



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, August 13, 2025, 6:00 pm.
Council Chambers, 111 South Main Street
La Verkin, Utah 84745

A. Call to Order: Chair Allen Bice

Invocation by Invitation; Pledge of Allegiance

B. Approval of Agenda:

C. Approval of Minutes: July 9, 2025, regular meeting.

D. Reports:

The City Council and Director of Operations will present updates on meetings and activities.

E. Business:

1. Discussion and possible action to recommend a live-work zone .
2. Discussion and possible action to set a public hearing for a live-work zone.
3. Discussion on creating a mixed-use zone.

F. Adjourn:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nancy Cline, City Recorder, (435) 635-2581, at least 48 hours in advance.

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the Spectrum newspaper, posted on the State website at <http://pmn.utah.gov>, posted on the La Verkin City website at www.laverkin.org, and at the city office buildings
111 S. Main and 435 N. Main on August 8, 2025
Nancy Cline, City Recorder

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, July 9, 2025, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Hugh Howard, Matt Juluson, Kyson Spendlove, John Valenti, Richard Howard; Staff: Derek Imlay, Fay Reber, and Nancy Cline; Public: Brad Robbins, and Blaire Gardner.

A. Call to Order: Chair Allen Bice called the meeting to order at 6:02 pm. The invocation and Pledge of Allegiance were given by Matt Juluson.

B. Approval of Agenda:

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

C. Approval of Minutes: June 11, 2025, work and regular meeting, June 17, 2025, special meeting. The motion was made by Commissioner Richard Howard to approve, June 11, 2025, work and regular meeting, June 17, 2025, special meeting, second by Commissioner John Valenti. Hugh Howard-yes, Bice-yes, Spendlove-yes, Valenti-yes Juluson-yes. The motion carried unanimously.

D. Reports:

Patricia Wise reported on the city council meeting held June 18, 2025, and special meeting June 25, 2025.

Derek reported that a new zoning map will become available on the city website. It will be interactive and when you choose a piece of property it will tell you the zoning and codes that are linked to that zoning. The planning commission meeting on July 23rd has been cancelled. They are holding a Meet the candidate night in the council chambers. The holding pond is 30% done. It will have trails and a park, but no fishery. They're going to construct from the pond to 500 North two separate lines. We will have two different functioning lines, and the purpose in doing that is that we will be using a part of the river water to fill the pond until Ash Creek is fully functioning and starting to go through their waste management part of it. The district will maintain the pond and we will be responsible for the pump house. The water district is creating an agreement with the city to fund the 13–16-million-dollar project to bring irrigation water out of the backyards and into the street so it's easier to repair and replace old pipes. We will pay them back in water that we send down the river. When we expand and our growth has exceeded our spring capacity, we will be under contract, and they will set a block of water at the side so that we would be able to buy that once it's been treated. We'll pay the rate for what it takes for them to pipe it, store it, treat it, and develop that.

Zion Canyon Hot Springs opened on July 3rd. There are only the two pumps that are pumping the water up and they seized up. They're open, but only their swimming pool, their cold dip pools, and the pools that are other world springs. They didn't have their alcohol license yet, so they are not selling alcohol. They should receive it any day now.

E. Business:

1. Discussion regarding the application for a live-work zone to be created in the existing Commercial retail zone.

Brad explained that he split the live-work and mixed-use zones into two separate zones. The live-work he included a list of prohibited businesses. He found that it is easier than listing allowable businesses. The buyers

would go through the HOA to be approved and then the planning commission. If they did not get approval they could appeal through the city council. He also prohibited any outdoor storage on the balconies. And having closed off walls between balconies. There are also rules on parking stalls and loading spaces. They would also require a development agreement.

Commissioner Bice had a few questions. On page one, section 1.1, item, number A says a maximum of one employee other than the owner is permitted to work at the live work unit. That seems restrictive. He thought of the sleeping bag manufacturer. It seems like if we're limiting their work capacity to two people, we're going to exclude things that we might not choose to exclude.

Brad explained that this was based on parking and The Fields units. They have two parking spaces outside and two inside the garage space and one shared parking. If you have over 4 employees, where would they park?

Commissioner Juluson asked if they could base it on parking spaces equal how many employees they can have.

Commissioner Spendlove added that they might not know how many employees that business requires. He agrees it's restrictive but how could they calculate that.

Commissioner Bice added if this is a work hub, they may well have employees associated with the business, but not on the site all the time. Or have ride share employees.

Blaire suggested that it is restrictive. They could have employees sharing a vehicle, riding bicycles or walking to work. The language in the HOA agreement gives the council the say on who can have a business there compared to the residents. He asked who has the authority to decide what business to go in. Is it Derek, council, or city staff decision. When they present a business and its use who approves them.

Commissioner Bice replied he didn't know who they planned on giving that authority to. Possibly the ALUA.

Brad added they get approval from the HOA. Then come before planning commission and they can appeal that decision through city council.

Blaine agreed there needs to be a cap. No more than X number of people can be there per square foot. There is a restriction on the number of units in other live-work spaces and the number of bedrooms within the building and offices, which then again limits how many people can be in there. Every business is going to be different. The way we anticipate it is based upon the zone overlay. They submit their proposal. business. He met with a gentleman today that he wants to do, he has a business up north, a detailing, automotive, where he'll have no more than two cars on site at any given time, actually working on it. There are no customers that come and park and wait. They drop the car off and leave. He now wants to provide living space for two of his employees when they come down here. So, he has a business application, it will be an owner-occupied scenario, but he will have up to two employees. Maybe if there was a maxim of two to four employees at any given time. And it's up to the discretion of the HOA and the city. He wants the HOA to screen buyers before they come to the city and present the potential business. Then the city decides.

Commissioner Bice wanted to know if this was before they purchased the property.

Blaine explained yes its in the contract that it is subject to the approval of the HOA and the regulations by the city. He wanted to know who would decide that for the city because sometimes they only meet once a month and he could streamline his side and wanted to know how to make it easy for the city and expedite development.

Derek suggested because of their meeting once or twice a month maybe this should be handled by the ALUA. The state has been on the cities about getting developers and their clientele through the process faster.

Commissioner Spendlove pointed out that the ALUA meets when necessary.

Derek agreed they do. They could meet and decide on the same day, and the city council could still be the ones that handled the appeals.

Blaire agreed parking seems to be the common denominator. His project does not allow trailer parking, access cars to be parked, and they can't park in any space not dedicated to that unit. He reenforced that the HOA will be enforcing the cities rules and regulations. They will have a document that defines the use of the business, how many employees, and what they are doing. And the number of bedrooms they would like to have. He has a project up North that the buyers are not allowed to live there. They sign a statement knowing that it is not allowed. If code enforcement comes along and sees someone living there, they report it to the HOA and then we go vacate them from the building.

Commissioner Bice has had a negative experience with approved use. But he realized this needs to be an approved use and wanted to know how to fairly be administered through something like the ALUA.

Brad said if the ALUA denied the business they could appeal to the city council.

Blaire explained as part of the development agreement they could supply the ALUA, planning commission, and city council with business name, license, the permitted uses, number of employees, square footage of office and living space. That could be a three-step check and balance to have the HOA, ALUA, and the city council.

Commissioner Bice wanted to change the maximum 1 employee plus owner in the zoning. He asked if pairing it with the parking would work.

Brad replied that they are trying to fit Blaire's project into the zoning with all other projects.

Commissioner Bice added another developer could offer more parking and have a bigger variety of businesses.

Blaire added that they need 10 employees that would justify how much parking they need. With setback, your spacing, your size of building, the type of parking to the amount of space. That's one way to go checks and balances. But you also have to accommodate almost like up to and through use. One of the potential users is an e-bike rental shop. And he is a local guy, and he's got a space in Hurricane, in Troy, and in St. George. He told him he didn't think this was a space for him because he wouldn't have parking. But they never have more than three cars picking up a bike, and they don't park and ride their bikes away. He may need two or three employees shuffling bikes in and out. So, there might be more employees that the parking will be a certain amount and then have your exception to your type of use may allow for the employees if they do not need parking.

Commissioner Spendlove suggested they could use square footage. They could calculate so many employee parking stalls for whatever the square footage is. Blairst's development specifically has two interiors, your garage, and two outside the garage. The vehicular access and parking section, it spells out pretty clearly for parking, but he wondered if they could have additional parking stalls required for employees based on square footage or somehow calculating it. He felt the bigger the building, the more employees you're going to have, the smaller the building, the fewer employees.

