



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

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
PR082225-258	AFLAC	54142	8/27/2025	8/27/2025	\$27.90	102224	Health Savings Account	AFLAC EE
LSTG1197876	ALSCO	54130	8/19/2025	8/19/2025	\$38.89			
					1.17	104160.250	Bldg EQUIPMENT OPERATING	
					2.33	104240.250	Inspect EQUIPMENT OPERATI	
					6.61	104410.250	Streets EQUIPMENT OPERATI	
					2.72	104510.250	Parks EQUIPMENT OPERATIN	
					18.67	516340.250	O&M EQUIPMENT OPERATIN	
					3.50	536310.250	Irrigation EQUIPMENT OPERA	
					3.89	556350.250	Drainage EQUIPMENT OPERA	
LSTG1199030	ALSCO	54143	8/26/2025	8/26/2025	\$38.89			
					1.17	104160.250	Bldg EQUIPMENT OPERATING	
					2.33	104240.250	Inspect EQUIPMENT OPERATI	
					6.61	104410.250	Streets EQUIPMENT OPERATI	
					2.72	104510.250	Parks EQUIPMENT OPERATIN	
					18.67	516340.250	O&M EQUIPMENT OPERATIN	
					3.50	536310.250	Irrigation EQUIPMENT OPERA	
					3.89	556350.250	Drainage EQUIPMENT OPERA	
					\$77.78			
Vendor Total:								
081925	AXON ENTERPRISE, INC	54144	8/20/2025	8/20/2025	\$1,312.91	104210.410	Police DAT/INVESTIGATION/DI	Bodycam and Basic Detective J
PO# 6062					1,312.91			
365401	BUCK'S ACE HARDWARE	54131	8/18/2025	8/18/2025	\$10.66			
					0.31	104160.250	Bldg EQUIPMENT OPERATING	Key
					0.64	104240.250	Inspect EQUIPMENT OPERATI	
					1.81	104410.250	Streets EQUIPMENT OPERATI	
					0.75	104510.250	Parks EQUIPMENT OPERATIN	
					5.12	516340.250	O&M EQUIPMENT OPERATIN	
					0.96	536310.250	Irrigation EQUIPMENT OPERA	
					1.07	556350.250	Drainage EQUIPMENT OPERA	
9024-0825	CenturyLink	54145	8/19/2025	8/19/2025	\$53.45		Admin UTILITIES	435 N Main
65-499267	Davis Food & Drug #4/Farmers Market	54146	8/20/2025	8/20/2025	\$29.26		Rec EVENTS, FAIRS, & FESTI	Cleaning supplies
65-499280	Davis Food & Drug #4/Farmers Market	54146	8/20/2025	8/20/2025	\$39.99		Streets STREET IMPROVEME	Signs
					\$69.25	104410.745		
Vendor Total:								
COMM47412025	EMI Health	54147	8/21/2025	8/21/2025	\$2,569.55	101562	PEHP/AFLAC Insurance Cleanin	Dental and Vision Insurance
PR082225-6099	Health Equity		8/27/2025	8/27/2025	\$711.40	102224	Health Savings Account	PEHP Health Equity-Family
					325.00	102224	Health Savings Account	PEHP Health Equity-Double
HAU924582	HOLBROOK ASPHALT CO	54134	8/18/2025	8/18/2025	\$17,520.90		Streets STREET IMPROVEME	HA5 Treatment for portion of 500
PO# 6051					17,520.90	104410.745		
2025-2713	HURRICANE CITY JUSTICE COURT	54148	8/18/2025	8/18/2025	\$772.50		Police JUSTICE COURT	Indigent counsel reimbursement
11-737	HURRICANE CITY WATER DEPT	54149	8/22/2025	8/22/2025	\$1,419.00		O&M PRODUCT OR SERVICE	Power for Ash Creek Springs @
					141.00	516340.410	O&M PRODUCT OR SERVICE	Chlorine & Cylinder rental for bot
PR082225-147	LEGAL SHIELD	54150	8/27/2025	8/27/2025	\$100.28		Misc Payable	LegalShield
					100.28	102225		

