

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

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

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair: Allen Bice, Commissioners: Kyson Spendlove, Hugh Howard, John Valenti, and Richard Howard; Staff: Fay Reber, and Nancy Cline; Public: Bryson Young.

A. Call to Order: Allen Bice called the meeting to order at 6:00 pm.

The invocation and Pledge of Allegiance were given by Bryson Young.

B. Approval of Agenda:

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

C. Approval of Minutes: August 13, 2025, and August 27, 2025, regular meetings.

The motion was made by Commissioner John Valenti to approve the Minutes for August 13, 2025, and August 27, 2025, second by Commissioner Kyson Spendlove. Spendlove-yes, Richard Howard-yes, Hugh Howard-yes, John Valenti-yes. The motion carried unanimously.

D. Reports:

Patricia Wise reported on the City Council meeting held on August 17, 2025.

E. Business:

1. Discussion and possible approval of the Precise Plan Application for Casa De Hot Springs.

Commissioner Bice explained he met with Derek, and he explained what the plans were about. The staff comments are, "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 staff on their locations and designs to ensure compliance with all the requirements. Therefore, the staff recommends approval of the precise plan and architectural standards." Page one was the elevations of the project. Page two was the little elevation, and it shows the lot. This property is the one that we changed to tourist commercial, Setbacks have been approved by staff. Page three setbacks and lot coverage. He asked if these are one story or two stories.

Bryson Young replied they are two stories and have a small loft on the upper floor.

Commissioner Bice continued, looks like footprint's going to be about 722 square feet but then it'll be bigger with the second story. He asked if the second story was going to be a full story.

Bryson commented the loft is about 250 sq ft.

Commissioner Bice continued to report the required parking calculations are 1.1 stalls per unit plus like a half a stall. The perimeter walls required by ordinance to be eight feet unless they're already six feet block, which there are on a couple sides, and they would have to re-engineer. Our code doesn't require them to do that if there's six-foot wall there already. The lighting is in accordance with the city's light requirements. They're

probably going to get a fair amount of light from the hot springs parking lot. On page 6 of 12, displays a stone sign, not what theirs is going to say, but included as an example of what they have in mind, and that's not yet determined. Page 7 of 12 is an example of the required trash enclosure, and they're still working with the city to find a good place for that. On the second page of your big page, labeled C2, it gives the overall plan of it. Where their retention pond is, it's probably going to need to go on one or the other side of the detention pond and there's plenty of room for it there. That's going to put it out on the street, but it's going to be fully enclosed. So, it'll be enclosed with cinder block on three sides and then a gate that will open. And you're going to have to work on that. He wondered if they might strike a deal with Hot Springs and access it from their parking lot, which seemed like a good idea if they would allow it. But our approval will be pending the city to find an acceptable place for that. The Utilities, including the fire hydrant locations will be to the northwest corner of the parking lot. There's a little landscaping area east of the retention pond, which is likely where the fire hydrant will be. Page 10 is a color coordination. The color for the roofing tiles. On page 11 they're going to have black accents and copper soffits.

Commissioner Hugh Howard questioned that they could fit all the required parking spaces. The property looked too small.

Commissioner Bice responded that they are the size required by code.

Commissioner Spendlove added they are 9x18 spots, and they will still have room for a sidewalk.

Commissioner Bice added that they will have zero-scape landscaping. No grass.

Commissioner Richard Howard asked if they are allowed to park on the street.

Commissioner Bice replied that it's a city street so they can't stop them. Anyone who wants to park on the street can. This is the 1.1 parking spots per room required by our code.

Commissioner Spendlove added city staff will review the dumpster location. He was concerned about a dumpster being accessible from the roadway if you block traffic. It's got to be accessible in the parking lot somewhere, which means there's a good chance a stall is going to disappear. It's going to be a pretty tight thing to do because you need all the parking. But if they can make it work with city staff review, he doesn't see why anything else that he is concerned about.

