



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, September 24, 2025, 6:00 pm.

Council Chambers, 111 South Main Street

La Verkin, Utah 84745

- A. **Call to Order:** Chair Allen Bice
Invocation by Invitation; Pledge of Allegiance
- B. **Approval of Agenda:**
- C. **Approval of Minutes:** August 13, 2025 and August 27, 2025 regular meetings
- D. **Reports:**
The City Council representative will present updates on meetings and activities.
- E. **Business:**
 - 1. Discussion and possible approve of the Precise Plan Application for Casa De Hot Springs.
- F. **Adjourn:**

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

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the Spectrum newspaper, posted on the State website at <http://pmi.utah.gov>, posted on the La Verkin City website at www.laverkin.gov, and at the city office buildings 111 S. Main and 435 N. Main on September 18, 2025

Nancy Cline, City Recorder



City of La Verkin Precise Plan Application

Date:	4/8/2025
Applicant's Name:	Bryson Young
Company Name:	R&B Young DBA Casa De Hot Springs
Address/City/State/Zip Code:	
	147 W 300 S LaVerkin, UT 84745
Phone Number and Email:	951-295-3220 tmaxx138@gmail.com

Property Owner Information:	
Owner Name:	Bryson Young
Address/City/State/Zip Code:	
	655S 920W Hurricane UT 84737
Contact Name:	Bryson Young
Phone Number and Email:	951-295-3220 tmaxx138@gmail.com

Architectural/Engineering Firm:	Campbell Architecture
Address/City/State/Zip Code:	
	46 North 200 East St. George, UT 84770
Contact Name:	Kim Campbell
Phone Number and Email:	435-628-5969

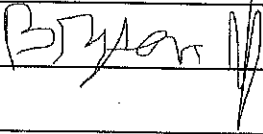
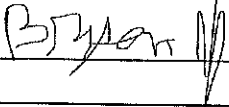
Project Description (Acreage, number of lots):	.61
Project Location:	LV-40
Project Address or APN Number:	147 W 300 S LaVerkin UT 84745
Other Pertinent Project Information:	

Zoning Designation:	Tourist Commercial
Current Land Use:	

Undeveloped

Authorization & Indemnification

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

Applicant Name (Print):	Bryson young
Applicant Signature:	
Date:	4-18-2025
Property Owner Name (Print):	Bryson Young
Property Owner Signature:	
Date:	4-18-2025

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



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Nancy Cline, City Recorder

LAVERKIN CITY PRECISE PLAN CHECKLIST

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

Preliminary Plat Submittal Checklist

- ✓ Submit the City of La Verkin's precise plan application.
- ✓ Pay the required application fees and any other state, county or environmental fees.
- ✓ Provide ten (10) copies of the following in paper and electronic form:
 - A dimensioned site plan(s) showing the entire development under consideration including
 - building location(s),
 - setbacks,
 - lot coverage,
 - access locations,
 - parking lot design,
 - required parking calculations,
 - perimeter wall(s)
 - locations and design,
 - loading spaces,
 - lighting location and type,
 - preliminary landscape plan,
 - sign program details,
 - trash enclosures design and location,
 - storage locations (if any),
 - utilities (including fire hydrant locations),
 - equipment locations and screening,

and any other pertinent design features or aspects of the development.

- Architectural drawings including
 - building elevation
 - façade renderings with exterior materials clearly depicted
 - proposed colors
 - identification of building massing and design
 - roof type and color
 - and any other design feature.
- Material pallet.
- Color pallet.
- Proof of ownership or letter of authorization.

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



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Nancy Cline, City Recorder



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

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

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

A. Call to Order: Chair Allen Bice called the meeting to order at 6:00 pm.
The invocation and Pledge of Allegiance were given by Derek Imlay.

B. Approval of Agenda:

The motion was made by Commissioner Sherman Howard to approve the agenda with the change of taking #1 off, second by Commissioner Kyson Spendlove. Spendlove-yes, Sherman Howard-yes, Juluson-yes, Bice-yes, John Valenti-yes. The motion carried unanimously.

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

The motion was made by Commissioner Matt Juluson to approve July 9, 2025, regular meeting, second by Commissioner John Valenti. Sherman Howard-yes, Bice-yes, Spendlove-yes, Valenti-yes Juluson-yes. The motion carried unanimously.

D. Reports:

Patricia Wise reported that the county approved an Interlocal agreement on corridor for phase one that is in Cottonwood Hollow. They approved the Interlocal agreement for over \$500,000 last week, and we'll have it on our city council agenda for next week.

Derek displayed a map to help explain the settling pond going in around Cottonwood Hollow. The district right now is planning on running a pipe from the reuse plant down 900 north following this path. It will go to the pond, that section of the pipe, and then if you look there are two lines there on main street coming off the 740 out of 500 north. There are two separate lines that are going to be run as part of that first project because right now technically the district's line and our line are separate until they go under SR 9 and then they join, and we share a line. If the district were to run in the wintertime or needed water, then we have no way of shutting this line down and allow the Conservancy District to run water. Right now, there will be a mixture of reuse water and Virgin River water. So that pipe will bring water from the Virgin River to offset the water needs of the reuse. That entailed bringing all of the irrigation out of everybody's backyard into the street and giving everybody a front connection. It shows four phases, but we're hoping that we can use the same contractor that is running the reuse water lines to do these lines at the same time and save money that way. People still have water, but we're going to have it pretty torn up for a while. It's needed where everything's in everyone's backyard the possibility of flooding is huge. Plus, it also makes every connection that we will put in the front yard will have a yoke so that when the state, if they ever finally make us meter it, we're ready to go. This is a \$13 to \$16 million project that the district is funding and we will be paying them with water. The hope is to have cleaner irrigation water and possible run year around.

E. Business:

1. Discussion and possible action to set a public hearing for a live/work zone.

Brad explained he was going to review what they asked him to change and discuss anything else that needed to change. The first one is in section 1. It talks about live/work. The authority has been replaced with the ALUA. There was a question about signage, and it changed that to say that it is allowed on the front of each unit with

name and type of operation. The live/work unit must also be a business owner occupied, or manager/ employee occupied. Section 1.2 was the change of having the ALUA as the authority to approve. The development standards section was that a minimum change to say that a minimum of 50 percent of the entirety of the shop is dedicated to the business and the ground floor needs to be solely dedicated to business use. Section F is referred back to the La Verkin municipal code referring to block walls. the balconies, which is section R. The interior facing walls can be iron but exterior walls need to be solid.

Commissioner Bice pointed out it says anything not listed is prohibited. He wondered about including salons, beauty salons, hair salons, and groomers.

Brad replied that as long as the ALUA looks at every application they can turn down any business that they don't approve of.

Commissioner Bice asked about this ordinance that requires a condominiumization by individual owners so that they can have an HOA. Are we okay with doing that not just this property, but any future properties?

Brad replied that it would be for future sites as well.

Commissioner Spendlove agreed it made sense to require it from here on out. The developers would want it condominiumized to sell easier.

Commissioner Juluson had a question about requirements 10-6g4-A says a unit especially the business portion of the unit shall meet fire, health, and safety requirements as determined by the city. Having residential and commercial in the same building can maybe provide a few challenges. Does this give the city more protection?

Derek explained as the fire code is concerned, when you have commercial to commercial, depending on the occupancy that you give them, like, say, most of Blair's occupancies are given probably a B or B occupancy. So a B to a B may not require fire separation. They might just be regular sheetrock, and there's no fire separation. But when you take a commercial and you combine it with a residential, that's huge, because now the residential is going to automatically require sprinklers. And that's for the residential part. The commercial can still probably get away with the four or some assembly of you know, 5-8 type sheetrock and gypsum board and stuff like that to get that rating. But that's kind of on a base-by-base situation if you go from a B to an A occupancy, would require different codes. The shared walls need to have a fire wall. These kinds of things are reviewed by us and by the fire department. The plans have to be stamped so that they will meet the required code. And then we have a code compliance company that we use to make sure that everything that is shown is compliant with the code. And then we go through it. It is very time intensive. The existing code now just states that anything that's being built has to comply with the latest version of the code.

Commissioner Valenti asked if the city would have any review of the HOA agreement.

Brad replied to the staff would be part of the HOA agreement

Derek added HOA is the first part of the agreement.

Blaine added they can't sell until there is an approved business license from the city.

Derek added that the city doesn't enforce any HOA. He thought it would be a good idea for the planning commission to read over the HOA and CCNR's before they go and record the development agreement. They will have a copy of the applications for the ALUA to refer to when approving for business use.

Commissioner Spendlove asked if that was part of the development agreement process.

Fay replied that it's not necessarily the development agreement process but the overall approval process. They would want to go over the HOA and CCNR's to make sure they have included everything they discussed with the developer. The city doesn't enforce the HOA rules, but they would want in the development agreement some language that give the city protection from the owners not following the rules of the HOA.

Derek pointed out that on 10-6G-10-4 it states they submit to the HOA written approval that will be given to the ALUA for them to do the final approval of the business.

Commissioner Spendlove looked at exterior property lines, it would include the roadway. He felt like his purpose of trying to have more views on exterior property lines was for neighboring properties. Do we need to put some language in there so that if people want to have the open rail balcony against the roadway, it's a possibility or is that something we won't allow.

Brad explained if the owner's piled things on their balconies, it would be visible from the roadway, and they don't want to see that.

Blaine explained there are some units that have the railing on the roadway units, but he is having it taken down and a wall put up.

Commissioner Spendlove original intention was to protect the neighboring properties from seeing stuff pile up on the balconies, but he can see the benefit of also not have anyone see that from the roadway also.

Fay explained that if they look at 1064-8. We wanted to make sure these units would not be occupied solely for residential purposes. They always had to be associated with an operational business. Paragraph 8 was added, to say no live/work unit shall be occupied solely for residential purposes. The next page paragraph 9 talks about the development agreement. The development agreement shall contain a clause that specifically states that live/work is to provide residential and business agreements that meet the code and any unit in live/work zone shall be occupied in conjunction with a business and not solely residential. It will be in the code and the development agreement to protect the city from these being residential units.

The motion was made by Commissioner Kyson Spendlove to set a public hearing for Wednesday, August 27, 2025, to establish a Live/Work Zone as Article 10-6G4-1 et.seq; of La Verkin city municipal code, seconded by Commissioner Sherman Howard. Valenti-yes, Spendlove-yes, Bice-yes, Juluson-yes, Sherman Howard-yes. The motion carried unanimously.

2. Discussion regarding creating a mixed/use zone.

Brad explained there was some confusion with the document. He changed the wording from live/work to mixed-use.

Derek explained live/work requires them to work there in order to live there. Mixed-use does not. It would have business on the main floor then rentable units on the upper floors.

Commissioner Juluson asked if it would allow for commercial or office spaces on the upper floors. And if they did, would there be a lobby area.

Derek explained that St. George does have mixed-use building that have a percentage, if you're talking about 100% on the bottom, like 50-50 on the second, and then a small percentage on the third story. The hotel that is

coming in across from Farmers grocery store, the retail and especially residential part, would help them recoup the money from the hotel a lot faster.

Commissioner Valenti was concerned about the properties on SR9 becoming too dense. They have some pretty big parcels and 15 units per acre might be too dense.

Derek replied they could amend it to five acres and under have that density and the bigger parcels have less, so they are not clustering buildings. He made several suggestions of percentages of land being used.

Brad added it is set up of a maximum of 14 units per acre. We can reduce that area. It was also for four stories. It will depend on the size of the units also.

Commissioner Sherman Howard agreed that limiting units per acre size sounds like a better measurement.

Commissioner Spendlove added they need to remember that every unit has at least 200 square feet of open space required plus parking. The density is going to be hard to get because you have parking requirements that are still there and your open space requirements. And 250 feet of storage

Commissioner Bice asked if this is an approved use we ought to include salons, beauty salons, nail salons, and barbershops.

Brad replied it has to be approved by the ALUA. If there is a type of business, they don't like for commercial use then they should put that into the code.

Commissioner Bice asked about section 1.3, development requirements and standards. F, block wall requires a six-foot decorative block wall. He thought if it is between commercial and residential, it's supposed to be eight foot in our code. He wanted to know if the wall had to be block or could it be rock.

Brad explained that the block wall is in the code, but they had adopted the Commercial Design Guidelines and that does allow more flexibility such as rock walls.

Commissioner Sherman Howard commented that with his building experience he thought this had covered his questions and concerns. He approved of the way the zone was put together.,

Commissioner Bice asked for the next planning commission meeting if they have the clean copy they could set it for a public hearing.

F. Adjourn:

The motion was made by Commissioner Sherman Howard to adjourn, seconded by Commissioner Kyson Spendlove. Bice-yes, Juluson-yes, Sherman Howard-yes, Spendlove-yes, Valenti-yes. The motion was carried unanimously at 6:45 p.m.

Planning Commission Chair

Date Approved

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, August 27, 2025, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Commissioners: Matt Juluson, Kyson Spendlove, John Valenti, and Richard Howard; Staff: Derek Imlay, Fay Reber, and Nancy Cline; Public: Debbie Groves, Blair Gardner, and Brad Robbins.

A. Call to Order: Kyson Spendlove called the meeting to order at 6:00 pm.
The invocation and Pledge of Allegiance were given by Matt Juluson.

B. Approval of Agenda:

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

C. Reports:

Patricia Wise reported on the City Council meeting held August 20th

Derek Imlay had nothing to report.

Public Hearing opened at 6:07

D. Public Hearing:

1. An Ordinance establishing a live/Work Zone as Article 10-6G4-1 et seq. of La Verkin city municipal code.

Debbie Grove, This ordinance is something that I'm really in favor of. It's something different than living or working or when your business goes in. I'm in favor of a mixture of residential and commercial. The way this is set up is different. I have never seen it in any other communities, much less here. I wish you all the best on it. I appreciate all the work that you have done on it. It's been a long time coming and thank you for all your efforts. Thank you.

Blair Gardner wanted to address and thank you guys for the effort that has been put in. Brad and Derek, establishing the Ordinance has been a long process. You guys are the future of what this looks like to the city. I'm happy to be part of it. I'm excited to be quote-unquote the guinea pig, if you will. I just want to express my gratitude in your efforts in being very open-minded and forward thinking. Thank you

Public Hearing closed at 6:09

E. Business:

1. Discussion and possible action to recommend to City Council and Ordinance establishing a Live/Work Zone as Article 10-6G4-1 et seq. of the La Verkin City Municipal Code.

Derek explained on the second page of that document; we have a minimum of acreage. This is what we want to do for the live/work zones. They will be established on property less than 3.5. That coincides with the map that they have. Showing you the properties within our commercial districts that would be quality for live/work. Prior to this we kind of go down and start to designate areas that seemed to be unfair. If we went through, took the property size into consideration, you can see it's down to a handful. He believed there's eight or nine parcels and it's kind of mixed within all three of our zoning districts. And so, we thought that it might be a better way to address it.

Commissioner Juluson agreed with the size of acreage required to obtain a live/work zone. Number two of the requirements says no portion of the live/work zone unit may be separately rented out or sold. Does that mean they could rent out the whole entire unit but just can't rent out one level or the bottom level or something like that.