Commissioner Bice added we base it off square footage maybe also depending on what kind of business. If it's a plumbing business and only the supplies are stored in it, they would need fewer spaces.

Blaire suggested two employees then based off what type of business it is they could allow more employees.

Commissioner Richard Howard wondered if they needed to consider the employee who has a spouse and family and what cars that would add. If that employee was to live there.

Blair pointed out his project was meant for an owner to live in. But for future projects and in general they do need to consider that as part of the zoning.

Commissioner Valenti asked if Blaire has experienced where one owner buys multiple buildings and then needs more employees.

Blaire replied in his project he thinks they will buy multiples, but they still have to comply per unit. His units are 1800 footprint square foot, 4,500 usable square footage with the garage, mezzanine, second level, deck, and roof top.

Brad commented if they went off square feet it could be 1 parking spot every 1,000 square feet. He has 4 dedicated spots and 1 shared ADA. And if they built out the garage there would be less parking space and maybe they need more employees.

Blaire agreed that if they built that out, they would be even more limited in the number of people that could work there.

Commissioner Spendlove asked if they limit the number of parking spaces or number of employees.

Brad suggested they go off of square footage, that is what the industry does typically. Blaire has 4.5 spaces, and it would be up to the business owner to use the 2 garage spots as parking or build it out and have less parking.

Commissioner Richard Howard felt if they didn't limit the number of employees they would find a place to park like in front of the school and fill up that street.

Blaire reminded them that the business has to hand in their plan to ALUA. And that would have the number of employees they will have. They can turn them down if it's too much for the amount of parking they are allotted.

Commissioner Juluson agreed they needed to limit the number of employees. A new business might not need many employees, but when they get busier and need more employees than you have a parking problem.

Commissioner Bice asked if they are comfortable with 1 employee per 1,000 square feet. They agreed.

Brad suggested they include in the zone 1 employee per 1,000 square feet or subject to approval.

Commissioner Bice continued to number F. A two-foot by three-foot sign is allowed for each unit indicating the name of the business and hours of operation. Is that a minimum or maximum or both?

Brad replied that it would be a maximum. They will be smaller modest signs. On the building above the door, or garage doors.

Derek asked if they were going to have a sign out front with all the businesses listed.

Blaire replied they had the property on the corner and wanted to know if that was allowed. And also, if they're on a corner of the development could the business have 2 signs? One on the side and one out front.

Derek replied they could have rules for signs per zone or include all the rules in the sign ordinance. He liked the size Brad suggested. He said the signs on the corner would go along with the sign ordinance but the signs on the building would override that ordinance.

Commissioner Bice suggested this zone has its own rules for signs because there is so much density going in there. His monument could have 38 businesses listed.

Blaire commented there will be 38 businesses, but some people will want advertising and some won't. They don't want walk-in traffic.

Derek added they could on the corner have a sign with the units listed.

Blaire added they could have signs on the building; interior units have one two-by-three. End units have the option to do two signs, two-by-three, one on the visible side and one on the front. Monument, linear, multi-business signs.

Brad suggested there is a monument sign on the corner then you drive into a kiosk sign with the list of units and what businesses there are.

Commissioner Juluson added that there would be a lot of business listed. He felt a sign on the street and on their buildings would be better.

Commissioner Spendlove would like it called out that the signs are on the buildings and not in the parking lots.

Commissioner Bice continued with questions about Number G, which says live-work units must be owner-occupied. Are we okay with that, or are we going to let an employee live there if the owner doesn't?

Blaire had a question about it being owner occupied as a primary residence or secondary residence.

Commissioner Juluson replied he has an owner-occupied is who owns the business or is it the one who owns the building, owns the business, runs the business, and isn't subleasing out to another business. Whether or not there's employees there or not, employees are working for the business, so that would still be an owner-occupied because the business owner is running that.

Blaire liked his comment. The owner of the building doesn't personally live there but he owns the building.

Commissioner Bice agreed they needed language, so the owner of the building didn't put his family members there on weekends.

Brad explained he wasn't thinking someone would come in and buy five units and then lease them out and use the living section for family or just whoever he wanted. He envisioned it as an owner of a small business that would live there and work there and save money without paying rent. He asked what they wanted to include who could live there.

Commissioner Juluson replied that it could be owner occupied and maybe employee or separate the business from the residential.

Commissioner Bice added that he has made enough mistakes to be more careful now about the wording of things. That could be the owner and/or one employee. He asked for input.

Commissioner Juluson added what if it's a manager.

Commissioner Spendlove added its difficult there's a lot of options, whether the owner of the business and living there, or instead of a manager, an employee, there's a lot more control of what's going on. We have noise ordinances and everything so the police can get involved, but enforcement-wise, he felt like, whether it's owner-occupied, but maybe we still allow for another employee to, as long as it's still owner-occupied, we'd be okay with another employee to be living there as well. Because in some of these situations, you may have bigger rooms, like it's up to 700 square feet of living space. Minimum. There's the possibility of more space, as long as the owner of the business can have the additional. He thought the owner of the business needs to live there. There could be a potential to also have an employee

Commissioner Juluson added if it only said owner-occupied, you'd separately list others, so it'd have to be reworded to take out any ambiguity.

Derek comments that the conversations in the past have been part of the bonus to have the manager and employee, who are still able to live there and make it so they can maintain those employees throughout the business life. We've already set the amount, the size of the building, right, as far as how many employees they have live there or that would occupy that potential building. So, at that point, they would have to basically, if they got too big, which would be great for them, they could move out, and maybe they'd find some other place to live in La Verkin. Limit it to size of the building but it needs to be an employee, owner, manager that lives there so it doesn't become a rental.

Commissioner Bice read it again and it says owner occupied. It doesn't exclude employees. Maybe that's enough.

Commissioner Juluson commented coming from the banking industry an SBA loan has to be in that building and not rented out. Employee housing separately, might be a good idea to keep it owner-occupied and then suggest employee housing separately if we want to allow it.

Commissioner Valenti asked if part of the application is going to be listed who will live there.

Blaine agreed that it would be part of the application and signed affidavit.

Commissioner Valenti asked how hard that would be to change if an employee moves out to notify the HOA who is living there.

Blaine agreed that it would be easy to notify the HOA. Any change in the affidavit for your intended use, needs to go back through the whole process. So, therefore, the manager doesn't need to come in and, you know, explain that. But he thought they were right to have that be a little bit open in terms of the use. The owner of a business like that, like you're talking about, like an SBA loan, is the owner of this has to qualify.

Brad suggested changing it to be owner occupied or employee occupied.

Blaine agreed it could state anyone living there has to be owner or employee of that business.

Brad agreed and wanted to be careful in wording it because they don't want them to just rent them out to make extra money and not be tied into the business.

Commissioner Spendlove clarified that if someone bought the building but then leased it to a business it would be the business owner or employee that could live there and not someone tied to the owner of the building.

Commissioner Bice brought up Section 1.2, permitted and prohibited uses. The last sentence, all approved uses are subject to conditions to ensure compatibility with the surrounding businesses and development. Violation of the conditions of approval can result in permit revocation. If someone owns this and has bought it and has their business permit revoked, are we going to not allow them to live there any longer? How would the legalities of that work out. It seems like we're marrying ourselves to them, and we can't really revoke their business license and kick them out of the unit, not allow them to live in the unit that they own. He wasn't sure what to do about that. Do we have the teeth to enforce it if that happens.

Blaire explained his experience has been the HOA is responsible for the code compliance officer to issue fines. They will be fined, and those fines can put a lien on the building.

Brad commented that the permit is for business not for licensing there. So, they can fine the business but not be able to kick them out.

Commissioner Bice commented what if they lose their license can they still live there. He asked Brad to explain what a "use finding" is.

Brad explained its permitted uses. The ALUA would find the use acceptable.

Commissioner Bice commented he liked that it was 10 units per acre. On the last page on F. It says a six-foot-high decorative rock wall shall be required to surround the perimeter of the property. Derek, doesn't our code require eight feet between commercial and residential?

Derek replied that there is an existing six-foot wall already there. That's the exception. Above six-foot needs engineering. So, if six-foot wall existed, they can't just add to it.

Commissioner Bice asked them to change the language, so it includes the exception. Maybe if it butts up against residential.

Commissioner Spendlove clarified that it should say block walls on all new developments requiring an 8-foot unless there was an existing 6-foot block wall.

Derek suggested they could just add language that says refer to the city code, so we don't have to repeat it in every code.

Commissioner Spendlove asked if they could include a link to the code so there is no confusion on which code they mean.