Commissioner Bice added it looked to him like it would only be accessed from the Hot Springs parking lot, and it's going to be in the remote corner of their parking lot. Not likely to have cars filling up to there, but that would be between the developer and the Hot Springs. It looks like any place else they put it is either going to get in the way of their landscaping, or block stalls of the parking lot, or be accessed from the street. He thought that's probably out of code. He thought accessing it from the street isn't going to be a legal thing.

Commissioner Hugh Howard didn't see a way to access it in their parking lot and was not blocked by cars. They won't be able to turn around in the parking lot.

Commissioner Spendlove commented that the code allows them to pull in and back out because of the length of the parking lot. The same as a firetruck. Now, if it gets much longer, they will have to have a turnaround for the garbage and fire trucks. They could make it work. They don't want to lose a stall and a room because of it.

Commissioner Bice added that Derek was comfortable that they could make something work.

Commissioner Spendlove had read through everything, he thought everything met code other than it didn't have the dumpster. He was comfortable with it pending staffing approval.

Commissioner Bice added this is brand new for us, but we get to input on color coding. He liked the concept. It looks like it will fit in southern Utah. It looks like it's going to kind of match the hillside.

Commissioner Hugh Howard asked if they had to have someone living there full time.

Commissioner Bice responded he didn't know with there being 18 units if it was required.

Commissioner Richard Howard added that Derek said vacation rentals had to have 5 acres.

Patricia Wise asked if it was a hotel or Motel. There needs to be staff. They do not allow vacation rentals anymore so it must be a hotel or Motel and would need staff.

Commissioner Bice responded that these are not vacation rentals. Do all hotels need staff?

Patricia replied that she did not look up. She knew in the definitions of vacation rentals, hotels and motels there were a number of rooms that qualify them. She asked if it's not a hotel or motel then what's the difference from a vacation rental resort? And the city does not allow them.

Commissioner Bice recalled there being a number of units to qualify but he could not remember. He asked Bryson if he planned on someone living on site.

Bryson responded that Derek and Kyle said he only needed someone there from 8:00 a.m. to 11:00 p.m. He planned for an onsite manager in the unit with the laundry. The manager could stay up in the loft.

Commissioner Spendlove commented on the plans it calls out unit #10 would be laundry and office downstairs and a studio apartment upstairs.

Commissioner Hugh Howard asked if there were no windows on the south elevation.

Commissioner Bice commented the heating and air conditioning units would be on top of the buildings behind the façade. They would not be visible.

Commissioner Spendlove added one clarification on the windows. The south elevation on the last two large pages shows the south elevations of those buildings and then it also shows the north elevation so it doesn't look like at least from the plans that there are any planned windows for the south elevations of the west building or the east building north elevation of the west building would have some windows unless that's different than what they've planned that's how those sheets are reading.

Commissioner Richard Howard asked if they could tell them no windows on the South side.

Commissioner Spendlove replied that the plans don't have windows on the south side unless they change their plans.

Commissioner Hugh Howard asked if they are allowed to approve it without the dumpster plans.

Commissioner Bice replied that they could include in the motion that staff must approve the dumpster site and the sign.

Commissioner Hugh Howard asked about the location of the drainage.

Commissioner Bice responded the two locations would be east or west of the drainage pond. If it was in the east, it would be in the way of parking. 16.1 is the minimal number of parking spaces.

Commissioner Hugh Howard pointed out something in the parking lot. They have squeezed a lot on to this piece of land

Commissioner Spendlove commented they are handicap parking. He thought it makes sense that it is. For them to have to figure out where to put a dumpster pad, it's fairly easy. Worse case scenario, they could go and do some underground retention and do parking and gain space that way, gain stall. So, there are ways to do it for a price.

Commissioner Bice added Derek seemed to think it wouldn't be a problem to make it happen.

The motion was made by Commissioner Kyson Spendlove to approve the precise plan for the Casa De Hot Springs subject to the staff and developers agree on a location for the dumpster and the sign location, second by Commissioner John Valenti. Bice-yes, Spendlove-yes, Richard Howard-Obstain, Hugh Howard-Obstain, John Valenti-yes. The motion passed.

F. Adjourn:

The meeting was adjourned at 6:30 p.m.

22 Oct 25

Date Approved

Allen Bice

Planning Commission Chair