



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, January 14, 2026, 6:00 pm.

Gym, 111 South Main Street

La Verkin, Utah 84745

A. Call to Order: Chair Allen Bice

Invocation by Invitation; Pledge of Allegiance

B. Appointments:

5-year reappointment-Allen Bice

1st Alternate-Richard Howard

2nd Alternate-Christian Harrison

Swearing in of Commissioners

C. Election of Chair and Chair Pro-Tempore: By Commissioners

D. Approval of Agenda:

E. Approval of Minutes: December 10, 2025, regular meeting

F. Reports:

City Council and Director of Operations will present updates on meetings and activities.

G. Presentation:

1. Kevin Smedley. Five County general plan

H. Public Hearing:

1. An ordinance amending the La Verkin city code by deleting, changing, or adding certain terms and definitions to Section 10-1-6.
2. An ordinance amending the La Verkin city code by deleting, changing or adding certain terms and definitions to Section 10-7-21.
3. An ordinance amending the modifying regulations in Section 10-6A-5, Section 10-6B-5, 10-6D-5 of the La Verkin City Code.

I. Business:

1. Discussion and possible action to recommend approval of an Ordinance amending the La Verkin city code by deleting, changing, or adding certain terms and definitions to Section 10-1-6.
2. Discussion and possible action to recommend approval of an ordinance amending the La Verkin city code by deleting, changing or adding certain terms and definitions to Section 10-7-21
3. Discussion and possible action to recommend approval for an ordinance amending the modifying regulations in Section 10-6A-5, Section 10-6B-5, 10-6D-5 of the La Verkin City Code.

4. Presentation, discussion, and possible action to set a public hearing for January 28, 2026 regarding an Ordinance amending the La Verkin city code for allowance of short-term rental in detached accessory dwelling units (DADUs): and providing an effective date.
5. Discussion regarding offsite signage.
6. Discussion regarding zoning allowances for R-1-6, HDR-14 (High Density Residential), MDR (Medium Density Residential), and Mixed Use.

J. Future considerations:

1. Parking
2. PUDS
3. Signage
4. Development Agreement

K. 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, posted on the State website at <http://pmn.utah.gov> posted on the La Verkin City website at www.laverkin.org and at the city office buildings 111 S. Main and 435 N. Main on January 9, 2026
Nancy Cline, City Recorder

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, December 10, 2025, 6:00 pm.
City Council Chambers, 111 South Main Street
La Verkin, Utah 84745

Present: Chair: Allen Bice, Commissioners: Kyson Spendlove, Sherman Howard, and John Valenti; Staff: Derek Imlay, 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 Allen Bice

B. Approval of Agenda:

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

C. Approval of Minutes: November 12, 2025, regular meetings.

The motion was made by Commissioner Kyson Spendlove to approve the Minutes for November 12, 2025, second by Commissioner John Valenti. Spendlove-yes, Valenti-yes, Sherman Howard-yes. The motion carried unanimously.

D. Reports:

1. Commissioner Bice suggested that La Verkin city could adopt a city motto or city model. Such as "We can agree to disagree without being disagreeable". Orem City motto was "In God we trust". He suggested a city motto could encourage people to be civil while getting their ideas out there.

2. City Council and Director of Operations
Councilwoman Wise reported on the December 3, 2025, city council meeting.

Derek Imlay reported on what the January meetings would involve. The first one would be different types of signages, it could be off-premises signs. Signage like the RV resort and the Hot Springs. Where the business is tucked away enough that they wanted to get a little bit more visual advertising. At least directions to the Hot Springs. They came up with a list of potential signs that could be posted and give directions. Second is setbacks. The new studies coming out show that front yards are no longer applicable as far as where kids want to play because they can be deemed unsafe. The backyard is where kids play. We've talked in the past about potentially bringing the front edges forward. He suggested two different ways. There's potential to bring the living portion of the house forward to 15-foot setbacks. The garage would stay 25 feet because we don't want the cars to get out onto the sidewalk. Our code, which desperately needs a lot of work, has three ways to apply setbacks. One from the back of the curb, one's from the back of the sidewalk. He tried to put it to where if it went from the back curb and set back to the ground, it'd have to be 30 feet. They can't use that first four to five feet of sidewalk, or a parkable area. If we go from back to sidewalk, then it'd be 25 feet. So basically, that's just showing the examples of what we have, and that would be applicable to all the residential areas that we've got. The second paper is what Brad puts together. We found we were in pretty bad shape as far as our commercial zones. Particular attention was brought forth when The Fields did what they did, which was according to code, but the number of buildings that we were able to put on that land was a big deal for everybody. We have put proposing language that we can add to our zones that would restrict the number of buildings, setbacks, separation between buildings, open space,