Brad Robbins replied that his intent was to rent out the entire unit. He was concerned that owners would rent out to multiple people. It would be a long-term lease.

Commissioner Juluson clarified that the person long-term leasing the unit would have to have a business license and go through the process of approval.

Fay Reber recommended going back and clarifying it is an owner-occupied business. He was concerned about a third-party renter. They need to be owner occupied.

Commissioner Juluson asked how he would change the language to clarify that. They would still want the businesses there to be occupying it and not subleasing it.

Commissioner Spendlove asked if it would be the owner of the unit? Or would it be solely the business owners who live there. Whoever holds the business license for that unit has access to the other work portion of the unit. They don't have to live there. I don't see an owner living upstairs and someone else's business downstairs.

Derek explained that the owner, manager, or the worker of that business have the right to live there. We didn't want to create rentals. It was to help people with that. We gave him the three criteria. It could be his manager or a few employees as part of his pay to get to live there rent free.

Commissioner Valenti asked whether you have to be an owner and occupy it, or whether you can lease that business out. He would like that language to be cleaned up.

Brad explained that with renting they can't stop long term leasing. That is why he stayed away from short term renting.

Commissioner Richard Howard brought up subletting and trying to sneak in an apartment.

Fay gave the example that he owns a unit and doesn't want to run a business. So he would lease the entire premises to a third party, who then goes and gets the business license and then wants to occupy the residential portion. Is that something we want to allow.

Commissioner Richard Howard thought that was along the same lines as live/work.

Commissioner Juluson added that it's not the owner of the unit. It's the renter. And we have conflicted things saying it's owner-occupied, so they'd have to be on the title to be considered owner.

Blair thought residential live/work means owner occupied. If you're going to go through an ALUA, go through the business license, you are the owner of the property. That's your checks and balances. You have the flex value of a live/work zone that also allows for case in point. Unit 17, we just signed it today because he's commercial only, no residential use whatsoever. Under today's zoning, he bought it as a commercial building to simply lease out long-term. It's an investment property, so he won't fall into any residential use. Now the checks and balances for the HOA in this case. They bought it. They either can operate their own business in there. They can live or work if they choose through the definition that Brad and Fay have established. If he never has the intention to have his residential unit and just wants it as an investment property to lease to another business, that

business has to go through the same HOA rules, and checks and balances. He thought this was a great conversation and they discovered they need to clean up that language, to protect the commercial user that wants to use it as commercial only, a commercial user that wants to rent it out, as well as a residential application. That's what the definition or the idea of the flex.

Commissioner Spendlove felt the purpose of this was to be the business owner, whoever has the true business license, for them to be able to use the residential aspect. He thought it was better to define that it's the business owner and not the owner of the property.

Commissioner Juluson brought up a different scenario. What if you get someone that wants to do live work, they build up a business there, and then they get all their business to where they're too big for it. Then they have to move out to a bigger place. What do they do with that? Are they going to have to sell it, or could they lease it out and have someone do the live/work like they were doing?

Commissioner Richard Howard added what if the business goes out of business, but they are still living there.

Derek explained that the owner of the business could lease out the building.

Commissioner Spendlove added that whoever they lease to, we'll go through that same process of the HOA and ALUA approval.

Blair added that anyone that operates any business there has to go through the approval of the HOA as well as business license.

Commissioner Spendlove asked that they clean up the language to make it clear that it's the business owner, manager, not the owners of the unit. Then the owner of the unit is trying to live there while someone else is running a business. It defeats the purpose of the Live/Work zone.

Derek pointed out in Articles 1 and 7, 10-6G4-9 under Department 7, probably need clarification.

Brad read number two that said business owners, not the owner of the property, can live there.

Commissioner Juluson agreed it says business owner which would tie back to the business license.

Commissioner Richard Howard asked if there was any language to stop people from living there when they are no longer in business. So they don't turn into residential housing.

Fay replied in paragraph eight in section nine. They have to have a operating business license in order to live there.

Commissioner Richard Howard asked then the city would send notice they are in violation.

Fay replied yes, they would get a notice that says they need to occupy a business.

The motion was made by Commissioner John Valenti to recommend to city council an ordinance establishing the live/Work Zone as Article 10-6G-4-1 et seq. with minimum 3.5 acres and language to be changed as discussed, second by Commissioner Richard Howard. Spendlove-yes, Richard Howard-yes, Juluson-yes, John Valenti-yes. The motion carried unanimously.

2. Discussion regarding a mixed/use zone.

Brad explained that the first page of this is the mix-use of work and rentals. The intent is to provide for a mix of commercial on the lower-floor generally and publicly-used multi use. There is also a process as planned unit development. The thing about planned unit development and state code is he couldn't find definition for it. His concern is how they have handled subdivision in the past. He didn't think it hurts to put a little bit more protection. Basically, the P&D is going to get the exact same thing. But with what happened with the subdivision ordinance with the state he didn't trust they wouldn't put more restrictions on this type of zone. When it comes to permitted uses, the permitted uses that you see here are the permitted uses in your zone, except for residential. We have a condominium as an apartment, and they must be associated with a bottom floor. That's on page 2. Page 3 also included the similar use finding, which allows a plan to be approved by the planning commission. If there's somebody who uses are similar to a permitted use, and if the ALUA agrees. Now, when it comes to application requirements, this is basically the same thing that you would get out of a PUD. You have a precise plan, architectural drawings, studies, and landscaping. The thing that's a little bit different from this one is signage. That is somewhat new, and he defined signage. Sign structure shall incorporate the design theme. A ratio of 1.25 square feet sign area for each center front or space frontage is required. That's an enterprise sign. There are a lot of other canopy sign examples. Monument signs are six-foot, eight-foot signs on a street. We have a prohibited pylon sign. And these are the ones you generally see along the freeway. There is a lighting requirement. And when it comes down to the development standards, the maximum density would be 14 residential units per acre. Height would be forty-five feet. We talked before about a minimum dwelling square footage, 700 feet. Block walls are required around the perimeter of the property. This is something you might want to refer back to code. You can kind of look at all the different parking requirements that are included, both commercial parking requirements, residential parking requirements, and restaurant parking requirements. Open space for any type of residential unit would be a minimum of 200 square feet. 100 would be in the common area, and 100 in the private area. Again, we get back to storage areas. If there isn't any interior storage area provided, there needs to be two hundred square feet enclosed per unit. They could not use their parking areas as storage. And then loading areas, a ratio of 1 per every fifty thousand square feet of commercial floor area, which is fairly common. On the last page are bicycle racks. He included that in the e-ring bicycle rack. It's kind of interesting. He has been doing work in Zion National Park. That's all he sees. Nobody rides a bike anymore they are all electric. Then the balconies would be solid material, as prescribed by the International Building Code facing the exterior property lines, the interior property lines where that would be iron.

Commissioner Spendlove asked about the live/work zone referenced to people come to the ALUA. And this one is going to Planning Commission, the way it sits right now, correct?

Brad responded that it is correct. The live/work zones are about uses. This would be about approving an entire development.

Commissioner Spendlove had concerns about the block wall, but they agreed to fix it. Brad mentioned on the storage area; it says 250 cubic feet. Is that typical? He has not seen a lot of them, a lot of code that calls out the storage areas. Do they typically do it with cubic feet instead, just more volume of storage?

Brad replied that the organizations he has worked with this is standard size, it's a little bigger than a closet.

Commissioner Richard Howard thanked Brad for his work on these zones. The planning commission does not have experience with them, and he saved them a lot of work.

Commissioner Spendlove sees the benefit of these zones for the downtown but also for the Topside when that gets developed.

Brad agreed and commented they take the best of what you have in your code, you put it up there, and then you develop whatever is unique up there. You'll have ordinances that are not exactly what you need.

3. Discussion and possible action to set a public hearing for September 10, 2025, for an Ordinance establishing a Mixed/Use Zone as article 10-6G5 et. Seq. of La Verkin city Municipal code.

Derek explained he will not be here September 10, 2025. There is also a precision plan to prepare. He suggested moving it to September 24th. We want to take that precision plan and map, just a little bit better than we did with the first time we went through it. We didn't quite know how to handle it.

The motion was made by Commissioner Matt Juluson to set a public hearing for September 24, 2025, for an Ordinance establishing a Mixed/Use Zone as article 10-6G5 et. Seq. of La Verkin city Municipal code, second by Commissioner John Valenti. Spendlove-yes, Richard Howard-yes, Juluson-yes, John Valenti-yes. The motion carried unanimously.

4. Discussion regarding the possible locations for live/work zones.

Derek explained that now that we kind of decided to go a different direction with it they won't be discussing locations but rather the size of lot needed to get to that zone.

F. Adjourn:

The meeting was adjourned at 6:38 p.m.

Planning Commission Chair

Date Approved

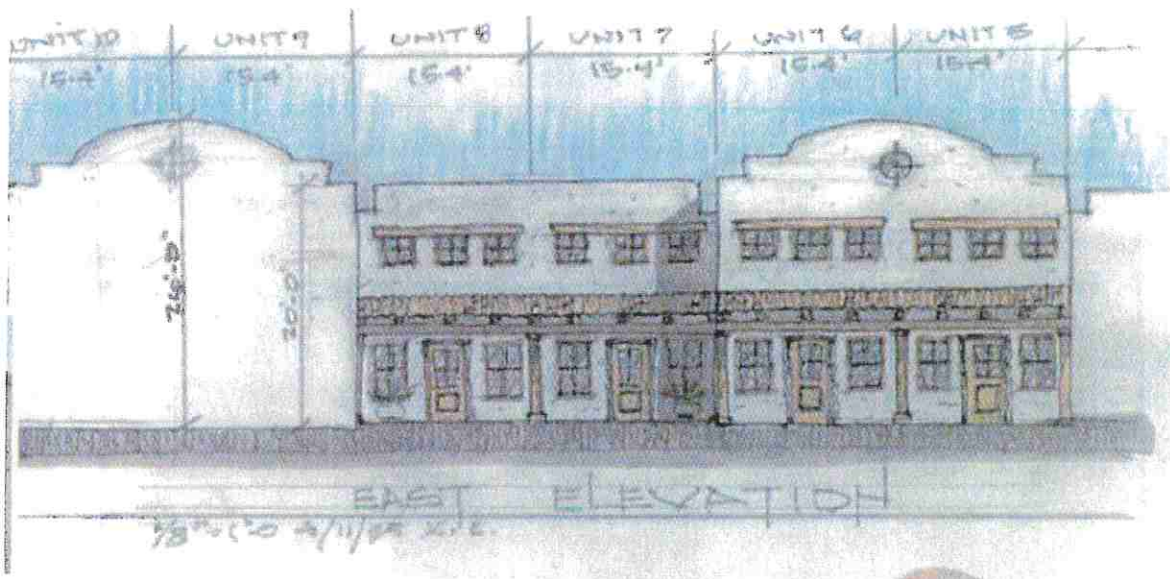
LAVERKIN CITY PRECISE PLAN CHECKLIST

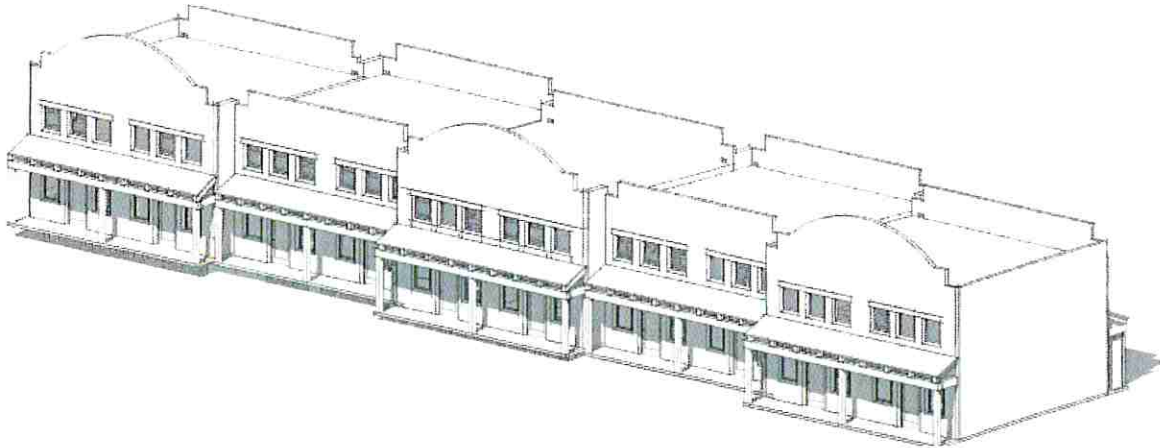
The following is a checklist of requirements associated with the application for a precise plan. The application and checklist applies to any new commercial property being developed in the city.

Preliminary Plat Submittal Checklist

- ✓ Submit the City of La Verkin's precise plan application.
- ✓ Pay the required application fees and any other state, county or environmental fees.
- ✓ Provide ten (10) copies of the following in paper and electronic form:

A dimensioned site plan(s) showing the entire development under consideration, including





Building location(s)

- Page # 2 (C2)



Setbacks

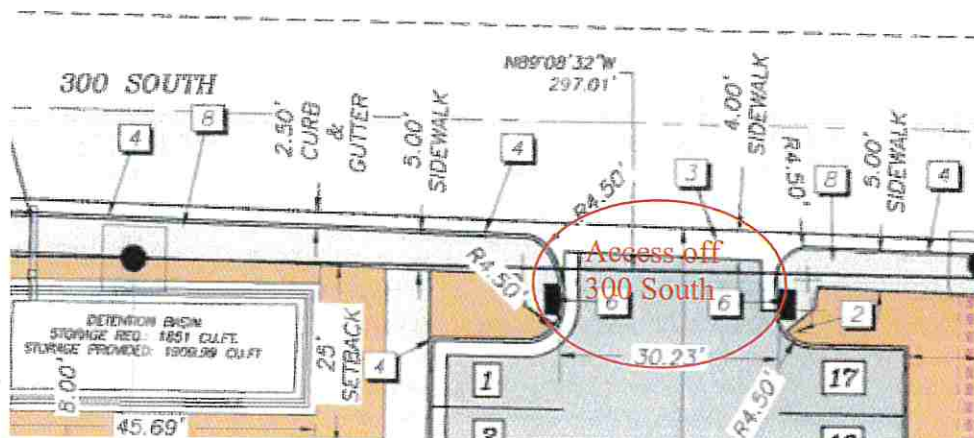
- Page # 2 (C2)
- Front: 25ft
- Sides: 15ft and 15.48ft
- Back: 10ft

lot coverage,

- Total sq. ft.: 27,823.30
- Building Coverage: 12,946.08 (46%)
- Parking lot coverage: 6,509.17 (24%)
- Open area: 8,368.05 (30%)

