



## LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, August 27, 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. Reports:**

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

**D. Public Hearing:**

1. An Ordinance establishing a Live/Work Zone as Article 10-6G4-1 ET. SEQ. Of La Verkin city municipal code.

**E. Business:**

1. Discussion and possible action to recommend to City Council an Ordinance establishing a Live/Work Zone as Article 10-6G4-1 ET. SEQ. of the La Verkin city municipal code.
2. Discussion regarding a mixed-use zone.
3. Discussion and possible action to set a public hearing for September 10, 2025 for an Ordinance establishing a Mixed/Use Zone as Article 10-6G5 ET.SEQ. of La Verkin city Municipal code.
4. Discussion regarding the possible locations of live/work zones.

**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://pnn.utah.gov>, posted on the La Verkin City website at [www.laverkin.org](http://www.laverkin.org), and at the city office buildings 111 S. Main and 435 N. Main on August 21, 2025

Nancy Cline, City Recorder

La Verkin City Meetings  
Public Sign In

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: Minimum Acreage**

**10-6G4-4: Permitted Uses**

**10-6G4-5: Business Use Approval**

**10-6G4-6: Prohibited Uses**

**10-6G4-7: Height Regulations**

**10-6G4-8: Area, Width, And Yard Requirements**

**10-6G4-9: Requirements**

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

**10-6G4-11: Application Requirements**



#### **10-6G4-1: PURPOSE:**

The purpose of the Live/Work Zone is to provide areas within commercial areas 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:**

For purposes of this Chapter, “Live/Work Development” shall mean 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: MINIMUM ACREAGE**

**No Live/Work development shall be established on property less than 3.5 acres in size.**

#### **10-6G4-4: 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.

#### **10-6G4-5: 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.

#### **10-6G4-6: 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

#### **10-6G4-7: 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.

#### **10-6G4-8: AREA, WIDTH, AND YARD REQUIREMENTS**

District	Lot Coverage	Density	Setback in Feet		
			Front	Side	Rear
LW	Shall not exceed 75%	Maximum unit density shall be 10	35' for commercial buildings abutting SR9	See note # 2	See note # 3

	of the total lot area	units per acre	and SR17, 25' when abutting city streets		
			See note # 1		

**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.

**10-6G4-9: 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.

**10-6G4-10: 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).

#### **10-6G4-11: 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

DRAFT

## **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, condominiums) above and possibly surrounding the commercial lower level area processed 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 and 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 1.1. 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

- 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.
- 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**

**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 or 50 feet.

- 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 nine (9) foot by 18 foot parking space for every 200 square feet of commercial floor area. One nine (9) foot by 18 foot parking space required 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 nine (9) foot by 18 foot parking space shall be required for every three dwelling units for guest parking.
- 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.
- J. Common recreation area:** Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbeque 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 cubic 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. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above.
- M. 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.
- N. Development agreement:** A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7).
- O. Homeowner's association – for sale housing/property owner's association:** Establishment of a homeowner's association/property owner's association is required for attached units, condominium housing and commercial development as determined by the city.
- 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.
- S. Easements:** All lots shall have easements on side and rear property lines of a minimum of seven and one-half (7.5) 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).
- T. Outdoor Storage:** Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.
- U. Balconies:** Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing the 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.