Commissioner Juluson commented that it says the residential area is at least 700 square feet, but it doesn't say the minimum of what the commercial business square footage is. There should be a percentage of square footage for the business, so they don't end up with a small business and a big residential property.

Derek commented he liked the percentages better. The business is supposed to be first and residential second.

Commissioner Bice suggested 50/50 commercial and residential.

Commissioner Juluson asked about requiring ground floor or second floor where the residential could be.

Blaire suggested if it's a percentage then they can include the garage or rooftops.

Commissioner Spendlove agreed as long as the residential could not be on the main floor. Business needs to be where people walk in. He felt that would help in making sure it doesn't turn into a residence.

Brad clarified that it would be 50% business, 50 % residential. With the ground floor being commercial and not residential.

Commissioner Bice wanted bigger dumpsters. Being commercial and residential he felt it needed to be bigger than a 2-yard dumpster.

Blaire commented that commercial zone you've got two different dumpster sites is it there within the HOA you can have them use a trash can that has to be inside the garage, and you can take those out.

Commissioner Bice felt like the garbage truck might not fit to pick up trash cans from every unit.

Derek commented he would call the garbage company and see what their suggestions are for this type of community. He said they could go out on SR9 or Center Street, but he will ask solid waste what is appropriate. They discussed who would provide the trash cans. He will call and see what their requirements are.

Commissioner Spendlove suggested trash cans don't look nice in this tight of a location and think they should have dumpsters for trash.

Blaire also suggested to contract three times a week in this situation. He will increase the HOA fees based on how much the garbage fees are. He wanted clarification on what type of wall needs to be on the balconies.

Commissioner Spendlove commented that the exterior facing residential and out of the church specifically was the unit we looked at. He really liked the enclosed fence/railing because it gave a little bit more privacy to the residents, which he felt was necessary. He thought anything that's interior or facing inside could be open railing.

Blaire clarified he would put solid walls on exterior units that face the streets, and the interior units would have rod iron.

Commissioner Spendlove asked if they needed to specify no storage or banners hanging from the balcony.

Brad replied they did put in that they couldn't use it as a storage unit.

Commissioner Juluson asked if vape shops or microbreweries are allowed. They would have more customers and need more parking. Would that be allowed with residents so close.

Blaire commented that the application could restrict that. For example, if someone wanted a personal gym to train one person at a time wouldn't be a problem but what would you want in a live-work area.

Commissioner Juluson asked what if they make and ship the items. Would that be allowed.

Brad asked if they would want that to be allowable.

Commissioner Bice added they have to think about the smell of a microbrewery would put off. That would not be pleasant in a residential area.

Blaine pointed out the city's ordinances with noise, with smell, with obnoxious odors, that correlates to whether it's residential and allowable.

Brad added that part of the use-finding process is limiting the noise, dust, and obnoxious odors.

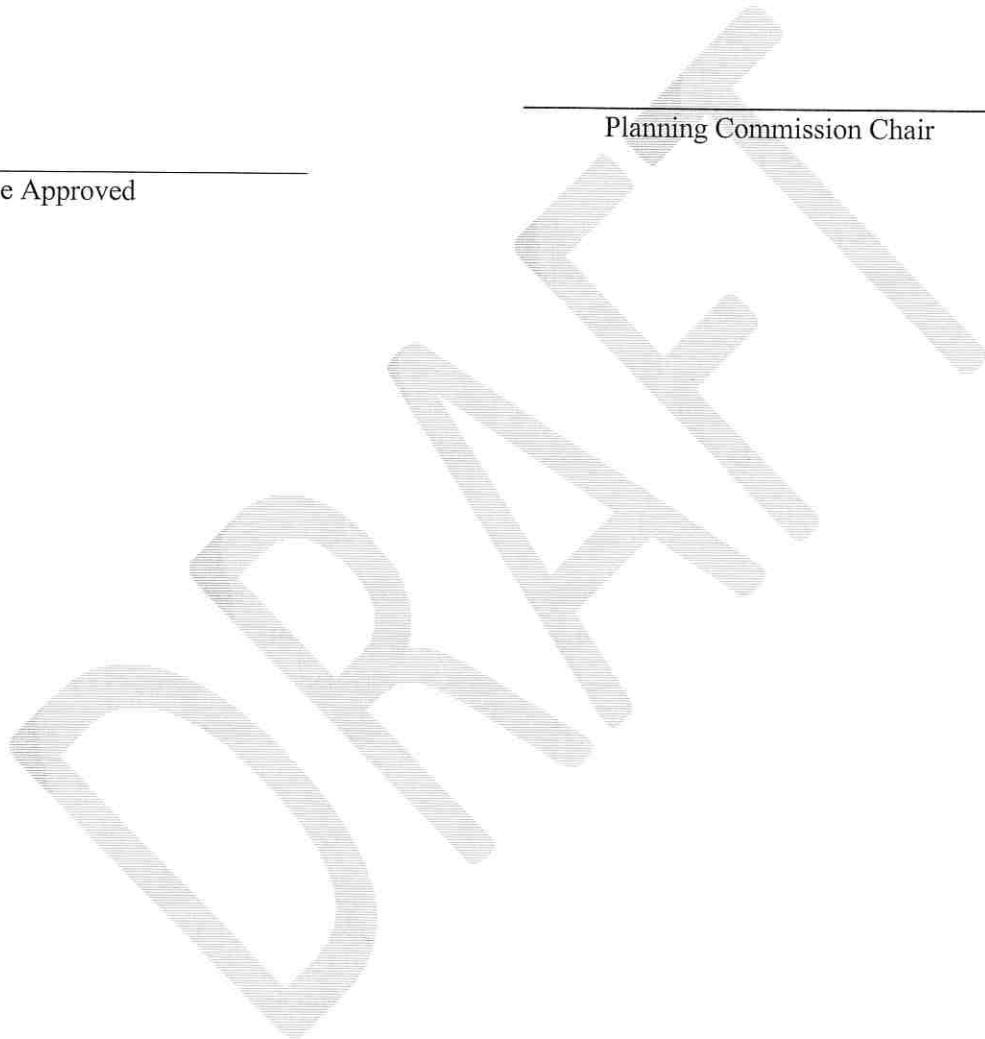
2. Discussion regarding the application for a mixed-use allowance within the Commercial retail zone. Commissioner Bice wanted to table this item.

F. Adjourn:

Commissioner Bice adjourned the meeting at 7:27 p.m.

Planning Commission Chair

Date Approved

A large, stylized 'X' mark is drawn across the page, indicating that the document is not to be approved.



Planning Commission

Agenda Date	August 13, 2025
Application	N/A
Type Of Application	<i>Creation of a new Commercial Zone</i>
Action Type	N/A
Agent	N/A
Request	N/A
Location	<i>80 West Center</i>
Current Zoning	<i>Commercial Retail</i>
General Plan Reference	
Report Prepared By	<i>Derek Imlay</i>

Content:

We have formatted Brad's live/work draft ordinance according to our city code standards. The text highlighted in yellow includes additions from the comments received during the Planning Commission meeting on July 9, 2025. We hope that, barring any other issues, the Planning Commission will finalize the Live-Work draft and schedule it for a public hearing at the meeting on August 27, 2025, which would then go on to the city council on September 3, 2025, for final approval.

Staff Comments:

Our existing commercial code currently prohibits residential use, yet for the past five years, the city has actively engaged in a series of collaborative meetings with the City Council and the Planning Commission. Together, we are striving to meet the urgent demand for workforce housing by exploring the option of allowing owner-managers and employees to reside on-site.

This proposed change could offer significant advantages for commercial property owners:

1. By potentially eliminating the dual burden of lease and mortgage payments, owners could redirect those funds to reinvest in their businesses, fostering growth and innovation.
2. Enabling a manager or employee to live on-site not only presents cost-saving opportunities for employers but also addresses the pressing issue of workforce housing shortages.

Together, we can pave the way for a more sustainable and vibrant community, benefiting both businesses and their employees alike.