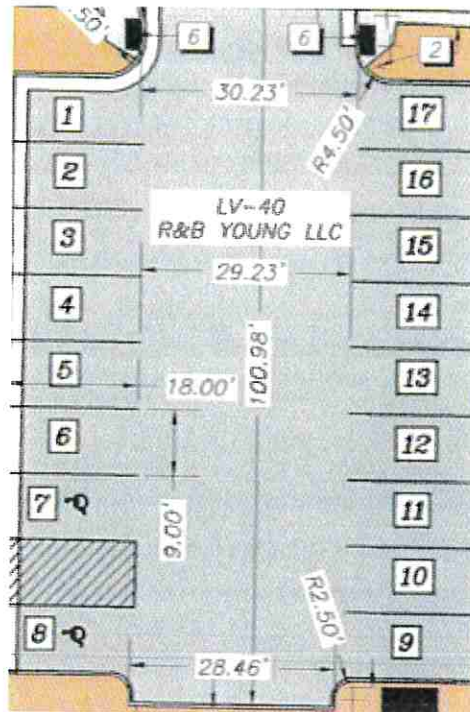
Access locations

- Page # 2 (C2) (only one off 300 South)



Parking lot design

- Page # 2 (C2) (Construction Keynotes # 10)
- Asphalt



Required parking calculations

- Page # 2 (Parking Data)
- Required parking (1.1 stalls per unit)
- Provided: 16.5 stalls for 15 units, including (2) ADA

Perimeter wall(s)

- Page # 3 (C3) (under legend 8' block wall)
- The wall to the West (Hot Spring side) is 8' and was existing.
- The wall on the back side (South Richard Howard) is 6' and was existing.
- The wall on the East side (Stout and Enrigue) was installed 8'

Wall locations and design,

- Since the walls on the West side and the South side existed and were a basic red CMU wall, the East wall was installed to match.

loading spaces

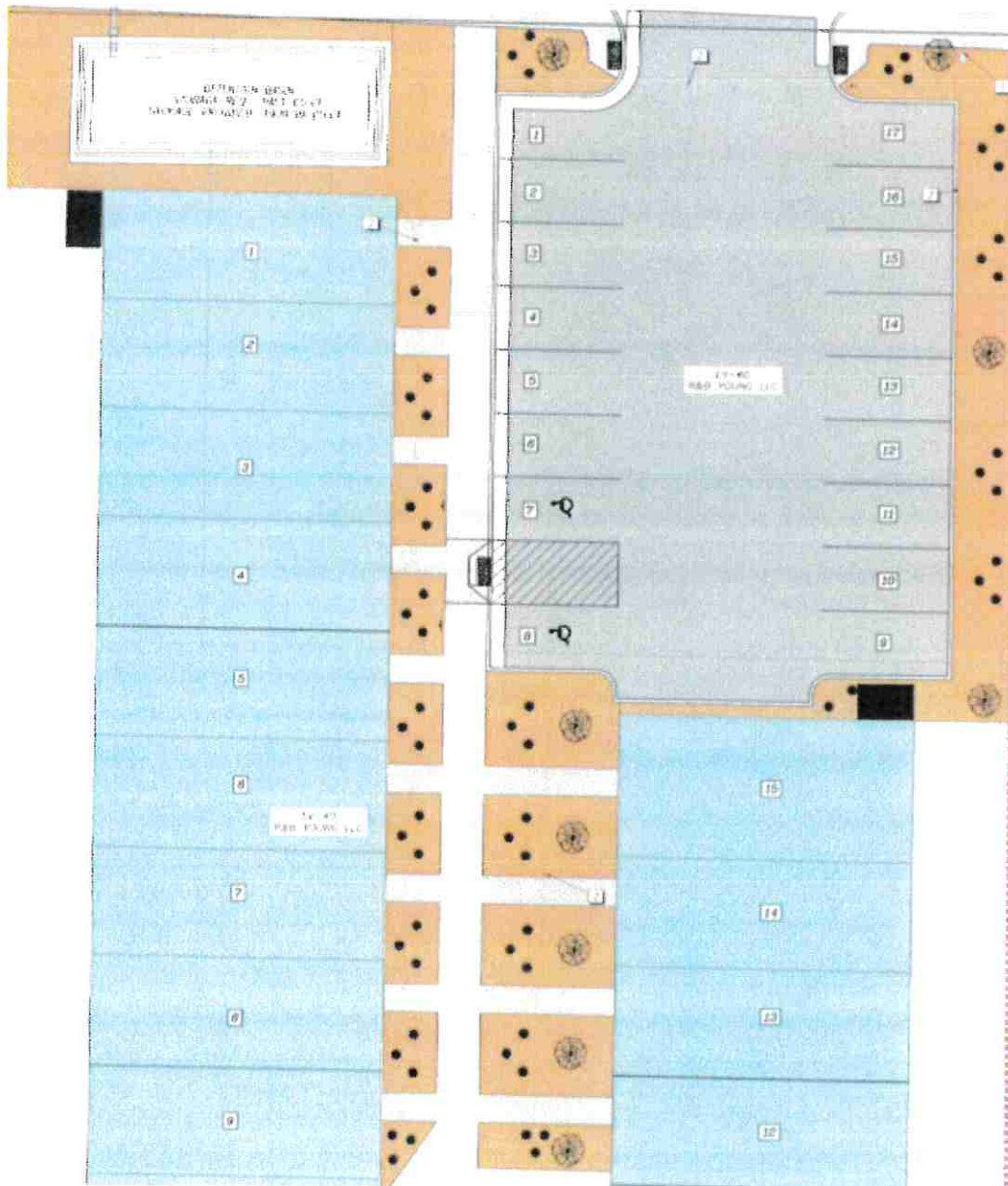
- N/A

lighting location and type,

- Page # 4 (C4) note for exterior lighting to follow city night sky ordinance
- Page # 15 (Street light requirements)

Preliminary landscape plan

- Page # 6 ((L1) (Landscaping notes 1-4)



PLANT SCHEDULE

TYPE	SIZE	SYMBOL	COMMON NAME SCIENTIFIC NAME	SIZE (H)	SIZE (W)	QUANTITY
TREE-1	2" CAL.	●	CHINESE PISTACHE PISTACHA CHINENSIS	25'-35'	25'-35'	9
TREE-2	2" CAL.	●	BLUEBEARD CARYOPTERIS INOANA	35"	36"	53

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION INSTALLERS SHALL FOLLOW THE PLANS THAT HAVE BEEN SIGNED AND APPROVED BY THE CITY.
2. IF SECONDARY IRRIGATION WATER IS REASONABLY AVAILABLE, EACH PROJECT SHALL CONNECT TO THE SYSTEM FOR ALL OUTDOOR WATER USE.
3. LAWN AREAS ARE PROHIBITED EXCEPT WHERE AN ACTIVE RECREATION AREA IS APPROPRIATE, SUCH AS AT A CHILDCARE CENTER OR ATHLETIC COMPLEX.
4. ALL PLANTS MUST BE LOCALLY ADAPTABLE AND ENVIRONMENTALLY SUSTAINABLE PLANTS FOR COMPLIANT PLANTING PLANS AS PROVIDED BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT (SEE CURRENT VERSION OF THE WASHINGTON COUNTY, UTAH, PLANT GUIDE, OR SUCCESSOR THEREOF, AVAILABLE AT THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, OR ONLINE AT (WWW.WCWCD.ORG)).
5. EACH PROJECT SHALL PROPOSE AND FOLLOW AN APPROVED PLANTING PLAN. THE PROJECT'S PROPOSED (AND INSTALLED) LANDSCAPED AREA SHALL CONTAIN VEGETATIVE COVER CONSISTING OF WATER-EFFICIENT SHADE TREES AND/OR BUSHES ADEQUATE IN NUMBER AND CONFIGURATION TO VISUALLY ENHANCE THE PROJECT, PREVENT HEAT ISLANDS, AND PREVENT SOIL EROSION. THE CONFIGURATION OF THE VEGETATION IN THE PLANTING PLAN IS IN THE SOLE DISCRETION OF THE

Sign program details

- Location TBD (will be a rock engraved) with low voltage lighting



Trash enclosures design and location,

- Location TBD (will be a CMU block wall) to match the exterior wall color

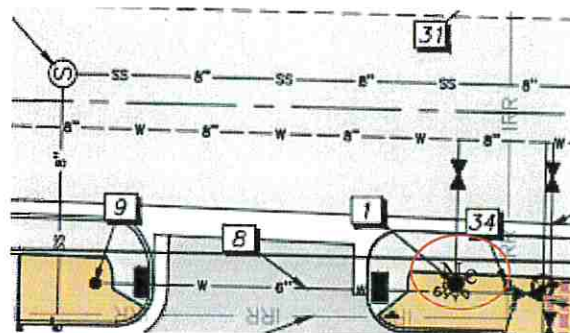


Storage locations (if any)

- Page # 2 (C2) (no storage shed but a Pavilion)
- Construction keynotes # 13

Utilities (including fire hydrant locations)

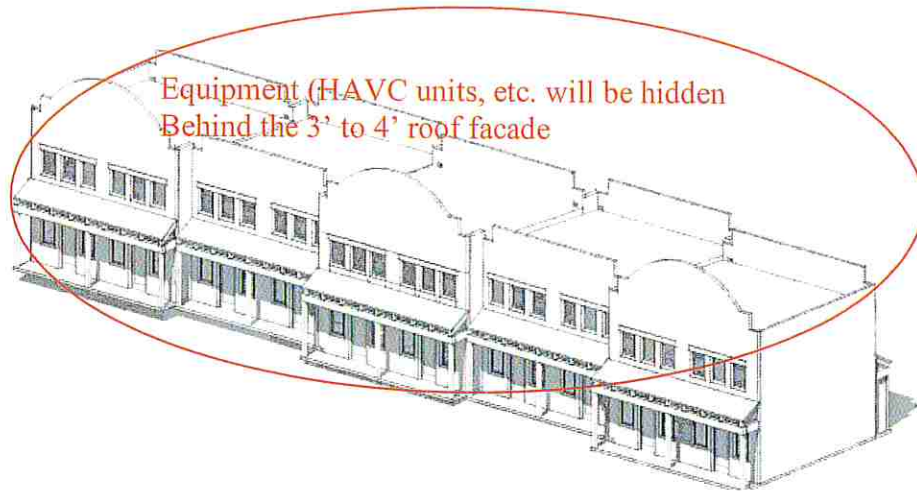
- Page # 3 (C3)
- Construction keynotes # 1,2 for Fire hydrant locations and existing fire hydrants



PROPOSED FIRE HYDRANT

Equipment locations and screening

- All equipment, HVAC units, etc., will be on the roof and hidden by the roof façade



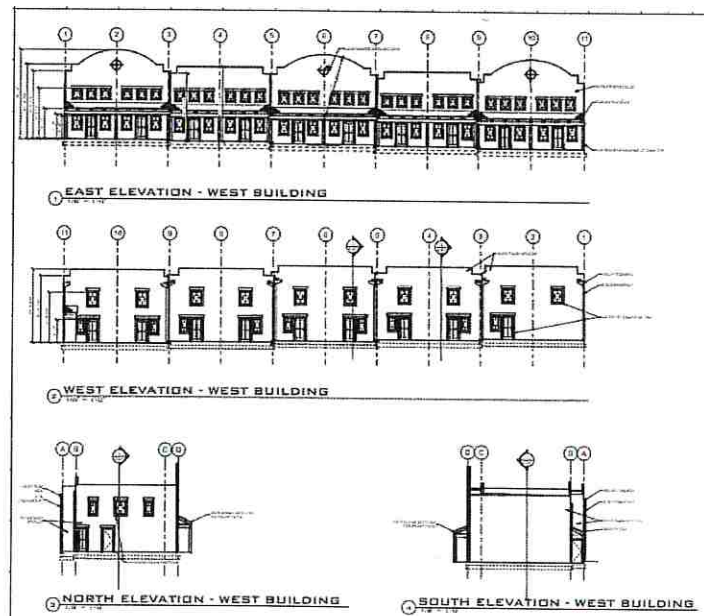
Other pertinent design features or aspects of the development.

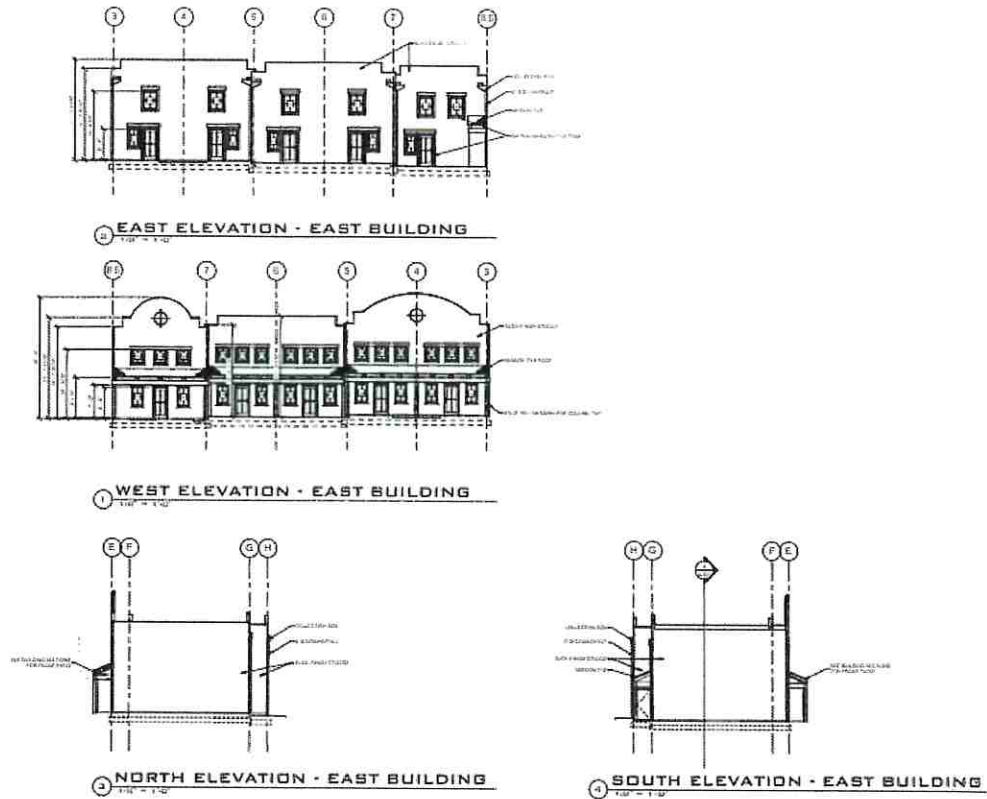
- N/A

Architectural drawings including

Building elevation

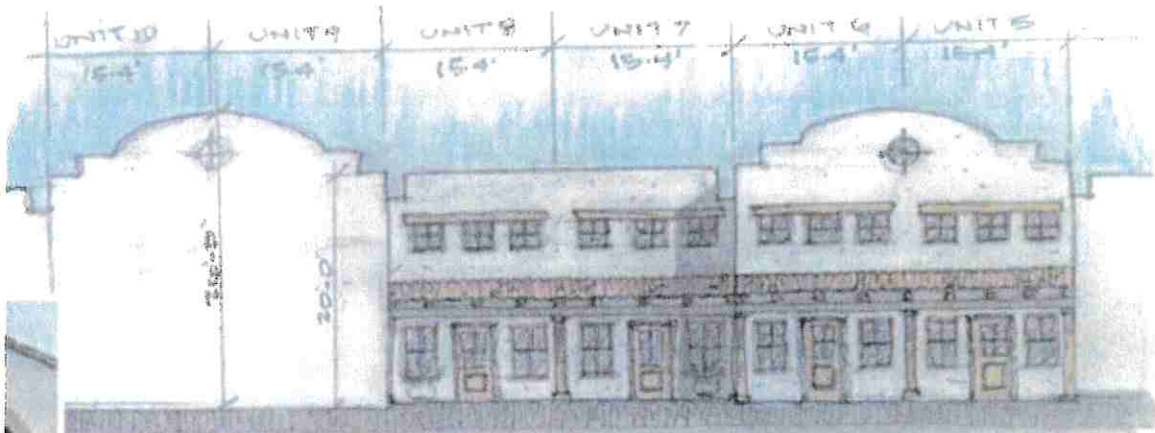
- Page # 27,28 (of the construction drawings)