which would be completely different than parking. He only applied it to the general commercial and the retail commercial. He excluded tourist, resort, or luxury resorts. There's some language to look through and start to include so that we can somewhat regulate the number of buildings that there are on a piece of property. There are codes that need to be addressed probably sooner rather than later and then just update on upcoming projects which are going to affect the entire city. Over the next year we won't have a single road that's not torn up. Between the pond project that will be running water from the treatment plant over to a pond site on Interstate rocks property phase one. He thought that there would be seven million gallons in the pond. It will run from the reuse plant down 370 which is in Riverwood phases one and two. Then up to about where the four plexuses are underneath the road over to the Interstate rocks property. Then down 740 and straight up and then we'll have two lines that will go down almost to the pit area. Then it'll come all the way up to 500. We're separating the line that we share with the conservancy district. Once it is at 500 north our lines combine into one line. We're doing that so we can separate the lines out.

Commissioner Bice asked if it would be pumped by the city or the district.

Derek replied that it would be Ash creek or the conservancy district that will pump to the pond by Ash creek. And then the pond and all the maintenance will be the conservancy district. Until it goes into our pump station where we'll pump it and send it back into the city. The other one we're hoping to run right after or during is the \$13 million irrigation project. Basically, replace the majority of all the backyard lines in the street. Taking care of a lot of the main lines, especially the one on 100 east where it's still shallow. Liability is alleviated from the city and gets it out to where it needs to be. We have to shut off large sections as we use it, because of the way it's set up. We also have the lead and copper. The federal government gave us until 2030 to take care of all the lead and copper issues that we had, at least on the city side. And then in 2035, the homeowner's side would assume that most homeowners would replace the main line. We received a \$2.2 million grant loan, 70-30% loan, low interest over 20 years. The majority is located in the Stoll's area, and there are some other scattered areas, that will be coming up as we release a lot of these other projects. Then we have the storm drain project that we'll be doing at 300 South. It's part of the study that was done, and this is the first phase. We'll take drainage basically from filtering underneath the highway, it will go down through South, and to Main Street. It will branch off and go down 100 South, that will be the first phase of it. Eventually, it will go up above Kerry Gubler's and Micah's house, run along 100 East. We're trying to get less drainage coming towards the South. The city will be torn up in that time and people need to be patient.

Councilman Sherman Howard asked if they will be asphalting the road after or just patching them.

Derek replied they would be patching them. He predicted there might be road failure after all that digging. He feels overall the roads are kept up well in the city.

E. Business:

1. 1. Presentation, discussion and possible action to set a public hearing for January 14, 2026 regarding Ordinance No 2025-07. AN ORDINANCE AMENDING THE LAVERKIN CITY CODE FOR ALLOWANCE OF SHORT-TERM RENTAL IN DETACHED ACCESSORY DWELLING UNITS ("DADUs"); AND PROVIDING AN EFFECTIVE DATE

Commissioner Bice expressed he has not been a real fan of doing that, of having that ordinance, but perhaps the Planning Commission is the right place to have a public hearing about it. The City Council can get that information before it comes before them for a vote. I'm just a little conflicted on, the "where as" in an ordinance. He asked if anyone read it.

Fay counseled that the substance of the Ordinance is the crucial part. If you agree on the amendment to the ordinance and set it for public hearing, we'll go back between now and then and clean up the "whereas". Those are wrong so he counseled not worry too much about that right now.

Derek added that he doesn't usually put in the "where as" to an Ordinance for planning commission. They will change according to what happens in the planning commission. He apologized that it said they approved it when they do not. It would state what the vote is.

Commissioner Bice was glad it would change because he is against it. The ordinance is fairly simple. It just adds short-term rental as an approval for anything 10,000 square feet or larger.

Derek added that he got some phone calls about the square footage limit that have 8,000 square foot piece of property that a DADU would fit. There is a minimum of 250 and up to third of the size of actual layout of the property coincides with the eight percent of accessory buildings on your property. He constructed a diagram with an 8,000 square foot lot with a DADU, and parking. It met the requirements.