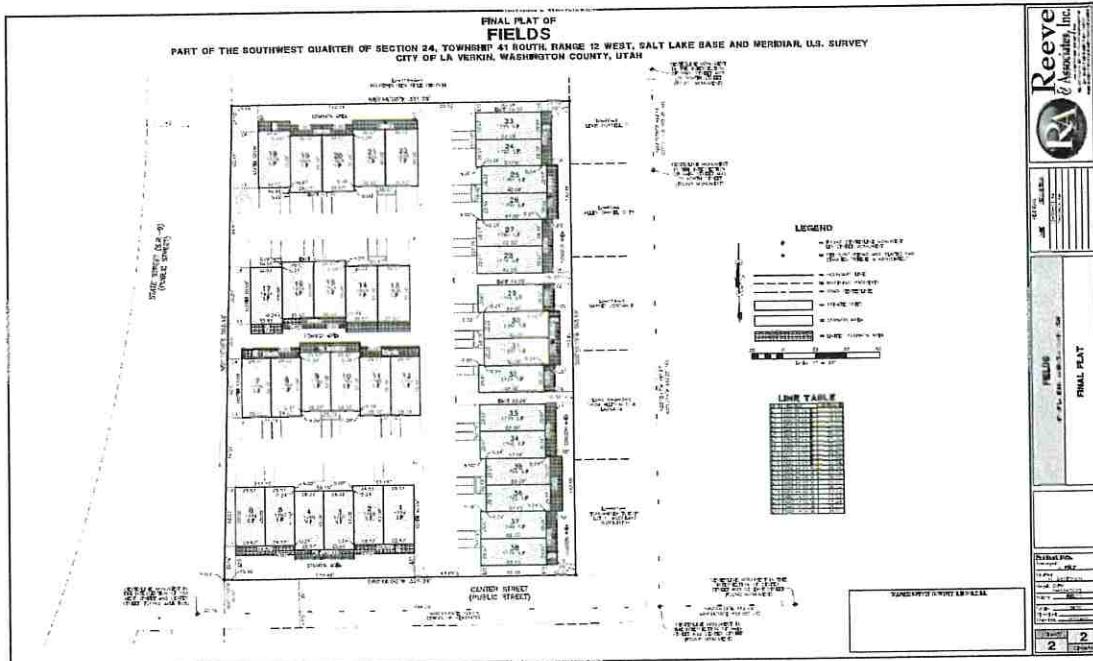
Recommendation:

Staff (Derek – Brad) fully support and believe there is a need for this type of application within a limited area of our commercial zone.

Location



Proposed Development



ARTICLE G. LIVE/WORK ZONE (LW)

SECTION:

[10-6G4-1: Purpose](#)

[10-6G4-2: Definitions](#)

[10-6G4-3 Permitted Uses](#)

[10-6G4-4: Permitted](#)

[10-6G4-4-1: Use findings](#)

[10-6G4-5: Prohibited Uses](#)

[10-6G4-6: Height Regulations](#)

[10-6G4-7: Area, Width, And Yard Requirements](#)

[10-6G4-8: Requirements](#)

[10-6G4-9: Development Requirements/Standards:](#)

[10-6G4-10: Application Requirements:](#)

Notes

¹ 1. See subsection 10-1-3B of this title.

10-6G4-1: PURPOSE:

The concept of live/work housing units is not new. For centuries people have lived and worked at the same location. With the advent of zoning, however, uses became separated and over time the live/work concept was phased out. An identified need in the city still exists for locations where the live/work concept can be reestablished. The intent of the city's LW zone is to provide a unique environment that allows for both a residential component and a location for a person to conduct business in accordance with city requirements. Further, the intent of the LW zone is not to provide for uses that are detrimental to the overall health and well-being of the development but to allow for uses that complement each other. All provisions of the La Verkin Municipal Code not specifically stated in this zoning section shall apply where applicable.

10-6G4-2: DEFINITIONS:

Live/Work Development: Developments that combine residential and non-residential uses that are restricted in that they also require the owner **or manager/employee** of the business to reside at the property. A live/work unit shall be associated with the development of a live/work complex and shall not be a single family home, condominium or townhome in a development not designed as live/work.

10-6G4-4: PERMITTED USES:

No uses are permitted by right in the LW zone other than residential. All uses shall be approved by the **Administrative Land Use Authority (ALUA)** through the use finding process. All approved

uses are subject to conditions to ensure compatibility with surrounding businesses and development. Violation of the conditions of approval can result in permit revocation.

10-6G4-4-1: USE FINDING:

A use finding is required to be approved by the ALUA prior to the establishment of any business use associated with a live/work business unit. A potential use shall first be approved by the development's property owner's association prior to ALUA consideration. The applicant shall demonstrate as part of the use finding that the proposed business use shall not have the potential to adversely affect others living in the development and that dust, heat, noise, glare, noxious fumes, odor, vibration or other business related impacts will not affect other residents or businesses in the development. The ALUA shall also have the authority to set and approve hours of operation for businesses. The ALUA, based on its own discretion and information provided by an applicant and staff, can find or deny that a proposed use is compatible with the intent of the LW zone as described in Section 1.0.

10-6G4-5: PROHIBITED USES:

Automobile repair (commercial)

Banks

Building material outlets

Car wash

Car/vehicle/RV sales

Convenience stores

Daycare centers

Department stores

Entertainment venues

Equipment sales

Funeral services

Gas stations

Grocery/Markets

Gyms

Heavy Industrial/manufacturing

Large scale retailers

Outdoor storage
 Recreation facilities
 Restaurants
 Retail stores (large scale)
 Sheet metal shops
 Special event centers
 Studios/schools
 Vacation rentals
 Veterinary services

10-6G4-6: HEIGHT REGULATIONS:

Maximum building height shall be three stories or 45 feet. The residential portion of the live/work unit shall be located on the top floor(s) with the business portion of the unit located on the bottom floor.

10-6G4-7: AREA, WIDTH, AND YARD REQUIREMENTS

District	Lot Coverage	Density	Setback in Feet		
			Front	Side	Rear
LW	Shall not exceed 75% of the total lot area	Maximum unit density shall be 10 units per acre	35' for commercial buildings abutting SR9 and SR17, 25' when abutting city streets See note # 1	See note # 2	See note # 3

Notes:

1. Front or street: A minimum 15-foot wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
2. Side: Ten (10) feet landscaped. A 20-foot wide landscape setback (buffer) is required if located adjacent to a residential area. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
3. Rear: Ten (10) feet landscaped. A 20-foot wide landscape setback (buffer) is required if located adjacent to residential areas. Building setbacks adjacent to residentially zoned areas shall be 60 feet.

10-6G4-8: REQUIREMENTS:

A maximum of one employee per 1,000 square feet of floor area is permitted to work at a live/work unit **subject to the approval of the Administrative Land Use Authority (ALUA)**.

No portion of a live/work unit may be separately rented or sold.

Client and customer visits to live/work units are permitted.

A business license is required to be obtained from La Verkin City for the business portion of a live/work unit.

The unit and especially the business portion of the unit shall meet fire/health/safety requirements as determined by the city.

A two-foot by three-foot sign is **allowed on the front** of each unit indicating the name of the business and hours of operation.

A live/work unit must be **business owner occupied or manager/employee occupied at all times**.

10-6G4-9: DEVELOPMENT REQUIREMENTS/STANDARDS:

Residences: Minimum **residential dwelling unit square footage shall be 700 feet. A minimum of 50 percent of the total floor area of the entire unit shall be dedicated to business use. The ground floor of a unit shall be solely dedicated to business use.**

Block wall: A block wall shall be required along the perimeter of a property as prescribed in Section 10-6G-2.2F and Section 10-7-7 of the La Verkin Municipal Code.

Vehicular access/parking: Live/work developments shall have driveways, points of vehicular ingress and egress and parking. Live/work units shall have a minimum two car garage. **The two car garage may be used for business purposes unless the owner/operator of the business is required by the ALUA to use the two garage spaces for employee parking.** Two exterior parking spaces for customers/employees shall be provided in front of the two car garage. The two exterior parking stalls shall be a total of 18 by 18 feet in size. One nine (9) foot by 18 foot guest parking space shall be provided for every three live/work units.

Buildings: All buildings shall front a street unless determined otherwise by the city.

Open space: Two hundred (200) square feet of private patio open space shall be provided per live/work unit. One hundred (100) of the square feet of open space can be provided in a common area.

Storage areas: Two hundred and fifty (250) cubic feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc. No outdoor storage is permitted.

Loading areas: One dedicated and marked 10 foot by 20 foot loading space shall be required for every 15 dwelling units and live/work units. This loading space requirement is in addition to the resident/guest parking space requirement outlined in the parking requirement above.

Trash enclosures: Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.

Development agreement: A development agreement is required for review and approval for new development in the LW zone (Reference LVMC Section 10-6G3-7). The development agreement shall specifically state that the purpose of a live/work development is to provide for residential and non-residential uses that are restricted and that units must also continuously be associated with a business.