Façade renderings with exterior materials clearly depicted

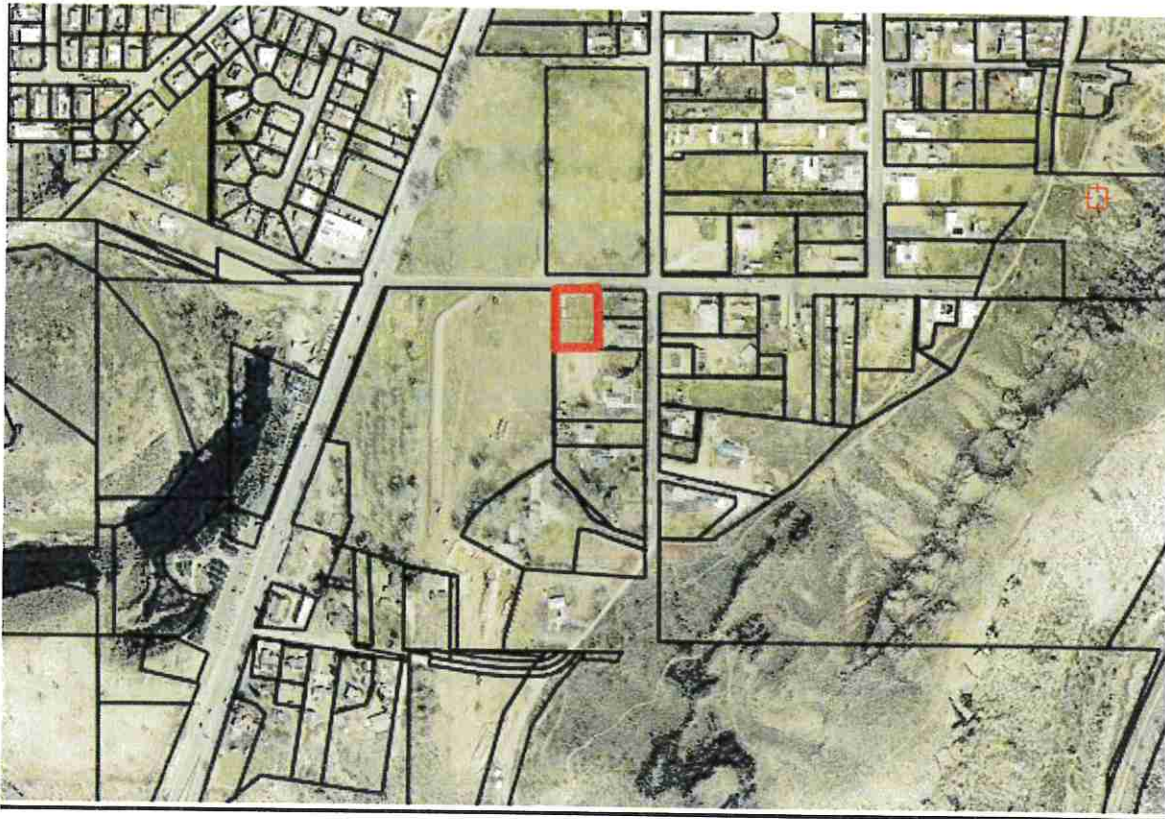
- Details on the 8x11 sheet



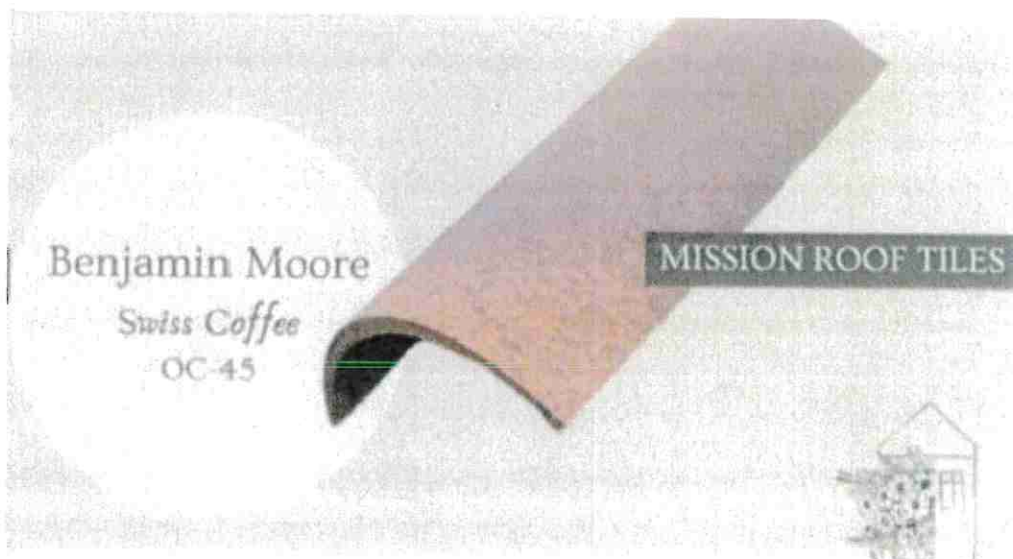
Proposed colors

- Stucco
 - Color: Benjamin Moore Swiss coffee

Identification of building massing and design



Roof type and color

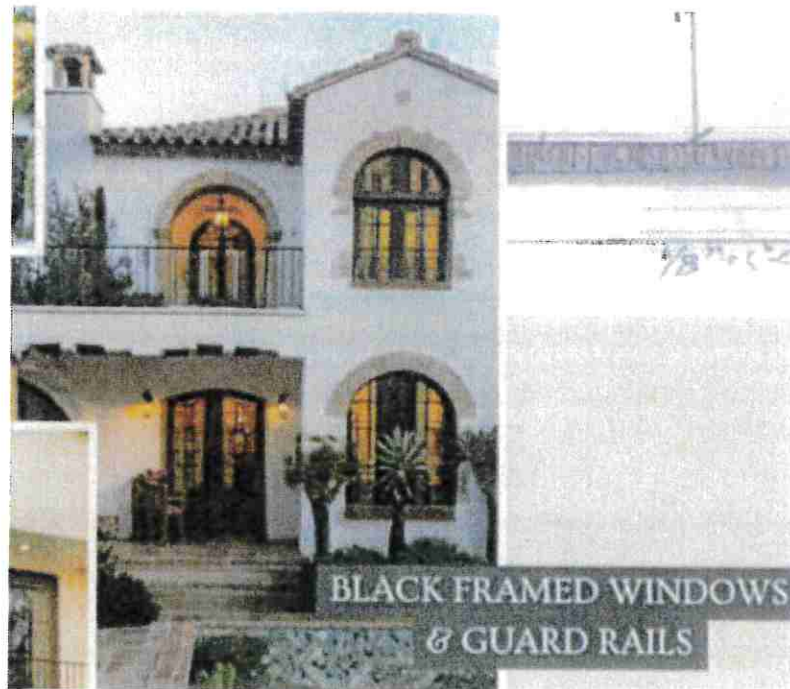


Other design features.

- Copper soffits and drains



- Window frames: Black
- Guardrails: Black



Material pallet.

- Wood framing
- Stucco
- Exterior Wood Beams accent

Color pallet

Proof of ownership or letter of authorization.

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

Staff Comments

The staff believes that Bryson Young has provided the necessary information and that the materials submitted align with the goals of the Precise Plan and Architectural Standards. Regarding the items yet to be determined (the sign and trash can enclosure), Mr. Young will collaborate with the staff on their locations and designs to ensure compliance with all requirements. Therefore, the staff recommends approval of the Precise Plan and Architectural Standards.

CASA DE HOT SPRINGS

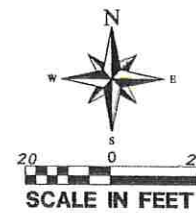
R&B YOUNG

147 WEST 300 SOUTH, LA VERKIN, UT 84745

[illegible]

SITE PLAN FOR: CASA DE HOT SPRINGS

LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED 6' AND 4' SIDEWALK
- EXISTING ASPHALT
- ADA PARKING
- EXISTING BLOCK WALL
- 22'X15' PAVILION
- LANDSCAPING
- ADA SIGN
- 15 CASA DE HOT SPRINGS
- 8' BLOCK WALL
- REBAR
- EXISTING WATERWAY
- EXISTING OHP LINE
- POWER POLE

CONSTRUCTION KEYNOTES

- INSTALL "A" CURB TYPE RU30 AS PER CITY OF LA VERKIN DETAIL "I-B" ON SHEET "DT-2"
- INSTALL STOP SIGN AS PER CITY OF LA VERKIN DETAIL "I-E" ON SHEET "DT-2"
- INSTALL 4' WATERWAY AS PER DETAIL "I-F" ON SHEET "DT-4"
- INSTALL CURB & GUTTER TYPE HB30-7 AS PER DETAIL "I-B" ON SHEET "DT-3"
- EXISTING CURB & GUTTER
- INSTALL ADA RAMP AS PER CITY OF LA VERKIN DETAIL "I-H" ON SHEET "DT-1"
- INSTALL ADA SIGN
- INSTALL 5' SIDEWALK AS PER CITY OF LA VERKIN DETAIL "I-C" ON SHEET "DT-1"
- INSTALL 6' SIDEWALK AS PER CITY OF LA VERKIN DETAIL "I-C" ON SHEET "DT-1"
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING POWER POLE
- PAVILION
- EXISTING OHP LINE

PARKING DATA

- PARKING REQUIRED (1.1 STALLS PER UNIT) = 15 UNITS X 1.1 STALLS = 16.5 STALLS
- PARKING PROVIDED = 17 STALLS (2 ADA STALLS)

NOTE A:

- UNIT #10: UNIT 10 HAS A LAUNDRY FACILITY, OFFICE DOWNSTAIRS AND A STUDIO APARTMENT UPSTAIRS

REVISIONS		
NO.	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 800 West, Suite 1
Hurricane City, Utah 84791
Phone: (435) 468-8267



SITE PLAN FOR:
CASA DE HOT SPRINGS
LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH

DATE: 06/24/2025
SCALE: 1"=20'

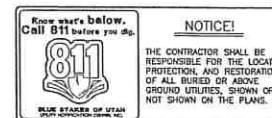
JOB NO.
253-2024

SHEET NO.
C2



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH

[illegible]

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 350 West, Suite 1
Hurricane City, Utah 84717
Phone: (435) 669-8307



WATER, SEWER, IRRIGATION PLAN FOR:

WATER, SEWER, IRRIGATION PLAN FOR:
CASA DE HOT SPRINGS

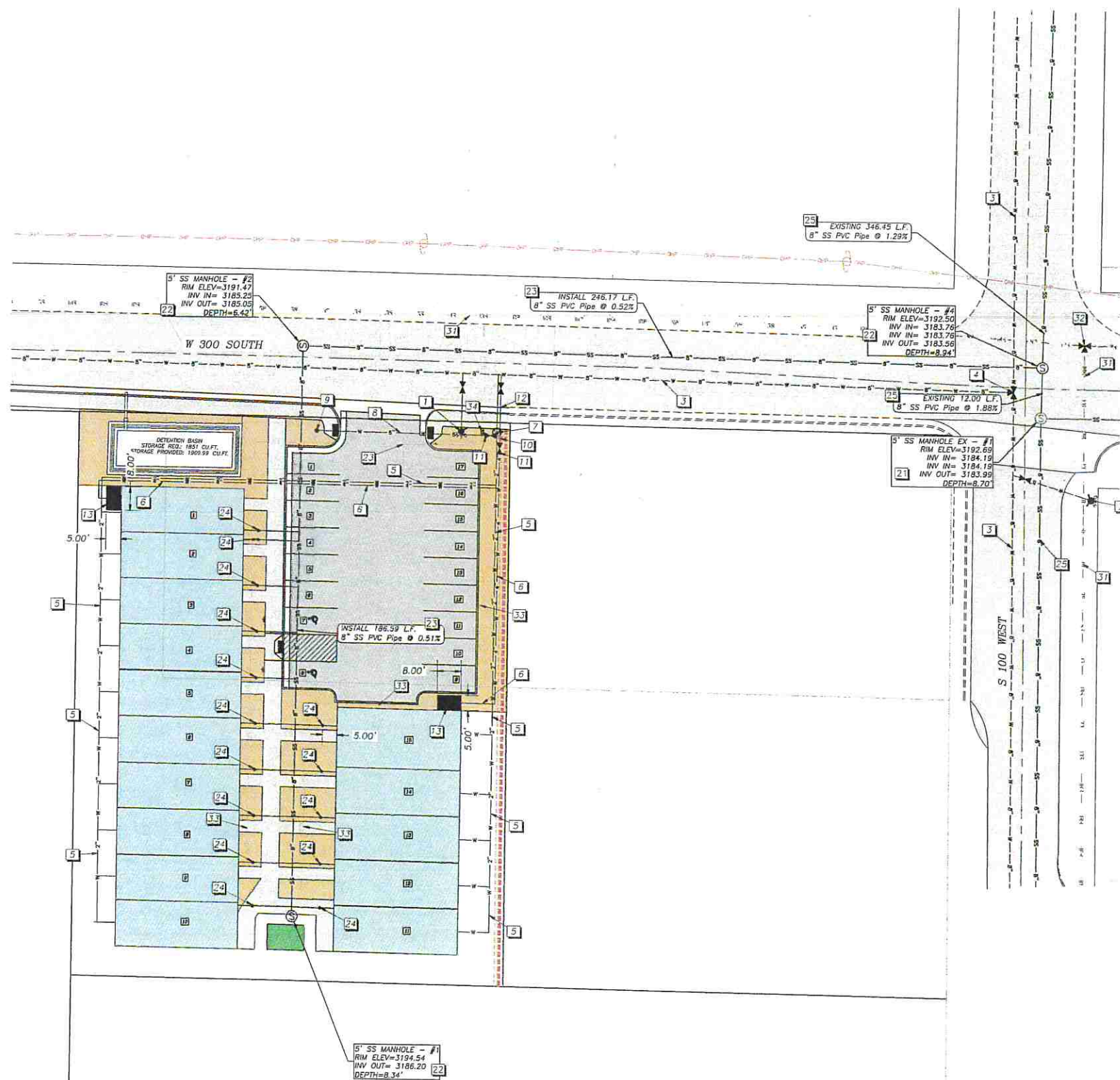
LOCATED IN SECTION 26, T41S, R13W, S1B, 4M. & IN SECTION 23, T41S, R13W, S1B, 4M.
AT 11 300 S. 1 A VERKIN WASHINGTON COUNTY, UTAH

DATE: 06/24/2025
SCALE: 1"=20'

JOB NO.
653-004

SHEET NO.