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
47224	My Fleet Center,	54151	8/21/2025	8/21/2025	\$122.95	104160.250	Bldg EQUIPMENT OPERATING	Oil Change for Clay's 2022 Ford
					3.67	104240.250	Inspect EQUIPMENT OPERATI	
					7.38	104410.250	Streets EQUIPMENT OPERATI	
					20.90	104510.250	Parks EQUIPMENT OPERATI	
					8.61	104510.250	O&M EQUIPMENT OPERATI	
					59.02	516340.250	Irrigation EQUIPMENT OPERA	
					11.07	536310.250	Drainage EQUIPMENT OPERA	
					12.30	556350.250		
47249	My Fleet Center,	54151	8/22/2025	8/22/2025	\$110.99	104160.250	Bldg EQUIPMENT OPERATING	Oil Change Kyle L 2015 Chevy
					3.32	104240.250	Inspect EQUIPMENT OPERATI	
					6.66	104410.250	Streets EQUIPMENT OPERATI	
					18.87	104510.250	Parks EQUIPMENT OPERATI	
					7.77	104510.250	O&M EQUIPMENT OPERATI	
					53.28	516340.250	Irrigation EQUIPMENT OPERA	
					9.99	536310.250	Drainage EQUIPMENT OPERA	
					11.10	556350.250		
					\$233.94			
937358	NAPA AUTO PARTS	54135	8/18/2025	8/18/2025	\$25.48	104160.250	Bldg EQUIPMENT OPERATING	
					0.77	104240.250	Inspect EQUIPMENT OPERATI	
					1.53	104410.250	Streets EQUIPMENT OPERATI	
					4.33	104510.250	Parks EQUIPMENT OPERATI	
					1.78	104510.250	O&M EQUIPMENT OPERATI	
					12.23	516340.250	Irrigation EQUIPMENT OPERA	
					2.29	536310.250	Drainage EQUIPMENT OPERA	
					2.55	556350.250		
937422	NAPA AUTO PARTS	54135	8/18/2025	8/18/2025	\$14.70	104160.250	Bldg EQUIPMENT OPERATING	Street Sweeper
					0.44	104240.250	Inspect EQUIPMENT OPERATI	
					0.88	104410.250	Streets EQUIPMENT OPERATI	
					2.50	104510.250	Parks EQUIPMENT OPERATI	
					1.03	104510.250	O&M EQUIPMENT OPERATI	
					7.06	516340.250	Irrigation EQUIPMENT OPERA	
					1.32	536310.250	Drainage EQUIPMENT OPERA	
					1.47	556350.250		
937521	NAPA AUTO PARTS	54135	8/19/2025	8/19/2025	\$14.49	104140.240	Admin OFFICE EXPENSE, SUP	Rear Wiper Blade for Office Car
PO# 6057					14.49			
937831	NAPA AUTO PARTS	54152	8/20/2025	8/20/2025	\$17.99	104160.250	Bldg EQUIPMENT OPERATING	Towels
					0.53	104240.250	Inspect EQUIPMENT OPERATI	
					1.08	104410.250	Streets EQUIPMENT OPERATI	
					3.06	104510.250	Parks EQUIPMENT OPERATI	
					1.26	104510.250	O&M EQUIPMENT OPERATI	
					8.64	516340.250	Irrigation EQUIPMENT OPERA	
					1.62	536310.250	Drainage EQUIPMENT OPERA	
					1.80	556350.250		
					\$72.66			
6162146	Newby Collision Center	54153	8/21/2025	8/21/2025	\$4,415.04	104210.450	Police VEHICLE MAINTANCE	Piedra's 2024 Accident repair
RFD 100041103.	NG, Hayley	54136	8/15/2025	8/15/2025	\$137.52	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041103 - N
AC-0000004085	PEHP	54154	8/15/2025	8/15/2025	\$22,922.82	101562	PEHP/AFLAC Insurance Clearin	Health Insurance
082025	PEHP Group Insurance	54155	8/20/2025	8/20/2025	\$998.61	101563	PEHP Life Insurance Clearing	Life Insurance
					998.61			