Homeowner's association/property owner's association: Establishment of a homeowner's association/property owner's association is required for live/work units. The homeowner's association documentation for live/work developments shall specifically state that the purpose of a live/work development is to provide for residential and non-residential uses that are restricted and that units must also continuously be associated with a business.

Streets: All streets in or adjacent to the LW zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.

Curb, gutter, sidewalk and paving: All facilities/uses shall have curb, gutter and sidewalk and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.

Outdoor Storage: Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.

Balconies: Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project.

Easements: All lots shall have easements on side and rear property lines of a minimum of seven and one-half (7½) feet and on a street side property line of ten (10) feet minimum to be used for utilities and drainage (Ord. 2024-03, 2-21-2024).

10-6G4-5: APPLICATION REQUIREMENTS:

All new development in the LW zone shall comply with the following application requirements:

Precise Plan: A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show 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 trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.

Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of 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 and color palettes shall be included as part of the submission.

Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.

Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (Conservation Landscaping Requirements)

Lighting: Lighting, including parking lot lights, security lights and illuminated signs, shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting. All lighting shall follow chapter 7 of the city's outdoor lighting ordinance (night sky)

Plat Map: Processing of a plat map is required to establish individual ownership.



Planning Commission

Agenda Date	August 13, 2025
Application	
Type Of Application	<i>Creation of a mixed-use commercial zone</i>
Action Type	N/A
Agent	N/A
Request	<i>City Driven</i>
Location	500 North State
Current Zoning	<i>Commercial Retail</i>
General Plan Reference	
Report Prepared By	<i>Derek Imlay</i>

Content:

When we initially began discussing mixed-use development in our commercial zones, it was specifically in relation to the flex units. However, after several Planning Commission meetings and a joint session with both the Planning Commission and City Council, it was concluded that two separate ordinances needed to be created to address the distinct needs of these developments. The key difference between Live/Work and mixed-use is that the Live/Work residential aspect only applies to owners, managers, and employees, while mixed-use can encompass various types of residential arrangements.

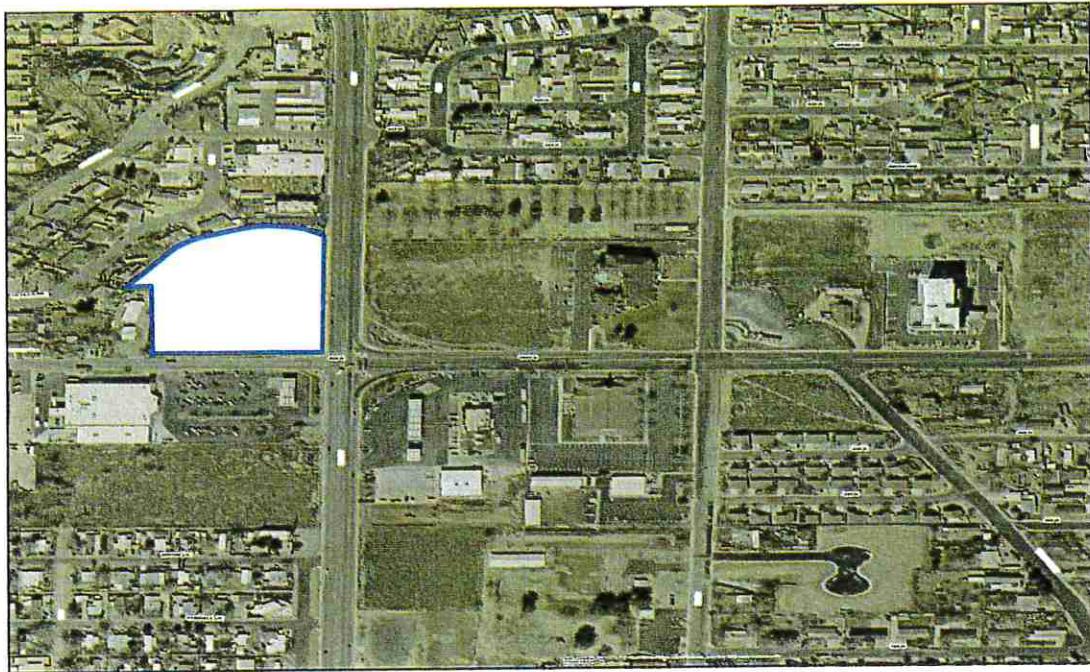
Staff Comments:

Our existing commercial code currently prohibits residential use, but the city has taken proactive steps by engaging in a series of collaborative meetings with the City Council and the Planning Commission. This proposed change offers an exciting opportunity for commercial property owners, enabling them to unlock additional revenue streams through the inclusion of residential units. By embracing this approach, we can create vibrant spaces that not only support retail growth but also enhance the overall community experience.

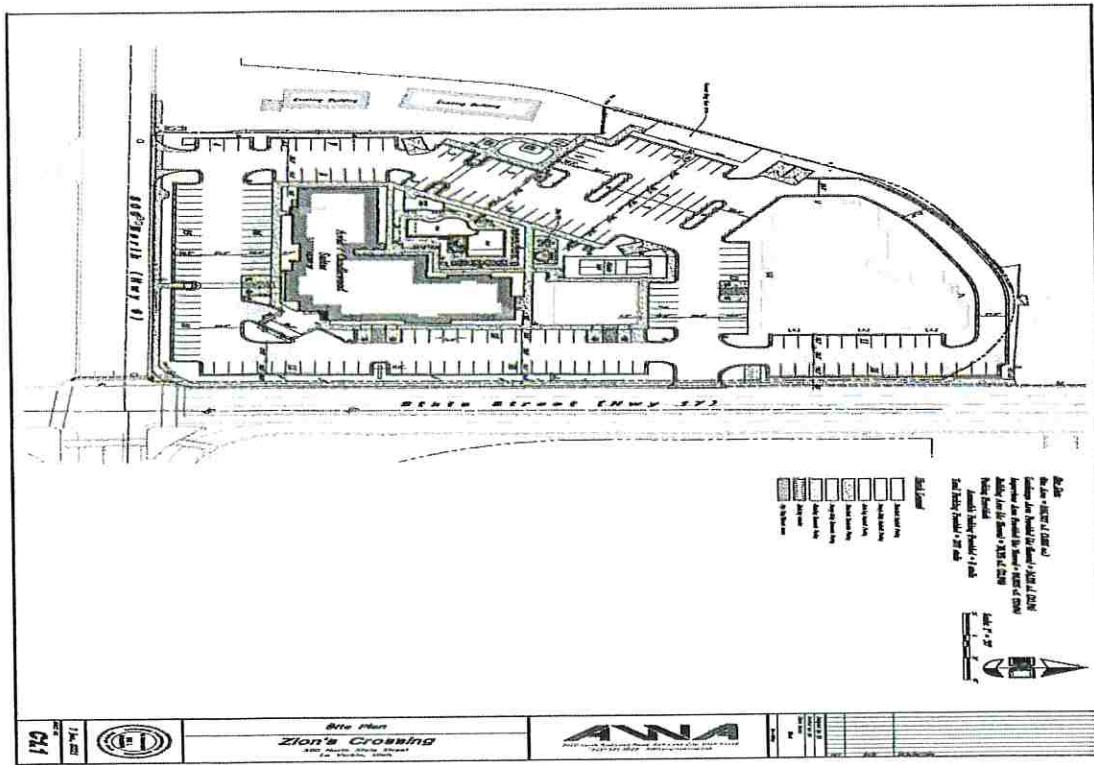
Recommendation:

Staff (Derek – Brad) fully support and believe there is a need for this type of application within a limited area of our commercial zone.

Location



Proposed development



TITLE 10 - MIXED USE ZONE (MU) – LA VERKIN CITY

Section 1.0 Purpose

The intent of the Mixed Use (MU) zone is to provide for a mix of commercial uses (lower floor generally facing a public right -of-way) with multi-family residential uses (apartments, townhomes, condominiums, live/work residential units) above and possibly surrounding the commercial lower level area as a planned unit development. Mixed use development is intended to be high-quality urban development that is pedestrian friendly and complementary to the surrounding area. Commercial uses or live/work professional/artisan uses must be a part of the overall design of any development. All provisions of the La Verkin Municipal Code not specifically stated in this zoning section shall apply where applicable.

Section 1.0a Definition-Requirements Live/Work Units

Live/Work Residential-Business: Developments that combine residential and non-residential uses that are restricted in that they also require the owner of the business to reside at the property. A live/work unit shall be associated with the development of a live/work unit complex and shall not be a single family home, condominium or townhome. Uses allowed in a live/work unit generally consist of uses associated with artisans or professionals.

