improvements or the amount of a licensed contractor's bid (or, if the city has inspected and accepted a portion of the public landscaping improvements or infrastructure improvements, 100% of the incomplete or unaccepted public landscaping improvements or infrastructure), plus 10% of the amount of the assurance to cover administrative costs incurred by the City to complete the improvements, if necessary.

B. The City may not require an applicant to post an improvement completion assurance for:

1 public landscaping improvements or an infrastructure improvement that the City has previously inspected and accepted.

2 infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements adopted in City's land use regulations.

3 any development where all infrastructure improvements within the development are required to be privately owned.

4 landscaping improvements that are not public landscaping improvements, unless the landscaping improvements and completion assurance are required under the terms of a development agreement.

C. As a condition for increased density or other entitlement benefit not currently available under the existing zone, the City may require a completion assurance bond for landscaped amenities and common area that are dedicated to and maintained by a homeowner's association; provided, however, that any agreement regarding such completion assurance bond shall be memorialized in a development agreement between the City and the applicant. Notwithstanding the foregoing, the City may not require a completion assurance bond for the landscaping of residential lots or the equivalent open space surrounding single family attached homes, whether platted as lots or common area.

D. An improvements completion assurance shall remain in effect for a period of one (1) year from the date of final subdivision plat approval, and shall be accomplished by one of the following methods:

1. The applicant shall post a bond with a surety company which has a AAA bond rating and is licensed to do business in the State of Utah

2. The applicant shall deposit funds into an escrow account acceptable to City.

3. The applicant shall provide such other financial guarantee as may be acceptable to City.

E. When the City accepts an improvement completion assurance for public landscaping improvements or infrastructure improvements for a development as provided herein, the City may not deny an applicant a building permit if the development meets the requirements for the issuance of a building permit under the building code and fire code.

F. Any improvement completion assurance accepted by the City may be partially released as portions of the required landscaping or infrastructure improvements are completed and accepted by the City. Funds held as improvement completion assurance shall be released by the City in an amount equal to the actual cost of performing the work minus ten percent (10%). Partial release shall be subject to the city engineer's acceptance of a logical completion of infrastructure improvements to support the subdivision in question.

11-7-3: Construction of Improvements. The subdivider shall be responsible for completion of construction of public landscaping and subdivision infrastructure improvements within one (1) year of the date of final plat approval in accordance with the LaVerkin City 2022 Design and Construction Standards, as the same now exists or as may be amended from time to time in the future.

11-7-4: Warranty Assurance. In addition to a completion assurance escrow account or bond, as specified in 11-7-2 D., the applicant/subdivider shall warrant all subdivision improvements, including the quality of all materials and workmanship, for a period of one (1) year after said improvements are completed and accepted by the City. At any time before the City accepts a public landscaping improvement or infrastructure improvement, and for the duration of the improvement warrant period specified herein, the City shall require applicant to:

A. Execute an improvement warranty, either separately or as part of the completion assurance, for the one (1) year improvement warranty period, and

B. Post a cash deposit, surety bond, letter of credit or other similar security, as required by the city, in the amount of up to ten percent (10%) of the lesser of the City Engineer's original estimated cost of completion of applicant's reasonable proven cost of completion.

11-7-5: Final Inspection, Acceptance, Corrective Work. Upon receipt of written certification from the subdivider/applicant that all construction and installation of subdivision improvements have been completed:

A. The City Engineer and Public Works Director shall make a final inspection of the improvements and shall submit a report to the City Administrator, setting forth the conditions of such facilities.

B. The City Administrator shall cause such portion of the completion assurance not previously released pursuant to §11-7-2 F., minus 10% of the amount posted as a warranty assurance, to be released if:

- 1 If the improvements are accepted by city as having been completed in accordance with the terms and conditions of preliminary and final plat approval and the provisions of this Title, and

2 all liens are paid.

C. If the City Engineer and Public Works Director determine that the materials or workmanship is defective or otherwise does not meet the standards of the City, that portion of the completion assurance escrow funds, bond or other assurance which has not been released pursuant to §11-7-2 F., together with the warranty assurance bond, shall be retained by City until such time that said defects in workmanship or materials are corrected by the subdivider/applicant, or the City has obtained a release of said assurance funds for corrective work to be performed by the City.

11-7-6: Drawings of Record. After final installation of all improvements and the final inspection and approval of the same, the contractor shall provide a complete set of drawings of record for all improvements that includes all items listed in the construction drawings and any improvement dimensions or changes to the improvements as they were constructed in the field. The drawings shall be submitted on twenty-four inch by thirty six inch (24" x 36") sheets. No bond shall be released until drawings of record are received, and if changes were made to improvements, a new drawing of record for such improvements shall be submitted, as appropriate, before release of the bond. A submittal of drawings of record shall include a transmittal letter, in duplicate, containing the submittal date, project title, and the signature of the contractor or the contractor's authorized representative. The transmittal letter shall also include certification by a professional engineer or surveyor, licensed in the state of Utah, that each drawing of record is complete and accurate.

Chapter 8 Vacating or Amending a Subdivision

11-8-1 Vacation or Amendment of Subdivision

11-8-1: Vacating or Amending Subdivision. The vacation or amendment of all or a part of a subdivision shall be subject to and governed by the requirements of Utah Code Ann §§10-9a-608, 10-9a-609 and 10-9a-609.5.

Chapter 9 Validity; Penalty

11-9-1 Validity of Ordinance

11-9-2 Penalty for Violation

11-9-1: Validity. If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portion of this title.

11-9-2: Penalty. Any subdivider or other person who shall violate or fail to comply with any of the provisions of this title shall be guilty of an Infraction and punished as provided by law upon conviction.

BE IT FURTHER ORDAINED that all ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

BE IT FURTHER ORDAINED that the subject matter of this ordinance shall be deemed to be of an urgent nature or in the nature of an emergency and shall take effect immediately upon publication or posting as required by Utah law.

PASSED AND APPROVED this _____ day of _____, 2024.

City of LaVerkin



Attest:

Kelly B. Wilson, Mayor

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Blair Gubler	_____	_____
Patricia Wise	_____	_____

Richard Hirschi
Micah Gubler

Nancy Cline, City Recorder

DRY

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH,
ADOPTING THE 2024 SOUTHERN UTAH REGIONAL TRAIL STANDARDS AS
PART OF THE LAVERKIN CITY MASTER TRANSPORTATION PLAN WHICH IS
AN ELEMENT OF THE LA VERKIN CITY GENERAL PLAN.

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, the City of LaVerkin has previously adopted the LaVerkin City General Plan, which includes a Master Transportation Plan as an element of said General Plan; and

WHEREAS, Utah Code Ann. §10-9a-403(2)(a)(ii), requires municipalities to prepare maps, charts, and descriptive and explanatory information for transportation and traffic circulation within the municipality, including active transportation facilities like trails, as part of its Master Transportation Plan; and

WHEREAS, the City of LaVerkin is committed to a Moderate Income Housing Strategy which demonstrates investment in the rehabilitation or expansion of infrastructure which supports attainable housing by improving connectivity within communities and promoting alternate modes of transportation utilizing regional trails;

WHEREAS, the City has engaged in trail planning with other governmental entities in Southern Utah, resulting in the preparation of the 2024 Southern Regional Trail Standards for adoption by each municipality in Southern Utah;

WHEREAS, the proposed 2024 Southern Utah Regional Trail Standards have design guidelines for the construction and development of paved trails, including trail dimensions, permitted uses, levels of service, signage, trail and street interface, and active transportation facilities generally;

WHEREAS, the LaVerkin City Planning Commission, after public notice and public hearing on September 11, 2024, recommended adoption of the 2024 Southern Utah Regional Trail Standards by the LaVerkin City Council as part of the city's Master Transportation Plan and as an element of the city's General Plan; and

WHEREAS, it is in the best interest of the residents of the City of LaVerkin that said 2024 Southern Utah Regional Trail Standards be adopted as part of the city's Master Transportation Plan in order to plan for current and future active transportation needs and to support future development in a manner that correlates with population and employment projections in the city and in Washington County;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah, as follows:

1. That the 2024 Southern Utah Regional Trail Standards, a copy of which is attached hereto as Exhibit A and incorporated herein as if fully set forth is hereby adopted as part of the LaVerkin Master Transportation Plan and as an element of the LaVerkin City General Plan.

2. That notwithstanding any language therein to the contrary, the provisions of said 2024 Southern Regional Trail Standards shall be requirements and not just recommendations unless otherwise approved by the LaVerkin City Council on a case-by-case basis.

BE IT FURTHER ORDAINED that this Ordinance shall be deemed to be of an urgent nature or in the nature of an emergency and shall take effect immediately upon publication or posting as required by Utah law.

APPROVED AND ADOPTED this _____ day of September, 2024.

City of LaVerkin

Kelly B. Wilson, Mayor

Attest:

Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2024, whereupon, a motion to adopt said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

NAME	VOTE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Nancy Cline, City Recorder

2024

Southern Utah

Regional Trail Standards

Acknowledgments

Cedar City Active Transportation Committee	Jacqueline Grant
City of St. George	Cathy Hasturfer
	Lloyd Sutton
	Mark Goble
City of St. George City Council	Danielle Larkin
DMPQ/Five County AOG	Maie Wilberg
Greater Zion	Leslie Fongar
Hurricane City	Arthur Lebaron
Twins City	Chuck Gillette
La Verkin City Council	Patty Wise
Santa Clara City	Ryan VonCannon
Southern Utah Bicycle Alliance/BikeUtah	Ryan Gurr
Springdale	Tom Danie
St. George Bicycle Collective	Michael Hernandez
St. George Police Department	Curtis Spreng
Utah Department of Transportation	Chris Hall
Washington City	Paul Walker

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03	Trail Signage and Markings	19
04	Trail/Street Interface	27

01 Introduction

Introduction

INTRODUCTION

The Southern Utah Regional Trail Standards document outlines standards for the design and implementation of paved trails in Southern Utah. For the purposes of this document, "trail" refers to paved, multi-use paths intended for two-way, non-motorized transportation and recreation. The purpose of this document is to promote a consistent approach to trail design and is intended to be adopted and used by local jurisdictions, agencies, and private developers when building new trails. Jurisdictions are encouraged to evaluate existing trails to determine where improvements can be made to align with the standards in this document.

BASIS FOR DESIGN STANDARDS

The standards outlined in this document were developed in coordination with representatives from various local jurisdictions and stakeholder groups and are based on national best practices for the design of paved trails, including guidance from The American Association of State Highway and Transportation Officials (AASHTO), the Federal Highway Administration (FHWA), and the National Association of City Transportation Officials (NACTO). Specific guidance referenced in this document includes:

- AASHTO's Guide for the Development of Bicycle Facilities (2012) - any reference to "AASHTO" within this document refers to Chapter 5 of this guide
- FHWA's Manual on Uniform Traffic Control Devices (2023 edition)
- FHWA's Small Town and Rural Multimodal Networks guide (2016)
- FHWA's Improving Visibility at Trail Crossings guide (2021)
- FHWA's Shared-use Path Level of Service Calculator (2006)
- FHWA's Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (2018)
- NACTO's Urban Bikeway Design Guide (2014)
- NACTO's Don't Give Up at the Intersection guide (2019)



Trail Users

Paved trails, also referred to as shared use paths, are intended to accommodate a variety of non-motorized users who travel at varying speeds and for different purposes, including transportation and recreation. Tables 1.1 and 1.2 outline permitted and prohibited uses on public access trails in Southern Utah.

According to Utah State law, electric-assist devices such as e-bikes are allowed on motor size trails. E-bikes are designated base on motor size, maximum assisted speed, and throttle-assist.

Table 1.1 - Permitted Uses on Trails

PERMITTED USES	SPEED OF TRAVEL	DEFINITIONS / CONSIDERATIONS
Walking/Running	1 to 9 mph	• Need wider areas for traveling in groups or walking dogs • Prefer separation from faster-moving trail users • Prefer trails with consistent lighting • May prefer a soft-surface tread
Wheelchairs	1 to 3 mph (nonmotorized) 3 to 5 mph (motorized)	• Prefer separation from faster-moving trail users
Equestrians	3 to 8 mph (trot)	• Prefer a soft-surface tread separated from people riding bicycles
Pedal Cycles	6 to 25 mph (20 mph limit on trails)	• Human powered • Includes unicycles, bicycles, tricycles, and adaptive pedal cycles
Class 1 E-bikes	20 mph max.	• 750 watt motor or less; pedal assist only (no throttle); number of wheels not specified
Class 2 E-bikes	20 mph max.	• 750 watt motor or less; pedal assist and throttle; number of wheels not specified
Class 3 E-bikes	28 mph max. (20 mph limit on trails)	• 750 watt motor or less; pedal assist only (no throttle); must have a speedometer; number of wheels not specified • Commonly used as transportation device for bicycle commuters
Other Personal Mobility Devices	20 mph max.	• Includes in-line skates, one-wheels, hover boards, electric scooters, electric skateboards, segways, or other personal mobility devices that do NOT exceed 20 mph exclusively using motor power

Table 1.2 - Prohibited Uses on Paved Trails

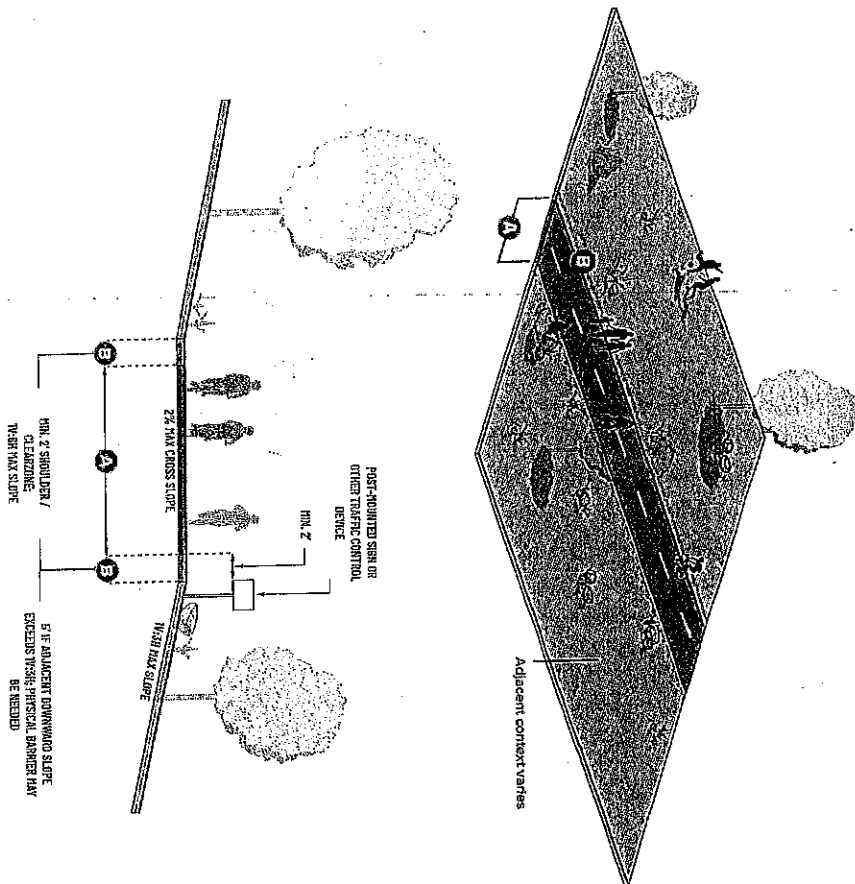
PROHIBITED USES	DEFINITION
Unclassified E-bikes	• Motor greater than 750 watts • Unrestricted motor assisted speed with pedal assist • Unrestricted motor assisted speed with throttle
Motorcycles and E-motorcycles	• Motors capable of speeds greater than 20 mph • Throttle • Foot pegs or aftermarket pedal kits
Golf Carts or Equivalent	• A motorized off-highway vehicle with four low-pressure or non-pneumatic tires
ATVs (Type I and II)	• Passenger vehicles, trucks, etc. or any motorized vehicle that can go more than 20 mph exclusively using motor power,
Other motorized vehicles	

02 Trail Dimensions

Baseline Trail Dimensions

TYPICAL TRAIL CROSS SECTION

The baseline standard for trail dimensions should follow guidance as outlined in Chapter 5 of AASHTO's Guide for the Development of Bicycle Facilities and illustrated in the figures at the right. Trail design should use the typical cross section unless urban context or anticipated trail use necessitates a different approach. Guidance for varying contexts can be found on subsequent pages of this document.



DESIGN CRITERIA

- A** 10' paved trail; not to exceed 2% cross slope (Note 1)
- B** 2-3' graded shoulder; not to exceed 1/4% cross slope (Note 2 & 3)

NOTES

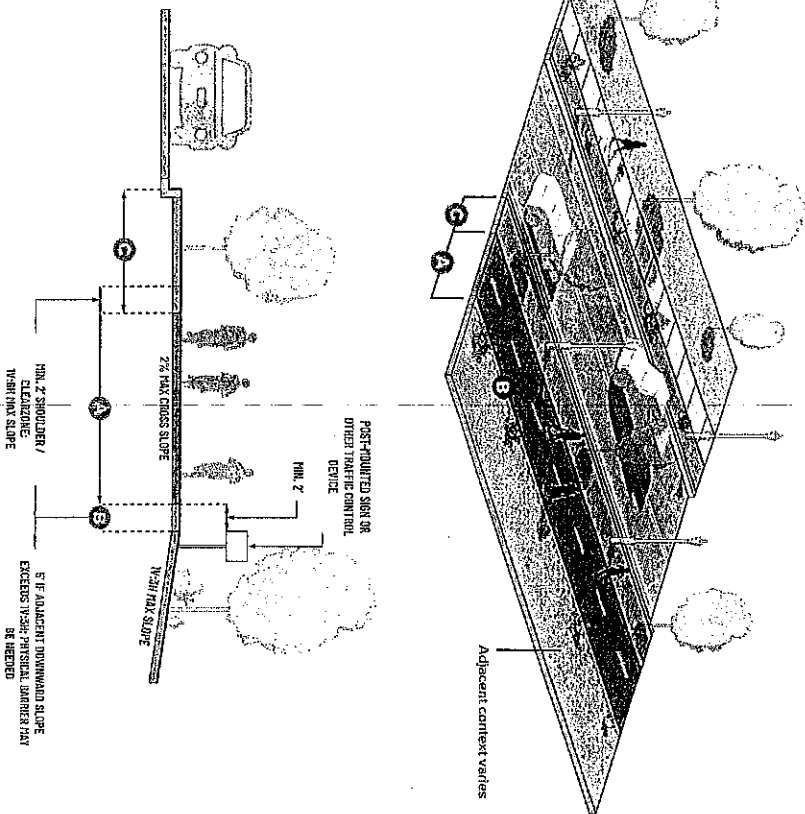
1. More width may be necessary, depending on context. (See page 10)
2. Graded shoulder must be kept clear of vegetation; signage, lighting, or any other vertical obstructions.
3. Where a trail is adjacent to bodies of water or steep downward slopes of 1/4-3/4% or steeper, provide 5' (minimum) separation from top of slope to edge of path; physical barriers may be needed. See AASHTO for more guidance.
4. Follow AASHTO guidance for trail design related to cross slopes, horizontal curves, grades, design speed, sight distances, stopping distances, security, etc.