C3



1. PLACEMENT OF FIRE HYDRANT MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
4. BUILDINGS WILL HAVE TO COMPLY WITH CURRENT BUILDING CODES FOR SEPARATION AND PENETRATIONS.
5. BUILDINGS MUST BE SPRINKLED (13R SYSTEM) AND CODE ANALYSIS REQUIRED ON BUILDINGS.

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED TO THE DISTRICT WILL BE REVIEWED WITH THE DISTRICT REPRESENTATIVE, TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

	PROPERTY LINE		EXISTING WATER MAIN
	ADJACENT PROPERTY LINE		PROPOSED WATER MAIN
	SECTION LINE		PROPOSED SEWER MAIN
	CENTER LINE		EXISTING SEWER MAIN
	PUBLIC UTILITY EASEMENT (P.U.E.)		PROPOSED SEWER LATERAL AND CLEAN OUT
	EXISTING OVERHEAD POWER		PROPOSED SEWER MANHOLE
	50' POWER EASEMENT		PROPOSED FIRE HYDRANT
	PROPOSED CURB & GUTTER		PROPOSED WATER
	EXISTING CURB & GUTTER		15 CASA DE HOT SPRINGS
	ADA SIGN		22'X16' PAVILION
	EXISTING SEWER MANHOLE		LANDSCAPING
	8' BLOCK WALL		PROPOSED ASPHALT
	POWER POLE		PROPOSED 6" AND 4" SIDEWALK
	1" IRRIGATION LINE		EXISTING ASPHALT
	EX IRRIGATION LINE		ADA PARKING
			EXISTING BLOCK WALL
			EXISTING WATERWAY

WATER (1-10):

- 1 INSTALL FIRE HYDRANT AS PER CITY OF LA VERKIN
DETAIL "11-F" ON SHEET "DT-1"
- 2 EXISTING FIRE HYDRANT
- 3 EXISTING 8" WATER LINE
- 4 EXISTING 3-WAY WATER VALVE
- 5 INSTALL 2" PVC SCH40 WATER LINE
- 6 INSTALL 4" PVC C900 WATER LINE AND VALVE FOR
FIRE
- 7 INSTALL 1 1/2" WATER METER
- 8 INSTALL 6" FDC LINE
- 9 INSTALL FIRE DEPARTMENT CONNECTION AS PER
DETAIL "X" ON SHEET "DT-4"
- 10 INSTALL 6" TO 4" REDUCER
- 11 INSTALL WATER VALVE
- 12 INSTALL 6" PVC C900 WATER LINE AND VALVE
- 13 RISER ROOM

- 21 EXISTING SEWER MANHOLE
- 22 INSTALL SEWER MANHOLE
- 23 INSTALL 8" PVC SDR35 SEWER MAIN
- 24 INSTALL 4" SEWER SERVICE LATERAL AND
CLEANOUT
- 25 EXISTING 8" SEWER MAN

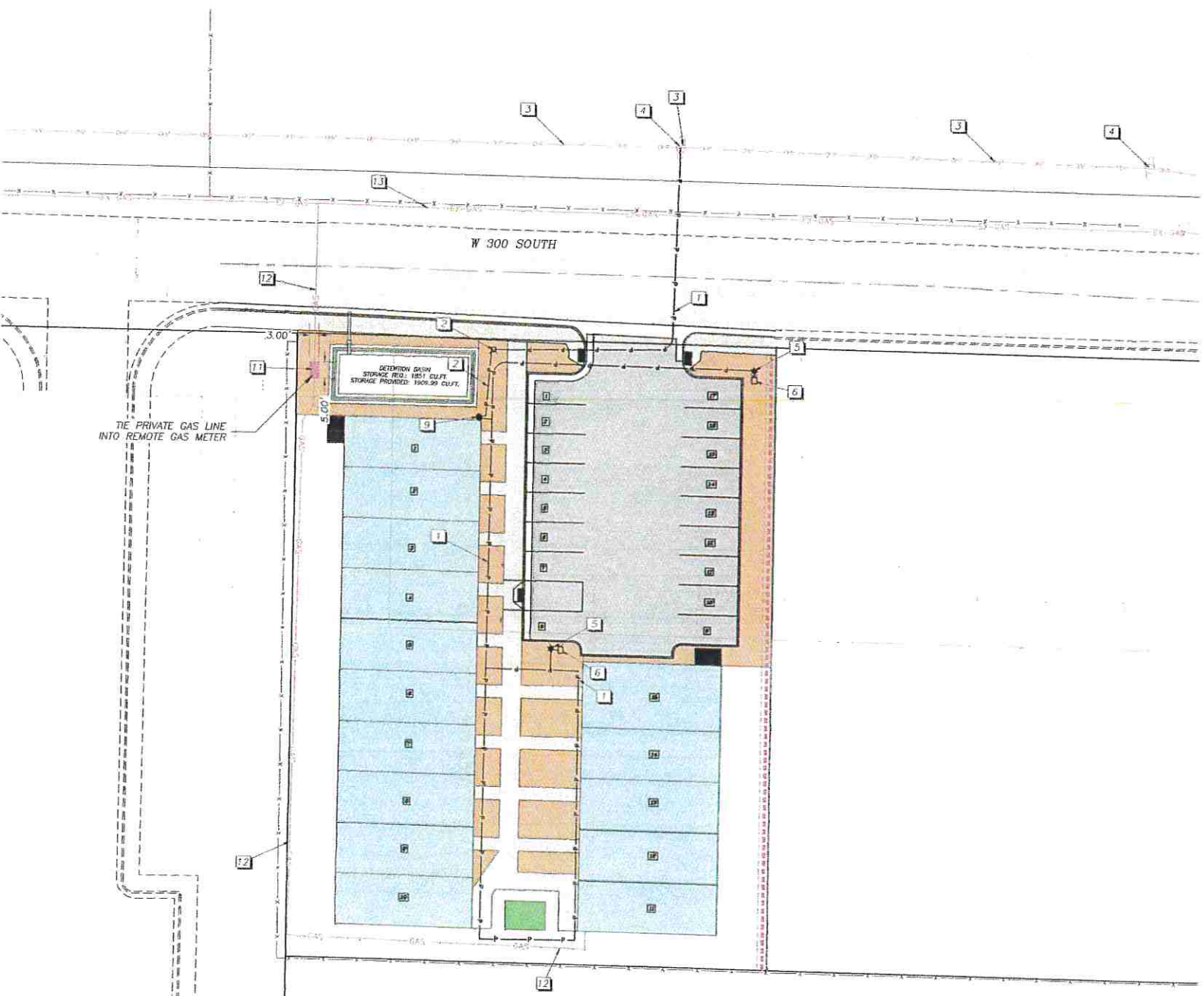
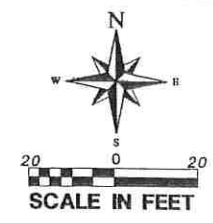
31 EXISTING IRRIGATION LINE
32 EXISTING IRRIGATION VALVE
33 INSTALL 1" PVC SCH40 IRRIGATION LINE
34 INSTALL IRRIGATION SERVICE AND CONNECTION METER AS PER CITY OF LA VERKIN DETAIL "II-H" ON SHEET "DT-2"

811
Call 811 before you dig

NOTICE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

POWER, GAS, COMMUNICATION PLAN FOR: CASA DE HOT SPRINGS

LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH



LEGEND

PROPERTY LINE	EXISTING OHP LINE
ADJACENT PROPERTY LINE	POWER POLE
SECTION LINE	PROPOSED ASPHALT
CENTER LINE	PROPOSED 6' AND 4' SIDEWALK
PROPOSED POWER LINE	EXISTING ASPHALT
EXISTING OVERHEAD POWER	ADA PARKING
EXISTING GAS LINE	EXISTING BLOCK WALL
PROPOSED GAS LINE	22'x16' PAVILION
50' POWER EASEMENT	LANDSCAPING
PROPOSED MODIFIED CURB & GUTTER	ADA SIGN
EXISTING CURB & GUTTER	15 CASA DE HOT SPRINGS
PUBLIC UTILITY EASEMENT (P.U.E.)	8' BLOCK WALL
PROPOSED TRANSFORMER	EXISTING OHP LINE
PROPOSED SECONDARY BOX	POWER POLE
GAS METER	
EXISTING GAS LINE	
PROPOSED GAS LINE	
STREETLIGHT	
SECONDARY BOX	

CONSTRUCTION KEYNOTES

- POWER (1-10):**
 - 1. INSTALL POWER LINE
 - 2. INSTALL 1PH 100KVA XFMR, (2) RUNS 350TX SVC CABLE & 400A METER
 - 3. EXISTING OHP LINE
 - 4. EXISTING POWER POLES
 - 5. INSTALL LOW VOLTAGE STREETLIGHT
 - 6. INSTALL SECONDARY BOX
 - 7. INSTALL 1PH PRI RISER & 135' 1#1/0AL PRI TO PT 20
 - 8. UG(2) 350-AL TX 2-3"
 - 9. INSTALL POWER METER
- GAS (11-20):**
 - 11. INSTALL GAS METER REMOTE
 - 12. INSTALL GAS LINE
 - 13. EXISTING GAS LINE

DOMINION ENERGY NOTES

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

CENTURY LINK TELEPHONE NOTES (COMMERCIAL):

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'x8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. **WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30" X 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. **WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R.
- *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
- CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS, CATV/BROADBAND NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.
- TDS HAS FACILITIES IN THE AREA. PLEASE CALL BLUE STAKE.

POWER NOTES:

- ALL TRENCHING AND CONDUIT MUST BE INSPECTED BY RMP PRIOR TO BURIAL AND A WITNESSED MANDREL BY RMP MUST BE COMPLETED. PLEASE CONTACT TOBE PETERSON AT 435-414-5273 AT LEAST 3 BUSINESS DAYS BEFORE REQUESTED INSPECTION TIME TO SCHEDULE.
- ALL PRIMARY CONDUIT ELBOWS MUST BE FIBERGLASS LONG SWEEP AND ALL SECONDARY AND SERVICE CONDUIT ELBOWS MUST BE PVC LONG SWEEP.
- ALL EQUIPMENT PADS AND CONDUITS WITH 2500 POUND MULE TAPE IN THEM MUST BE INSTALLED BEFORE RMP WILL INSTALL ANY EQUIPMENT OR CABLE.
- RMP'S CREW WORK WILL NOT BE SCHEDULED UNTIL AFTER CUSTOMER HAS SIGNED THE CONTRACT, PAID THE CUSTOMER ADVANCE AND RMP HAS CONFIRMED ALL CUSTOMER WORK IS COMPLETE AND READY FOR RMP CREW. ONCE RMP HAS CONFIRMED CUSTOMER WORK IS COMPLETE, THE JOB WILL BE SCHEDULED TO BE COMPLETED BY RMP IN APPROX. 4 WEEKS DEPENDING ON CREW AND MATERIAL AVAILABILITY.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-9587

POWER, GAS, COMMUNICATION PLAN FOR:
CASA DE HOT SPRINGS
LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH

DATE: 08/24/2025
SCALE: 1"=20'

JOB NO.
653-204

SHEET NO.
C4

DETAIL SHEET 5 FOR: CASA DE HOT SPRINGS

LOCATED IN SECTION 28, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH

Street Lighting Pole Assembly Fiberglass, Direct-Buried Underground Service

FP 122
RCMS Code: BA

Scope

This standard should be used whenever a fiberglass light pole is required in conjunction with a "cobra head" type luminaire, with underground service exclusively.

Standard References

FC 001 Lighting Cable and Conductor - General Information
FC 201 Cable, Street Lighting, Underground
FL 511 Photoelectric Controls
FP 001 Lighting Poles - General Information
FP 141 Lighting Pole Assembly - Galvanized Steel - Overhead Service
FL 402 Luminaire - Horizontal Lighting, LED, Street Light Luminaires

Notes

- Buried depth should be 10% of the pole length plus 2 feet.

Table 1 - Component Assemblies

No. S.I. No. Description

1.	1008036	25 foot, mounting height fiberglass streetlight pole, direct-buried, for use with "cobra head" type fixture, smooth gray finish, with 8 foot aluminum cantilever mast arm, 30 foot overall length. For use on local streets per City of LaVerkin Construction Standards.
	1008032	35 foot, mounting height fiberglass streetlight pole, direct-buried, for use with "cobra head" type fixture, smooth gray finish, with 8 foot aluminum cantilever mast arm, 40 foot overall length. For use on collector streets per City of LaVerkin Construction Standards.

Street Lighting Pole
Assembly
Fiberglass, Direct-Buried
Underground Service

FP 122
Page 1 of 2

III-D
1/5

CITY OF LA VERKIN - STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION
TYPICAL LIGHT POLE DETAILS

Luminaire - Horizontal Lighting, LED, Street Light Luminaires

FL 402

III-D
3/5

Scope

This standard provides information on light-emitting diode (LED) type street light luminaires with a photo cell for mounting on wood, metal, or fiberglass poles. These units are rated to accept voltage from 120V to 277V.

Notes

- 50W and 135W LED luminaires.
- All luminaires are to be self activating, utilizing photoelectric control.
- In residential areas, consideration shall be given to light pattern adjustment to preclude light intrusion into homes.
- Night sky protection is provided by the luminaire design which prevents light above the horizontal plane of the fixture.
- Color temperature, measured in Kelvins (K), refers to how "warm" or "cool" light appears. 3,000 K LEDs have a slightly amber color relative to the 4,000K LEDs. While the 4,000K option is preferred, 3,000 K LEDs may be installed in environmentally sensitive areas.

Table 1 - List of Materials

No. S.I. No. Description

1.	8002148	Luminaire, LED, 50W, 4,000K, 120-277V, Type 2, PE	Local Streets
	8002150	Luminaire, LED, 135W, 4,000K, 120-277V, Type 3, PE	Collector Streets

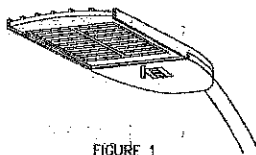


FIGURE 1

Luminaire - Horizontal
Lighting

CITY OF LA VERKIN - STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION
TYPICAL LIGHT POLE DETAILS

Cable Street Lighting, Underground

FC 201
RCMS Code: BA

Scope

This standard issues underground cables used to supply street lighting luminaires.

Standard References

FC 001 Lighting Cable and Conductor - General Information

Notes

- This standard issues #6 AAC duplex cable by the duplex cable foot, not the single-conductor cable foot.
- This standard issues #4 AAC and larger single-conductor cable by the foot.

