



**435 North Main Street
La Verkin, Utah 84745
(435) 635-2581 (435) 635-2104 Fax
www.laverkin.org**

**La Verkin City Council Meeting Agenda
Wednesday, September 3, 2025, 6:00 p.m.
Council Chambers, 111 S. Main, La Verkin, Utah**

5:00 Work Meeting

1. Live/Work zone
2. Water Rates

A. Meeting Called to Order: Invocation by Invitation; Pledge of Allegiance

B. Presentation:

1. Nick Wright from HVFD

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

1. Declarations of conflict of interest
2. Agenda
3. Checks and Invoices: \$91,565.45

D. Business:

1. Discussion on an ordinance establishing a Live/Work zone.
2. Discussion and possible action to approve Ordinance No. 2025-05; an ordinance amending the City's nuisance regulations to provide an exemption for critical infrastructure materials operations provided under Utah Code Section 17-41-430.

E. Mayor & Council Reports:

Mayor Wilson:

Blair Gubler: Washington County Solid Waste, Homeland Security/CERT

Wise: Planning Commission/Zoning, Beautification/Trails Committee, Economic Development/Tourism

Micah Gubler: Public Safety, Recreation/City Festivals

Hirschi: Fire District, Ash Creek Special Service District, DTEC

Prince: Southwest Mosquito Abatement, Historical Preservation

Fay Reber: City updates

F. Citizen Comment & Request for Future Agenda Items: No action may be taken on a matter raised under this agenda item. This item is reserved for the citizens of La Verkin who have items not listed on this agenda. There is a time limit of 20 minutes with each individual taking no more than 3 minutes.

G. 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 posted on the State website at, 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 28, 2025

Nancy Cline, City Recorder



La Verkin City Meetings Public Sign In

Meeting Name

Public Sign In
City Council

Date Sept. 3, 2025

Name (Please print)

Organization or Address

La Verkin City
Invoice Register: 8/15/2025 to 8/27/2025 - All Invoices

| Invoice No. | Vendor | Ledger | Date | Amount | Account No. | Account Name. | Description |
|------------------------------------|---|--------------------|-----------|-------------|---|--|--|
| PR082225-258 | AFLAC | Check No. 54142 | 8/27/2025 | \$27.90 | 102224 | Health Savings Account | AFLAC EE |
| LSTG1197876 | ALSCO | 54130 | 8/19/2025 | \$38.89 | 1.17 2.33 6.61 2.72 18.67 3.50 3.89 | 104160.250 104240.250 104410.250 104510.250 516340.250 536310.250 556350.250 | Bldg EQUIPMENT OPERATING Inspect EQUIPMENT OPERATI Streets EQUIPMENT OPERATI Parks EQUIPMENT OPERATIN O&M EQUIPMENT OPERATIN Irrigation EQUIPMENT OPERA Drainage EQUIPMENT OPERA |
| LSTG1199030 | ALSCO | 54143 | 8/26/2025 | \$38.89 | 1.17 2.33 6.61 2.72 18.67 3.50 3.89 | 104160.250 104240.250 104410.250 104510.250 516340.250 536310.250 556350.250 | Bldg EQUIPMENT OPERATING Inspect EQUIPMENT OPERATI Streets EQUIPMENT OPERATI Parks EQUIPMENT OPERATIN O&M EQUIPMENT OPERATIN Irrigation EQUIPMENT OPERA Drainage EQUIPMENT OPERA |
| Vendor Total: | | | | | | | |
| 081925 PO# 6062 365401 | AXON ENTERPRISE, INC BUCK'S ACE HARDWARE | 54144 | 8/20/2025 | \$1,312.91 | 1,312.91 | 104210.410 | Police DAT/INVESTIGATION/DI |
| 9024-0825 | CenturyLink | 54131 | 8/18/2025 | \$10.66 | 0.31 0.64 | 104160.250 104240.250 | Bldg EQUIPMENT OPERATING Inspect EQUIPMENT OPERATI Streets EQUIPMENT OPERATI Parks EQUIPMENT OPERATIN O&M EQUIPMENT OPERATIN Irrigation EQUIPMENT OPERA Drainage EQUIPMENT OPERA |
| 65-499267 | Davis Food & Drug #4/Farmers Market | 54145 | 8/19/2025 | \$53.45 | 53.45 | 104140.280 | Admin UTILITIES |
| 65-499280 | Davis Food & Drug #4/Farmers Market | 54146 | 8/20/2025 | \$29.26 | 29.26 | 104540.610 | Rec EVENTS, FAIRS, & FESTI |
| Vendor Total: | | | | | | | |
| COMM47412025 | EMI Health | 54147 | 8/21/2025 | \$2,569.55 | 2,569.55 | 101562 | PEHP/AFLAC Insurance Clearin |
| PR082225-6099 | Health Equity | | 8/27/2025 | \$711.40 | 386.40 | 102224 | Dental and Vision Insurance |
| HAL924582 PO# 6051 2025-2713 | HOLBROOK ASPHALT CO HURRICANE CITY JUSTICE COURT | 54134 | 8/18/2025 | \$17,520.90 | 325.00 | 102224 | Health Savings Account Health Savings Account |
| 11-737 | HURRICANE CITY WATER DEPT | 54148 | 8/18/2025 | \$772.50 | 772.50 | 104121.240 | Streets STREET IMPROVEME |
| PR082225-147 | LEGAL SHIELD | 54149 | 8/22/2025 | \$1,419.00 | 1,278.00 | 516340.410 | Police JUSTICE COURT |
| | | 54150 | 8/27/2025 | \$100.28 | 141.00 | 516340.410 | O&M PRODUCT OR SERVICE O&M PRODUCT OR SERVICE |
| | | | | | | | Misc Payable |
| | | | | | | | LegalShield |