Trail Construction Specifications: Trail cross section should consist of 2.5" voidless hot mix asphalt over 6" compacted road base course (unless otherwise specified in geotechnical investigation to accommodate site specific conditions). Consider using saw-cut concrete in flood plains, areas that may be periodically submerged, or areas of frequent washout.

TRAILS ADJACENT TO ROADWAYS

Trail adjacent to roadways, also known as sidepaths, require additional considerations for trail user safety and comfort, such as separation from vehicle traffic and mitigating conflicts at driveways and intersections. Where these conflicts are more prevalent, alternatives such as one-way separated bikeways should be considered in addition to sidewalks. This section addresses trails adjacent to lower-speed roadways such as local, collector, and sometimes arterial streets. For trails adjacent to higher-speed roadways, see page 16.

Trail Construction Specifications: Trail cross section should consist of 2.5" voidless hot mix asphalt over 6" compacted road base course (unless otherwise specified in geotechnical investigation to accommodate site specific conditions). Consider using saw-cut concrete in flood plains, areas that may be periodically submerged, or areas of frequent washout.



DESIGN CRITERIA

- A 10' paved trail not to exceed 2% cross slope (Note 1)
- B 2-3' graded shoulder not to exceed 1 1/2% cross slope (Note 2 & 5)
- C Minimum buffer (Note 3 & 4)

NOTES

1. More width may be necessary depending on context.
2. Graded shoulder must be kept clear of vegetation, signage, lighting, or any other vertical obstructions.
3. Buffer is measured from face of curb (if present) or the edge of the paved roadway (paved shoulders do not count towards the width of the buffer). Reference local standards for minimum widths needed for street trees.
4. Where buffer is less than 5', a physical barrier should be provided between the trail and the roadway.
5. See page 16 for trails adjacent to highways.
6. Where a trail is adjacent to bodies of water or steep downward slopes of 1V:3H or steeper, provide 5' (minimum) separation from top of slope to edge of path; a physical barrier may be needed - see AASHTO for more guidance.
7. Follow AASHTO guidance for trail design related to cross slopes, horizontal curves, grades, design speed, sight distances, stopping distances, security, etc.

Context-based Dimensions

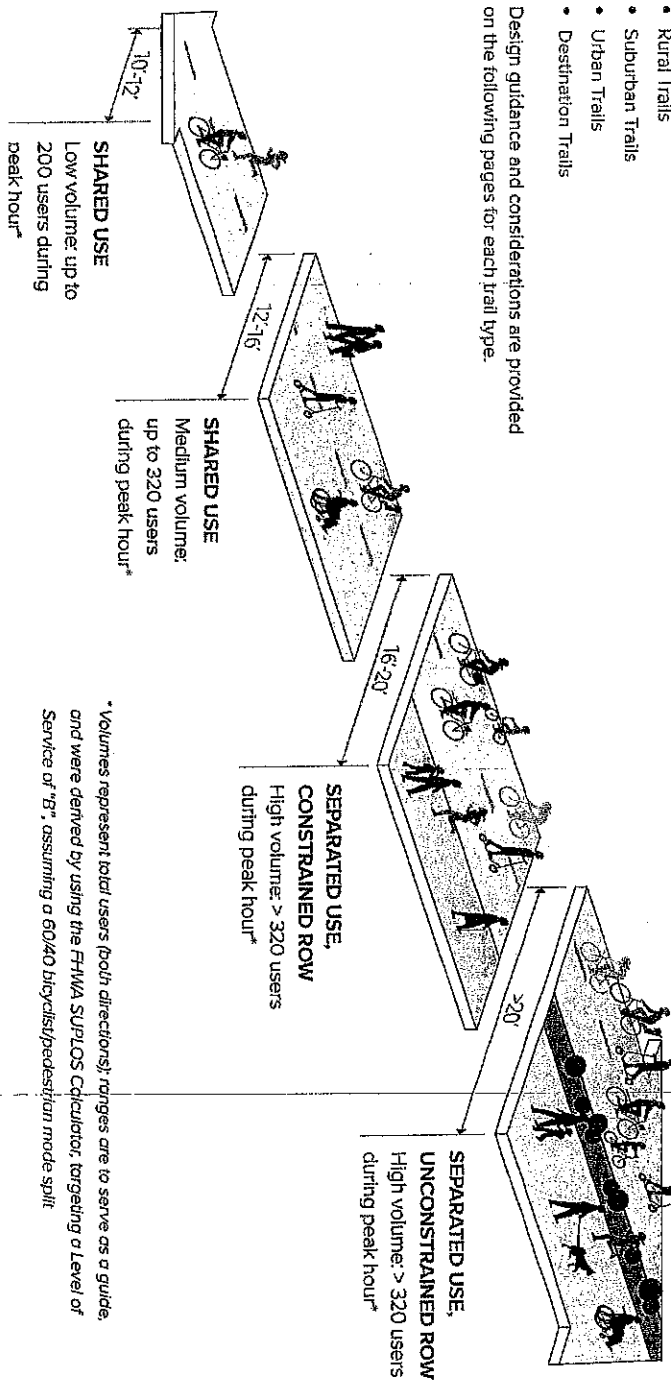
The standards outlined under "Baseline Trail Dimensions" establishes minimum dimensions for paved trails in Southern Utah. However, appropriate trail dimensions vary depending on user demand and urban context. In some cases, a 10' shared-use path is not sufficient to provide a high-quality user experience. As volumes and mix of user types increases on trails, more width, and possible user separation, is necessary to maintain a high-quality user experience. This section outlines a trail classification approach to aid trail designers in determining appropriate trail dimensions and design elements.

TRAIL CLASSIFICATION

Trails in Southern Utah are classified into four categories based on urban context and projected demand:

- Rural Trails
- Suburban Trails
- Urban Trails
- Destination Trails

Design guidance and considerations are provided on the following pages for each trail type.



TRAIL LEVEL OF SERVICE

Level of service (LOS) measures the operational conditions of a given corridor in terms of speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience, and is commonly applied to roadways and motor vehicle traffic. The Federal Highway Administration (FHWA) adapted the LOS concept to paved trails and bicycle traffic by developing the Shared-Use Path LOS (SUPLOS) Calculator. This tool helps trail designers determine appropriate trail widths and need for user separation based on anticipated or recorded trail user volumes and the variety of user types, or mode split.

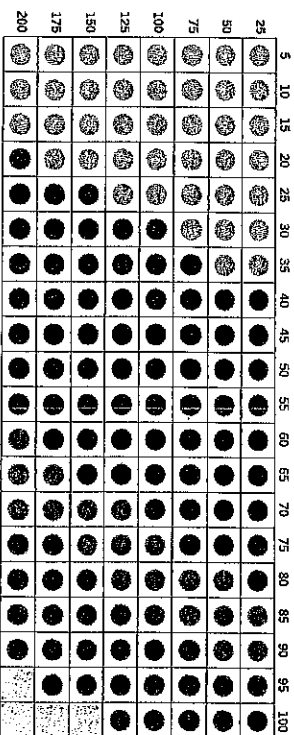
The SUPLOS Calculator grades trails on a scale from best to worst (A to F), with grades A-C being considered acceptable levels of service and D-F being considered degraded levels of service. There are a number of criteria that FHWA acknowledges are missing from the SUPLOS Calculator, including perceived safety, physical setting, quality of scenery, proximity to adjacent motor vehicle traffic, presence or degree of steep slopes, frequency and design of curves, and material conditions. However, it still serves as a useful tool in planning and designing new and improved trails.

The tables at right illustrate recommended trail widths in order to achieve LOS B and LOS C, depending on bicyclist and pedestrian volumes. These tables should be used when evaluating the LOS of existing trails to determine the trail width needed to achieve the desired LOS. LOS B is considered "Good" and retains significant room to absorb more users while still providing a high-quality user experience. A trail with LOS C is considered "Fair" and meets current demands, but an increase in users will begin to diminish the user experience.

For new trails where count data is not available, trail width should be determined by the trail classification assigned to the trail, which is based on surrounding context and anticipated demand. See pages 12-18 for more guidance.

Note: When a separate lane or trackway is provided for pedestrians, pedestrian volumes do not need to be factored into the calculation for trail width. However, a minimum of 6' for pedestrian lanes and 10' for bicycle trails should be maintained in order to accommodate two-way travel.

Bicyclist Volume (users per hour) in one direction

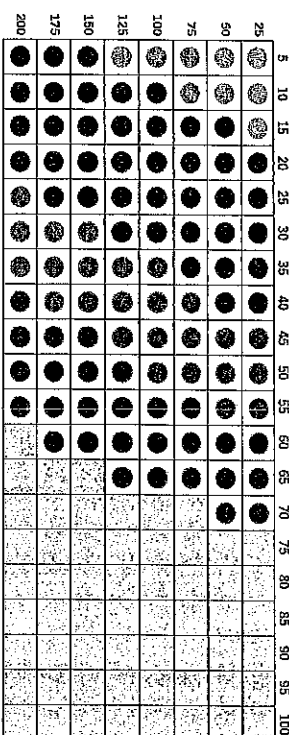


Trail Width Necessary for Level of service C



*Pedestrian count assumed to be 60's walking and 40's running

Bicyclist Volume (users per hour) in one direction



Trail Width Necessary for Level of service B

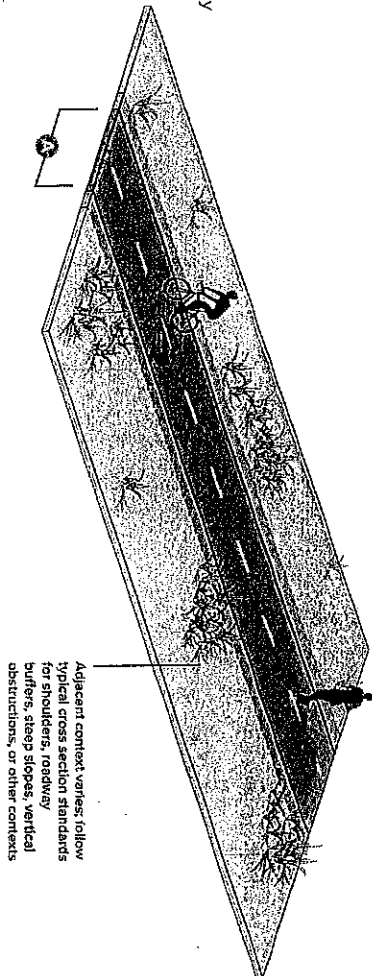
Pedestrian Volume (users per hour) in one direction*

RURAL TRAIL

Rural Trails are characterized as longer spans of trail in rural contexts where destinations and access points are few and far between. As such, they are more likely to serve recreational trail users, such as recreational cyclists and long-distance runners, but may also see use from commuters traveling longer distances.

EXAMPLES OF RURAL TRAILS

- SR-48 Trail
- Red Hills Parkway Trail
- Whip Trail (Snow Canyon State Park)
- Segments of Virgin River Trail farther away from town



Trail Construction Specifications: Trail cross section should consist of 2.5" voidless hot mix asphalt over 6" compacted road base course (unless otherwise specified in geotechnical investigation to accommodate site specific conditions). Consider using saw-cut concrete in flood plains, areas that may be periodically submerged, or areas of frequent washout.

DESIGN CRITERIA

1. Typically all cross section of wide trail with 2-3' graded shoulders (Notes)

NOTES

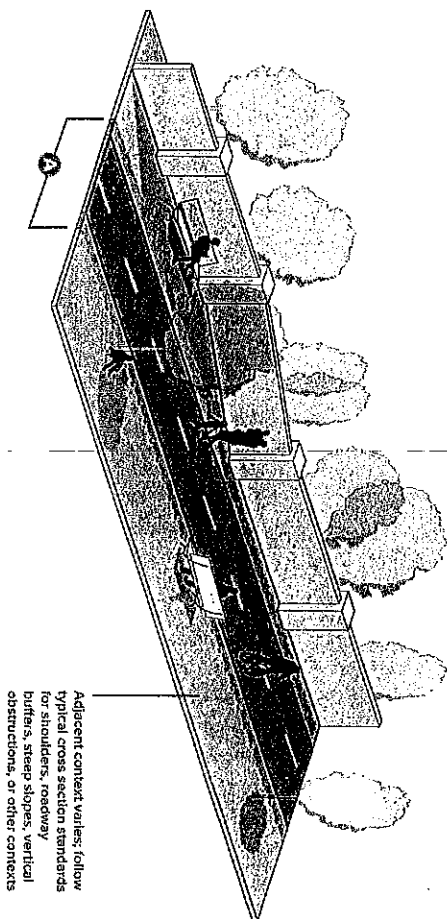
1. Wide trail to 12' where volumes may be higher, including adjacent to rail roads or approaching popular destinations such as state or national parks.
2. Use wayfinding signage to indicate distance to nearby amenities and rest areas.
3. Follow AASHTO guidance for trail design related to cross slopes, horizontal curves, grades, design speed, sight distances, stopping distances, security, etc.

SUBURBAN TRAIL

Suburban trails are the most common trail type in the region and are characterized by suburban adjacent land use patterns such as low-density residential and big box commercial. They may fall within open space, riparian, or utility corridors or alongside roadways. They primarily serve adjacent neighborhoods, but may attract regional through traffic, and serve a variety of users, including pedestrians, joggers, dog walkers, recreational cyclists, and commuter cyclists.

EXAMPLES OF SUBURBAN TRAILS

- Halfway Wash Trail
- Snow Canyon Parkway Trail
- Lava Flow Trail
- 3000 East Trail



Adjacent context varies; follow typical cross section standards for shoulders, roadway buffers, steep slopes, vertical obstructions, or other contexts

DESIGN CRITERIA

- 1. Typical trail cross section: 10' wide trail with 2-3' graded shoulders (Note 1)

NOTES

1. Wider trail to 12' where volumes may be higher, including adjacent to schools, commercial nodes, transit stops, trailheads, or when the trail also serves as a circulation route within a park.

Trail Construction Specifications: Trail cross section should consist of 2.5" voidless hot mix asphalt over 6" compacted road base course (unless otherwise specified in geotechnical investigation to accommodate site specific conditions). Consider using saw-cut concrete in flood plains or areas of frequent washout.

URBAN TRAIL

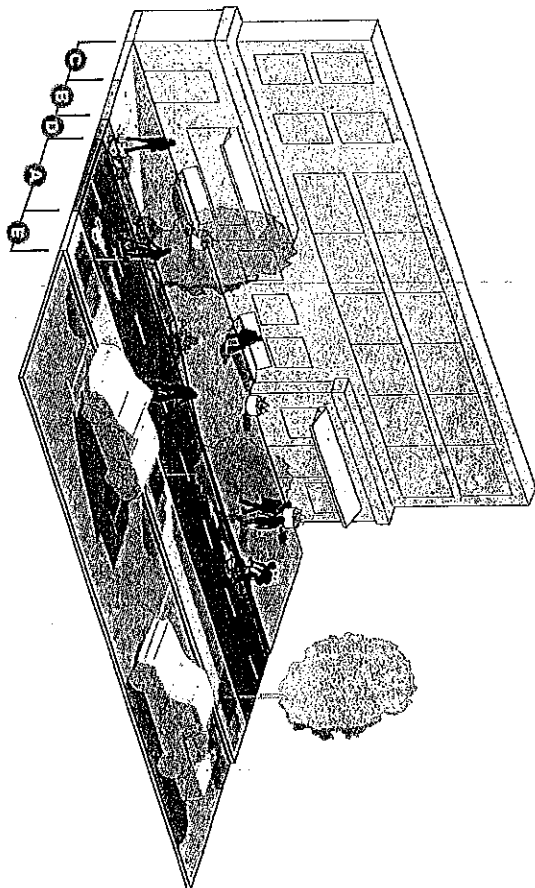
Urban Trails are characterized by fronting commercial, institutional, civic, multi-family, or other high-density land uses that immediately front the trail and where high volumes of foot traffic are anticipated. Physical cross section elements may vary depending on site specific needs and constraints; however, separation of pedestrians and bicyclists should be a priority.

Two-way bicycle facilities present several challenges in urban contexts (e.g., driveway and intersection conflicts); one-way separated bike lanes may better address these issues in some circumstances.

EXAMPLES OF URBAN TRAILS

- 300 W (Salt Lake City)
- 900 S, 9-Line Trail (Salt Lake City)

Trail Construction Specifications: Trail cross section should consist of 2.5" voidless hot mix asphalt over 6" compacted road base course (unless otherwise specified in geotechnical investigation to accommodate site specific conditions). Consider using saw-cut concrete in flood plains, areas that may be periodically submerged, or areas of frequent washout.