Table 1 - List of Materials

No. S.I. No. Description

1.	4213013	#6 AAC duplex cable "Clallen"
2.	4217907	#4 AAC single-conductor cable "Merco"
2.	4218004	#2 AAC single-conductor cable "Clallen"
2.	4218103	#1/0 AAC single-conductor cable "Harvard"
2.	1100048	#10 CU USE-RHH single conductor cable
2.	1100050	#8 CU USE-RHH single conductor cable



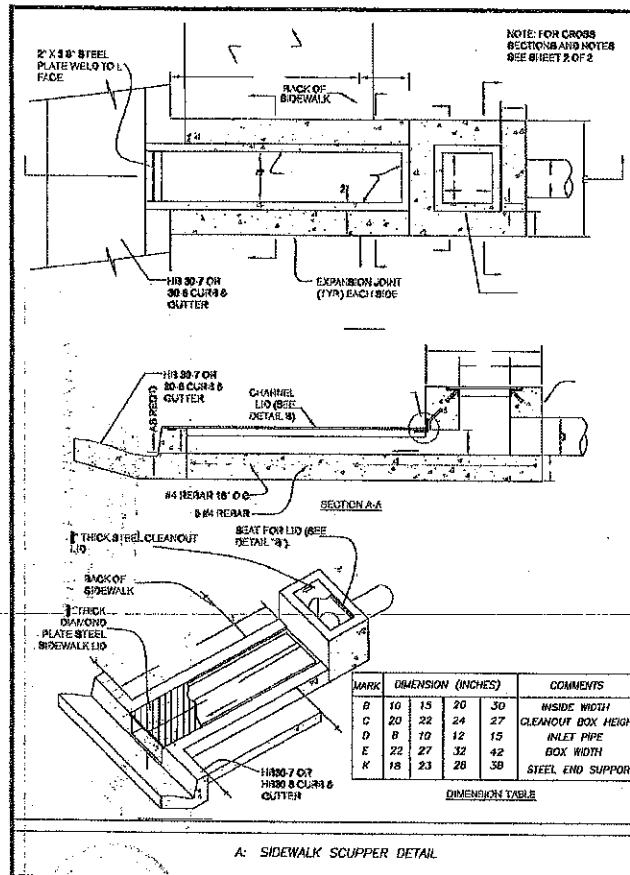
FIGURE 1 - Duplex Cable



FIGURE 2 - Single Conductor Cable

Cable, Street Lighting,
Underground

CITY OF LA VERKIN - STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION
ALT. LIGHT POLE DETAILS



A: SIDEWALK SCUPPER DETAIL

FP 122

TAPERED OVAL ALUMINUM
MAST ARM IN 8' LENGTHS

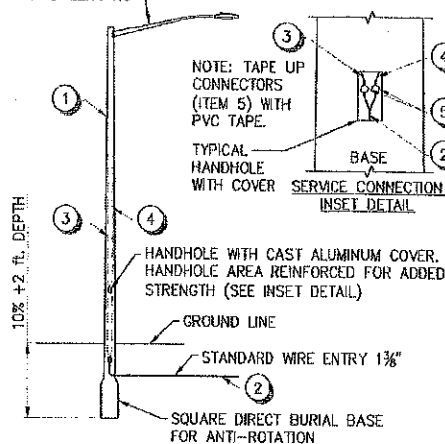
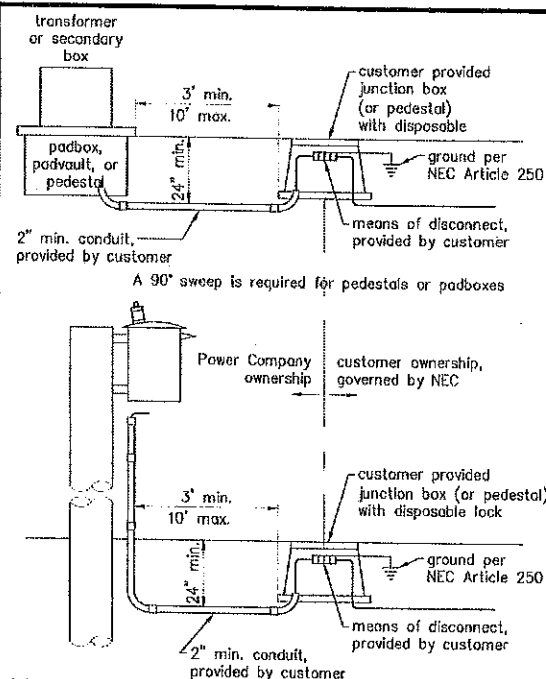


FIGURE 1

Street Lighting Pole
Assembly
Fiberglass, Direct-Buried
Underground Service

III-D
2/5

CITY OF LA VERKIN - STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION
TYPICAL LIGHT POLE DETAILS

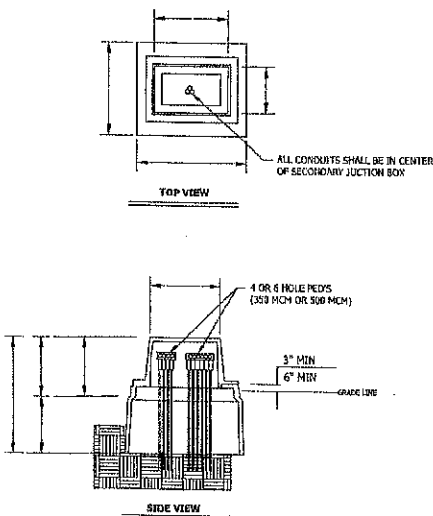


- Customer is responsible for:
- Providing and installing a junction box or pedestal, conduit, fusing and customer-owned wire. The junction box or pedestal must be strong enough for incidental traffic loads.
 - Coordinating with Power Company on junction box or pedestal location and digging within the vicinity of Power Company facilities.
 - Ensuring that construction of new or remodeled installations conform to applicable provisions of the NEC State Rules, as well as city and county codes.
- Power Company is responsible for:
- Making the connection within Power Company facilities (transformer or secondary box).

Street Light Point-of Disconnect Diagram

III-D
4/5

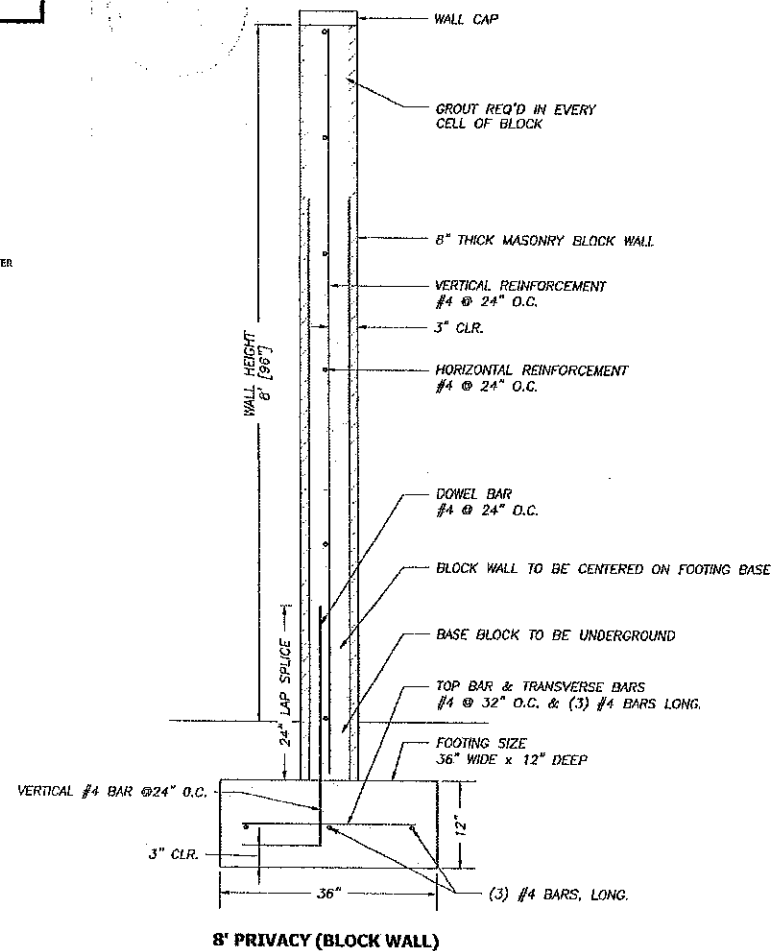
CITY OF LA VERKIN - STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION
ALT. LIGHT POLE DETAILS



NOTE

- THESE SECONDARY JUNCTION BOXES WILL BE PENCIL AC-2010DX (PEDESTAL BOTH UPPER AND LOWER UNITS).

SECONDARY JUNCTION BOX



8' PRIVACY (BLOCK WALL)

NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
10 South 400 West, Suite 100
Provo, UT 84601
Phone: (801) 734-8887



DETAIL SHEET 5:
CASA DE HOT SPRINGS

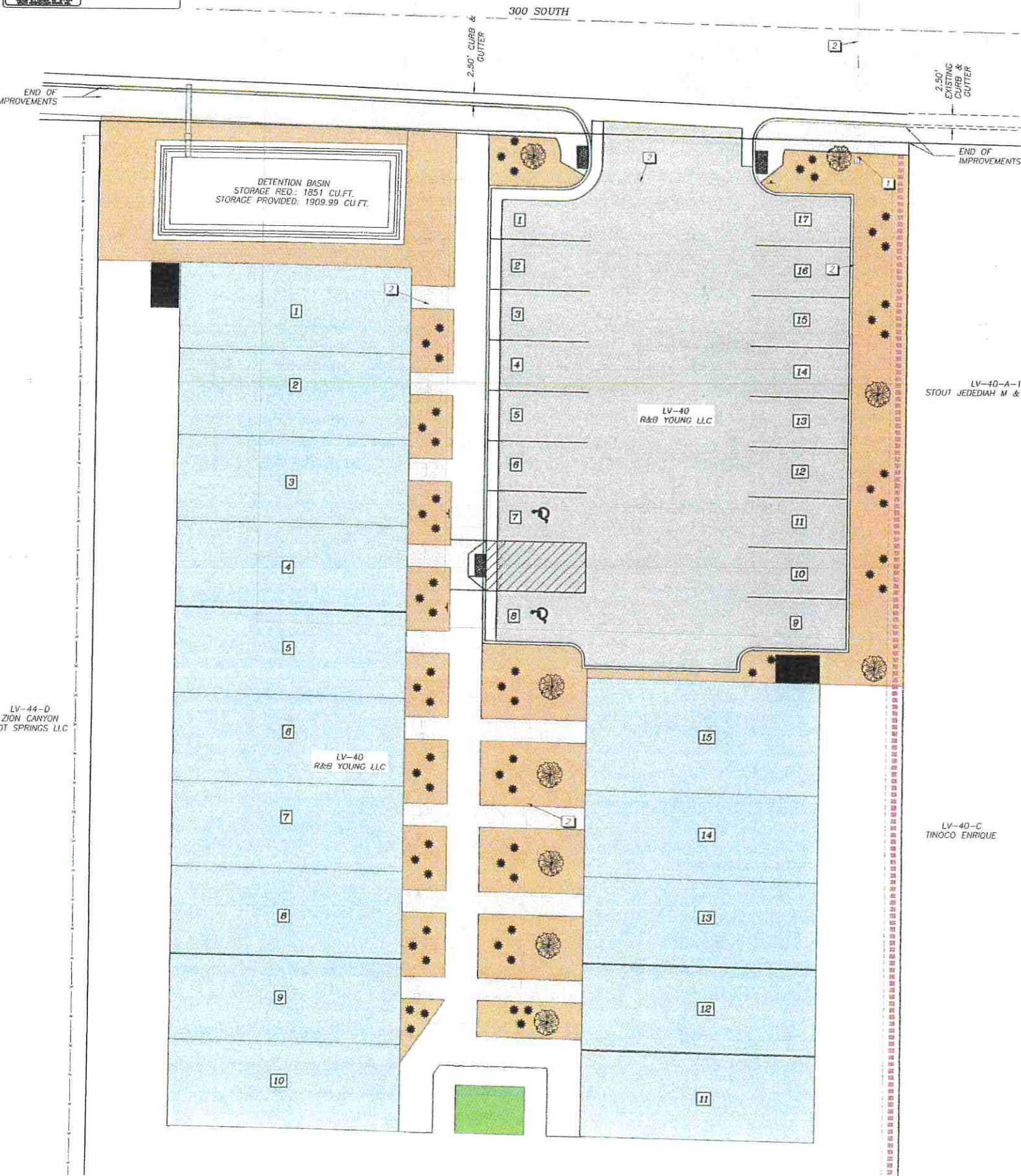
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.

DATE: 06/14/2025
SCALE: N.T.S.