Commissioner Bice commented he attended the League of Cities and Towns. He went to one of the presentations and Heber City has a subordinate dwelling unit clause where they can have postage stamp size lots with narrow access to the street with a minimum of 800 square foot apartments, trying to solve the affordable housing problem. They also approve mission-style apartments, so that it looks like a big house, has just one front door, but are apartments inside. It's not looking like a bunch of tiny apartments, although it is. Ephraim has a transition zone. The smallest lot can be 3,000 square feet with setback adjustments and rear entry, so they have an alleyway in the back, trying to solve their affordable housing problem. Mill Creek allows affordable housing in all zones. And all of those have them specified that they can't be vacation rentals in perpetuity, so forever, trying to solve their affordable housing problem. And it seems like this is the opposite. So, every one of these that becomes a vacation rental no longer will be affordable housing. It'll be a little patch of commercial in our residential. He read his statement. He had a serious concern about allowing short-term rentals, 29 days or less, in detached Accessory dwelling units in La Verkin City. One of the most serious challenges right now is a lack of affordable housing. There's a financial disincentive for builders to make smaller houses, La Verkin is attempting to create a R-6 zone hoping that smaller lots will result in smaller and more affordable houses. A better solution would be to encourage residents to offer attached accessory dwelling units as long-term rentals or mother-in-law housing for family or others who are struggling with affordability. Allowing those detached ADUs to be vacation rentals financially disincentivizes homeowners from making them affordable long-term rentals and will exacerbate not alleviate our affordable housing crisis. Having backyards and residential zones become commercial spaces will adversely affect the nature of the neighborhood. No matter how careful homeowners are about screening and policing their guests, there's a difference between how we treat property and neighbors in a short-term hotel room and how we treat them where we live. Having vacation units in backyards will increase the resale value of that property, which will increase the assessed value of the property around it. And neighbors, many of whom are on fixed incomes, will pay more in property taxes. Vacation properties cause dramatically more infrastructure impact. In commercial zones, the business owners pay for that increased impact through higher taxes and fees. In residential zones, other citizens who get no financial benefit will have to pay for the increased impact on utilities and services. If La Verkin proceeds to allow vacation rentals in residential zones, we will create a situation from which we cannot go back. Profiting a few affluent enough to invest in them at the expense of the rest of the residents. He thought it most unwise and urge the City Council to carefully consider the unforeseen ramifications of opening this particular Pandora's box.

Commissioner Valenti agreed with commissioner Bice. This has been an ongoing issue with the City. We've closed out people on waiting lists that have wanted vacation rentals. We're hunting down people that have done them illegally. And it just seemed to him to be under this plan that better than half the city could have a DADU vacation rental if they really wanted one. He felt it would be going in the wrong direction.

Commissioner Sherman Howard added this could overpopulate the vacation rentals in the city. Then what will happen to the empty rentals. However, he doesn't like the idea of taking away too many of the property owners' rights and managing everything that they do. He likes the idea of some vacation rentals if they're ownership isn't a business/corporation but La Verkin citizens that profit from them. He would like to consider size too, if it's big enough where it needs to have a sprinkler system then it's definitely too big. It would be a place where it becomes a big party place, the smaller ones are pretty quiet and could benefit the property owners

Commissioner Spendlove added that he sees both sides. He sees a benefit for the people that live there that may need extra money, because you can make more money with short-term rentals. He has a couple that are in his neighborhood that whether they're legal or not they come and go and you don't know who is there. You start adding a lot more vehicles to the area. It's hard because we went so in-depth on this last time that it's really hard to try to bring it back up and say that he still doesn't agree that we should be pushing back through this. Residential should stay residential. There are spots where we can do short-term rentals that make more sense and allow us to do residential. He asked if in the past they required space between short term rentals.

Commissioner Bice replied that Hurricane city does that.

Commissioner Spendlove continued to say that he sees a benefit to allow it occasionally, or it's a first-come, first-served, because then it doesn't allow every person to have it. When we originally discussed this, his whole concern was, let's say we do allow short-term rentals again, and we have, in our previous discussions, discussed if the homeowner lives on site, that we would consider that to be more short-term rental not for the commercial companies to buy. The hard part is when they're not home. My sister has a short-term rental, and she's not home. They can party, do whatever they want, and the neighbors can complain, but that person's not home. So, if we were to go back down this route, he thought they needed to look at that side of things and consider some sort of fee if the property owner isn't managing and taking care of these people.

Commissioner Sherman Howard asked if it encourages citizens to run an illegal rental if they can't have one. If they can have one there will be more competition and it might fix itself.