DESIGN CRITERIA

- A** 12-14 ft. width marked for bicyclists
- B** 6-8 ft. pedestrian through zone
- C** Frontage zone 2.5' wide or greater depending on fronting uses
- D** Pedestrian buffer/presence and width will vary based on available right-of-way; see Note 1
- E** Street buffer: 5 minimum width (see Note 2)

NOTES

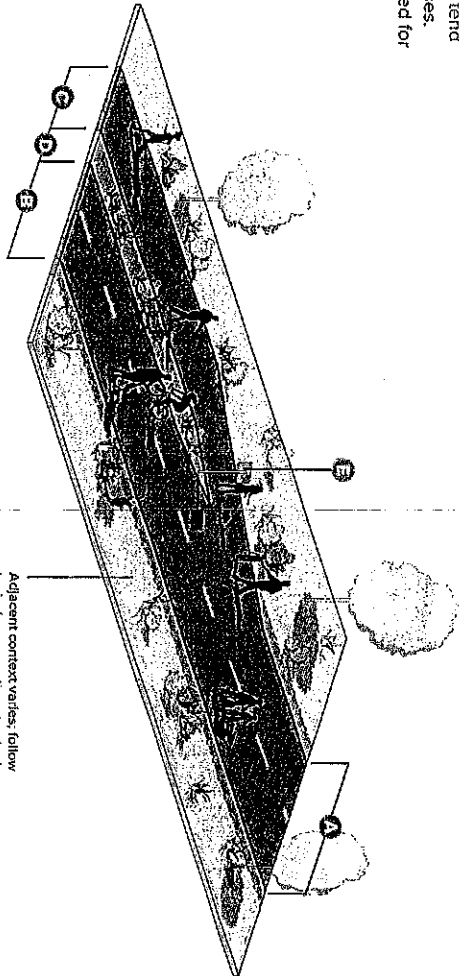
1. To encourage compliance of bicycle and pedestrian separation, consider differing pavement materials, landscape buffers, pavement buffers, or delineation, mountable curbs, or a combination of the above tactics. Directional indicators should be used if no other landscaping or vertical separation can be provided.
2. Reference local standards for minimum widths needed for street trees.

DESTINATION TRAIL

A destination trail is a trail that attracts both local and regional users as well as people visiting from out of town. In addition to nearby residents using the trail for transportation and recreation, people will travel from farther away to use the trail for recreation. Because of this, destination trails tend to see higher volumes and a higher mix of uses. More visitors on the trail may support the need for more trail width and wayfinding.

EXAMPLES OF DESTINATION TRAILS

- Virgin River Trail



Adjacent context varies; follow typical cross section standards for shoulders, roadway buffers, steep slopes, vertical obstructions, or other contexts

DESIGN CRITERIA

- A 14-16' trail width where separate pedestrian paths not provided
- B 10-12' trail width when separate pedestrian path is provided
- C 6-8' pedestrian path for slower moving trail users
- D Buffer (presence and width will vary based on available right-of-way, see Note 1)
- E Messaging to indicate trail separation

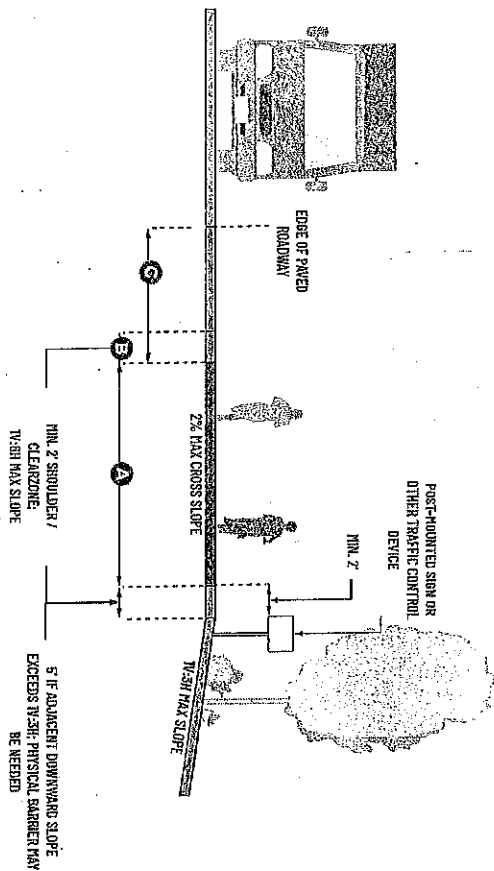
NOTES

1. User separation may only be necessary; intermittently, physical separation preferred but striping and pavement markers may also be used to create pedestrian lane
2. Pedestrian path surface material may differ from trail surface
3. Follow AASHTO guidance for trail design related to cross slopes, horizontal curves, grades, design speed, sight distances, stopping distances, security, etc.

Special Circumstances

TRAILS ADJACENT TO HIGHWAYS

Trails adjacent to highways generally follow the same design principles as trails adjacent to other roadways; however, due to the fact that higher motor vehicle speeds occur along highways, and highways often lack concrete curbs, which provide more protection to trail users, more consideration is given to separation between trail users and highway users in this context. The standards outlined in this section may be subject to change based on UDOT review.



DESIGN CRITERIA

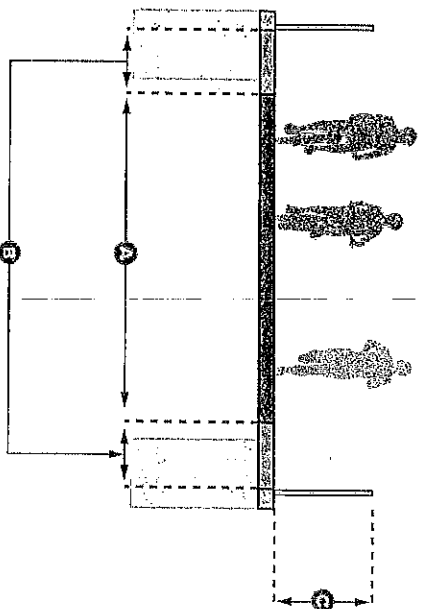
- A** Trail width varies (Note 1)
- B** 2-3' graded shoulder (Note 2)
- C** 10' minimum clear zone from edge of paved roadway to edge of trail (Note 5)

NOTES

1. Use 10' trail width unless greater width is necessary based on context; 12' minimum may be required by UDOT
2. Graded shoulder must be kept clear of vegetation, signage, lighting, or any other vertical obstructions
3. Where a trail is adjacent to bodies of water or steep downward slopes of 1V:3H or steeper, provide 5' (minimum) separation from top of slope to edge of path; a physical barrier may be needed - see AASHTO for more guidance
4. Follow AASHTO guidance for trail design related to design speed, sight distances, stopping distances, grades, security, etc.
5. If 10' width of clear zone cannot be achieved, a physical barrier should be provided between the roadway and the trail; type of barrier subject to UDOT review

TRAIL BRIDGES

Grade separated crossings such as bridges are sometimes needed to cross barriers such as rivers, drainage washes and channels, or busy streets and highways. The dimensions and design of bridges should maintain the same level of service, safety, and high-quality user experience as the trails they serve.



DESIGN CRITERIA

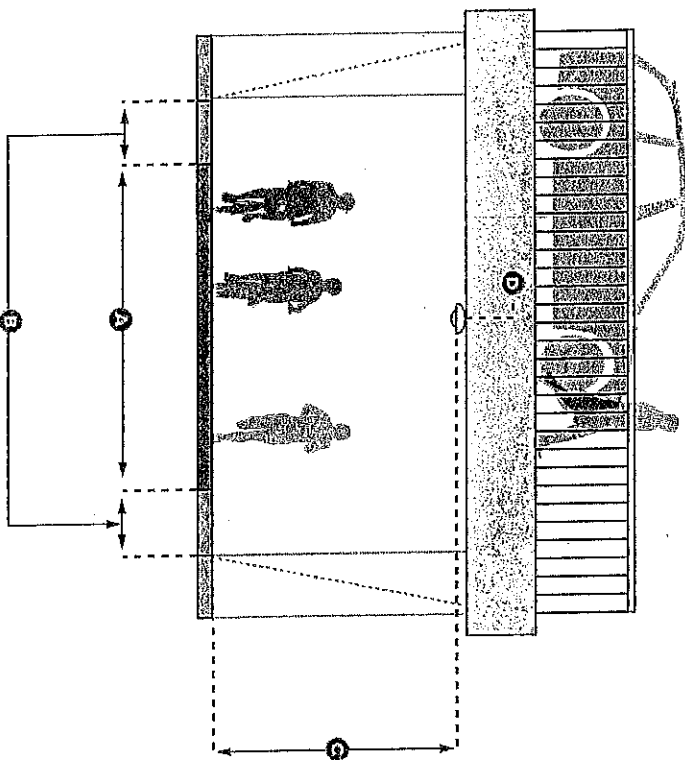
- A** Trail width varies (Note 1).
- B** 2' clear width.
- C** 42-48" railing or barrier (Note 3).

NOTES

1. Trail width on the bridge should match the width of the trail leading up to the bridge. Trail width does not include the clear width area.
2. If carrying the clear width across the entire bridge is not possible, a minimum the receiving clear width at the end of the bridge should allow 2' of clearance on each side of the trail and may taper to the trail width. Carrying the clear width across the entire bridge is desired to provide a clear width from the railing and mitigate conflicts with trail users who have stopped on the bridge.
3. Where a bicyclist's handlebar may come into contact with a railing, a smooth, wide rail trail may be installed at a height of 36-44".
4. Openings between horizontal or vertical members on railings and bridge edge protection should comply with ADA standards.

TRAIL UNDERCROSSINGS

Trail undercrossings, or tunnels, allow trail users to cross barriers such as busy streets and highways without interacting with motor vehicle traffic. Similar to bridges, the dimensions and design of undercrossings should maintain the same level of service, safety, and high-quality user experience as the trails they serve. This section provides guidance for creating a safe and comfortable experience.



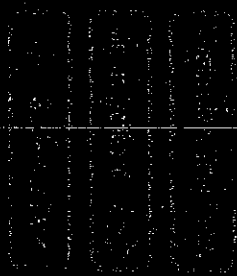
DESIGN CRITERIA

- A** Trail width varies (Note 1 & 2)
- B** 2' clear width (Note 3)
- C** 10' minimum vertical clearance
- D** Adequate 24-hour lighting should be provided in undercrossings (Note 5)

NOTES

1. If all width through undercrossing should match the width of the trail leading up to the undercrossing, trail width does not include the clear width area.
2. For undercrossings longer than 60', greater widths are preferred.
3. If carrying the clear width across the entire undercrossing is not possible, at a minimum, the receiving clear width at the end of the undercrossing should allow 2' of clearance on each side and may taper to the trail width tapered walls (leaning out) can decrease the clear width needed and create a more comfortable experience.
4. Where possible, make approach to undercrossing straight from both sides to maintain sightlines.
5. Where possible, (e.g. divided highway undercrossings), create openings to allow daylight to enter portions of the undercrossing.

03 Trail Signage and Markings



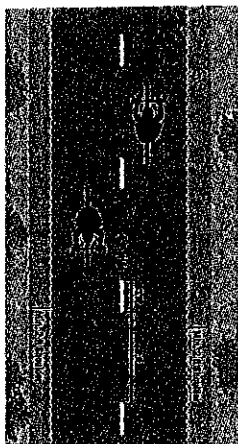
Pavement Markings & Striping

TRAIL STRIPING

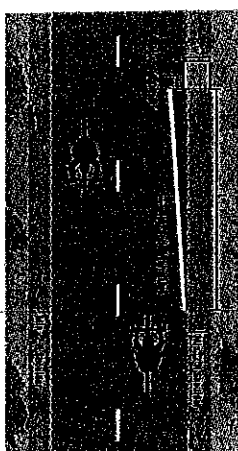
Trail striping should be used to delineate lanes of travel and trail obstructions and should be 4" wide. Striping patterns used on trails in Southern Utah include:

- Dashed yellow lines to separate directions of travel where sight lines allow safe passing
- Solid yellow lines to separate directions of travel and indicate no passing due to limited sight lines or upcoming conflict point (street crossing, trail junction, tunnel, bridge, etc.)
- Solid yellow lines to inform trail users of obstructions within the trail
- Solid white lines to inform trail users of obstructions on the edge of the trail
- Solid white lines to separate users traveling in the same directions

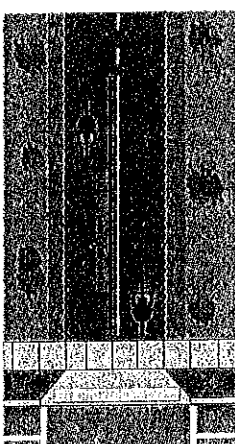
Jurisdictions may opt to not include centerline striping on their trails; however, it is encouraged in order to create consistency across the regional trail network.



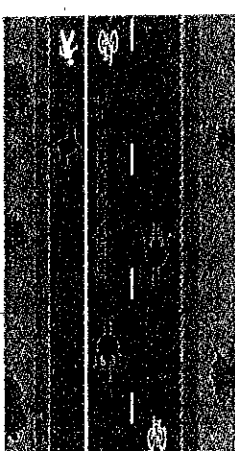
Dashed yellow



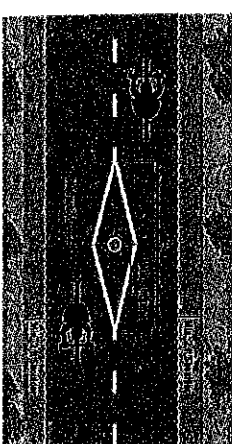
Solid white - obstruction at edge of trail



Solid yellow



Solid white - user separation



Solid yellow - obstruction in trail

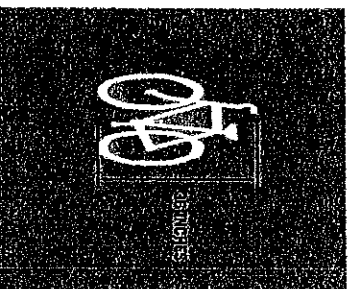
$L = WS$, where W is the offset in feet and S is the bicycle approach speed in mph

TRAIL PAVEMENT SYMBOLS

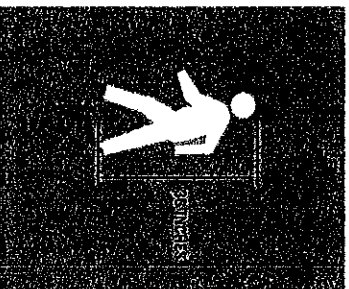
In addition to striping, trail pavement markings may be used to mark travel lanes for faster and slower moving trail users. A bicycle symbol should be used for lanes intended for faster moving trail users, and a pedestrian symbol should be used for lanes intended for slower moving trail users.

Additionally, where the installation of stop or yield signage is not feasible, word and/or symbol pavement markings may be used in lieu of signage. "Stop" should be communicated with a stop line and/or the word "STOP". "Yield" should be communicated with a yield line and/or the word "YIELD".

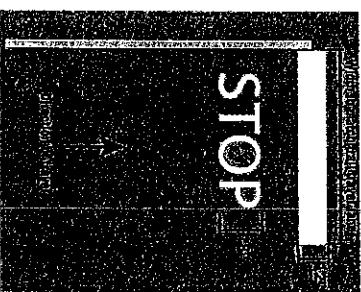
All trail pavement symbols should be made from thermoplastic or paint. Local preference may vary. Thermoplastic symbols are more durable and require heating equipment to apply. If paint is used, paint specifications should follow that which is used on local roadways.



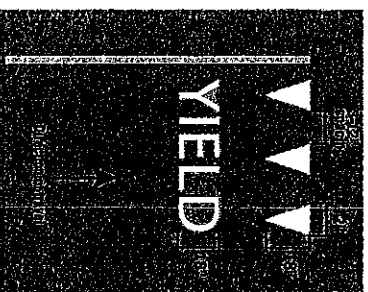
Bicycle pavement marking



Pedestrian pavement marking



Stop line and word pavement markings



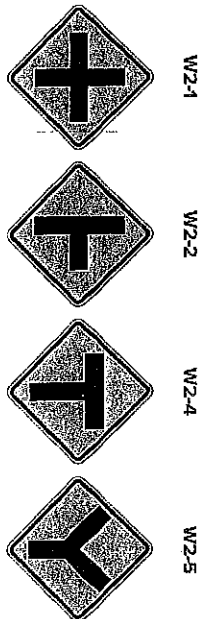
Yield line and word pavement markings

Signage

REGULATORY AND WARNING SIGNAGE

The placement of regulatory and warning signage should follow guidance outlined in AASHTO and the Manual on Uniform Traffic Control Devices (MUTCD) regarding trail clearances, distance from intersections based on stopping sight distances, mounting heights, and accessibility standards.

INTERSECTION WARNING



Size: 18 x 18"

Application: Used on a trails in advance of an intersection to indicate the presence of an intersection and the possibility of turning or entering traffic. They should be installed at least 50 feet in advance of the beginning of the change alignment.

ORIENTED TOWARDS ROADWAY USERS



Hill: W7-5



Stop: R1-1



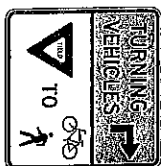
Yield: R4-2



Bicycle Cross Traffic: W16-21P



Trail Crossing: W11-15 + W11-15P



Turning Vehicles Yield: R10-15, modified

Size: 18 x 18"

Application: May be installed on trails to warn bicyclists of steep slopes.

Size: 18 x 18"

Application: Where conditions require trail users to stop, should be placed or shielded so that it is not readily visible to road users.

Size: 18 x 18 x 18"

Application: Installed at points where bicyclists have an adequate view of conflicting traffic and where bicyclists are required to yield the right-of-way to that conflicting traffic.

Size: 12 x 24"

Application: Typically installed below STOP or YIELD signs on crossroads and driveways to alert road users of an unexpected bicycle movement.

W11-15 Size: 30 x 30" for single lane; 36 x 36" for multi-lane; W11-15P Size: 18 x 24"

Application: Used at all locations where a trail crosses a roadway, except for at signalized intersections.