Live/Work Unit Requirements:

- A. A maximum of one employee other than the owner is permitted to work at a live/work unit.
- B. No portion of a live-work unit may be separately rented or sold.
- C. Client and customer visits to live/work units are permitted.
- D. A business license is required to be obtained from La Verkin City for the business portion of a live/work unit.
- E. The unit and especially the business portion of the unit shall meet fire/health/safety requirements as determined by the city.
- F. A two foot by three foot sign is allowed for each unit indicating the name of the business and hours of operation.
- G. Restaurants, industrial/manufacturing uses, retail and grocery stores are prohibited.

Section 1.1. Permitted Uses

A. The following uses are permitted in the MU zone:

Accessories shop
Antique shop
Appliance sales, including electronics
Art school
Bakery products
Bank, savings and loan or other financial institution
Barber shop
Beauty and/or nail salon
Beauty school
Bicycle shop
Blueprinting and copying

Book and stationery store
Business college
Camera shop
Cards/gifts shop
Check cashing shop
Childcare center
Clothing and wearing apparel shop
Clothes cleaning
Computer/electronics store
Confectionery store
Convenience store
Cosmetics store
Crafts and supplies store
Custom dressmaking shop
Cutlery shop
Dance studio
Decorating or drapery shop
Delicatessen
Doughnut shop
Eyeglass and lens store
Fabric store
Fitness center
Flower shop
Food specialties store
Furniture store
General merchandise store
Gift shop
Grocery store - neighborhood
Hardware and appliance store
Health/nutrition store
Hobby shop
Home furnishings store
Home occupations subject to LVMC Section 10-7-17.
Indoor recreational facilities
Interior decorator
Jewelry store
Kitchenware store
Leather goods shop
Library

Live/Work Residential-Business subject to PUD overlay requirements.

Locksmith
Mail center
Martial arts studio
Medical office
Medical supplies sales
Microbrewery
Music instruments shop
Nursery or day care

Offices, business or professional
Office products and supply store
Paint store
Parking structures
Party goods store
Pet shop
Post office and related services
Printing, photocopying
Radio, television and appliance store
Residential (condominiums, apartments, townhomes). Must be associated with a bottom floor commercial component **subject to PUD overlay requirements**.
Restaurant or other eating place, including ice cream, yogurt, cookies
Retail sales
Shoe store
Sporting goods store
Studio, art or music
Supermarket
Swimming pool/supplies store
Tailor shop
Thrift store
Toys/hobbies store
Variety store

B. Uses Subject to Conditions

1. Temporary office or trailers only during construction. Such a trailer is subject to an approved site plan addressing parking, fencing, lighting and signage. The trailer must be removed once construction is complete.
2. Temporary sales.
3. **Live/Work businesses subject to PUD overlay requirements.**

C. Uses subject to similar use finding

1. The planning commission, based on its own discretion, can find that other proposed uses similar with those listed above are consistent with the intent of this land use classification.
2. Live/Work: A similar use finding is required to be approved by the planning commission prior to the establishment of any business use associated with a live/work business unit. As part of the similar use finding, the applicant shall demonstrate that the proposed business use shall not have the potential to adversely affect others living in the development, that dust, heat, noise, glare, noxious fumes, odor, vibration or other business related impacts will not affect other residents or businesses in the development. The planning commission shall also have the authority to set and approve hours of operation for businesses.

Section 1.2 Application Requirements

Residential/commercial/live work developments in the MU zone shall comply with the following application requirements:

- A. Precise Plan:** A precise plan application shall be submitted to the city for review and approval. 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 trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.
- B. Architectural drawings:** Architectural drawings shall be included as part of the precise plan application. Plans shall consist of 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 and color palettes shall be included as part of the submission.
- C. Studies:** The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping:** A landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- E. Signage:** A comprehensive sign plan shall be submitted and approved by the city at the time of precise plan approval. The comprehensive sign plan shall include and, where applicable, comply with the following:
 - 1. Site plan: Site plans shall include locations, dimensions of the sign area and structure, building materials and colors, and sketches and elevations of the signs to scale showing the architectural detail and overall size of the proposed signage.
 - 2. Sign structures: Sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture.
 - 3. Building signs: A ratio of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is required.

4. Under canopy: Under canopy signs are allowed for tenant identification. The maximum size shall be eight square feet and be consistent with the design theme of the center.
5. Monument signs: Monument signs shall be permitted for shopping centers adjacent to a public street and be spaced 300 feet apart. The overall area of a sign shall not exceed forty-eight (48) square feet, and the overall height of the sign shall not exceed six (6) feet. All monument signs shall be placed outside of corner cut-off areas. Monument signs shall match the architecture of the center.
6. Pylon signs: Pylon signs are not permitted.
7. Temporary signs: Temporary signs are permitted but must be approved by the city and be consistent with the design standards of the sign program.
8. Signage for individual live/work units shall comply with Section 1.0a above.

F. **Lighting:** Lighting, including parking lot lights, security lights and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting.

Section 1.3 Development Requirements/Standards

Unless otherwise stated, all requirements also apply to live/work developments.

- A. **Setbacks**
 1. Front or street: A minimum 15-foot wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
 2. Side: Ten (10) feet landscaped. If located adjacent to a residential area, a 20-foot wide landscape setback (buffer) is required. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
 3. Rear: Ten (10) feet landscaped. If located adjacent to residential areas, a 20-foot wide landscape setback (buffer) is required. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
- B. **Lot coverage:** Structures on a lot shall not exceed 75% of the total lot area.
- C. **Density:** The maximum residential density shall be 14 residential dwelling units per acre.
- D. **Height:** Maximum building height shall be four stories. For live/work units, the maximum building height shall be two stories. The residential portion of the live/work unit shall be located on the top floor with the business portion of the unit located on the bottom floor.
- E. **Residences:** Minimum dwelling unit square footage shall be 600 feet.
- F. **Block wall:** A six-foot high decorative block wall shall be required around the perimeter of the property if adjacent to residentially zoned areas.
- G. **Vehicular access/parking:** All facilities/uses shall have driveways, points of vehicular ingress and egress and parking. The parking requirement shall be one 9-by-18 foot parking space for every 200 square feet of commercial floor area. One 9-by-18 foot parking space

for each 3.5 seats or one parking space for 100 square feet of restaurant floor area (excluding kitchen, storage, etc.), whichever is greater. All drive aisles shall be a minimum of 25 feet in width. Each residential dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed. One additional 9-by-18 foot parking space shall be required for every three dwelling units for guest parking. Live/work units shall have a two car garage. The two car garage for live/work units can be used for business purposes. Two exterior parking spaces for customers shall be provided in front of the two car garage. The two exterior parking stalls shall be a total of 18-by-36 feet in size. The guest parking space requirement of one parking space for every three dwelling units shall also apply to live/work developments.

- H. Buildings:** All buildings shall front a street unless determined otherwise by the city.
- I. Open space:** Two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area. One hundred (100) square feet of private patio open space shall be provided per live/work unit. No active common open space shall be required for live/work developments.
- J. Common recreation area:** Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbecue areas, canopies, enclosed gym and workout areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.
- K. Storage areas:** If no enclosed garage is provided for each unit, 250 square feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- L. Loading areas:** Loading spaces shall be provided at a ratio of one for every 15,000 square feet of commercial floor area, or as determined by the city. Loading space size shall be 10 feet by 20 feet. One dedicated and marked 10 foot by 20 foot loading space shall be required for every 15 dwelling units and live/work units. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above.
- M. Trash enclosures:** One trash dumpster bin (four yard minimum) located in a decorative enclosure shall be provided for every 20 dwelling units. Additional trash bins shall be required for commercial uses as determined by the city.
- N. Development agreement:** A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7). The development agreement for live/work developments shall specifically state that the purpose of a live/work development is to provide for residential and non-residential uses that are restricted and that units can always be used for live/work purposes.
- O. Homeowner's association – for sale housing/Property Owners Association:** Establishment of a homeowner's association/property owner's association is required for

attached, townhome, condominium housing and live/work units. The homeowner's association documentation for live/work developments shall specifically state that the purpose of a live/work development is to provide for residential and non-residential uses that are restricted and that units can always be used for live/work purposes.

- P. **Streets:** All streets in or adjacent to the MU zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- Q. **Curb, gutter, sidewalk and paving:** All facilities/uses shall have curb, gutter and sidewalk, and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- R. **Bicycle Racks:** E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location. Bicycle racks are not required for live/work developments.
- S. **Easements:** All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7 1/2') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage. (Ord. 2024-03, 2-21-2024)



Planning Commission

The yellow-highlighted area is the changes that Brad made after your conversation/discussion from the last Planning Commission meeting.