La Verkin City

Invoice Register: 8/15/2025 to 8/27/2025 - All Invoices

| Invoice No. | Vendor | Check No. | Ledger Date | Due Date | Amount | Account No. | Account Name | Description |
|----------------|------------------------|-----------|-------------|-----------|-----------------|-------------|----------------------------|---------------------------------|
| 47224 | My Fleet Center, | 54151 | 8/21/2025 | 8/21/2025 | \$122.95 | 3.67 | 104160.250 | Bldg EQUIPMENT OPERATING |
| | | | | | 7.38 | 104240.250 | Inspect EQUIPMENT OPERATI | Oil Change for Clay's 2022 Ford |
| | | | | | 20.90 | 104410.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 8.61 | 104510.250 | Parks EQUIPMENT OPERATI | |
| | | | | | 59.02 | 516340.250 | O&M EQUIPMENT OPERATIN | |
| | | | | | 11.07 | 536310.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | 12.30 | 556330.250 | Drainage EQUIPMENT OPERA | |
| 47249 | My Fleet Center, | 54151 | 8/22/2025 | 8/22/2025 | \$110.99 | 3.32 | 104160.250 | Bldg EQUIPMENT OPERATING |
| | | | | | 6.66 | 104240.250 | Inspect EQUIPMENT OPERATI | |
| | | | | | 18.87 | 104410.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 7.77 | 104510.250 | Parks EQUIPMENT OPERATIN | |
| | | | | | 53.28 | 516340.250 | O&M EQUIPMENT OPERATIN | |
| | | | | | 9.99 | 536310.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | 11.10 | 556330.250 | Drainage EQUIPMENT OPERA | |
| | Vendor Total: | | | | \$233.94 | | | |
| 937358 | NAPA AUTO PARTS | 54135 | 8/18/2025 | 8/18/2025 | \$25.48 | 0.77 | 104160.250 | Bldg EQUIPMENT OPERATING |
| | | | | | 1.53 | 104240.250 | Inspect EQUIPMENT OPERATI | |
| | | | | | 4.33 | 104410.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 1.78 | 104510.250 | Parks EQUIPMENT OPERATIN | |
| | | | | | 12.23 | 516340.250 | O&M EQUIPMENT OPERATIN | |
| | | | | | 2.29 | 536310.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | 2.55 | 556330.250 | Drainage EQUIPMENT OPERA | |
| 937422 | NAPA AUTO PARTS | 54135 | 8/18/2025 | 8/18/2025 | \$14.70 | 0.44 | 104160.250 | Bldg EQUIPMENT OPERATING |
| | | | | | 0.88 | 104240.250 | Inspect EQUIPMENT OPERATI | |
| | | | | | 2.50 | 104410.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 1.03 | 104510.250 | Parks EQUIPMENT OPERATIN | |
| | | | | | 7.06 | 516340.250 | O&M EQUIPMENT OPERATIN | |
| | | | | | 1.32 | 536310.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | 1.47 | 556330.250 | Drainage EQUIPMENT OPERA | |
| | Vendor Total: | | | | \$14.49 | | | |
| 937521 | NAPA AUTO PARTS | 54135 | 8/19/2025 | 8/19/2025 | \$17.99 | 0.49 | 104140.240 | Admin OFFICE EXPENSE, SUP |
| PO# 6057 | NAPA AUTO PARTS | 54152 | 8/20/2025 | 8/20/2025 | \$17.99 | 0.53 | 104160.250 | Rear Wiper Blade for Office Car |
| 937831 | NAPA AUTO PARTS | | | | 1.08 | 104240.250 | Street Sweeper | |
| | | | | | 3.06 | 104410.250 | Towels | |
| | | | | | 1.26 | 104510.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 8.64 | 516340.250 | Parks EQUIPMENT OPERATIN | |
| | | | | | 1.62 | 536310.250 | O&M EQUIPMENT OPERATIN | |
| | | | | | 1.80 | 556330.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | \$72.66 | | | |
| | Vendor Total: | | | | | | | |
| 6162146 | Newby Collision Center | 54153 | 8/21/2025 | 8/21/2025 | \$4,415.04 | 4,415.04 | 104210.450 | Police VEHICLE MAINTANCE |
| RFD 100041103. | NG, Hayley | 54136 | 8/15/2025 | 8/15/2025 | \$137.52 | 137.52 | 512330 | Piedra's 2024 Accident repair |
| AC-0000004085 | PEHP | 54154 | 8/15/2025 | 8/15/2025 | \$22,922.82 | 22,922.82 | 101562 | Deposit Refund: 100041103 - N |
| 082025 | PEHP Group Insurance | 54155 | 8/20/2025 | 8/20/2025 | \$998.61 | 998.61 | 101563 | Turn on Fee/Renter Deposit |
| | | | | | | | | PEHP AFLAC Insurance Clearin |
| | | | | | | | | Health Insurance |
| | | | | | | | | Life Insurance |

