

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, October 22, 2025, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair: Allen Bice, Commissioners: Kyson Spendlove, Hugh Howard, Matt Juluson, Sherman Howard, and Richard Howard; Staff: Derek Implay, Fay Reber, and Nancy Cline.

A. Call to Order: Allen Bice 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 Hugh Howard to approve the agenda, second by Commissioner Kyson Spendlove. Bice-yes, Spendlove-yes, Sherman Howard-yes, Hugh Howard-yes, Juluson-yes. The motion carried unanimously.

C. Approval of Minutes: September 24, 2025, and October 8, 2025, regular meetings.

The motion was made by Commissioner Sherman Howard to approve the Minutes for September 24, 2025, and October 8, 2025, second by Commissioner Matt Juluson. Spendlove-yes, Juluson-yes, Hugh Howard-yes, Sherman Howard-yes. The motion carried unanimously.

E. Business:

1. Discussion and possible recommendation regarding the application for Utah Rural Opportunity Grant.

Derek explained the grant steps. The grant is for a company to design a master plan of downtown. After speaking with Kyle Gubler and Patricia Wise they wanted to include the area by the Hot Springs. They are considering downtown to be SR9 and SR17 to 200 North by Interstate Rocks property. They want to rebrand La Verkin and what the vision is. They will be highlighting the master plan for downtown including statistics. They will not be writing ordinances. They have broken it down to restaurants and retail shops that patrons would be able to walk around and go shop to shop. They will be working with the current master plan and staff including Brad Robbins. Tonight, the planning commission needs to decide whether to support the application or not. This doesn't mean they will get the grant; it's only the application process. It would provide the funding for what is in the packet. The money cannot be used to hire a planner. They come in and take the vision from City Council and the Planning commission to help construct the downtown zone. They would provide all the statics. Brad and he would take that information and create the zoning within the recommendations.

Commissioner Bice added that they qualify for this grant because we are a rural community. The city will need to provide 30-40% of the cost, it doesn't cover everything, and it seemed like there's no downside to him, but it does require a planning commission approval.

Commissioner Juluson asked if this was only downtown and not the Master plan.

Derek replied that it focuses on the south side by the hot springs and then downtown main street and SR 9. It's focused on where people are likely to stop and shop.

Commissioner Spendlove wondered about UDOT's master plan for SR9 and if it will be a part of this plan.

Derek replied he hoped the company would take into consideration the corridor study done by UDOT. The city has used that study a lot when completing the planning part of this. But he is not sure what they will use.

Commissioner Spendlove thinks they should use it, so everyone is on the same page.

Brad added that he has had experience with these types of grants and agreed there isn't a downside. However, when you start changing zoning on people's property there could be some pushback.

Commissioner Bice replied that other cities in Utah are redesigning their downtowns or creating a walkable downtown. This gives us an opportunity to do that.

Commissioner Richard Howard asked if they would only present one option or if there would be a few to choose from.

Derek responded that he thought there would be communication with the staff. There will be multiple discussions with the staff, planning commission, and city council to get a feel for what the city wants.

Commissioner Richard Howard was concerned that they would be able to control what the zones were and what could be built.

Derek explained that the current city codes need to be updated. The codes that we have now, any piece of property, commercial area, we're missing many things on there. We're missing building separation other than fire code related. We're missing open space. We don't have anything in there that requires additional setbacks on the side or in the back that would work with open space to alleviate as many buildings as they have. Right now it says 75% of the property can be built on. What the Fields have built could happen on any piece of property right now. They are meeting next week to make some little insertions on those zones so that we don't get those types of buildings again. He doesn't personally have a problem with those buildings and thinks work-live zones are a good idea. He realizes that the changes are upsetting the community, but they need to understand as the code is that could happen on any piece of property in a commercial zone. The county planner studied our ordinance, and he came up with the same interpretation. So we're interpreting it right. We just don't have the mechanisms there to prevent what we've got. That is something we need to get on sooner rather than later because as developers come, if that's not what you guys want, we need to do something about it now.

Commissioner Bice added It feels like we don't know what we don't know until something like that drops in our laps.

Derek added that they thought the ordinance was fine. But they only had commercial, and they introduced retail and tourist commercial. They thought they were prepared at that point. However, we are delinquent in our sign ordinance, and parking ordinance. Development has happened fast, and we have outgrown our ordinance.

Commissioner Bice commented this gives us a professional planner, at least for that part, to help us do better.

Derek replied that they would bring in ideas and the staff, planning commission, and city council would determine what they want.

Commissioner Richard Howard asked how long this process would take. To get the application in, be approved and receive that grant money. Will it take a year or longer?

Derek replied he didn't know. He explained they could take steps now to prevent commercial development. He has heard possibly putting a moratorium on anything in commercial areas. He didn't know if that was a good

idea with the momentum they had going. He thinks they can limit things they don't want by making the few changes they have talked about.

Commissioner Spendlove added in addition to our master plan and the vision we have having we need a marketing plan. He has noticed that there's a lot more posts about tourism from other cities. Whether La Verkin likes it or not, tourism is here and there's things that can help create that marketing plan.

Derek agreed they do need to rebrand La Verkin. It was looked down on when they had a lot of trailer parks, and they cleaned all that up. They need to fix the ordinance, so they don't end up back with those same problems.

Brad commented that what usually happens is that the company will ask for the citizens' input and give a few examples with those recommendations. Then they turn it over to the city.

Commissioner Juluson asked if this would mesh with the master plan or would it replace some of it.

Derek responded that the city is currently doing an update to the master plan. They put invitations out and they had a meeting here asking the public to give their opinions. Not many showed up. We are under a time constraint. If they both get done about the same time, they can mesh them but if not they would do an addendum to the master plan to include the downtown plan.

Councilman Hugh Howard asked how much this would cost the city.

Commissioner Bice replied 30-40% the city would be responsible for.

Derek added not more than \$40,000 has been mentioned. Unless the state will help with the grant like they did with our portion of the corridor study.

The recommendation was made by Commissioner Matt Juluson to apply for the Utah Rural Opportunity Grant, second by Commissioner Kyson Spendlove. Bice-yes, Spendlove-yes, Sherman Howard-yes, Hugh Howard-yes, Juluson-yes. The motion passed.

F. Adjourn:

The meeting was adjourned at 6:20 p.m.

12 Nov 25

Date Approved

Allen Bice

Planning Commission Chair