Size: 30 x 30"

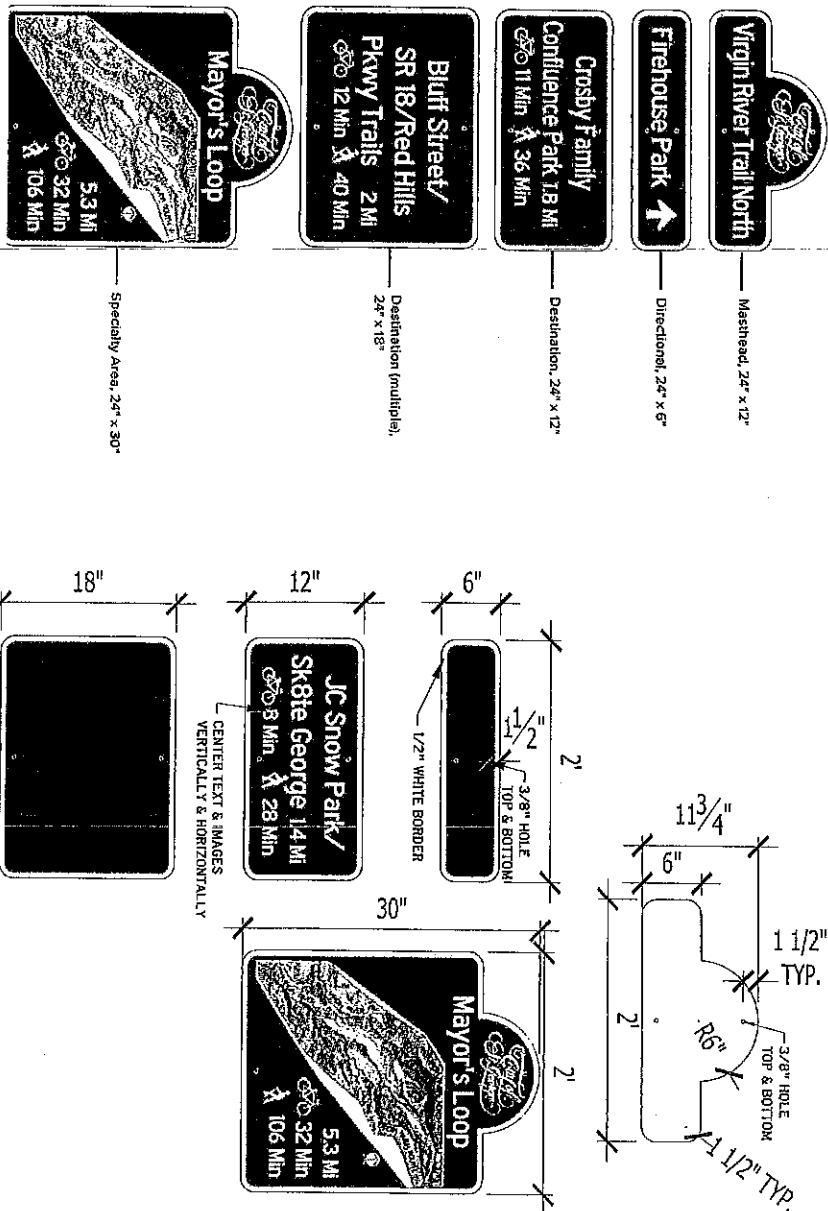
Application: Placed in advance of side streets and commercial driveways where right turns intersect the trail. The sign should be modified to include both a bicycle and pedestrian icon.

WAYFINDING SIGNAGE

All paverails in Southern Utah should incorporate the wayfinding signage system established in this document. The purpose of the wayfinding system is to increase confidence of all trail users in orienting themselves in the region and accessing destinations. Wayfinding signage within UDOT right-of-way may be subject to UDOT approval.

SIGN TYPES

- **Masthead:** sign topper; intended to mark the trail currently being traveled; includes a space for local jurisdiction branding
- **Directional:** includes destination name and directional arrow; installed at trail junctions or decision points
- **Destination:** includes distance and travel time information for straight ahead destinations served by the trail; installed at trail entry points or after junctions as confirmation signs; may also include directional arrows to function as a "Directional" sign
- **Destination (multiple):** same function as "Destination" sign, but includes multiple destinations that share the same directional, distance, and travel time information
- **Specialty Area:** intended to communicate loops or smaller area networks to aid trail users in trip planning and orientation. Graphics and information may vary.

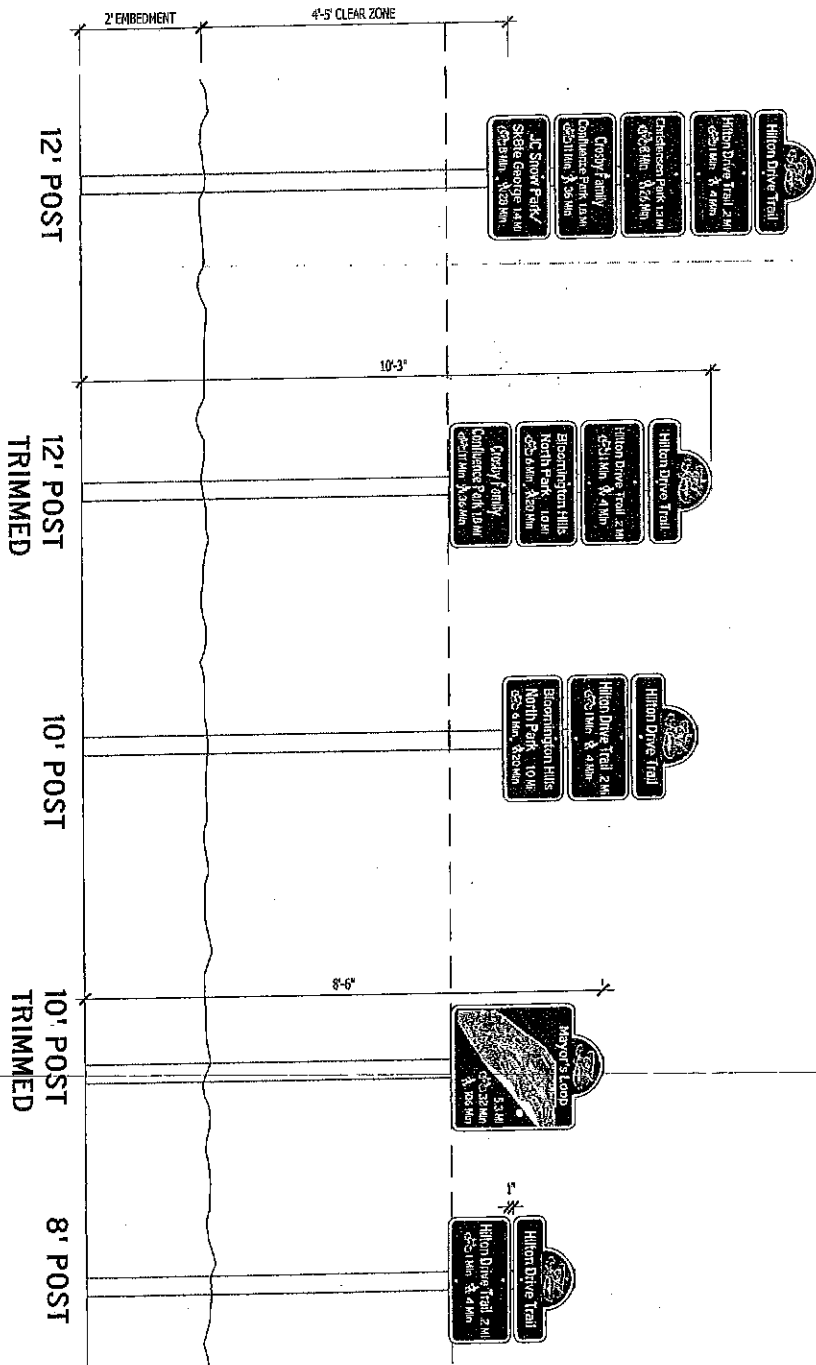


WAYFINDING SIGN INSTALLATION

Wayfinding signage should be installed on 4x4 wood posts. Signs that fall within UDOT right-of-way may require different mounting and installation methods based on UDOT review. Sign placement should follow guidance outlined in AASHTO and the Manual on Uniform Traffic Control Devices (MUTCD) regarding trail clearances, distance from intersections based on stopping sight distances, mounting heights, and accessibility standards.

CUSTOMIZATION

Wayfinding sign shape, size, fonts, icons, information layout, and mounting methods should remain the same across the region. However, each jurisdiction has the flexibility to incorporate custom branding on Masthead signs and use a different base color other than brown on all signs. All colors should comply with MUTCD standards for acceptable colors.



TRAIL ETIQUETTE MESSAGING

Trail etiquette messages should be deployed at strategic locations to promote a safe and friendly environment for everyone. The purpose of trail etiquette messaging is to address and mitigate common conflicts between trail users by establishing what behavior is acceptable and what aligns with local regulations. While the enforcement of etiquette rules is up to local jurisdictions, etiquette messaging can be effective in helping trail users feel accountable to others on the trail when the messaging is placed for all to see.

Table 3.1 establishes the preferred messaging to be used on trails in Southern Utah for various issues/conflicts, as well as guidance for where messages should be placed along the trail for maximum effectiveness. Consistent etiquette messaging is also critical for visitors who may not be familiar with local regulations or trail etiquette.

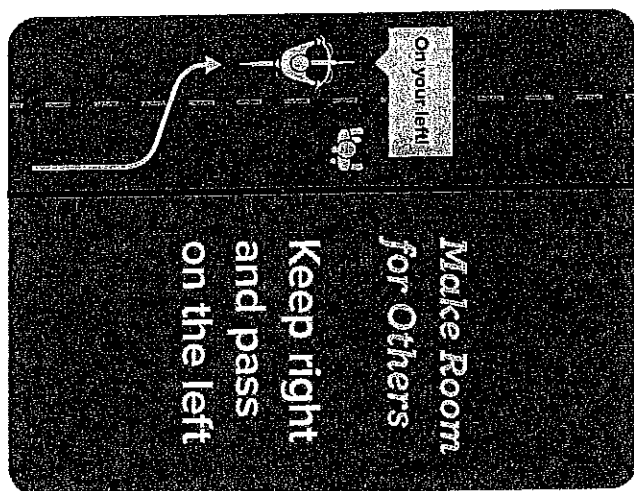
Table 3.1 - Trail Etiquette Messaging

ISSUE/CONFLICT	MESSAGE ON SIGN	PLACEMENT GUIDANCE
Announcing one's self when passing others	Be Kind: Ring bell or announce yourself when passing others	Intermittently throughout "middle points" of the trail corridor (away from trail entrances and junctions) where passing is more likely; emphasis on busy sections of trail
Groups spreading across the full width of the trail	Make Room for Others: Keep your group to the right	Soon after trail entrances and intermittently along busy sections of trail
Keeping right except to pass, passing on the left	Make Room for Others: Keep right and pass on the left	Soon after trail entrances and intermittently along busy sections of trail
Conflicts with dogs on leashes	Make Room for Others: Leash dogs and keep them to your right.	Soon after trail entrances and intermittently along busy sections of trail
Stopping or congregating around corners, in dark tunnels	Limited visibility ahead. Don't stop in tunnels. Limited visibility ahead. Don't stop around corners.	Prior to undercrossings, corners, or other locations with limited visibility
High speeds	Be Kind: Slow down around others	Middle points of the trail (away from trail entrances and junctions) where faster speeds are more likely
Unauthorized vehicles (optional messaging along trail if trail entrance "prohibited uses" signs prove ineffective)	Travel Safe: No golf carts on the trail Travel Safe: No e-motorcycles on the trail Travel Safe: No motorcycles on the trail Travel Safe: No ATVs on the trail	Soon after trail entrances; where frequent infractions are reported

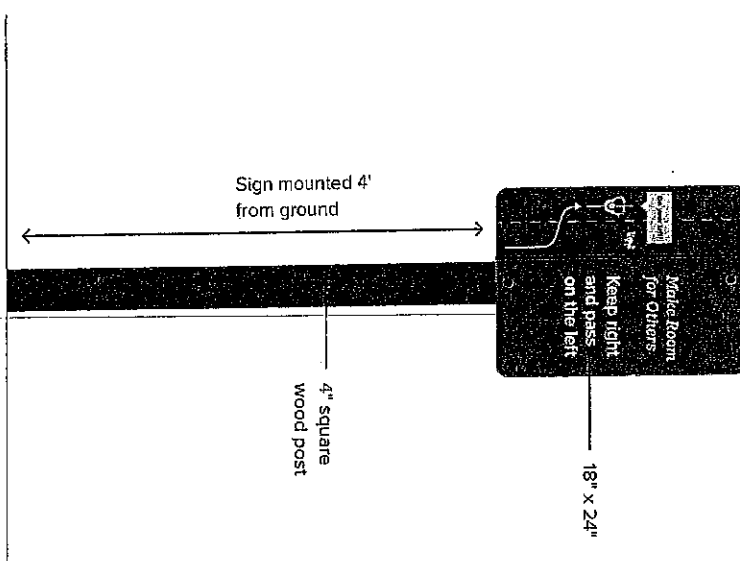
TRAIL ETIQUETTE SIGNAGE

Trail etiquette signage design should follow the template provided in this document to create consistency across the region. Trail etiquette messages and graphics should be printed on 18" x 24" aluminum signs and mounted vertically on a 4" x 4" wood post. Signs should follow placement standards outlined in this chapter and should not be obstructed by vegetation, furnishings, structures, or other signage.

ETIQUETTE SIGN EXAMPLE



ETIQUETTE SIGN MOUNTING

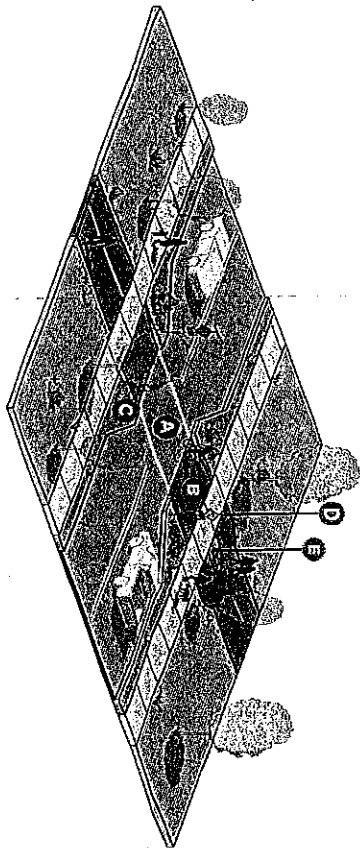


04 Trail/Street Interface

Uncontrolled Crossing Locations

MID-BLOCK STREET CROSSINGS

Whenever a trail intersects a roadway at a mid-block location, adequate measures should be implemented to provide a safe crossing. The preferred crossing treatment will depend on roadway context, but should include a marked crosswalk and trail crossing warning signage at a minimum. Use the Crossing Treatment Selection Guidance on page 29 to determine the appropriate crossing treatment. If on-street parking is present, parking should be restricted within 30 feet of the crossing in both directions to increase trail user visibility.

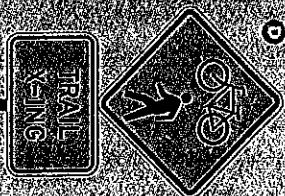


DESIGN CRITERIA

- A** Marked crosswalk
- B** Directional ramps match width of trail
- C** Curb bulbouts decrease crossing distance and increase visibility of trail users
- D** Trail crossing signage at minimum, see Crossing Treatment Selection Guidance
- E** If needed, implement measures to restrict motor vehicle access (see page 28)

NOTES

Restrict on-street parking within 30 feet of trail crossing in both directions



CROSSING TREATMENT SELECTION

Once a location has been identified as a candidate for a mid-block crossing, Table 4.1 should be used as a guide to determine an appropriate crossing treatment. The recommendations in this table are based on FHWA's Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations. Engineering judgment should be used on a case-by-case basis to determine final recommendations for a safety countermeasures at mid-block crossings. Engineers should provide adequate justification for any recommendations that deviate from those outlined in table.

Where possible, new trail alignments should be configured to cross at existing controlled crossings or intersections while also avoiding undue detours for trail users.