La Verkin City

Invoice Register: 8/15/2025 to 8/27/2025 - All Invoices

8/27/2025

| Invoice No. | Vendor | Check No. | Ledger Date | Due Date | Amount | Account No. | Account Name. | Description |
|--------------|------------------------------|-----------|-------------|-----------|-------------------|-------------|------------------------------|---------------------------------|
| 1131442 | RED MOUNTAIN TECHNOLOGY SOLU | 54139 | 8/15/2025 | 8/15/2025 | \$433.83 | 104140.290 | Admin TELEPHONE/COMMUNI | Phone system |
| 3053473 | SCHOLZEN PRODUCTS CO INC | 54156 | 8/21/2025 | 8/21/2025 | \$9.60 | 104160.250 | Bldg EQUIPMENT OPERATING | Cylinder monthly rental |
| | | | | | 0.58 | 104240.250 | Inspect EQUIPMENT OPERATI | |
| | | | | | 1.63 | 104410.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 0.67 | 104510.250 | Parks EQUIPMENT OPERATI | |
| | | | | | 4.61 | 516340.250 | O&M EQUIPMENT OPERATI | |
| | | | | | 0.86 | 536310.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | 0.96 | 556350.250 | Drainage EQUIPMENT OPERA | |
| 6931306 | SCHOLZEN PRODUCTS CO INC | 54141 | 8/18/2025 | 8/18/2025 | \$56.77 | 536310.450 | Irrigation WATER MAIN REPAIR | Male adapter, bushing, PVC, glu |
| 6931475 | SCHOLZEN PRODUCTS CO INC | 54141 | 8/18/2025 | 8/18/2025 | \$277.40 | 104510.250 | Parks EQUIPMENT OPERATI | Part/Full Circle Maxi Paw |
| 6931476 | SCHOLZEN PRODUCTS CO INC | 54141 | 8/18/2025 | 8/18/2025 | \$277.40 | 104510.250 | Parks EQUIPMENT OPERATI | Part/Full Circle Maxi Paw |
| 6932454 | SCHOLZEN PRODUCTS CO INC | 54156 | 8/21/2025 | 8/21/2025 | \$373.76 | 536310.450 | Irrigation WATER MAIN REPAIR | Irrigation repair supplies |
| 6932576 | SCHOLZEN PRODUCTS CO INC | 54156 | 8/22/2025 | 8/22/2025 | \$9.40 | 104160.250 | Bldg EQUIPMENT OPERATING | Drill bit and electrical tape |
| | | | | | 0.28 | 104240.250 | Inspect EQUIPMENT OPERATI | |
| | | | | | 0.56 | 104410.250 | Streets EQUIPMENT OPERATI | |
| | | | | | 1.60 | 104510.250 | Parks EQUIPMENT OPERATI | |
| | | | | | 0.66 | 516340.250 | O&M EQUIPMENT OPERATI | |
| | | | | | 4.51 | 536310.250 | Irrigation EQUIPMENT OPERA | |
| | | | | | 0.85 | 556350.250 | Drainage EQUIPMENT OPERA | |
| 6932607 | SCHOLZEN PRODUCTS CO INC | 54156 | 8/22/2025 | 8/22/2025 | \$107.52 | 536310.450 | Irrigation WATER MAIN REPAIR | 500 W repair |
| | Vendor Total: | | | | \$1,111.85 | | | |
| 082625 | SMITH, CHRIS | 54157 | 8/26/2025 | 8/26/2025 | \$94.00 | 104210.230 | Police TRAVEL & TRAINING | Reimbursement for meals |
| 082325 | Soflo, Rosa | 54158 | 8/23/2025 | 8/23/2025 | \$360.00 | 102331 | Building/Park Rental deposit | Deposit refund minus \$40 fine |
| ZDPC61 | STANDARD PLUMBING SUPPLY | 54159 | 8/25/2025 | 8/25/2025 | \$33.72 | 536310.450 | Irrigation WATER MAIN REPAIR | Dawn Kwik Repair CPLR |
| 435-0825 | TDS BAJA Broadband | 54161 | 8/19/2025 | 8/19/2025 | \$71.70 | 104140.280 | Admin UTILITIES | 435 N Main |
| PPP-0825 | TDS BAJA Broadband | 54161 | 8/22/2025 | 8/22/2025 | \$109.95 | 104510.280 | Parks UTILITIES | Power Plant Park |
| RWP-0825 | TDS BAJA Broadband | 54161 | 8/22/2025 | 8/22/2025 | \$109.95 | 104510.280 | Parks UTILITIES | Riverwood Park |
| VP-0825 | TDS BAJA Broadband | 54161 | 8/19/2025 | 8/19/2025 | \$219.90 | 104510.280 | Parks UTILITIES | Vintage park |
| ZVP-0825 | TDS BAJA Broadband | 54161 | 8/19/2025 | 8/19/2025 | \$219.90 | 104510.280 | Parks UTILITIES | Zion View Park |
| | Vendor Total: | | | | \$731.40 | | | |
| PR082225-501 | UTAH RETIREMENT SYSTEMS | | 8/27/2025 | 8/27/2025 | \$14,095.95 | 102223 | Retirement Payable | 401k |
| | | | | | 872.66 | | | |