Commissioner Valenti added that before we did this fifteen percent or seven percent or ten percent and what it was meant to do is balance out the influence of those in neighborhoods under the new plan we could end up with pockets of R-1-10 pockets R-1-14 we could end up with 20, 30, or 40 in one area which would be like a mini vacation village. It's not going to work we keep trying to put artificial pieces in place to control it but at the same time we're stripping other people of rights to have one. If we're going to open that up everybody should be able to do with their property what they want to do with their property. If we pare it down in the way we're doing it just picks winners and losers, and he didn't think it's an effective way to zone the city.

Commissioner Spendlove commented that houses in Hurricane, that he builds, 99 % of the homes have some sort of live in. They want to call them mother-in-law suites or whatever. It was concerning to him.

Commissioner Sherman Howard added that the city has already increased the business license fees for short term rentals to cover the problems. It was \$45 now, it's \$200.

Commissioner Valenti added that councilwoman Wise said the look at the people that have them and are making extra money. But people that live right next door are going to suffer because it's going to drive up the property value, their taxes. It's going to limit resources that the city is already short on.

Commissioner Bice replied they are being charged like a commercial entity and in these backyards that won't be the case and they'll impact the infrastructure use. Short term rentals are charged commercial rates for electric and water but that won't be the case for the DADU.

Derek added that he realized they were trying to pass the DADU onto the commercial side and city council threw that out. All these have to be ran on the same utilities and the owner does have to live on site

Commissioner Valenti commented that he has a bed and breakfast in back of his property. And the owners live there and it doesn't affect the crowds from coming.

Derek added that he isn't for or against it he is getting pressure to get it to the next level. They are required to have a business license. City Council didn't really take the planning commissions advice on vacation rentals the first time and this has been a sore spot ever since.

Commissioner Bice commented that the decision tonight is to set a public hearing for the way it is currently written. If we refuse to and then the City Council have the right to their own public hearing. The concern is if we have the public hearing, they'll have an opportunity to review it if they choose and hear what the public has to say about it. Oft times we have had our public hearing and then proceeded with the motion five minutes later which is human nature to do.

Commissioner Valenti replied that it would be his preference to send it to city council without a public hearing.

Derek advised that they have to have a public hearing in planning commission not city council.

Fay added that typically the planning commission wants to discuss something they'll hold a public hearing but if you reach a point where you don't want to discuss this anymore and we just want the council to take care of it. Then the city council can in fact hold a public hearing on something anytime.

Commissioner Spendlove suggested they have a public hearing and hear the public's comment, and if we don't agree with the public or with city council, we can still recommend it for denial from planning commission. They're still going to make their choice. But at least we've got the residents and the citizens coming and we can hear their ideas, and ultimately still make that decision. It sounds like from what's going on, it doesn't always get heard.

Commissioner Sherman Howard asked if they could delay their decision until the next meeting.

Commissioner Bice asked if he meant to delay the decision until the meeting after the public hearing.

Commissioner Spendlove explained they would hold a public hearing, but then possibly if we're concerned, then we can table the action.

Commissioner Bice explained at the League of Cities and Towns they discussed public meetings. One of the mayors said after their public hearing, it's written into their agenda, that they'll discuss it but take no action that meeting. Which looks better, except for when they're required by a deadline to do that.

Fay asked if in January there would be new appointments to the planning commission.

Derek replied they would reappoint Allen Bice and replace John Valenti.

Fay thought because this is a matter of some importance to the city and the Planning Commission has strong feelings. His suggestion would be that they continue this to the next meeting until we can have all of our planning commission members here to share the discussion. Including anybody who's appointed and that way you can then at that point, if you decide you want to, you can then set up for a public hearing for the next

meeting. Then you'll have the benefit of the comments from all planning commission members making that decision.

Commissioner Sherman Howard liked the idea of not taking action right after the public hearing but making the decisions the meeting after.

Commissioner Bice agreed and said at his meeting the mayors had a lot of positive feedback in proceeding that way. Like the commission took time to think about what the public had to say, and it was more polite.

Fay commented that there is nothing making them take action right after a public hearing. You can, again, continue it to the next meeting for further deliberation, further consideration, based on what you've heard. It may change a few minds, or it may strengthen your feelings.

Commissioner Bice added that as it turns out, any member of this commission can recommend we table things and then we vote on tabling it anytime we're discussing anything. Staff can say it appears to us that you don't have as much information as you should and recommend that we table. He thought it was a good idea to table this until a bigger quorum was present.