JOB NO.
653-004

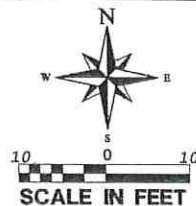
SHEET NO.
DT-5

811
Call before you dig
NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



LANDSCAPE PLAN FOR: CASA DE HOT SPRINGS

LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED 6" AND 4" SIDEWALK
- EXISTING ASPHALT
- ADA PARKING
- EXISTING BLOCK WALL
- 22'X16" PAVILION
- LANDSCAPING
- ADA SIGN
- 15 CASA DE HOT SPRINGS
- 8" BLOCK WALL
- 1" IRRIGATION LINE

PLANT SCHEDULE

TYPE	SIZE	SYMBOL	COMMON NAME SCIENTIFIC NAME	SIZE (H)	SIZE (W)	QUANTITY
TYPE-1	2" CL	●	CHINESE PISTACHE PSTACHA AMERENSIS	25'-35'	25'-35'	9
TYPE-2	2" CL	●	BURDEAU CAPOREPERIA INCANA	35'	35'	23

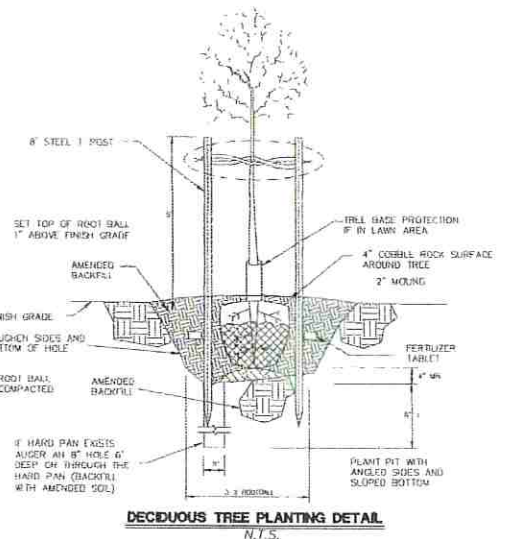
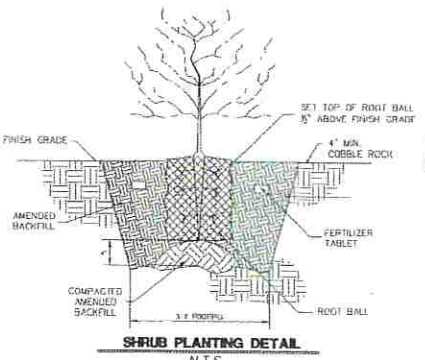
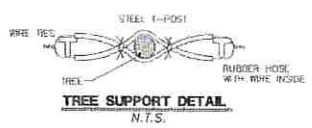
CONSTRUCTION KEYNOTES

IRRIGATION (1-10):

1. INSTALL IRRIGATION SERVICE AND CONNECTION METER AS PER CITY OF LA VERKIN DETAIL "11-H" ON SHEET "DT-2"
2. INSTALL 1" PVC SCH40 IRRIGATION LINE
3. EXISTING IRRIGATION LINE

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION INSTALLERS SHALL FOLLOW THE PLANS THAT HAVE BEEN SIGNED AND APPROVED BY THE CITY.
2. IF SECONDARY IRRIGATION WATER IS REASONABLY AVAILABLE, EACH PROJECT SHALL CONNECT TO THE SYSTEM FOR ALL OUTDOOR WATER USE.
3. LAWN AREAS ARE PROHIBITED EXCEPT WHERE AN ACTIVE RECREATION AREA IS APPROPRIATE, SUCH AS AT A CHILDCARE CENTER OR ATHLETIC COMPLEX.
4. ALL PLANTS MUST BE LOCALLY ADAPTABLE AND ENVIRONMENTALLY SUSTAINABLE PLANTS FOR COMPLIANT PLANTING PLANS AS PROVIDED BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT (SEE CURRENT VERSION OF THE WASHINGTON COUNTY, UTAH, PLANT GUIDE, OR SUCCESSOR THEREOF, AVAILABLE AT THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, OR ONLINE AT (WWW.WCWD.ORG)).
5. EACH PROJECT SHALL PROPOSE AND FOLLOW AN APPROVED PLANTING PLAN. THE PROJECT'S PROPOSED (AND INSTALLED) LANDSCAPED AREA SHALL CONTAIN VEGETATIVE COVER CONSISTING OF WATER-EFFICIENT SHADE TREES AND/OR BUSHES ADEQUATE IN NUMBER AND CONFIGURATION TO VISUALLY ENHANCE THE PROJECT, PREVENT HEAT ISLANDS, AND PREVENT SOIL EROSION. THE CONFIGURATION OF THE VEGETATION IN THE PLANTING PLAN IS IN THE SOLE DISCRETION OF THE



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
320 South 400 West, Suite 1
Albany, UT 84701
Phone: (435) 468-8367

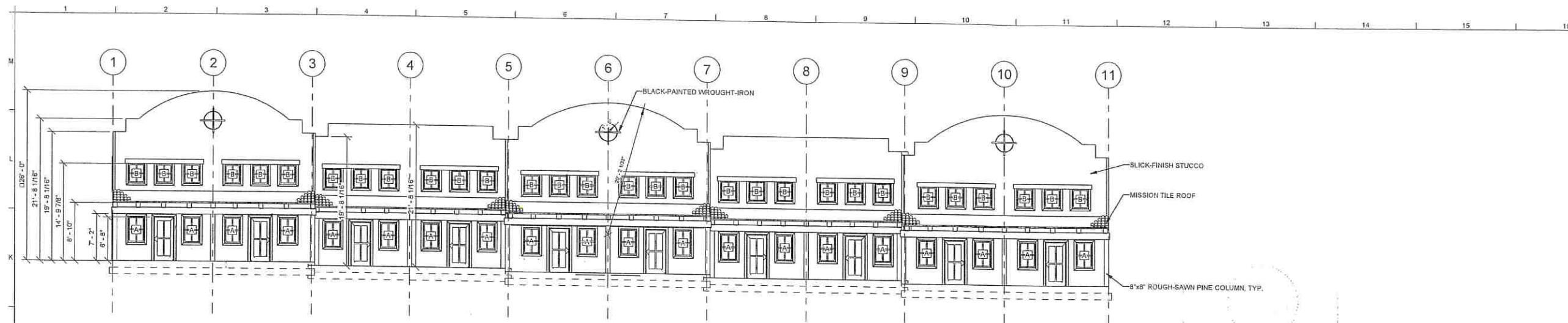


LANDSCAPE PLAN FOR:
CASA DE HOT SPRINGS
LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.
147 W 300 S, LA VERKIN, WASHINGTON COUNTY, UTAH

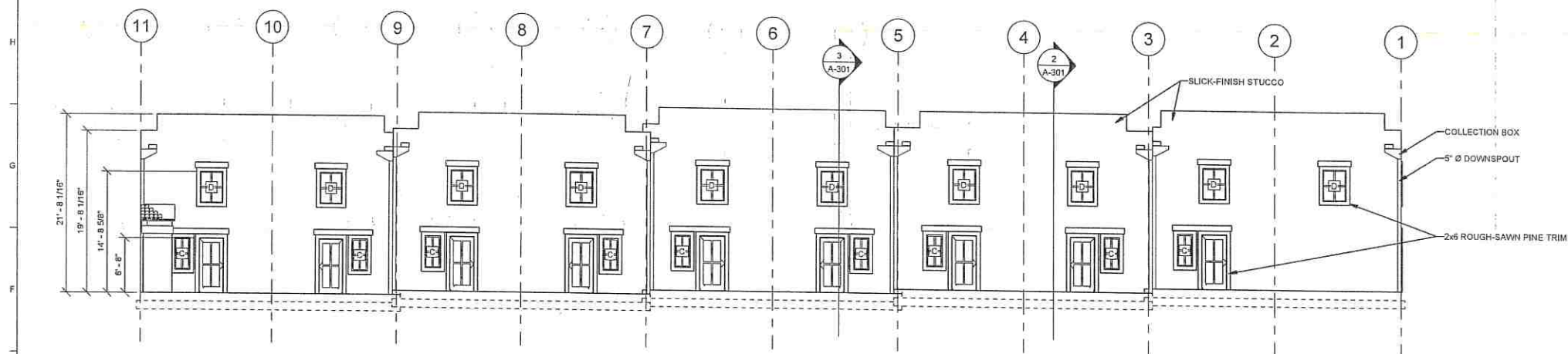
DATE: 08/24/2025
SCALE: 1"=10'

JOB NO.
653-004

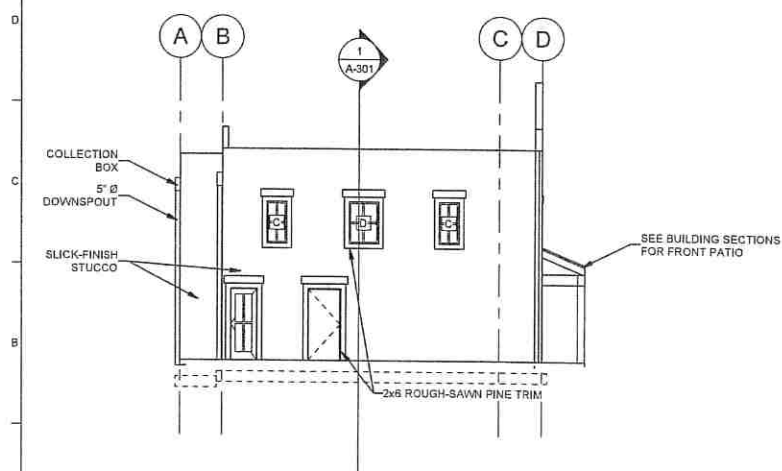
SHEET NO.
L1



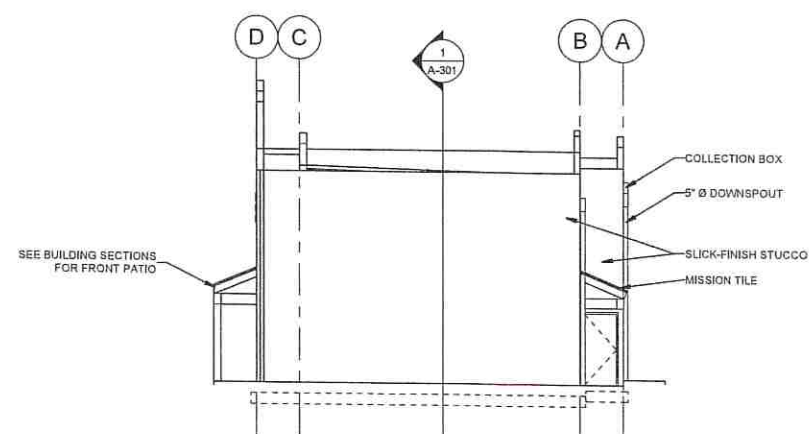
1 EAST ELEVATION - WEST BUILDING
1/8" = 1'-0"



2 WEST ELEVATION - WEST BUILDING
1/8" = 1'-0"



3 NORTH ELEVATION - WEST BUILDING
1/8" = 1'-0"



4 SOUTH ELEVATION - WEST BUILDING
1/8" = 1'-0"

R&B YOUNG

CASA DE HOT SPRINGS

JDE No.2504-018

SUBMITTAL

PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION

STAMP

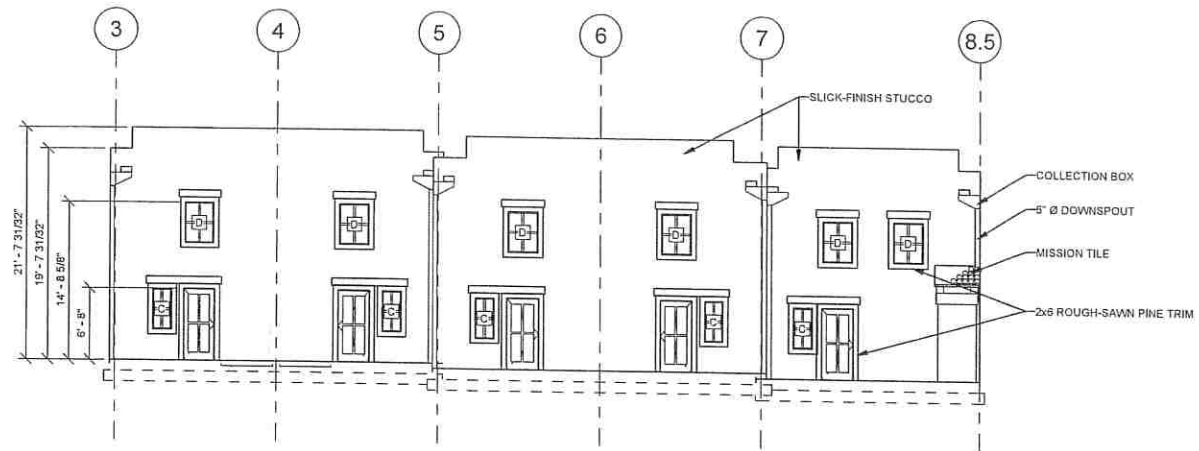


campbell architecture
A J&D COMPANY
campbelldesign.us | 435.628.5969

EXTERIOR ELEVATIONS -
WEST BUILDING

A-201

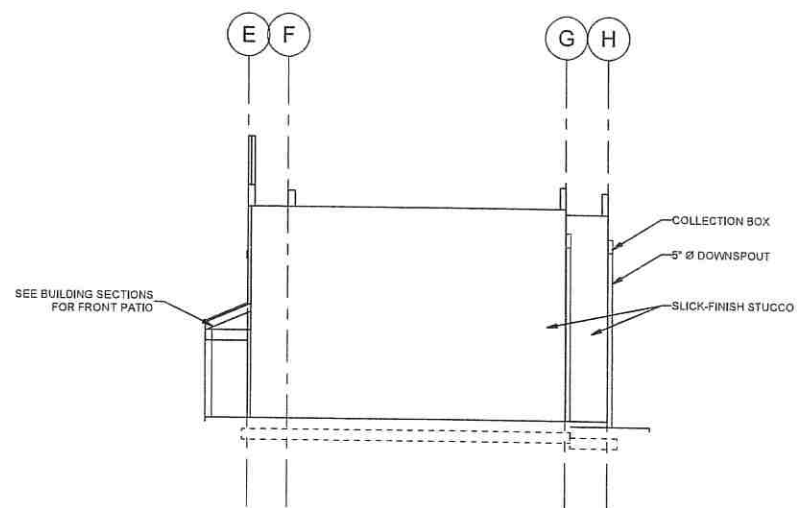
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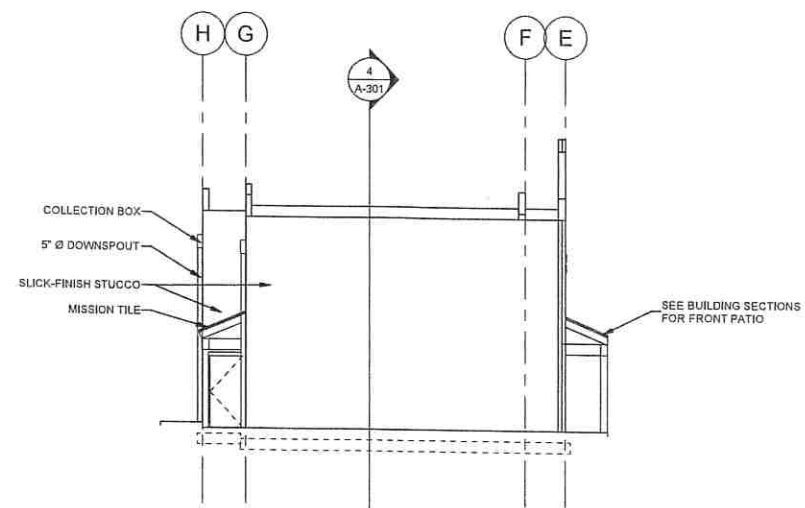
2 EAST ELEVATION - EAST BUILDING
1/8" = 1'-0"