Table 4.1 - Crossing Treatment Selection

Roadway Type	ADT < 9,000			ADT 9,000 - 15,000			ADT > 15,000		
	< 30 mph 35 mph	35 mph	≥ 40 mph	< 30 mph 35 mph	35 mph	≥ 40 mph	< 30 mph 35 mph	35 mph	≥ 40 mph
2 lanes	A 245	A 45	B 457	A 245	B 46	C 467	B 246	B 46	C 467
3 lanes w/raised median	A 235	A 35	B 357	B 236	B 36	B 367	B 236	B 36	C 367
3 lanes w/o raised median	A 2345	B 345	C 3457	B 2346	B 346	C 3467	C 2346	C 346	C 3467
4+ lanes w/ raised median	A 335	B 356	C 3567	B 336	B 336	C 3567	C 356	C 356	C 3567
4+ lanes w/o raised median	A 335	B 3456	C 34567	B 3456	B 3436	C 34567	C 34567	C 34567	C 34567

Marked crosswalk and signage**B** RRFB + "A" treatments**C** PHB or Signal + "A" treatments**Additional Enhancements:**

1. Raised Crosswalk
2. In-street pedestrian sign
3. Advanced "yield here to" markings & signage
4. Pedestrian refuge island
5. Curb extensions/bulbouts
6. Road diet
7. Grade separation

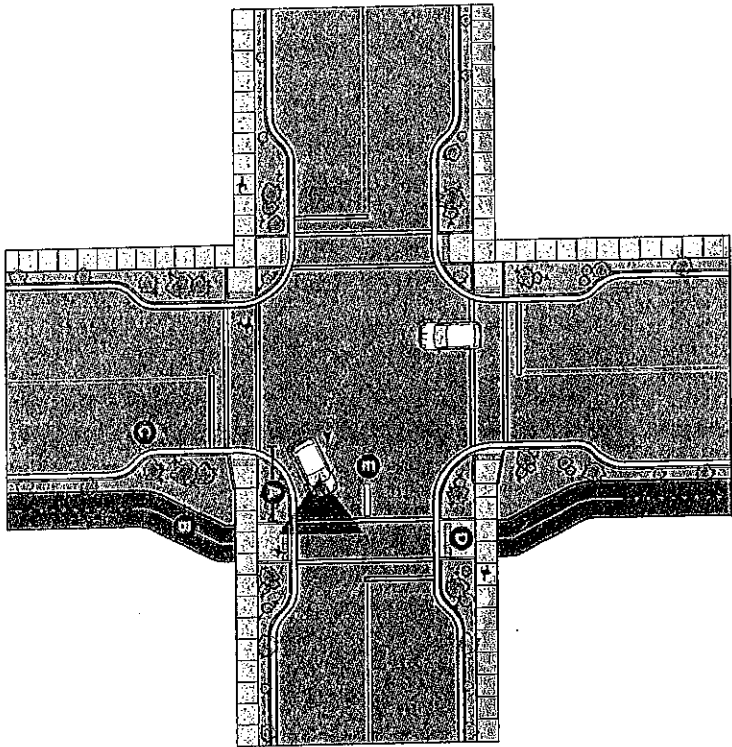
Notes:

- Suggested additional enhancements should be considered and implemented based on context and feasibility
- Use actual speed data where available
- On-street parking should be restricted within 30' of all crossings on both sides

Controlled Intersections

The design of trails through intersections should match the comfort and safety of the trail itself so that an intersection does not serve as a weak link in an otherwise comfortable route. Geometry, roadway characteristics, and right-of-way constraints vary from intersection to intersection; however, the following design principles should be followed when designing trails through intersections:

- Reduce vehicle speeds for both through and turning movements
- Provide a safe space for all modes to wait and yield to others
- Maximize the visibility of pedestrians and bicyclists to motorists
- Mitigate conflicts between bicyclists and pedestrians
- Make navigating the intersection clear and predictable for all modes

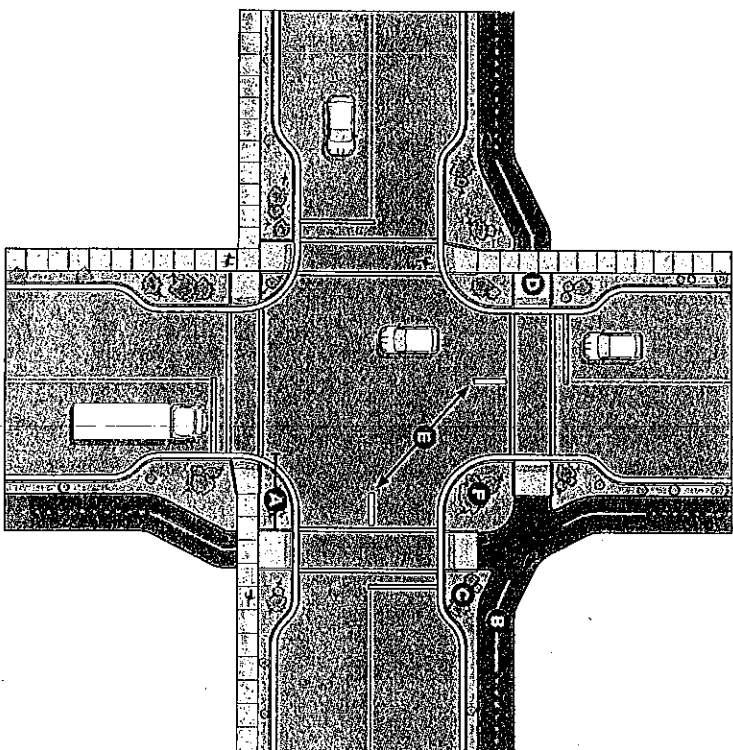


DESIGN CRITERIA

- A** Provide trail setback from parallel street, enough room for at least one vehicle to queue while yielding
- B** Solid yellow trail center line to advance or potential conflict points with other modes
- C** Curb bulbouts, extensions at intersections to increase visibility of pedestrians and bicyclists waiting to cross, shorten crossing distances, and slow through and turning vehicle movements
- D** Directional ramps should be used, not apex/diagonal ramps
- E** Optional hardened centerline to reduce left turn radius and speed

INTERSECTING TRAILS

When two trails intersect at a controlled intersection, the design principles are the same as when a single trail passes through an intersection; however, special attention should be given to the corner at which the two trails intersect, ensuring that a physically protected corner is provided.



DESIGN CRITERIA

- A** Provide trail setbacks from parallel streets, enough room for at least one vehicle to queue while yielding.
- B** Solid yellow trail centerline in advance of potential conflict points with other modes.
- C** Curb bulbouts/extensions at intersections to increase visibility of pedestrians and bicyclists waiting to cross, shorten crossing distances, and slow through and turning vehicle movements.
- D** Directional ramps should be used, not apex/diagonal ramps.
- E** Optional hardened centerlines to reduce left turn radius and slow left turning vehicles.
- F** Physically protected corners where trails intersect.

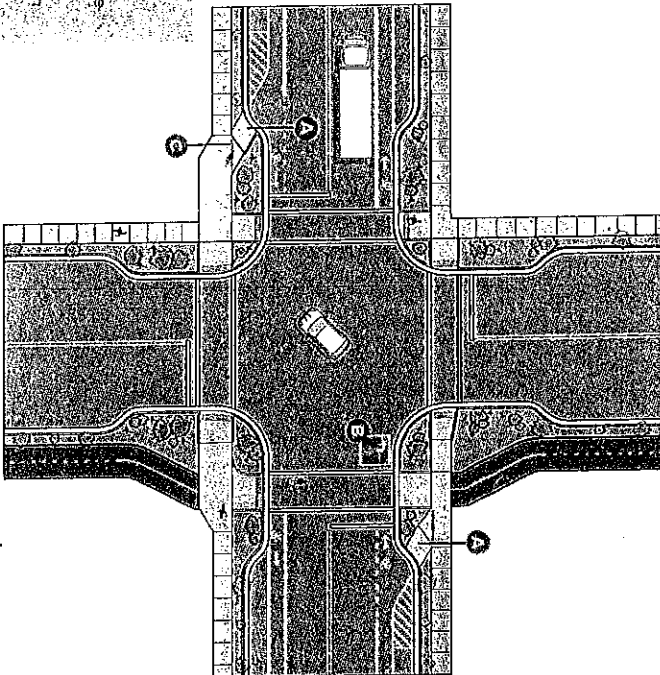
TRAILS INTERSECTING ON-STREET BIKEWAYS

When a trail meets an on-street bikeway at an intersection, the same guiding principles apply. Additional measures should be taken to ensure that bicyclists can safely transition between the trail and the on-street bikeway, including providing adequate queuing space for two-stage left turn movements.

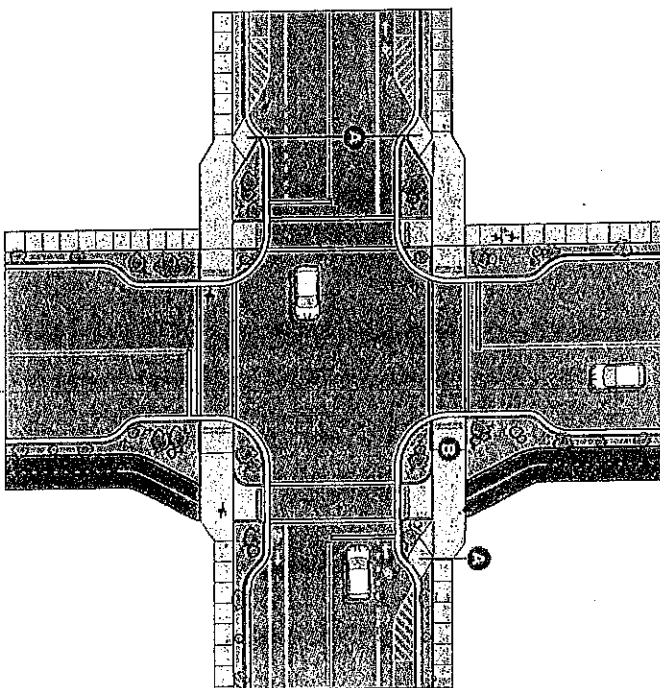
DESIGN CRITERIA

- A Transition between on-street bikeway and trail bike exit/entry ramps
- B Left turn/queuing space provide two-stage left turn queue box (Alternative 1) or protected intersection (Alternative 2)
- C Tactile Directional Indicators to prevent low-vision pedestrians from using bike ramps

ALTERNATIVE 1: TWO-STAGE LEFT TURN QUEUE BOX



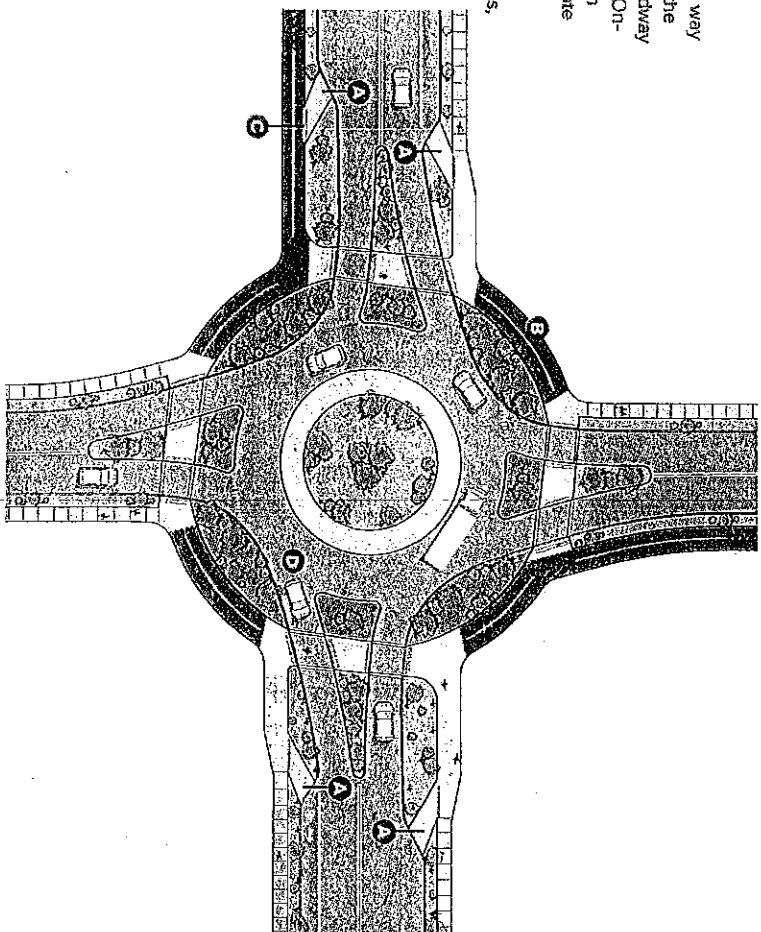
ALTERNATIVE 2: PROTECTED INTERSECTION



TRAILS AND BIKEWAYS AT ROUNDABOUTS

Trails at roundabouts should be designed in a way that allows trail users to safely move through the roundabout with physical separation from roadway traffic and reasonably short, direct crossings. On-street bicyclists should be provided the option to ramp up to sidewalk level in order to navigate around the roundabout. For more guidance on designing for bicyclists and pedestrians at roundabouts, including multi-lane roundabouts, see Section 2.3 of the NCHRP Report 672.

Roundabouts: An Informational Guide.



DESIGN CRITERIA

- A** Bike ramps for transitions between on-street bikeways and trails
- B** Trail condition or widened sidewalk, even on corners, that do not directly serve a trail but may serve on-street bikeway
- C** Tactile directional indicators to prevent low-vision pedestrians from using bike ramps
- D** Crosswalks set back from roundabout traffic flow to allow motorists a waiting area to yield

NOTES

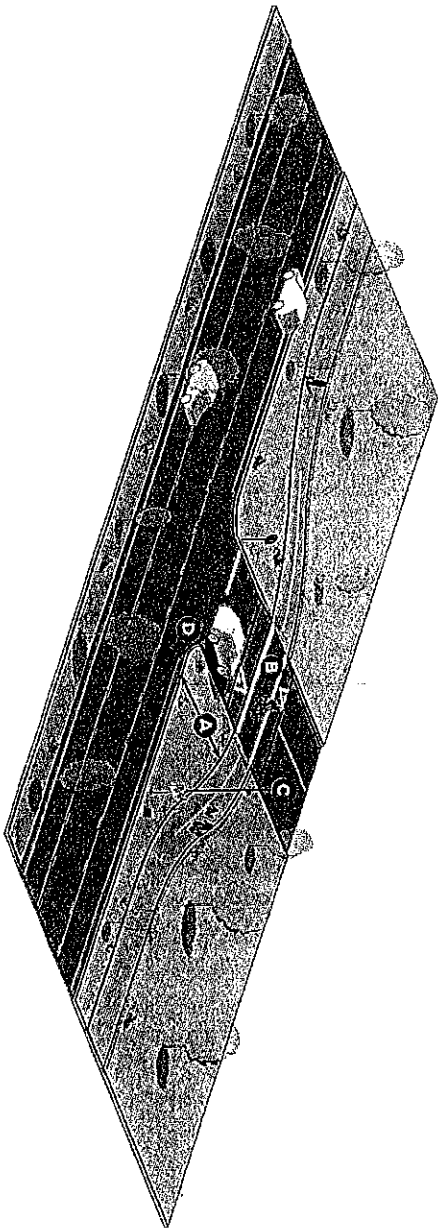
1. Additional crossing measures such as RRFBs or Hybrid Beacons may be necessary, depending on context.

Other Scenarios

SIDE STREETS

Trail design at side streets should mitigate conflicts between trail users and roadway users. Design principles for intersections apply to side streets; namely, providing a trail setback and maximizing the visibility of trail users. Trail setbacks are particularly beneficial at stop-controlled side streets because they allow exiting motorists to

focus on yielding to trail traffic and then roadway traffic in two phases instead of all at once. Similarly, motorists making a left turn onto the side street can turn across and clear oncoming traffic and then yield to trail traffic. Raised crossings should always be considered to further enhance the safety and comfort of trail users.

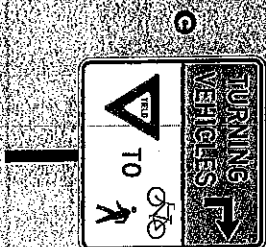


DESIGN CRITERIA

- A Provide trail setback from parallel street enough room for at least one vehicle to queue while yielding (PO preferred).
- B High visibility crosswalk; consider raised crosswalk to prioritize trail users and slow vehicle traffic.
- C Right-turning vehicles yield to pedestrians and bicyclists; signage (R10-15, modified to show pedestrian AND bicycle icon).
- D Curb radius designed for turning speeds of 10 mph.

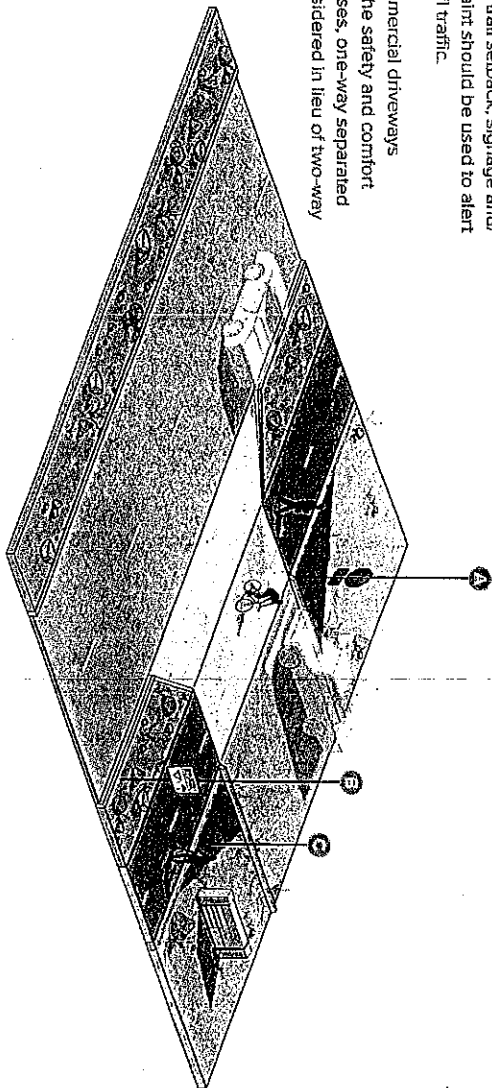
NOTES

- 1. Maintain clear sight triangles where trail intersects side street, clear of tall vegetation, entry signage, and other vertical obstructions.

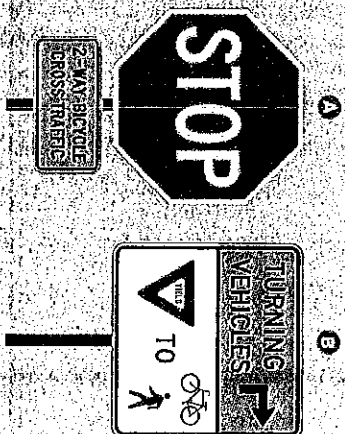


Similar to side streets, commercial driveways present conflicts between trail users and motorists who may not expect two-way trail traffic. If right-of-way does not allow for a trail setback, signage and/or green conflict zone paint should be used to alert motorists of two-way trail traffic.

A high frequency of commercial driveways significantly diminishes the safety and comfort of trail users. In these cases, one-way separated bikeways should be considered in lieu of two-way trails or cycle tracks.



- A** Stop sign and/or stop bar plus 72-way bicycle cross traffic signage (MUTCD 1W16-21P)
- B** Right turning vehicles yield to pedestrians and bicyclists signage (R10-15, modified to show pedestrian AND bicycle icon)
- C** Maintain sight triangles in both directions, clear of tall vegetation and other obstructions, so drivers can see cross traffic



ON-STREET / OFF-STREET TRANSITIONS

Safe and comfortable transitions between on-street bikeways and off-street trails should be provided. Particular attention should be given to ensuring that transitions comply with ADA standards and protect low-vision pedestrians from unknowingly entering an uncontrolled roadway environment. This section provides planning and design guidance for transitions to/from on-street facilities when a trail terminates at a roadway and any other scenario where a transition is necessary, such as at intersections and roundabouts.

When a trail terminates at a roadway--

Can the trail alignment be configured to terminate at a controlled intersection or crossing?

YES

NO

What is the classification of the roadway at which the trail is terminating?

LOCAL

COLLECTOR OR ARTERIAL

Is it far enough away from the nearest controlled intersection or crossing to consider a new crossing? Based on local standards

NO

YES

Does it meet local requirements for a new crossing location?

YES

NO

Does the roadway contain a dedicated bicycle facility?

YES

Design trail alignment to terminate at a controlled intersection or crossing in a way that allows trail users to exit or enter the trail in a safe manner. Where applicable, safe transitions to/from on-street bicycle facilities and crosswalks should be provided.

Provide a bike ramp to/from street level. Provide measures to prevent low-vision pedestrians from interpreting it as a pedestrian ramp. Consider a curb bulbout and restriction of parking within 30' of the ramp.

Provide a widened sidewalk or trail connection along the roadway to the nearest controlled intersection or crossing, preferably in both directions.

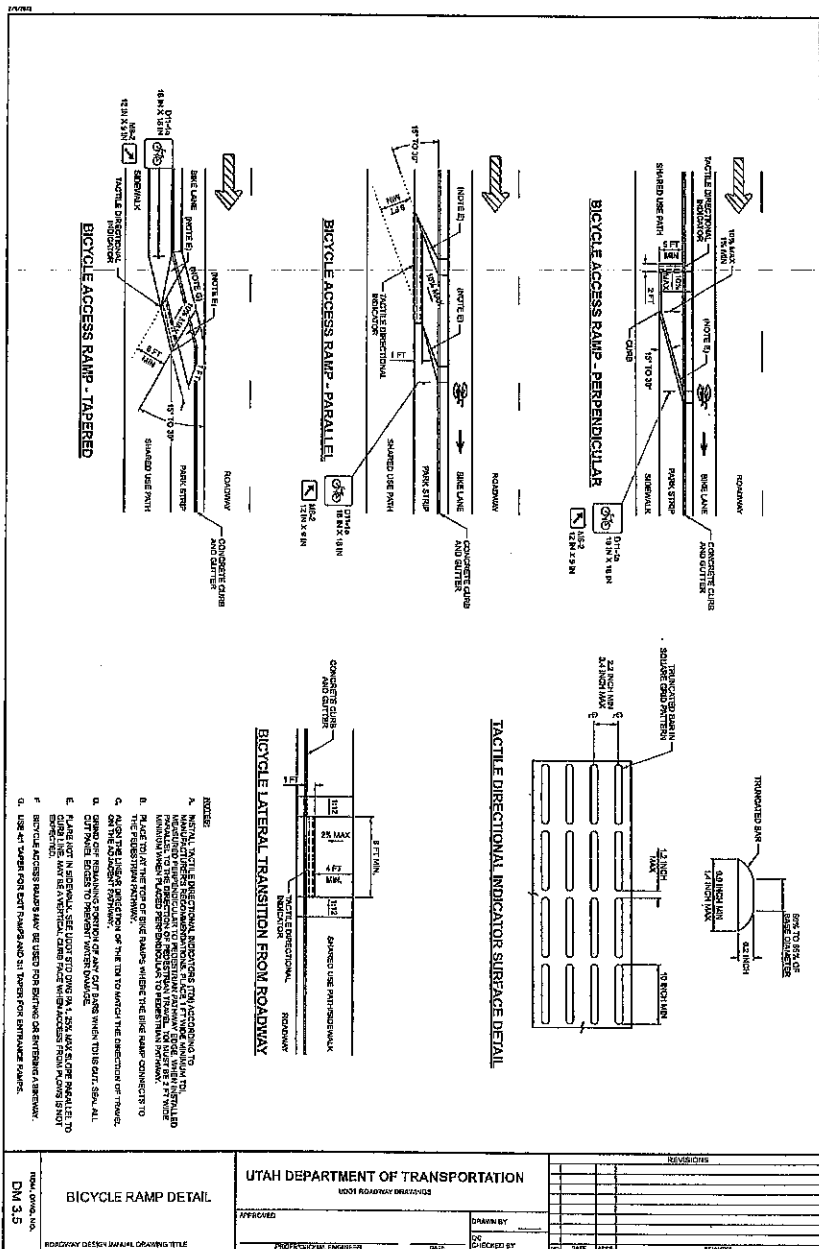
Use Crossing Treatment Selection Guidance on page 29.

Provide a widened sidewalk or trail connection along the roadway to the nearest controlled intersection or crossing, preferably in both directions.

Provide bike ramp to street level. Provide measures to prevent low-vision pedestrians from interpreting it as a pedestrian ramp. May not accommodate all bicycle movements without controlled crossing; consider curb bulbout and restriction of parking within 30' of the ramp.

ON-STREET / OFF-STREET TRANSITIONS CONTINUED

Bicycle ramps for transitions between on-street and off-street facilities should follow current standards as depicted in UDOT's "Bicycle Ramp Detail" drawings (DM 3.5).



RESTRICTION OF MOTOR VEHICLES

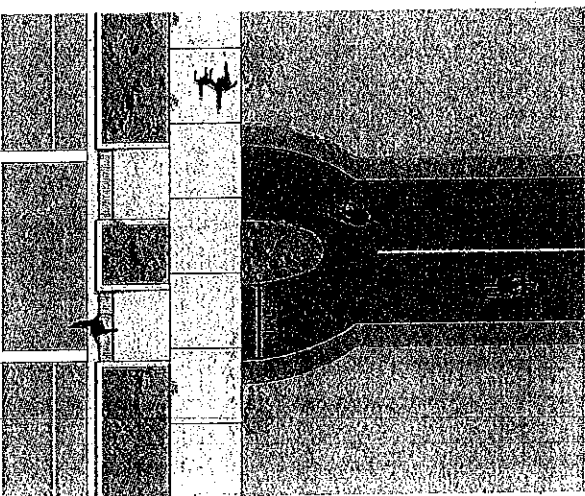
With the exception of municipal service and emergency vehicles, motor vehicles are not allowed on paved trails in Southern Utah, including passenger cars, trucks, motorcycles, ATVs, golf carts, and any vehicle that can exceed 20 mph exclusively using motor power. In some cases it may be necessary to implement measures to restrict motor vehicles. Bollards, both fixed and collapsible, present a hazard to trail users and should only be considered as a last resort. Other design elements that should be considered to help discourage motorized vehicles from entering a trail include:

- Signage communicating prohibited trail uses; for consistency, the signage concept at right should be used throughout the region
- Split-path entry lanes divided by a narrow median or landscape area; this also alerts cyclists about the intersection ahead and the need to slow down.
- Entry design with a strong sense of identity and transition

PROHIBITED TRAIL USES SIGNAGE



TYPICAL SPLIT-PATH ENTRY DESIGN



AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING §10-6G2-2-5 OF THE LAVERKIN CITY CODE TO ALLOW FOR EXTENDED OCCUPANCY IN RV RESORT AREAS

WHEREAS the City Council of LaVerkin, Utah has previously enacted §10-6G2-2-5 of the LaVerkin City Code which prohibits the occupancy of RV vacation rentals for more than 29 days; and

WHEREAS said City Council finds, determines and declares that permitting the occupation of RV vacation rentals for more than 29 days will provide an economic benefit for the businesses and residents of the City of LaVerkin; and

WHEREAS said City Council deems it to be in the best interests of the businesses and residents of LaVerkin, Utah, to approve and adopt an amendment to §10-6G2-2-5 of the LaVerkin City Code,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah as follows:

Section 1. Amendment of §10-6G2-2-5 A. The definition of "RV RESORT" is hereby amended to read as follows:

RV Resort: A short term rental property (or "transient lodging facility" under section 3-11-1 of this Code) in which RV pads, alone or in conjunction with small transient living quarters such as cabins and yurts, and/or vacation rentals, are designated for temporary/transient occupancy for recreational, camping, travel, seasonal and/or other use of limited duration of 29 days or fewer unless designated for extended occupancy in accordance with §10-6G2-2-5.D.8.d.

Section 2. Enactment of §10-6G2-2-5.D.8.d. §10-6G2-2-5.D.8.d is hereby enacted to read as follows:

d. Period of Occupancy: RV vacation rentals shall be limited to a period of occupancy not exceeding 29 consecutive days, unless such rental pad or space is designated by the RV resort owner for extended occupancy in accordance with the following:

- (1) the period of occupancy of RV rental spaces or pads designated for extended occupancy shall be limited to a maximum of 6 months, from October 1 through March 31.
- (2) no more than 25% of the development's RV pads or spaces can be used for extended occupancy.

(3) within five (5) days of the end of each month of the extended occupancy period, the RV resort owner shall provide a written report to the city stating:

(i) the total number of spaces being used for extended occupancy,

(ii) the name, space number and date of check in/check out for each extended occupancy guest,

(iii) the make, model and license plate number of each guest's RV or trailer used for extended occupancy.

(4) in the event that the RV resort owner fails or refuses to submit to the city on a timely basis the report required by (3) above, the right to designate RV resort pads or spaces for extended occupancy may be revoked by the city.

BE IT FURTHER ORDAINED that this Ordinance shall supersede all other ordinances in conflict with the terms and conditions contained herein.

BE IT FURTHER ORDAINED that this Ordinance shall be deemed to be of an urgent nature, or in the nature of an emergency, and shall take effect at the earliest possible date allowed by law after publication and posting.

DATED this _____ day of _____, 2024.

CITY OF LAVERKIN

Kelly B. Wilson, Mayor

Attest:

Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2024, whereupon, a motion to adopt said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

NAME

VOTE

Nancy Cline, Recorder

DRAFT

ZION TRAIL CORRIDOR ACQUISITION AGREEMENT

This Zion Trail Corridor Acquisition Agreement (hereafter "Agreement") is made and entered into on this _____ day of October, 2024, by and among the City of LaVerkin, Utah, a municipal corporation of the State of Utah, (hereinafter referred to as "the City"), and Beau James Stratton and Stefanie Stratton, (hereinafter referred to as "Strattons"), and Kyson K. Spendlove and Stefani M. Spendlove, trustees of the Spendlove Family Trust dated March 9, 2024 (hereinafter referred to as the "Spendlove Family Trust"), collectively referred to as "the Parties."

Recitals:

A. Strattons are the owners of certain property within City boundaries designated as parcel LV-CWH-2-13 in the records of the Washington County Recorder in St. George, Utah.

B. The Spendlove Family Trust is the owner of certain property within City boundaries designated as parcel LV-CWH-2-14 in the records of the Washington County Recorder in St. George, Utah.

C. Utilizing park impact fees or other fees that may qualify for property acquisition, the City desires to acquire a portion of the real property owned by Strattons and the Spendlove Family Trust, respectively, for the purpose of constructing a public trail which will connect to and become a part of the Zion Corridor Trail.

D. The City also desires to construct a retaining/privacy wall alongside the public trail, the retaining portion of which shall be paid from funds obtained from Washington County, and the privacy portion of which shall be paid for by the City.

E. Strattons, the Spendlove Family Trust and the City desire to enter into a written agreement containing the terms and conditions pursuant to which Strattons and the Spendlove Family Trust shall convey to City their respective portions of parcel LV-CWH-2-13 and LV-CWH-2-14 for construction, ownership and maintenance of the public trail and wall (hereinafter referred to as "the Project.")

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and obligations contained herein, the Parties hereto agree as follows:

1. Recitals A through E are hereby incorporated herein by this reference as if fully set forth.

2. Strattons covenant and warrant that they are the owners of record of parcel LV-CWH-2-13, free and clear of any liens or encumbrances.

3. The Spendlove Family Trust covenants and warrants that it is the owner of record of parcel LV-CWH-2-14, free and clear of any liens or encumbrances.

4. Subject to the terms and conditions contained herein, Strattons shall, upon execution of this Agreement, convey to City by Quit Claim Deed in the form attached hereto as Exhibit A the following described portion of parcel LV-CWH-2-13:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 13, COTTONWOOD HOLLOW - PHASE 2, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT WHICH LIES SOUTH 88°14'27" EAST 1582.74 FEET ALONG THE SECTION LINE AND NORTH 00°13'30" EAST 511.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 13 NORTH 30°32'48" WEST 10.00 FEET; THENCE LEAVING SAID BOUNDARY NORTH 57°54'30" EAST 44.84 FEET; THENCE SOUTH 89°45'30" EAST 43.05 FEET; THENCE NORTH 89°00'48" EAST 43.55 FEET; TO A POINT ON SAID BOUNDARY; THENCE ALONG SAID BOUNDARY IN THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 00°12'32" WEST 10.93 FEET; THENCE NORTH 89°45'30" WEST 83.70 FEET; THENCE SOUTH 57°54'30" WEST 42.21 FEET TO SAID SOUTHWESTERLY CORNER AND THE POINT OF BEGINNING. CONTAINS 1307 SQUARE FEET OR 0.030 ACRES.

5. Subject to the terms and conditions contained herein, the Spendlove Family Trust shall, upon execution of this Agreement, convey to City by Quit Claim Deed in the form attached hereto as Exhibit B the following described portion of parcel LV-CWH-2-14:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 14, COTTONWOOD HOLLOW - PHASE 2, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT WHICH LIES SOUTH 88°14'27" EAST 1582.74 FEET ALONG THE SECTION LINE AND NORTH 00°13'30" EAST 511.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 14 IN THE FOLLOWING THREE (3) COURSES: SOUTH 57°54'30" WEST 246.70 FEET; THENCE NORTH 89°46'30" WEST 63.12 FEET; THENCE NORTH 00°13'30" EAST 62.94 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 89°46'32" EAST 93.72 FEET; THENCE NORTH 61°15'13" EAST 93.62 FEET; THENCE NORTH 80°24'28" EAST 55.84 FEET; THENCE NORTH 57°54'30" EAST 42.42 FEET TO A POINT ON SAID BOUNDARY; THENCE ALONG SAID BOUNDARY SOUTH 30°32'48" EAST 10.00 FEET TO SAID SOUTHEASTERLY CORNER AND THE POINT OF BEGINNING. CONTAINS 10708 SQUARE FEET OR 0.246 ACRES.

6. As full and complete consideration for the conveyance described in paragraph 4 above, the City shall pay to Strattons the total purchase price of Nine Thousand Nine Hundred Thirty One Dollars and Fifty Two Cents (\$9,931.52) on or before July 1, 2025.

7. As consideration for the conveyance described in paragraph 5 above, City shall pay to the Spendlove Family Trust the total purchase price of Eighty One Thousand Three Hundred Sixty Seven Dollars and Three Cents (\$81,367.03), as follows:

(a) \$8,238.19 on or before July 1, 2025, and

(b) unless paid sooner at the election of the City, the remaining balance of \$73,038.84 in equal annual installments of \$18,259.71 beginning on July 1, 2026 and continuing on each July 1 thereafter until paid in full.

8. In addition to the foregoing, within _____ days of the date of execution of an agreement among the City, Washington County and Interstate Rock Products for funding of the Project, a public trail and retaining/privacy wall shall be constructed over and across the subject property in accordance with the following:

(a) the public trail shall, at City's expense, be constructed in accordance with the standards and guidelines contained in the Southern Utah Regional Trail Standards adopted by Ordinance of the LaVerkin City Council on October 2, 2024.

(b) the retaining/privacy wall shall be constructed in accordance with the following:

(i) the retaining portion of the wall shall be constructed by Interstate Rock Products with funding obtained pursuant to the above-referenced agreement between the City, Washington County, and Interstate Rock Products.

(ii) in order to protect the structural integrity of the trail, construction of the trail shall proceed side-by-side with construction of the retaining portion of the wall.

(iii) the privacy portion of the wall shall, at the City's expense, be constructed to a height of 8 feet with such design and materials as may be mutually agreed by the Parties.

(c) notwithstanding any provision herein to the contrary, no portion of the public trail or retaining/privacy wall shall be constructed unless and until the agreement for funding of the Project has been entered into by the City, Washington County and Interstate Rock Products.

9. Upon completion of the Project, the City shall be responsible for ownership, maintenance, repair and replacement of the public trail and privacy wall.

10. All construction activities of the City or its agents in connection with construction of the public trail and privacy wall shall be conducted in such a manner so as to not cause any unreasonable disturbance or damage to the remaining property of Stattons and the Spendlove Family Trust.

11. In the event of a breach or default by either party in the performance of any term or condition contained herein, the party in breach or default shall be liable to the other non-

breaching or non-defaulting party for damages caused by said breach or default and for payment of all costs associated with enforcement of the Agreement.

12. This Agreement constitutes the full and complete understanding and agreement of the Parties with respect to the subject matter contained herein and shall not be modified except by written agreement signed by all Parties hereto.

13. Time shall be of the essence in interpreting the provisions of this Agreement.

14. This Agreement shall be construed under the laws of the State of Utah.

IN WITNESS WHEREOF this Agreement has been executed by the Parties on the date first above written.

CITY OF LAVERKIN:

Kelly B. Wilson, Mayor

Attest:

Nancy Cline, City Recorder

STRATTONS:

Beau James Stratton

Stefanie Stratton

THE SPENDLOVE FAMILY TRUST:

Kyson K. Spendlove, Trustee

Stefani M. Spendlove, Trustee



435 North Main Street
La Verkin, Utah 84745
(435) 635-2581 (435) 635-2104 Fax

Blair Gubler
Micah Gubler
Richard Hirschi
Darren Prince
Patricia Wise

Kyle Gubler
City Administrator

Kelly B. Wilson
Mayor

Council Members

October 17, 2024

Mr. Frank Tusieseina
Zions Gateway Resort
2901 West Bluegrass Blvd. Suite 200
Lehi, Utah 84043

RE: Letter of Intent/Support for Zions Gateway Resort Development

Dear Mr. Tusieseina,

On behalf of the City of La Verkin, I am pleased to express our support for Zions Gateway Resort, a master-planned community development to be located on approximately 490 acres on the east side of the City's boundary, known as the La Verkin Mesa. This ambitious project, which includes developing up to 1600 equivalent residential units (ERUs), resort commercial spaces, retail areas, a trail system, and open spaces, will, we believe, promote business and tourism in the City of LaVerkin, as well as enhance the experience of tourists visiting Zion National Park and surrounding areas.

The City of La Verkin recognizes the potential of Zions Gateway Resort to bring substantial economic development opportunities to not just our community but to the entire surrounding region. We are willing to consider all avenues of infrastructure financing for the project, including Public Infrastructure Districts (PIDs), to ensure that the development is both sustainable and beneficial to all stakeholders.

We look forward to working collaboratively with you and your development team to build a project that aligns with and supports the City of La Verkin's current and future vision. Our willingness to support this project is rooted in the belief that Zions Gateway Resort will not only enhance the quality of life for our residents but also attract visitors and investors, thereby fostering a diverse and vibrant community.

Thank you for selecting La Verkin City as the home for this exciting and important development. We are eager to see the positive impact that Zions Gateway Resort will have on our city and the broader region.

Sincerely,

Kelly B. Wilson
Mayor

DRAFT

ORDINANCE NO: 2024-22

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, PROVIDING FOR ADMINISTRATIVE ENFORCEMENT OF RULES AND REGULATIONS PERTAINING TO TRANSIENT LODGING FACILITIES AS AN ALTERNATIVE TO CRIMINAL ENFORCEMENT

WHEREAS the City Council of LaVerkin, Utah has authority to adopt rules and regulations pertaining to zoning and land use within the boundaries of LaVerkin; and

WHEREAS said City Council has previously adopted rules and regulations governing the location, licensing and use of transient lodging facilities, including short term rentals, within single family zones; and

WHEREAS the allowance of short-term rentals within areas zoned for single family homes has the potential for negative impact on surrounding neighbors and property; and

WHEREAS the City of LaVerkin has experienced various problems and difficulties in enforcement of said rules and regulations as they relate to short-term rentals; and

WHEREAS said City Council desires to provide an alternative method for enforcement of said rules and regulations other than by initiation of criminal proceedings; and

WHEREAS said City Council deems it necessary and desirable for the preservation and protection of the general health, safety and welfare of the residents of the City of LaVerkin,

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah as follows:

Section 1. Amendment of §3-11-1 "Definitions." The following definitions shall be added to the provisions of §3-11-1 of the LaVerkin City Code:

"Bed and Breakfast Facility" Sometimes known as a bed and breakfast home, an overnight transient lodging facility not constituting a boarding house, where: (a) the facility is owner occupied at all times, (b) rooms are rented to overnight guests, who are provided with one or more on site meals served daily (typically breakfast), (c) the entire service, food and lodgings are to be included in one stated price, (d) the facilities are not held out to be a restaurant, and food is only served to the owner's family and overnight guests, and (e) the occupancy loads of the applicable international building code(s) are not exceeded and the facility is in compliance with the applicable rules of such international code(s).

"Hotel" means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain four (4) or more sleeping rooms.

"Motel" means any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients

"Owner or Other Responsible Party" shall mean the owner of a transient lodging facility or any other person who serves as manager or person in charge of the daily operation of the transient lodging facility.

"Time period unit (timeshare)" means a multi-unit project in which an annually recurring part or parts of a calendar year specified in the condominium declaration or other document as a period for which a physical unit is separately owned. Separate ownership is represented by shares in a corporation, a partnership interest, or any other individually owned transferable property right or interest.

"Transient Lodging Facility" means any establishment that receives payment, compensation, value, trade, or consideration in any form in exchange for the use of any unit for occupancy for a period of thirty (30) days or less, including any hotel, motel, time period unit, hostel, boardinghouse, whole home vacation rental, bed and breakfast facility, and other similar facilities. Transient lodging facility does not include short term rental of an accessory dwelling unit.

"Whole Home Vacation Rental" means a form of transient lodging facility specifically classified as an entire single family residential structure which is: (a) located in a single-family zone, (b) is rented out on a short-term basis of thirty (30) days or less, and (c) is not owner occupied.

Section 2. Amendment of §3-11-13. §3-11-13 of the LaVerkin City Code shall be amended in its entirety to read as follows:

3-11-13: SUSPENSION OR REVOCATION OF LICENSE; ALTERNATIVES FOR ENFORCEMENT.

- A. Any licensee who shall operate a transient lodging facility in violation of this chapter shall be subject to possible suspension or revocation of any business license previously issued, as well as possible refusal by the City to renew a business license previously issued, in accordance with §3-1-13 of the LaVerkin City Code.

B. Any licensee, and any person designated by the licensee as the manager or person in charge of daily operation of a transient lodging facility who shall permit or allow said facility to be operated or occupied in violation of this chapter shall be guilty of an Infraction, punishable by fine of up to \$750 for each day that said violation shall continue.

C. As an alternative to the filing of a criminal complaint as a means of enforcement of this chapter, the City may impose civil penalties for the violation of any requirement, regulation, ordinance, or other provision of this chapter, in accordance with the following procedure:

1. Notice of Violation. Upon inspection and discovery that any transient lodging facility is in violation of any provision of this chapter, the Planning Director, Chief of Police, City Recorder, or other person designated by the City Administrator shall provide written notice of the violation to the owner or other responsible party as identified by city records or records on file at the office of the Washington County Recorder. The written notice of violation shall:

- a. describe with specificity the nature of the violation,
- b. order the necessary action to correct or abate the violation,
- c. establish a reasonable time period, given the nature of the violation and the amount of effort required to correct or abate the violation, for the corrective action to be completed,
- d. state that the owner or other responsible party will be subject to civil penalties if the violation is not corrected or abated within the specified time period, and
- e. be delivered personally or mailed to the owner or other responsible party at the last known address of the owner or other responsible party as shown on the records of the city or county recorder.

2. Issuance of Civil Citation. In the event that the violation remains uncorrected at the expiration of the time period specified in subparagraph 1.c. above or any extension thereof, the Planning Director, Chief of Police, or City Recorder, may cause to be issued a civil citation to the property owner or other responsible party, containing:

- a. the name of the Respondent,
- b. the location of the alleged violation,
- c. the section of the LaVerkin City Code which the Respondent is alleged to have violated,
- d. the nature of the violation,
- e. the date or period of time over which the violation occurred,
- f. that a default judgment shall be issued unless a request for an administrative hearing is made within fifteen (15) days of the date of receipt of the citation,
- g. that civil penalties will continue to be assessed against the property owner or other responsible party for each day that the violation continues, beginning

on the date that the civil citation is personally delivered or mailed as provided hereafter,

- h. the name of the person signing the citation, and
- i. the date of personal delivery or mailing of the citation to the Respondent.

3. Delivery or Mailing of Citation. The civil citation shall be personally delivered to the property owner or other responsible party, or mailed to the property owner and/or such other responsible party at the last known address as shown in the records of the city or Washington County Recorder. The delivery or mailing of the civil citation shall start the imposition and accrual of civil penalties.
4. Civil Penalty. The violation of any provision of this chapter shall result in a civil penalty of \$750 per occurrence. For purposes of this paragraph, each day that said violation shall continue in effect shall constitute a separate violation. Unless determined otherwise by the administrative hearing officer, the request for an administrative hearing does not stop the daily accrual of any penalty.
5. Correction or Abatement of Violation Required. The payment of a civil penalty shall not relieve the obligation to correct or abate the violation. The property owner or other responsible party is required to correct the violation regardless of whether the civil penalty has been paid.
6. Agreement in Lieu of Hearing. Notwithstanding any provision herein to the contrary, the city and the Respondent may, at any time prior to the date of expiration of the time period for requesting a hearing, enter into an agreement for resolution of all issues arising from such violation or issuance of such citation upon such terms and conditions as may be mutually agreeable to the parties. If the terms of such agreement are met, no further action shall be taken with respect to the civil citation issued hereunder. However, if no agreement is reached, or if the terms of such agreement are not met, such civil action shall continue upon notice to the Respondent that proceedings with respect to the civil citation shall continue as provided herein.
7. Hearing on Citation. Any Respondent who has received a civil citation who has not otherwise entered into an agreement pursuant to paragraph 6 above for resolution of all issues arising from such violation or issuance of such citation, or who wishes to dispute the alleged violation, shall, within fifteen (15) calendar days after the citation has been delivered or mailed, file a written response to the civil citation requesting an administrative hearing. If a Respondent who has received a citation does not file a request for such hearing within said (fifteen) 15 days, the right to an administrative hearing shall be waived. In such case, the violation as alleged in the civil citation shall be deemed conclusively established and the Respondent shall be responsible for both correcting the violation and paying all applicable civil penalties, plus late fees.

8. Administrative Hearing Procedure. In cases where a Respondent requests an administrative hearing within fifteen (15) days of receipt of a citation, an administrative hearing shall be conducted in accordance with the following:
 - a. The City Administrator shall appoint an administrative hearing officer.
 - b. The administrative hearing officer shall set a time and date for the hearing and give notice to the city and to the Respondent.
 - c. The administrative hearing officer shall adopt rules of procedure governing the administrative hearing, providing a meaningful opportunity for all parties to present such testimony and evidence as may be necessary or desirable to support a position or defense.
9. Decision After Hearing. Upon conclusion of the administrative hearing, the administrative hearing officer may, in his/her discretion and in the interest of justice:
 - a. dismiss the citation upon a finding that:
 - (i) at the time of the citation, and at all times relevant thereto, the alleged violation did not, and does not, exist,
 - (ii) at the time of the citation, compliance with the subject ordinance would have violated the criminal laws of the state of Utah,
 - (iii) compliance with the subject ordinance would have presented an imminent and irreparable physical injury to persons or property,
 - (iv) the violation and failure to correct or abate the violation were caused by a force majeure event such as war, insurrection, civil disturbance or natural disaster, or
 - (v) other good cause exists for the dismissal of the civil citation.
 - b. uphold the citation upon a finding that none of the defenses enumerated in paragraph 9.a. above has been established, and:
 - (i) enter an order for payment of the civil penalty, plus late fees, in accordance with such terms as may be determined by the administrative hearing officer.
 - (i) enter into an agreement upon such terms and conditions as may be determined by the civil hearing officer for the delayed or periodic payment of the civil penalty, plus late fees, or

(ii) enter into an agreement for partial or complete abatement of any civil penalty if the violation was corrected promptly after the issuance of the civil citation and before the appeal hearing, or for such other reason as determined by the administrative hearing officer.

10. Late Fees. Late fees in the amount of ten percent (10%) per annum shall be assessed on any unpaid civil penalty, beginning at the end of the appeal period if no appeal is filed, or beginning at such other time as shall be specified by the civil hearing officer upon completion of the appeal process.

11. Collection of Civil Penalties. The City may file a civil action to collect any unpaid amount under this section. The violator and any responsible person shall pay for all costs of collection, including but not limited to attorney's fees and costs of court.

D. The filing of a civil citation as a means of enforcement of rules and regulations pertaining to transient lodging facilities, as set forth in this section, shall be an alternative means of enforcement, and nothing contained herein shall be construed so as to prevent the initiation of criminal proceedings by the city to enforce such rules and regulations.

BE IT FURTHER ORDAINED that, in the event of a conflict between the provisions of this ordinance and any other ordinance, rule or regulation with respect to the subject matter contained herein, the provisions of this ordinance shall control.

BE IT FURTHER ORDAINED that the subject matter of this Ordinance shall be deemed to be of an urgent nature or in the nature of an emergency, and that this Ordinance shall take effect immediately publication and posting as required by Utah law.

PASSED AND APPROVED on this _____ day of _____, 2024.

City of LaVerkin



Kelly Wilson, Mayor

Attest:

(City Seal)

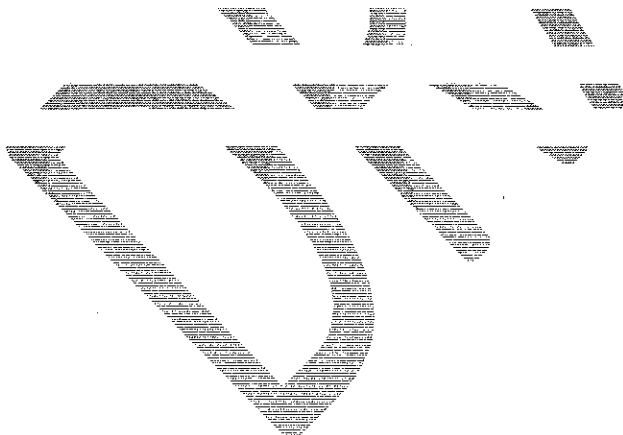
Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the ____ day of _____, 2024, whereupon, a motion to adopt said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

NAME

VOTE

Nancy Cline, City Recorder



Serving the region for nearly 50 years, St. George Regional Hospital is proud to deliver compassionate, quality care to the people in Southern Utah and is the major medical referral center for northwestern Arizona and southeastern Nevada. In addition to primary care clinics in and around the St. George and the surrounding communities, St. George Regional offers dozens of innovative specialty services and a 300-bed hospital. We are a fully accredited Level II Trauma Center with more than 2,700 caregivers and more than 400 physicians and advanced care professionals.



LEADERSHIP



Natalie Ashby
Hospital President



Patrick Carroll
Chief Medical
Officer



Cyndi Gilbert
Board Chair

FAST FACTS

Year Founded	1913
Total Employees	2,786
Medical Staff	715
Inpatient Admissions	19,430
Emergency Visits	10,810
Licensed Beds	300
Births	2,690
Annual Community Benefit	\$37.6 million

—Statistics from most recent year available

KEY QUALITY MEASURES

Safety & Quality

Consistently received a Leapfrog Safety 'A' grade since Spring 2019, ranking in the top 34% of all hospitals

Achieved number 1 ranking in the country out of 177 hospitals in their cohort for Vizient's quality performance

KEY SERVICE LINES

Safety & Quality
Cardiology
Oncology
Orthopedics

Patient Experience

U.S. News & World Report rated four-star for patient experience and continues to be rated as 'High Performing' in multiple categories

83% of patients reported that they would recommend the hospital, compared with an average of 70% for national hospitals.

Neurology
Maternity & Newborn
Behavioral Health
Trauma Services

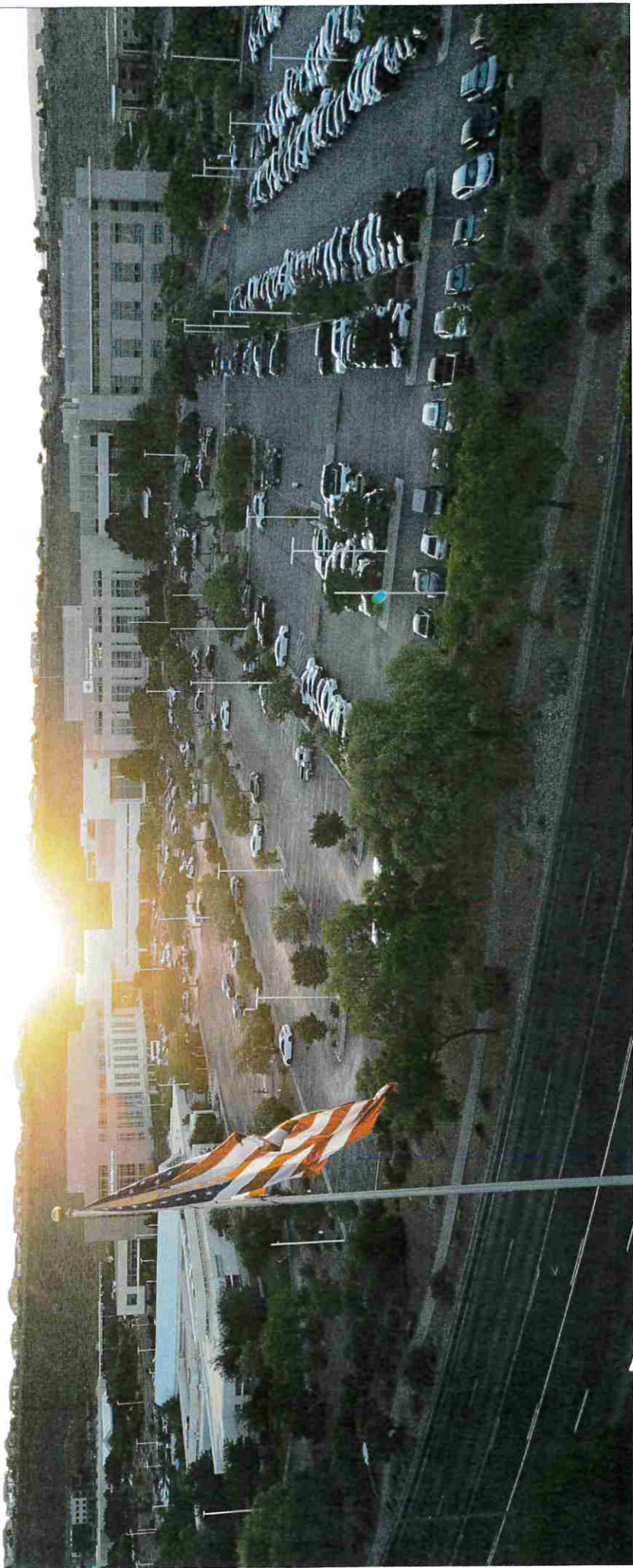


Intermountain Health

St. George Regional Hospital

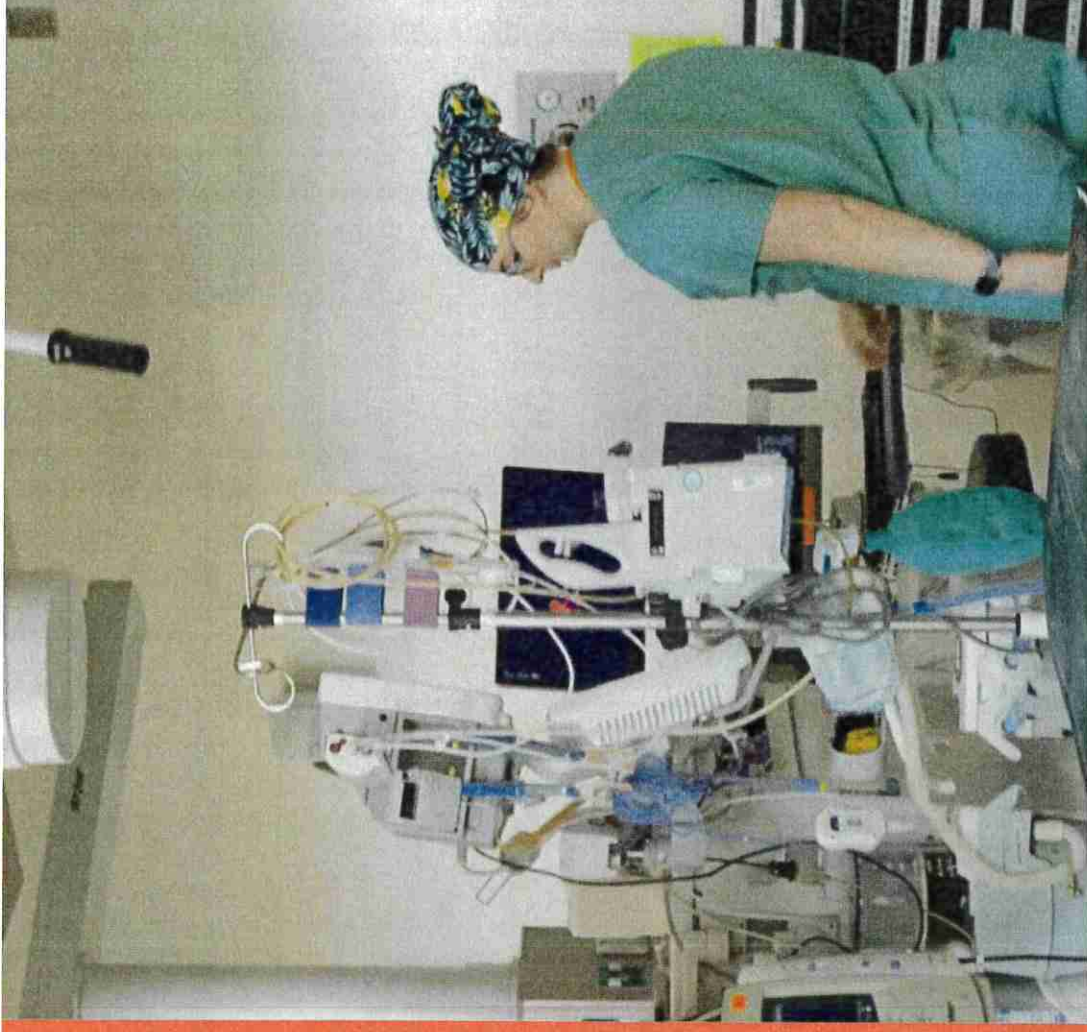
*Hospital President, Natalie Ashby
Board of Trustees Chair, Cyndi Gilbert*