The motion was made by Commissioner Kyson Spendlove to table Ordinance No. 2025-07 AN ORDINANCE AMENDING THE LAVERKIN CITY CODE FOR ALLOWANCE OF SHORT-TERM RENTAL IN DETACHED ACCESSORY DWELLING UNITS ("DADUs"); AND PROVIDING AN EFFECTIVE DATE until next planning commission meeting, second by Commissioner John Valenti. Spendlove-yes, Valenti-yes, Sherman Howard-yes. The motion carried unanimously.

2. Presentation, discussion, and possible action to set a public hearing for January 14, 2026 regarding the Ordinance No. 2025-08, AN ORDINANCE AMENDING THE LaVERKIN CITY CODE, BY REMOVING, ADDING / INSERTING THE FOLLOWING TERMS AND DEFINITIONS TO SECTION 10-1-6: AND PROVIDING AN EFFECTIVE DATE.

Derek explained that on the accessory dwelling unit, the accessory building and the accessory structure, there were some questions on the water and sewer. He would take that one out.

Commissioner Valenti asked about there being a provision for detached accessory units. They just tabled that, but will it be allowed in this one?

Derek replied that unless we take that provision out there's one section in there on internal dwellings. We need to fix it right now just for the fact that there is no definition of what attached is. If someone has a 40 foot two by four shed in the back without attaching it. We're starting to get those people that are thinking outside the box. We could potentially take out this definition and then we can do it at the same time as when we go down that other road with the rest of the definitions.

Fay asked if they would take paragraph C out to accommodate that.

Derek replied yes. The structure for units physically. The building has shared wall, roof, and floors. It includes the door providing interior access for the standalone building. The problem that we have is that people are trying to make that connection on a detached unit.

Commissioner Bice is familiar with the case in Hurricane that they attached the unit with an angle iron, not two-by-four. Maybe the definition doesn't require us to say what it is. Maybe it doesn't require us to say what it's authorized to do. He asked if they wanted to make that motion with paragraph C out.

Derek replied yes because it clears up one issue we have had for a long time. So, we can take that out and pass the rest.

Commissioner Bice explained that it seems it still can be a definition without saying what it authorizes them to do, a definition of what the unit is.

The motion was made by Commissioner Sherman Howard to set a public hearing for January 14, 2026 conditioned on removing paragraph C, for Ordinance No. 2025-08. AN ORDINANCE AMENDING THE LaVERKIN CITY CODE, BY REMOVING, ADDING / INSERTING THE FOLLOWING TERMS AND DEFINITIONS TO SECTION 10-1-6: AND PROVIDING AN EFFECTIVE DATE. second by Commissioner Kyson Spendlove. Spendlove-yes, Valenti-yes, Sherman Howard-yes. The motion carried unanimously.

3. Presentation, discussion, and possible action to set a public hearing for January 14, 2026 regarding the Ordinance No. 2025-09. AN ORDINANCE AMENDING THE LaVERKIN CITY CODE BY ADDING / INSERTING THE FOLLOWING PROVISION AND DEFINITIONS TO SECTION 10-7-21:
INTERNAL ACCESSORY DWELLING UNIT (IADU'S)

Derek explained that paragraph C must be attached to the C definition. Does the definition comply? We're doing the initial section of "whereas" definitions that are only for a singular purpose. The detached definition should go into the definition with the detached. This is basically moving that definition that we're going to have a public hearing on.

Commissioner Bice commented that at his business he has a groomer next door and she has a power meter, but it's just for me to look at how much power she's using. Does this, on page 3B, prohibit the installation of a separate utility meter for an ADU. Would it prohibit that so that the city never reads it? He had one put in so he could see how much power part of my business was using. Could somebody put that there to see how much their vacation rental was used or does this prohibit that.

Derek replied that it brings up another grey area. If the metering at the end is going to be off of the primary meter, and your kind of acting as your own sub-utility.

Commissioner Bice replied he shares the power bill with them depending on how much they use.

Derek replied that he didn't think that our code, the way it sits now, is not allowed for water. You can't put a separate meter after a meter, and you can't act as your own utility. He said it is a loophole. You could say you're still running off of one meter, but you're subtracting how much they're using. Citizens aren't supposed to act as their own utilities. It's kind of the way the code reads now. I don't know, there's so much gray in all these areas. He personally wouldn't have any issues going through that because you're still having one primary unit being read by the utility. You're just tracking it for yourself.