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
					0.29	104240.250	Inspect EQUIPMENT OPERATI	
					0.58	104410.250	Parks EQUIPMENT OPERATIN	
					1.63	104510.250	O&M EQUIPMENT OPERATI	
					0.67	516340.250	Irrigation EQUIPMENT OPERA	
					4.61	556350.250	Drainage EQUIPMENT OPERA	
					0.86			
					0.96			
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
					56.77			
6931475	SCHOLZEN PRODUCTS CO INC	54141	8/18/2025	8/18/2025	\$277.40	104510.250	Parks EQUIPMENT OPERATIN	Part/Full Circle Maxi Paw
6931476	SCHOLZEN PRODUCTS CO INC	54141	8/18/2025	8/18/2025	\$277.40	104510.250	Parks EQUIPMENT OPERATIN	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	Irrigataion repair supplies
					373.76			
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	Parks EQUIPMENT OPERATIN	
					1.60	516340.250	Irrigation EQUIPMENT OPERA	
					0.86			
					4.51			
					0.85			
					0.94			
6932607	SCHOLZEN PRODUCTS CO INC	54156	8/22/2025	8/22/2025	\$107.52	536310.450	Irrigation WATER MAIN REPAIR	500 W repair
					107.52			
					\$1,111.85			
082625	SMITH, CHRIS	54157	8/26/2025	8/26/2025	\$94.00	104210.230	Police TRAVEL & TRAINING	Reimbursement for meals
082325	Sotelo, 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
					219.90			
					\$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	11,419.24	102223	Retirement Payable	Retirement
					928.90	102223	Retirement Payable	457
					614.00	102223	Retirement Payable	Roth IRA
					261.15	102223	Retirement Payable	457 Loan
0825	Wallis, Cassidi	54163	8/24/2025	8/24/2025	\$2,737.61	102222	State Withholding	State Income Tax
					2,737.61			
					\$550.00			
					3.00	104160.250	Bldg EQUIPMENT OPERATING	
					450.00	104160.270	Bldg B&G OPERATION AND M	Cleaning for August
					6.00	104240.250	Inspect EQUIPMENT OPERATI	
					17.00	104410.250	Streets EQUIPMENT OPERATI	
					7.00	104510.250	Parks EQUIPMENT OPERATI	
					48.00	516340.250	O&M EQUIPMENT OPERATI	
					9.00	536310.250	Irrigation EQUIPMENT OPERA	
					10.00	556350.250	Drainage EQUIPMENT OPERA	
019383	ZIONS FIRST NATIONAL BANK CC		8/19/2025	8/19/2025	\$55.24			
					55.24	516340.450	O&M SYSTEMS MAINTENANC	The Rock Place
081525	ZIONS FIRST NATIONAL BANK CC		8/15/2025	8/15/2025	\$10.50			
					0.30	104160.250	Bldg EQUIPMENT OPERATING	
					0.63	104240.250	Inspect EQUIPMENT OPERATI	Red Dirt car wash-Kaige
					1.79	104410.250	Streets EQUIPMENT OPERATI	
					0.74	104510.250	Parks EQUIPMENT OPERATI	
					5.04	516340.250	O&M EQUIPMENT OPERATI	
					0.95	536310.250	Irrigation EQUIPMENT OPERA	
					1.05	556350.250	Drainage EQUIPMENT OPERA	
120425	ZIONS FIRST NATIONAL BANK CC		8/19/2025	8/19/2025	\$38.41			
PO# 6053					38.41	104140.240	Admin OFFICE EXPENSE, SUP	License Plate Brackets for Office
3141021	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$46.96			
					46.96	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
4531464	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$38.10			
					38.10	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
4996245	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$52.89			
					52.89	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
5132213	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$101.34			
					101.34	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
5787-1	ZIONS FIRST NATIONAL BANK CC		8/21/2025	8/21/2025	\$180.41			
					180.41	104160.270	Bldg B&G OPERATION AND M	Towable Manlift
6007451	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$64.71			
					64.71	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
6405014	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$72.59			
					72.59	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
6561859	ZIONS FIRST NATIONAL BANK CC		8/19/2025	8/19/2025	\$7.99			
					7.99	104210.250	Police EQUIPMENT OPERATI	Police band stripe
6983453	ZIONS FIRST NATIONAL BANK CC		8/20/2025	8/20/2025	\$399.36			
					399.36	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
7000336	ZIONS FIRST NATIONAL BANK CC		8/19/2025	8/19/2025	\$19.45			
PO# 6058					19.45	104140.240	Admin OFFICE EXPENSE, SUP	Staff Picture for the Highway
9-5204215	ZIONS FIRST NATIONAL BANK CC		8/15/2025	8/15/2025	\$41.41			
					41.41	104253.610	Animal MISC SUPPLIES	Wall organizer and ink refill