Confidential and property of Intermountain Health



Our Bold Ambition: Be the Model System

Keep people healthier for less
while delivering the best and
most caring experience.



Recognitions for Clinical Excellence

1 Magnet
Application



#1 Vizient Ranking
Large, specialized
complex care medical
cohort

1 of 15 Top National
Health Systems

As recognized by PINC AI®
(formerly IBM Watson)

**U.S. News
& World Report**

4 of Top 5 Hospitals in Utah

Intermountain Medical Center (#2)
St. George Regional Hospital (#3)
Utah Valley Hospital (tied for #4)
McKay-Dee Hospital (tied for #4)

**LEAPFROG
HOSPITAL
SAFETY GRADE**
St. George Regional
has received grade
"A" rating since 2019
11 "A"s in a row

Joint Commission Certified
Stroke, COPD, Spine & Joint



Newsweek
World's Best Hospitals

30 **Healthgrades Awards**
Including Patient Experience
Spine Surgery Excellence

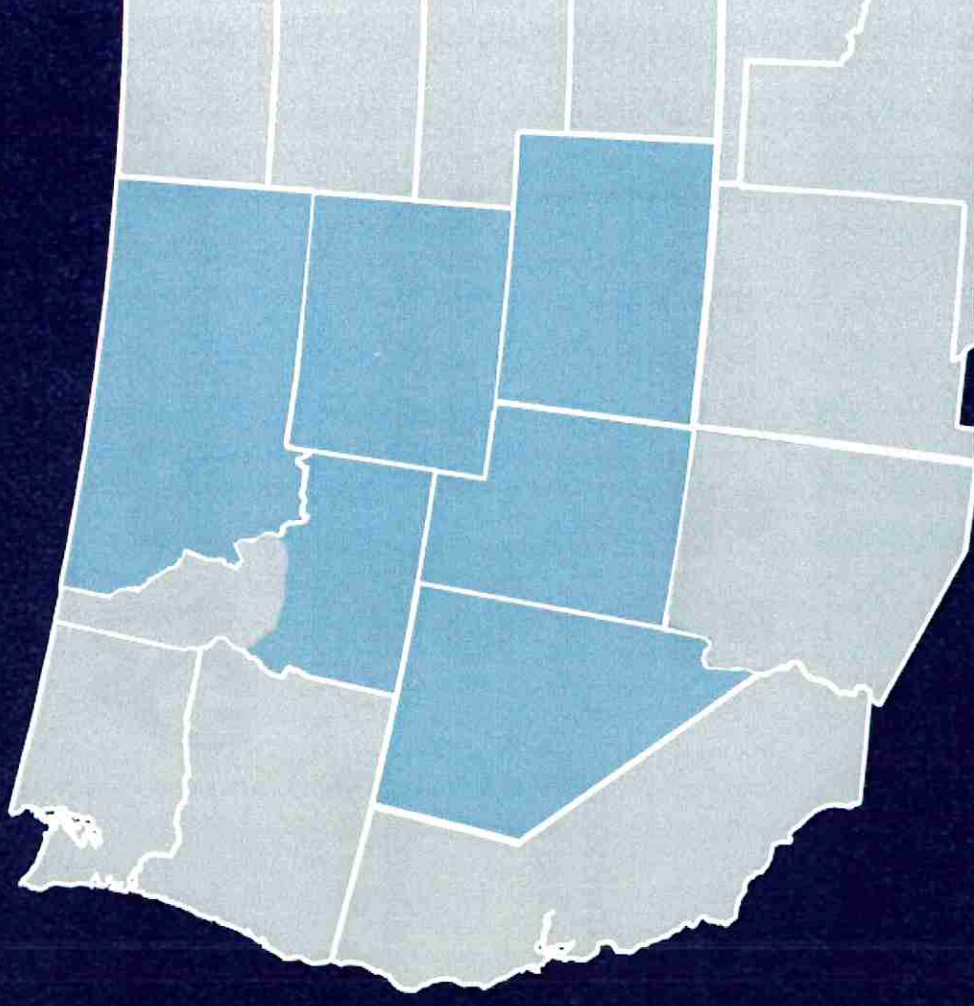
2 **Press Ganey Awards**
Guardian of Excellence
Pinnacle of Excellence '23

Intermountain Health Regions

Desert Region: Nevada, Arizona, and Southwest Utah

Canyons Region: Central and Northern Utah, Idaho, and West Wyoming

Peaks Region: Colorado, East Wyoming, and Montana



Intermountain by the Numbers



6 Primary States²
(UT, NV, ID, CO, MT, WY)



66,000+
Caregivers



Select
Health
1.1 million
Members



33 Hospitals
Including ¹
Virtual Hospital



3M+ Telehealth
Patients Served



\$16.06 billion²
Total Revenue



4,800
Licensed Beds



400
Clinics



5,000 Employed
Physicians & APPs



¹ Intermountain also provides air medical transport services in other states through Classic Air Medical
² Revenue for the trailing 12 months ended October 31, 2023

Confidential and property of Intermountain Health

St. George Regional Hospital

Serving the region for over 100 years, St. George Regional Hospital is proud to deliver compassionate, quality care to the people in Southern Utah and is the major medical referral center for northwestern Arizona and southeastern Nevada. In addition to primary care clinics in and around the St. George and the surrounding communities, St. George Regional offers dozens of innovative specialty services and a 300-bed hospital. We are a fully accredited Level II Trauma Center with more than 2,700 caregivers and more than 400 physicians and advanced care professionals.

Fast Facts (For Year-End 2023)

Year Founded	1913
Total Employees	2,786
Medical Staff	715
Inpatient Admissions	19,430
Emergency Visits	10,810
Licensed Beds	300
Births	2,690
Annual Charity Care	\$22,386,480

*Reflects 2023 Community Benefit Reporting



Key Quality Measures

Safety & Quality

- Consistently received a Leapfrog Safety 'A' grade since Spring 2019, ranking in the top 34% of all hospitals
- Achieved number 2 ranking in the country out of 173 hospitals in their cohort for Vizient's quality performance

Patient Experience

- U.S. News & World Report rated four-star for patient experience and continues to be rated as 'High Performing' in multiple categories
- 83% of patients reported that they would recommend the hospital, compared with an average of 70% for national hospitals.

Key Service Lines

- Cardiology
- Oncology
- Orthopedics
- Neurology
- Maternity & Newborn
- Behavioral Health
- Trauma Services

St. George Regional Hospital Leadership Team



President's Leadership Team



Natalie Ashby
Hospital President



Dr. Patrick Carroll
Chief Medical Officer



Reuben Evans
Chief Nursing Officer



Mark Evans
Operations Officer



Joelle Jacobsen
Operations Director

Board of Trustees



Cyndi Gilbert
Chair



Natalie Ashby
Liaison & Secretary



Brett Christiansen, MD



Diane Shanklin



Donia Jessop



Eli Bermudez



Elisabeth Bingham



Janice Brooks



John Cottam



Kim Pollock



Michon Palmer



Nathan Holman



Patrick Carroll, MD



Robert Behunin



Shawn Guzman



Wade Steel

Our County's Community Health Needs

Data from our county health department, local health experts, and public health data revealed three priorities:

01

Improve Mental
Well-Being

02

Improve Chronic &
Avoidable Health
Outcomes

03

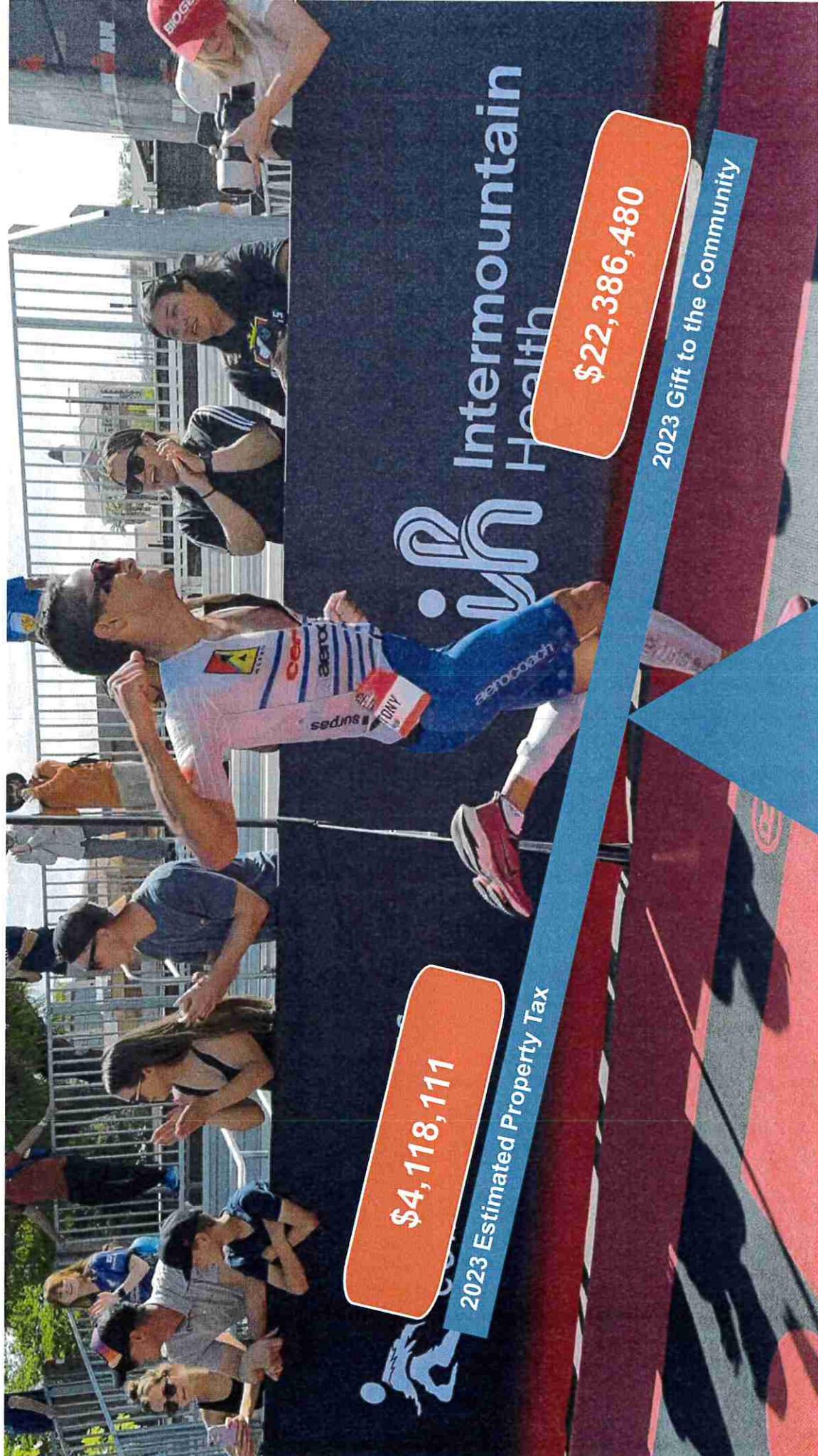
Address & Invest in
Social Determinants
of Health

Youth Day Treatment Center

Opening November 2024



- Provides intensive treatment and support for youth with behavioral and emotional disorders
- Combines individual, group, and family therapy sessions to promote healing and growth
- Focuses on skill-building, education, and life management to help youth succeed in their daily lives



\$4,118,111

2023 Estimated Property Tax

\$22,386,480

2023 Gift to the Community

Additional Gifts to the Community

To Improve Health & Improve Healthcare Access

\$543,591

**Community
Service &
Education**

\$470,751

**Clinics Serving
Underserved
Populations**

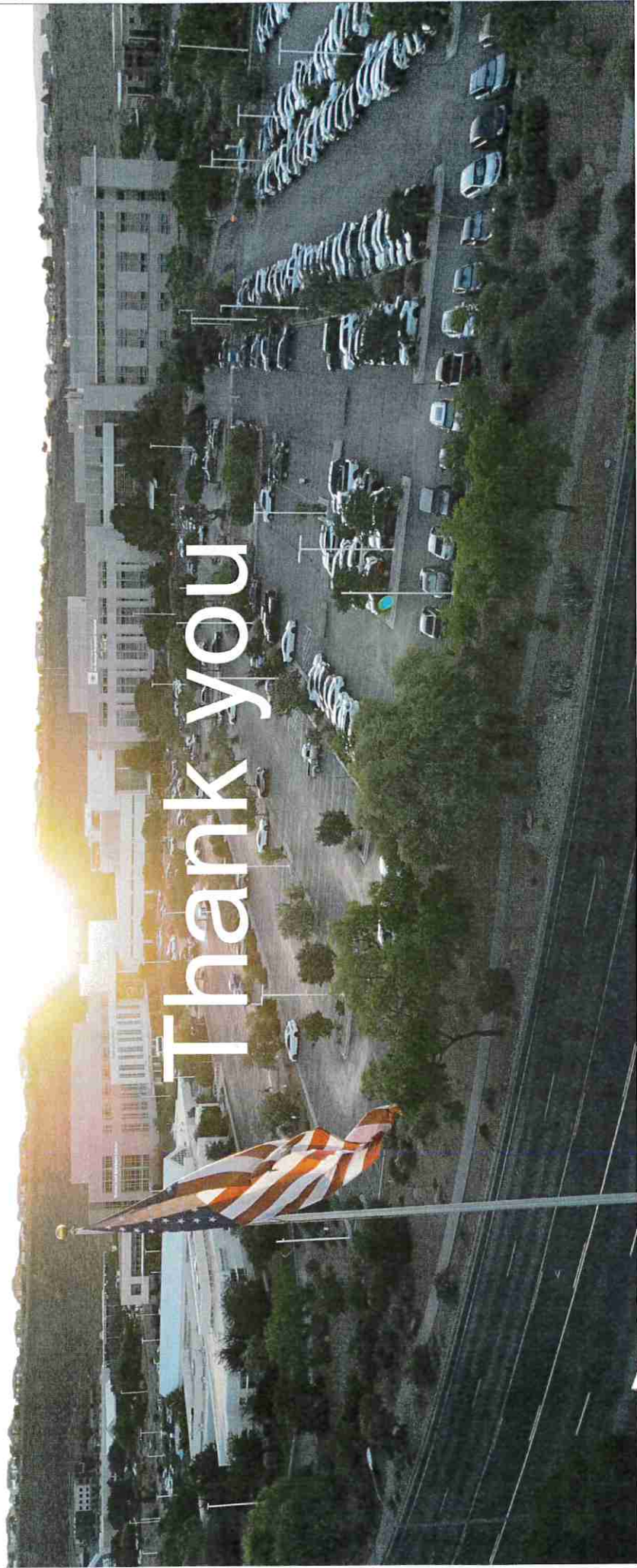
\$2,134,237

**Health
Professional
Education**

Washington County community groups & Intermountain Health

\$4,973,332 in cash donations

Doctors Volunteer Clinic of St. George	DOVE Center	Loving Angel Service Dog	Washington County Receiving Center	National Alliance of Mental Illness Utah	Needs Beyond Medicine	Rural Utah Project Education Fund
Southwest Behavioral Health Center	Southwest Utah Public Health Department	United Way of Washington County	Washington County Prevention Coalition	Utah Department of Human Services	Utah Domestic Violence Coalition	Utah Food Bank
Utah Support Advocates for Recovery Awareness	Utah Tech University	Washington County Medical Support	Washington County Children's Justice Center	Utah Division of Substance Abuse and Mental Health	Washington County School District Health Access Project	Youth Futures



Thank you