La Verkin City

Invoice Register: 8/15/2025 to 8/27/2025 - All Invoices

8/27/2025

| Invoice No. | Vendor | Check No. | Ledger Date | Due Date | Amount | Account No. | Account Name | Description |
|--------------|------------------------------|-----------|-------------|------------|----------|---|--|---|
| PR082225-449 | Utah State Tax Commission | 8/27/2025 | 8/27/2025 | \$2,737.61 | 102223 | 11,498.24 938.90 614.00 261.15 | Retirement Payable Retirement Payable Retirement Payable Retirement Payable | Retirement 457 Roth IRA 457 Loan |
| 0825 | Wallis, Cassidi | 54163 | 8/24/2025 | 8/24/2025 | \$550.00 | 104160.250 450.00 6.00 | 104160.250 104240.250 104240.250 | State Withholding State Income Tax |
| 019383 | ZIONS FIRST NATIONAL BANK CC | | 8/19/2025 | 8/19/2025 | \$55.24 | 516340.450 | Bldg EQUIPMENT OPERATING Bldg B&G OPERATION AND M Inspect EQUIPMENT OPERATI | Cleaning for August |
| 081525 | ZIONS FIRST NATIONAL BANK CC | | 8/15/2025 | 8/15/2025 | \$10.50 | 0.30 0.63 | 104160.250 104240.250 | Streets EQUIPMENT OPERATI Parks EQUIPMENT OPERATIN |
| 120425 | ZIONS FIRST NATIONAL BANK CC | | 8/19/2025 | 8/19/2025 | \$38.41 | 104140.240 | O&M EQUIPMENT OPERATIN Irrigation EQUIPMENT OPERA | O&M SYSTEMS MAINTENANC |
| PO# 6053 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$46.96 | 104540.610 | Drainage EQUIPMENT OPERA | The Rock Place |
| 3141021 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$38.10 | 104540.610 | Red Dirt car wash-Kaige | |
| 4531464 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$52.89 | 104540.610 | | |
| 4996245 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$180.41 | 104160.270 | | |
| 5132213 | ZIONS FIRST NATIONAL BANK CC | | 8/21/2025 | 8/21/2025 | \$64.71 | 104540.610 | | |
| 5787-1 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$72.59 | 104540.610 | | |
| 6007451 | ZIONS FIRST NATIONAL BANK CC | | 8/19/2025 | 8/19/2025 | \$7.99 | 104210.250 | | |
| 6405014 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$399.36 | 104540.610 | | |
| 6561859 | ZIONS FIRST NATIONAL BANK CC | | 8/19/2025 | 8/19/2025 | \$19.45 | 104140.240 | | |
| 6983453 | ZIONS FIRST NATIONAL BANK CC | | 8/20/2025 | 8/20/2025 | \$41.41 | 104253.610 | | |
| 7000336 | ZIONS FIRST NATIONAL BANK CC | | 8/19/2025 | 8/19/2025 | | | | |
| PO# 6058 | ZIONS FIRST NATIONAL BANK CC | | 8/15/2025 | 8/15/2025 | | | | |
| 9-5204215 | ZIONS FIRST NATIONAL BANK CC | | | | | | | Animal MISC SUPPLIES |
| | | | | | | | | Wall organizer and ink refill |

La Verkin City

Invoice Register 8/15/2025 to 8/27/2025 - All Invoices

ORDINANCE NO. 2025-05

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.

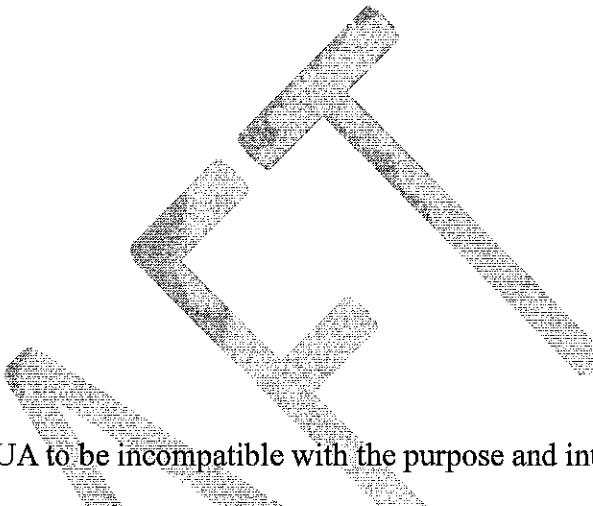
10-6G4-4: BUSINESS USE APPROVAL:

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).

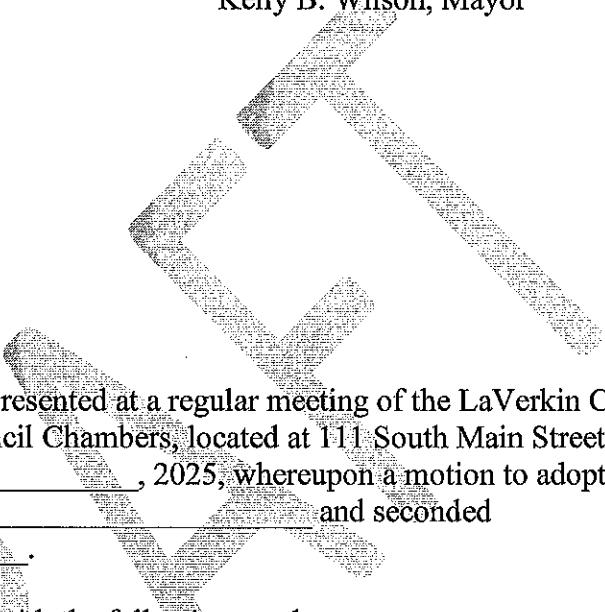
10-6G4-10: APPLICATION REQUIREMENTS:

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

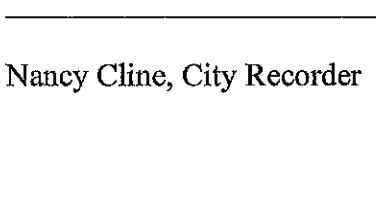
1. **Precise Plan:** A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, 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



DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN CITY, UTAH,
AMENDING THE CITY'S NUISANCE REGULATIONS TO PROVIDE AN EXEMPTION
FOR CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS AS PROVIDED UNDER
UTAH CODE SECTION 17-41-430

WHEREAS, LaVerkin City has adopted ordinances defining and regulating nuisances within the City to promote the health, safety, and welfare of its residents; and