1 WEST ELEVATION - EAST BUILDING
1/8" = 1'-0"



3 NORTH ELEVATION - EAST BUILDING
1/8" = 1'-0"



4 SOUTH ELEVATION - EAST BUILDING
1/8" = 1'-0"

R&B YOUNG

CASA DE HOT SPRINGS

JDE No.2504-018

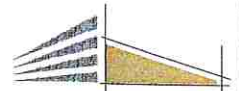
SUBMITTAL

PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION

STAMP

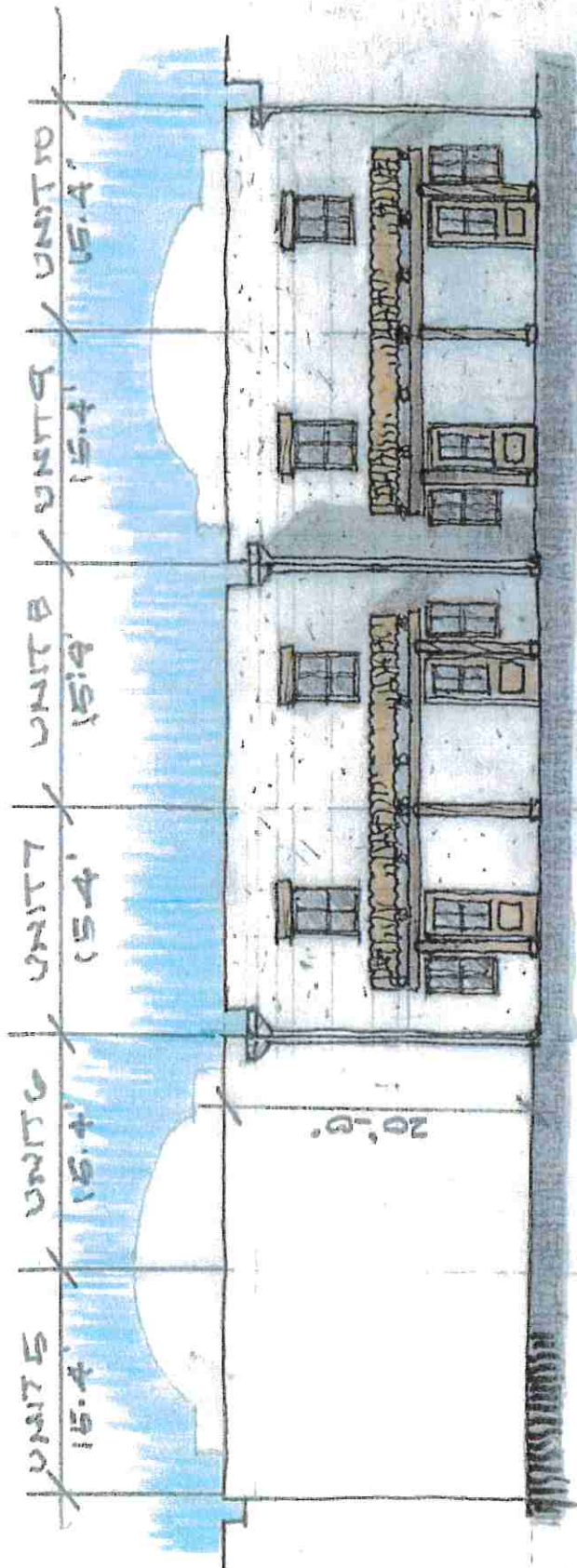


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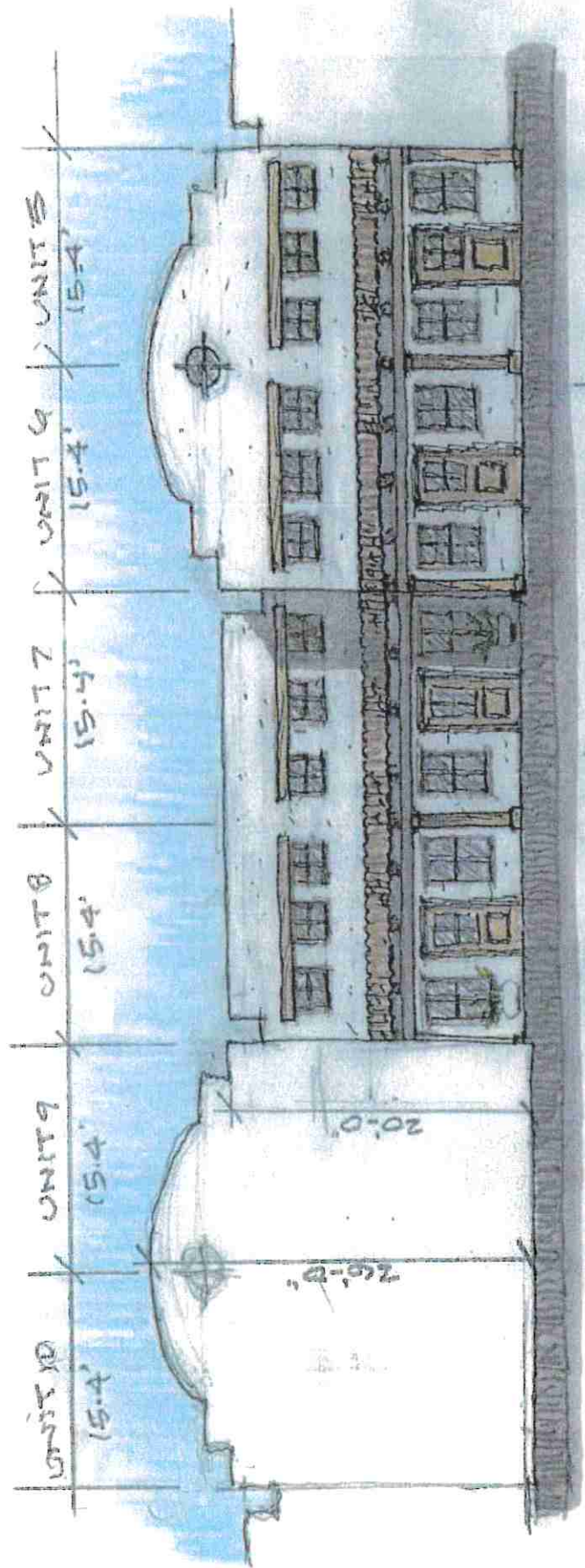
EXTERIOR ELEVATIONS -
EAST BUILDING

A-202

Print Date: 01/02/2025 10:42 AM



NOT A SCALE
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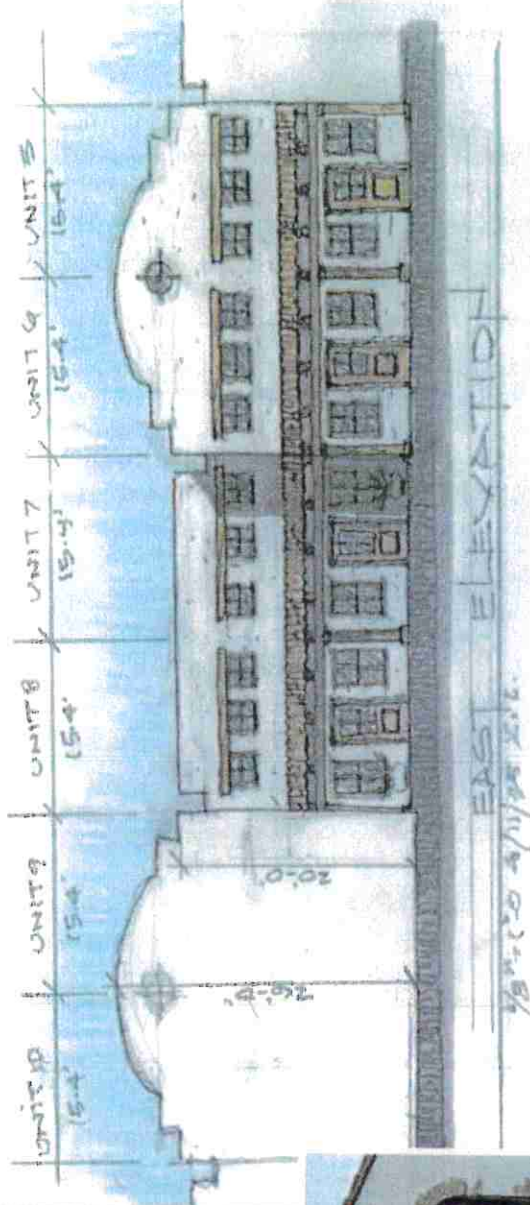


EAST ELEVATION

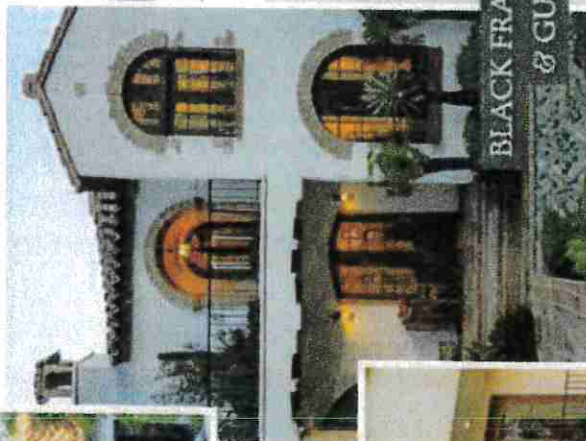
1/8" = 1'-0" 2/11/25 K.L.

Exterior

DESIGN



BRICK DETAILS
ON STUCCO



BLACK FRAMED WINDOWS
& GUARD RAILS

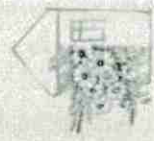


COPPER SOFFITS &
DRAINS



Benjamin Moore
Swiss Coffee
OC-45

MISSION ROOF TILES



OLIVE & TIMBER

Warranty Deed Page 1 of 5

Gary Christensen Washington County Recorder

03/13/2025 08:38:06 AM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 R&B Young LLC, a Utah Limited Liability
 Company
 P.O. Box 731
 Hurricane, UT 84737



**SOUTHERN UTAH
 TITLE COMPANY**
"Doing good Deeds for over 70 years"
 utah.com

Order No. 233854

Tax I.D. No. LV-40 and LV-40-B

Space Above This Line for Recorder's Use

WARRANTY DEED

David S. Howard, aka David Howard and Michelle M. Howard, aka Michelle Howard, grantor(s), of Enterprise, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

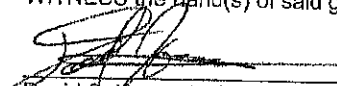
R&B Young LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 6th day of March, 2025.


 David S. Howard, aka David Howard


 Michelle M. Howard, aka Michelle Howard

STATE OF Utah

)

:ss.

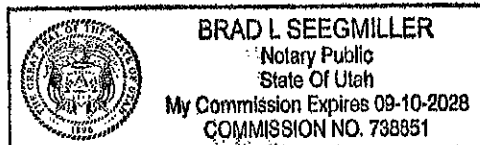
COUNTY OF Washington

)

On the 6th day of March, 2025, personally appeared before me, David S. Howard and Michelle M. Howard, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.


 NOTARY PUBLIC

My Commission Expires: 9/10/2028



Attachment to that certain Warranty Deed executed by David S. Howard, aka David Howard and Michelle M. Howard, aka Michelle Howard grantor(s), to R&B Young LLC, a Utah Limited Liability Company grantee(s).

Order No. 233854

Tax I.D. No. LV-40 and LV-40-B

EXHIBIT "A"

Parcel 1:

BEGINNING at the Northeast Corner of Lot Five (5) LAVERKIN TOWN AND FIELD SURVEY, as platted on the Official Map of said Survey, and running thence West 4.50 chains; thence South 2.61 chains; thence East 4.50 chains; thence North 2.61 chains, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described Parcels A, B and C:

Parcel A:

Commencing at the Northeast Corner of said Lot 5, LAVERKIN TOWN AND FIELD SURVEY, thence South 89°46'00" West, 150.00 feet along the North line of said Lot 5; thence South 00°24'56" East 89.00 feet, thence North 89°46'00" East, 150.00 feet to a point on the East line of said Lot 5; thence North 00°24'56" West 89.00 feet to the point of beginning.

Parcel B:

BEGINNING at a point South 89°46'00" West, 267.00 feet along the North line of Lot 5, of LAVERKIN TOWNSITE AND FIELD SURVEY, Recorded No. 204663 as filed in the Office of the Washington County Recorder, from the Northeast Corner of said Lot 5, running thence South 0°24'56" East, 89.00 feet; thence North 89°46'00" East, 117.00 feet; thence South 0°24'56" East, 100.00 feet; thence South 89°46'00" West, 147.00 feet; thence North 0°24'56" West, 189.00 feet to said North line of Lot 5; thence North 89°46'00" East, 30.00 feet along said North line to the point of beginning.

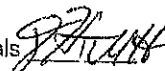
Parcel C:

BEGINNING at a point South 89°46'00" West, 150.00 feet along the North line of Lot 5, of LAVERKIN TOWNSITE AND FIELD SURVEY, Recorded No. 204603 as filed in the Office of the Washington County Recorder, and South 0°24'56" East, 89.00 feet from the Northeast Corner of said Lot 5, running thence North 89°46'00" East, 150.00 feet to the East line of said Lot 5; thence South 0°24'56" East, 100.00 feet along said East line; thence South 89°46'00" West, 150.00 feet; thence North 0°24'56" West, 100.00 feet to the point of beginning.

Parcel 2:

BEGINNING at a point South 89°46'00" West, 267.00 feet along the North line of Lot 5, of LAVERKIN TOWNSITE AND FIELD SURVEY, Recorded No. 204663 as filed in the Office of the Washington County Recorder, from the Northeast Corner of said Lot 5, running thence South 0°24'56" East, 89.00 feet; thence North 89°46'00" East, 117.00 feet; thence South 0°24'56" East, 100.00 feet; thence South 89°46'00" West, 147.00 feet; thence North 0°24'56" West, 189.00 feet to said North line of Lot 5; thence North 89°46'00" East, 30.00 feet along said North line to the point of beginning.

Initials



WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: David S. Howard and Michelle M. Howard
Grantee: R&B Young LLC, a Utah Limited Liability Company
Tax ID Number(s): LV-40 and LV-40-B

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

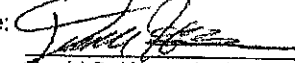
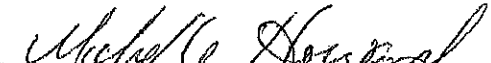
Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Proceed to Section A
2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) B
3 ☒ No water rights are being conveyed. C
4 ☐ Water rights are being conveyed by separate deed. C

Section	Important Notes (see other side)
A The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Rights No(s). <input type="checkbox"/> acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses <input type="checkbox"/> acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: <input type="checkbox"/> Culinary water service is provided by: <input type="checkbox"/> Outdoor water service is provided by: <input checked="" type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature:  David S. Howard, aka David Howard
 Michelle M. Howard, aka Michelle Howard

Grantee's Acknowledgment of Receipt: R&B Young LLC, a Utah Limited Liability Company

Bryson Young, Member

Robyn Young, Member

Grantee's Address: P.O. Box 731, Hurricane, Utah 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: David S. Howard and Michelle M. Howard
Grantee: R&B Young LLC, a Utah Limited Liability Company
Tax ID Number(s): LV-40 and LV-40-B

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
3 ☒ No water rights are being conveyed.
4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Section

Important Notes
(see other side)


A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Rights No(s). <input type="checkbox"/> acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses <input type="checkbox"/> acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: <input type="checkbox"/> Culinary water service is provided by: <input type="checkbox"/> Outdoor water service is provided by: <input checked="" type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

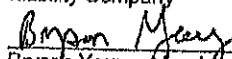
Grantor's Signature:



David S. Howard, aka David Howard


Michelle M. Howard, aka Michelle Howard

Grantee's Acknowledgment of Receipt:

R&B Young LLC, a Utah Limited Liability Company


Bryson Young, Member


Robyn Young, Member

Grantee's Address: P.O. Box 731, Hurricane, Utah 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Failure to do so PROMPTLY may result in the loss of these water rights. Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" (the number of acre-feet of water allowed per acre of irrigated land) and "sole supply/supplemental supply" (the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock); and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to the company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov