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

8/27/2025

Invoice No.	Vendor	Check No.	Ledger	Due Date	Amount	Account No.	Account Name.	Description
PR082225-234	ZIONS FIRST NATIONAL BANK.				\$1,129.36			
			8/27/2025	8/27/2025	\$16,861.56	102221	FICA & FWT Withholding	Social Security Tax
					8,230.04	102221	FICA & FWT Withholding	Medicare Tax
					1,924.84	102221	FICA & FWT Withholding	Federal Income Tax
					6,706.68	102221	FICA & FWT Withholding	
					\$91,565.45			
							GL Account Summary	
					25,492.37	101562	PEHP/AFLAC Insurance Clearin	
					998.61	101563	PEHP Life Insurance Clearing	
					16,861.56	102221	FICA & FWT Withholding	
					2,737.61	102222	State Withholding	
					14,095.95	102223	Retirement Payable	
					739.30	102224	Health Savings Account	
					100.28	102225	Misc Payable	
					360.00	102331	Building/Park Rental deposit	
					772.50	104121.240	Police JUSTICE COURT	
					72.35	104140.240	Admin OFFICE EXPENSE, SUP	
					125.15	104140.280	Admin UTILITIES	
					433.83	104140.290	Admin TELEPHONE/COMMUNI	
					15.25	104160.250	Bldg EQUIPMENT OPERATING	
					630.41	104160.270	Bldg B&G OPERATION AND M	
					94.00	104210.230	Police TRAVEL & TRAINING	
					7.99	104210.250	Police EQUIPMENT OPERATI	
					1,312.91	104210.410	Police DAT/INVESTIGATION/DI	
					4,415.04	104210.450	Police VEHICLE MAINTANCE	
					30.60	104240.250	Inspect EQUIPMENT OPERATI	
					41.41	104253.610	Animal MISC SUPPLIES	
					86.71	104410.250	Streets EQUIPMENT OPERATI	
					17,560.89	104410.745	Streets STREET IMPROVEME	
					590.51	104510.250	Parks EQUIPMENT OPERATI	
					659.70	104510.280	Parks UTILITIES	
					805.21	104540.610	Rec EVENTS, FAIRS, & FESTI	
					89,040.14		Total	
					137.52	512330	Turn on Fee/Renter Deposit	
					244.85	516340.250	O&M EQUIPMENT OPERATI	
					1,419.00	516340.410	O&M PRODUCT OR SERVICE	
					55.24	516340.450	O&M SYSTEMS MAINTENANC	
					1,856.61		Total	
					45.91	536310.250	Irrigation EQUIPMENT OPERA	
					571.77	536310.450	Irrigation WATER MAIN REPAIR	
					617.68		Total	
					51.02	556350.250	Drainage EQUIPMENT OPERA	
					\$91,565.45		GL Account Summary Total	

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

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/facade 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