WHEREAS, Utah Code §17-41-430 provides that a critical infrastructure materials operation, conducted in accordance with applicable law, may not be considered a public or private nuisance under certain circumstances; and

WHEREAS, the City Council desires to align its nuisance regulations with state law and provide an express exemption consistent with Utah Code §17-41-430;

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

Section 1. Amendment to Nuisance Regulations. LaVerkin City Code Chapter 4-1-1 et. seq. is hereby amended to add the following provision as 4-1-3-8:

4-1-3-8: Exemption for Critical Infrastructure Materials Operations:

1. **Exemption.** Notwithstanding any other provision of this Chapter, any critical infrastructure materials operation that is operated in compliance with all applicable state and federal laws, rules and regulations shall not be considered a public or private nuisance and shall be exempt from the prohibitions of this Chapter, unless such operation bears a direct relationship to public health or safety.
2. **Definition.** For purposes of this section, the term "critical infrastructure materials operation" shall mean any operation for the extraction, excavation, processing, or reprocessing of sand, gravel and rock aggregate.
3. **Limitations.** Nothing in this section shall exempt a critical infrastructure materials operator from compliance with all applicable state or federal environmental, safety, or operational standards, or from liability for negligence, unlawful conduct, or operations conducted outside the protections afforded by Utah Code §17-41-430.

Section 2. Codification.

The City Recorder is authorized to codify this ordinance as part of the LaVerkin City Code.

DRAFT

Section 3. Severability.

If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 4. Effective Date.

This ordinance shall take effect immediately upon posting as required by law.

PASSED AND ADOPTED by the City Council of LaVerkin City, Utah, 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

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 the commercial land use designation of the general plan** 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 commercial/business** use by the owner or by such other person serving as the manager or employee of the business. The work component shall be limited to small-scale, low-impact commercial or professional uses integrated within the live/work unit.

10-6G4-3: MINIMUM ACREAGE AND ZONE

No Live/Work development shall be established on property less than 3.5 acres in size, and only within those areas designated by the general plan for commercial use.

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 Administrative Land Use Authority (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% 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.

10-6G4-9: REQUIREMENTS:

Except as provided below, all units within the Live/Work Zone shall meet the following requirements:

- * 1. Occupation of a live/work unit solely for residential purposes shall not be permitted.
- * 2. A live/work unit shall be occupied for residential purposes only in conjunction with and ancillary to the operation of a business for which an annual business license has been issued by the City of LaVerkin.
- 3. Any business operating within a live/work unit shall be required to obtain an annual business license issued by the City of LaVerkin.
- * 4. A live/work unit shall not be occupied for residential purposes by any person except for the unit owner or long term lessee, or the business manager or employee.
- 5. No portion of a live/work unit shall be rented or occupied as a short term rental.
- * 6. No portion of a live/work unit shall be separately leased or sold.
- 7. Client and customer visits to live/work units are permitted.

- 8. All live/work units shall meet fire/health/safety requirements as determined by the City of LaVerkin.**
- 9. A maximum of one employee per 1,000 square feet of floor area is permitted to work at a live/work unit.**
- 10. A two-foot by three-foot sign shall be allowed on the front of each unit indicating the name of the business and hours of operation.**

* For 1, 2, 4 and 6 above, the Administrative Land Use Authority (ALUA) may, after a recommendation from the property owners' association and upon a finding of extraordinary circumstances, permit a deviation from the requirements and standards contained in said requirements as may be deemed necessary and desirable by the ALUA.

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.

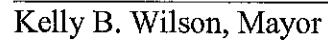
7. Loading areas: One dedicated and marked 10-foot by 20-foot loading space shall be required for every 15 dwelling units and live/work units. This loading space requirement is in addition to the resident/guest parking space requirement outlined in the parking requirement above.
8. Trash enclosures: 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: (a) 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, (b) state that any unit within the Live/Work Zone shall be occupied in conjunction with a business and not solely for residential purposes, and (c) include the requirements contained in 10-6G4-9 above.
10. Property owner's association: Establishment of a property owner's association shall be required for any Live/Work development. The property owner's association documentation, including CC&R's, for live/work developments shall specifically state that the purpose of a live/work development is to provide for residential and business uses which meet the requirements of this ordinance.
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:

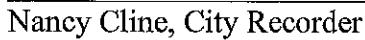
Any new development within the Live/Work Zone shall submit to the city an application for approval which contains the following information:

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 on 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