The Green highlighted areas that Fay made after his review.

I am also including the notation that Fay stated to give you more clarification.

I have taken the proposed ordinance draft and put it into a form that can be adopted by the City Council. A copy of the revised ordinance is attached to this memo.

I've also made what I think are relatively minor changes to the wording of sections 1, 2, 3, and 4, purely as a matter of style and better clarity.

I've also added #8 to 10-6G4-8 to emphasize that any unit occupied as a residence must also be occupied by an operating business with a business license in order to prevent units from being used solely for residential purposes. And I've also slightly changed the wording in #9 in 10-6G4-9 for the same purpose. The development agreement will be recorded so that it will apply to all units and we can specify in the development agreement any remedy for non-compliance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH,
ESTABLISHING A LIVE/WORK ZONE AS ARTICLE 10-6G4-1 ET. SEQ. OF THE
LAVERKIN CITY MUNICIPAL CODE

WHEREAS the City Council of La Verkin recognizes the need to promote flexible land uses that combine residential and limited commercial or professional activities in designated areas; and

WHEREAS the creation of a Live/Work Zone is intended to encourage economic development, support small business ownership, and provide a compatible environment where residents may live and work without adverse impacts on the surrounding community; and

WHEREAS a public hearing regarding this matter has been held after public notice in accordance with the requirements of Utah state law; and

WHEREAS the LaVerkin City Council deems it necessary and desirable for the orderly growth and development of the City of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of La Verkin, Utah that Article G of Section 10-6G4-1 et. seq. be approved and adopted as follows:

ARTICLE G. LIVE/WORK ZONE (LW)

SECTION:

10-6G4-1: Purpose

10-6G4-2: Definitions

10-6G4-3 Permitted Uses

10-6G4-4: Business Use Approval

10-6G4-5: Prohibited Uses

10-6G4-6: Height Regulations

10-6G4-7: Area, Width, And Yard Requirements

10-6G4-8: Requirements

10-6G4-9: Development Requirements/Standards:

10-6G4-10: Application Requirements:

10-6G4-1: PURPOSE:

The purpose of the Live/Work Zone is to provide areas within the City where individuals may both reside and conduct small-scale, non-intrusive business activities within the same unit. This zone is designed to encourage entrepreneurial activity, reduce commuting, and foster a pedestrian-friendly environment, while ensuring compatibility with adjacent residential uses. The Live/Work Zone supports owner-occupied units that balance residential character with limited commercial uses, preserving the quality of life and neighborhood integrity.

10-6G4-2: DEFINITIONS:

Live/Work Development: A mixed-use development comprising individual units that include both residential living space and workspace intended for use by the owner, manager, or employee. The work component shall be limited to small-scale, low-impact commercial or professional uses integrated within the dwelling unit.

10-6G4-3: PERMITTED USES:

Residential use within the Live/Work Zone shall be a permitted use. All business uses shall be subject to approval by the City's **Administrative Land Use Authority (ALUA)** in accordance with the provisions of this chapter to ensure compliance with the provisions of this ordinance, as well as compatibility with surrounding businesses and development. Any approved business use shall be subject to such terms and conditions as may be imposed by the ALUA, the violation of which may result in the revocation of any approval or permit.

10-6G4-4: BUSINESS USE APPROVAL:

Any proposed business use must first be submitted to the development's property owners' association for review and approval. If approved, the proposed business use, together with written approval of the development's property owners' association, shall then be forwarded to the ALUA for consideration and approval. The applicant shall demonstrate that the proposed business use shall not have the potential to adversely affect others living in the development and that dust, heat, noise, glare, noxious fumes, odor, vibration or other business-related impacts will not affect other residents or businesses in the development. Upon finding that the proposed business use either does or does not meet the purpose of the Live/Work Zone, The ALUA shall have authority to approve or deny the proposed business use. If approved by the ALUA, the ALUA shall also have the authority to set and approve hours of operation for businesses.

10-6G4-5: PROHIBITED BUSINESS USES:

Automobile repair (commercial)
Banks
Building material outlets
Car wash

Car/vehicle/RV sales
 Convenience stores
 Daycare centers
 Department stores
 Entertainment venues
 Equipment sales
 Funeral services
 Gas stations
 Grocery/Markets
 Gyms
 Heavy Industrial/manufacturing
 Large scale retailers
 Outdoor storage
 Recreation facilities
 Restaurants
 Retail stores (large scale)
 Sheet metal shops
 Special event centers
 Studios/schools
 Vacation rentals
 Veterinary services
 Such other uses deemed by the ALUA to be incompatible with the purpose and intent of the zone

10-6G4-6: HEIGHT REGULATIONS:

Maximum building height shall be three stories or 45 feet. The residential portion of the live/work unit shall be located on the top floor(s) with the business portion of the unit located on the bottom floor.

10-6G4-7: AREA, WIDTH, AND YARD REQUIREMENTS

District	Lot Coverage	Density	Setback in Feet		
			Front	Side	Rear
LW	Shall not exceed 75% of the total lot area	Maximum unit density shall be 10 units per acre	35' for commercial buildings abutting SR9 and SR17, 25' when abutting city streets See note # 1	See note # 2	See note # 3

Notes:

1. Front or street: A minimum 15-foot wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).

2. Side: Ten (10) feet landscaped. A 20-foot wide landscape setback (buffer) is required if located adjacent to a residential area. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
3. Rear: Ten (10) feet landscaped. A 20-foot wide landscape setback (buffer) is required if located adjacent to residential areas. Building setbacks adjacent to residentially zoned areas shall be 60 feet.

10-6G4-8: REQUIREMENTS:

All units within the Live/Work Zone shall meet the following requirements:

1. A maximum of one employee per 1,000 square feet of floor area is permitted to work at a live/work unit **subject to the approval of the Administrative Land Use Authority (ALUA)**.
2. No portion of a live/work unit may be separately rented or sold.
3. Client and customer visits to live/work units are permitted.
4. A business license is required to be obtained from LaVerkin City for the business portion of a live/work unit.
5. The unit and especially the business portion of the unit shall meet fire/health/safety requirements as determined by the city.
6. A two-foot by three-foot sign is **allowed on the front** of each unit indicating the name of the business and hours of operation.
7. A live/work unit must be business **owner occupied, or manager/employee occupied at all times**.
8. Any live/work unit occupied for residential purposes shall also be occupied by an **operating business for which a business license has been obtained**. No live/work unit shall be occupied solely for residential purposes.

10-6G4-9: DEVELOPMENT REQUIREMENTS AND STANDARDS:

All developments within the Live/Work Zone shall meet the following requirements and standards:

1. Residences: Minimum residential dwelling unit square footage shall be 700 feet. A minimum of 50 percent of the total floor area of the entire unit shall be dedicated to business use. The ground floor of a unit shall be solely dedicated to business use.
2. Block wall: A block wall shall be required along the perimeter of a property as prescribed in Section 10-6G-2.2F and Section 10-7-7 of the La Verkin Municipal Code.
3. Vehicular access/parking: Live/work developments shall have driveways, points of vehicular ingress and egress and parking. Live/work units shall have a minimum two car garage. The two car garage may be used for business purposes unless the owner/operator of the business is required by the ALUA to use the two garage spaces for employee parking. Two exterior parking spaces for customers/employees shall be provided in front of the two car garage. The two exterior parking stalls shall be a total of 18 by 18 feet in

size. One nine (9) foot by 18 foot guest parking space shall be provided for every three live/work units.

4. Buildings: All buildings shall front a street unless determined otherwise by the city.
5. Open space: Two hundred (200) square feet of private patio open space shall be provided per live/work unit. One hundred (100) of the square feet of open space can be provided in a common area.
6. Storage areas: Two hundred and fifty (250) cubic feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc. No outdoor storage is permitted.
7. Loading areas: One dedicated and marked 10-foot by 20-foot loading space shall be required for every 15 dwelling units and live/work units. This loading space requirement is in addition to the resident/guest parking space requirement outlined in the parking requirement above.
8. Trash enclosures: Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
9. Development agreement: A development agreement shall be required for review and approval for new development in the Live/Work Zone (Reference LVMC Section 10-6G3-7). The development agreement shall specifically state that the purpose of a live/work development is to provide for residential and small business uses that meet the requirements of the Live/Work Zone, and that any unit within the Live/Work Zone shall be occupied in conjunction with a business and not solely for residential purposes.
10. Homeowner's association/property owner's association: Establishment of a homeowner's association/property owner's association shall be required for any Live/Work development. The homeowner's association documentation for live/work developments shall specifically state that the purpose of a live/work development is to provide for residential and non-residential uses that are restricted and that units must also continuously be associated with a business.
11. Streets: All streets in or adjacent to the LW zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
12. Curb, gutter, sidewalk and paving: All facilities/uses shall have curb, gutter and sidewalk and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
13. Outdoor Storage: Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.

14. **Balconies:** Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project.
15. **Easements:** All lots shall have easements on side and rear property lines of a minimum of seven and one-half (7½) feet and on a street side property line of ten (10) feet minimum to be used for utilities and drainage (Ord. 2024-03, 2-21-2024).

10-6G4-10: APPLICATION REQUIREMENTS:

Any new development within the Live/Work Zone shall submit to the city an application for approval which contains the following information:

1. **Precise Plan:** A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show 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 trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.
2. **Architectural drawings:** Architectural drawings shall be included as part of the precise plan application. Plans shall consist of 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 and color palettes shall be included as part of the submission.
3. **Studies:** The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
4. **Landscaping:** A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (Conservation Landscaping Requirements)
5. **Lighting:** Lighting, including parking lot lights, security lights and illuminated signs, shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting. All lighting shall follow chapter 7 of the city's outdoor lighting ordinance (night sky).

6. Plat Map: Processing of a plat map shall be required to establish individual ownership.

PASSED AND APPROVED by the La Verkin City Council this _____ day of
_____, 2025.

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 _____, 2025, 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

TITLE 10 – LIVE/WORK (LW) ZONE – LA VERKIN CITY

Section 1.0 Purpose

The concept of live/work housing units is not new. For centuries people have lived and worked at the same location. With the advent of zoning, however, uses became separated and over time the live/work concept was phased out. An identified need in the city still exists for locations where the live/work concept can be reestablished. The intent of the city's LW zone is to provide a unique environment that allows for both a residential component and a location for a person to conduct business in accordance with city requirements. Further, the intent of the LW zone is not to provide for uses that are detrimental to the overall health and well-being of the development but to allow for uses that complement each other. All provisions of the La Verkin Municipal Code not specifically stated in this zoning section shall apply where applicable.

Section 1.1 Definition-Requirements Live/Work Units

Live/Work Development: Developments that combine residential and non-residential uses that are restricted in that they also require the owner or manager/employee of the business to reside at the property. A live/work unit shall be associated with the development of a live/work complex and shall not be a single family home, condominium or townhome in a development not designed as live/work.

Live/Work Unit Requirements:

- A. A maximum of one employee per 1,000 square feet of floor area is permitted to work at a live/work unit subject to the approval of the Administrative Land Use Authority (ALUA).
- B. No portion of a live/work unit may be separately rented or sold.
- C. Client and customer visits to live/work units are permitted.
- D. A business license is required to be obtained from La Verkin City for the business portion of a live/work unit.
- E. The unit and especially the business portion of the unit shall meet fire/health/safety requirements as determined by the city.
- F. A two-foot by three-foot sign is allowed on the front of each unit indicating the name of the business and hours of operation.
- G. A live/work unit must be business owner occupied or manager/employee occupied at all times.

Section 1.2 Permitted/Prohibited Uses

No uses are permitted by right in the LW zone other than residential. All uses shall be approved by the Administrative Land Use Authority (ALUA) through the use finding process. All approved uses are subject to conditions to ensure compatibility with surrounding businesses and development. Violation of the conditions of approval can result in permit revocation.

A. Use Finding

1. A use finding is required to be approved by the ALUA prior to the establishment of any business use associated with a live/work business unit. A potential use shall

first be approved by the development's property owner's association prior to ALUA consideration. The applicant shall demonstrate as part of the use finding that the proposed business use shall not have the potential to adversely affect others living in the development and that dust, heat, noise, glare, noxious fumes, odor, vibration or other business related impacts will not affect other residents or businesses in the development. The ALUA shall also have the authority to set and approve hours of operation for businesses. The ALUA, based on its own discretion and information provided by an applicant and staff, can find or deny that a proposed use is compatible with the intent of the LW zone as described in Section 1.0.

B. Prohibited Uses

The following uses are prohibited in the LW zone:

Automobile repair (commercial)

Banks

Building material outlets

Car wash

Car/vehicle/RV sales

Convenience stores

Daycare centers

Department stores

Entertainment venues

Equipment sales

Funeral services

Gas stations

Grocery/Markets

Gyms

Heavy Industrial/manufacturing

Large scale retailers

Outdoor storage

Recreation facilities

Restaurants

Retail stores (large scale)

Sheet metal shops

Special event centers

Studios/schools

Vacation rentals

Veterinary services

Section 1.3 Application Requirements

All new development in the LW zone shall comply with the following application requirements:

A. Precise Plan: A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show 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 trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.

- B. Architectural drawings:** Architectural drawings shall be included as part of the precise plan application. Plans shall consist of 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 and color palettes shall be included as part of the submission.
- C. Studies:** The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping:** A landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- E. Lighting:** Lighting, including parking lot lights, security lights and illuminated signs, shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting.
- F. Plat Map:** Processing of a plat map is required to establish individual ownership.

Section 1.4 Development Requirements/Standards

- A. Setbacks**
 1. **Front or street:** A minimum 15-foot wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
 2. **Side:** Ten (10) feet landscaped. A 20-foot wide landscape setback (buffer) is required if located adjacent to a residential area. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
 3. **Rear:** Ten (10) feet landscaped. A 20-foot wide landscape setback (buffer) is required if located adjacent to residential areas. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
- B. Lot coverage:** Structures on a lot shall not exceed 75% of the total lot area.

- C. **Density:** The maximum live/work unit density shall be 10 units per acre.
- D. **Height:** Maximum building height shall be three stories or 45 feet. The residential portion of the live/work unit shall be located on the top floor(s) with the business portion of the unit located on the bottom floor.
- E. **Residences:** Minimum residential dwelling unit square footage shall be 700 feet. A minimum of 50 percent of the total floor area of the entire unit shall be dedicated to business use. The ground floor of a unit shall be solely dedicated to business use.
- F. **Block wall:** A block wall shall be required along the perimeter of a property as prescribed in Section 10-6G-2.2F and Section 10-7-7 of the La Verkin Municipal Code.
- G. **Vehicular access/parking:** Live/work developments shall have driveways, points of vehicular ingress and egress and parking. Live/work units shall have a minimum two car garage. The two car garage may be used for business purposes unless the owner/operator of the business is required by the ALUA to use the two garage spaces for employee parking. Two exterior parking spaces for customers/employees shall be provided in front of the two car garage. The two exterior parking stalls shall be a total of 18 by 18 feet in size. One nine (9) foot by 18 foot guest parking space shall be provided for every three live/work units.
- H. **Buildings:** All buildings shall front a street unless determined otherwise by the city.
- I. **Open space:** Two hundred (200) square feet of private patio open space shall be provided per live/work unit. One hundred (100) of the square feet of open space can be provided in a common area.
- J. **Storage areas:** Two hundred and fifty (250) cubic feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc. No outdoor storage is permitted.
- K. **Loading areas:** One dedicated and marked 10 foot by 20 foot loading space shall be required for every 15 dwelling units and live/work units. This loading space requirement is in addition to the resident/guest parking space requirement outlined in the parking requirement above.
- L. **Trash enclosures:** Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
- M. **Development agreement:** A development agreement is required for review and approval for new development in the LW zone (Reference LVMC Section 10-6G3-7). The development agreement shall specifically state that the purpose of a live/work development is to provide for residential and non-residential uses that are restricted and that units must also continuously be associated with a business.
- N. **Homeowner's association/property owner's association:** Establishment of a homeowner's association/property owner's association is required for live/work units. The homeowner's association documentation for live/work developments shall specifically state that the purpose of a live/work development is to provide for residential and non-

residential uses that are restricted and that units must also continuously be associated with a business.

- O. **Streets:** All streets in or adjacent to the LW zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
- P. **Curb, gutter, sidewalk and paving:** All facilities/uses shall have curb, gutter and sidewalk and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- Q. **Outdoor Storage:** Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.
- R. **Balconies:** Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project.
- S. **Easements:** All lots shall have easements on side and rear property lines of a minimum of seven and one-half (7½) feet and on a street side property line of ten (10) feet minimum to be used for utilities and drainage (Ord. 2024-03, 2-21-2024).