Commissioner Bice asked if this required them to share a floor and a wall.

Derek explained that it can be a room, it can be upstairs, it can be downstairs, but it has to literally be part of the house. Interstate Rock has done a beautiful job. If you look down there in Cottonwood Hollow, they've incorporated this into the house to where there's an exterior door that goes into it, but there's an interior door that still makes it connect with the inside of the house, which meets the definition of the internal. It has to be part of the house. You can't add something on. It's a problem when people are trying to get around the code. He brought a map up last time on how they were finding ways to work around that. That's why we have to be a little bit more deliberate by the definition of attached.

The motion was made by Commissioner John Valenti to set a public hearing for January 14, 2026, regarding the Ordinance No. 2025-09. AN ORDINANCE AMENDING THE LAVERKIN CITY CODE BY ADDING / INSERTING THE FOLLOWING PROVISION AND DEFINITIONS TO SECTION 10-7-21: INTERNAL ACCESSORY DWELLING UNIT (IADU'S) second by Commissioner Sherman Howard. Spendlove-yes, Valenti-yes, Sherman Howard-yes. The motion carried unanimously.

4. Presentation, discussion, and possible action to set a public hearing for January 14, 2026 regarding the Ordinance No. 2025-10. AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING THE MODIFYING REGULATIONS IN SECTION 10-6A-5 (ONE FAMILY RESIDENTIAL R-1-8), SECTION 10-6B-5 (ONE AND TWO-FAMILY RESIDENTIAL R-1-10), SECTION 10-6C-5 (MULTIPLE-FAMILY RESIDENTIAL R-3-6), SECTION 10-6D-5 (RESIDENTIAL-AGRICULTURAL R-A-1), AND SECTION 10-6D-5 (LOW DENSITY RESIDENTIAL R-1-14) OF THE LAVERKIN CITY CODE

Commissioner Bice explained that just talks about adjusting the setbacks. Going to five feet if no utilities exist and seven and a half feet if utilities exist in the setback. It's the same thing for all of those zones and cleans it up. Because it ought to have been that way. It keeps people from building right on the property line.

Derek gave a little history. The way the code works now is if you're 10 feet away from the house, you'd be within 2 feet of the property line. If you're on a corner you'd be 2 feet. The problem that we've been having now is when we didn't have as many outsiders moving in, people didn't really have a problem with the eaves extending over and it drops a lot of water onto the neighbors. There were two buildings that caught fire last year. That house was 2 feet off on his side and the other guy was 2 feet off. So his house caught on fire and caused a fire on the other side. It caused a lot of concern with breaking the fire code. We have approved the fire code even though most of the fire code is done by the Hurricane Valley Fire District. There are still requirements we have to do. He felt that moving it five feet back if there's no utilities and in parts of town where we have utilities, which with this irrigation project may take away some setbacks, because we can move houses. There's still power in some backyards. Some backyards make it bad for us because we have to go there and repair something. They have built a really nice shed there and our utilities are underneath it. Then we're going to take out what we need to take out to make the repair and then it's left up the owner to fix it. He didn't like being put in a position that we have to do that and then they get to bear the cost. If we can prohibit it by, pushing them outside the easement that we already have it could alleviate that. He actually pulled five feet off of each corner in the back there in the blue, and 10 feet away from that, it still gave ample room to park a vehicle. We could maybe still allow it to be within three feet if we fire-aided the assembly, which would be no open windows within the first five feet. For somebody that wants to build a shed, or something like that he thought this was the easiest way to do it. He didn't think it was going to hurt anybody. He tried this out on about about 10 spots around on the smaller lots and it worked. If we stick with the five to protect ourselves with the code that we're required to enforce and keep them off the utilities. He doesn't want to be the one to come in and tear somebody's stuff up. He felt the biggest battle with citizens is draining. The dynamics have changed so much. When everybody knew everybody, it wasn't so bad. Now almost four or five times a week that we're getting complaints about his sprinklers running too long and coming into their property. We need to start toughening up our ordinance. It's hard on staff because we have to send somebody out every time. Right now he has one guy that's almost a full-time plumber, that's all he does. He felt if they clean it up the city is in a good position to not hurt people later on.

Commissioner Bice added that this is only for new construction. Everyone else is grandfathered in.

The motion was made by Commissioner John Valenti to set a public hearing for January 14, 2026, regarding the Ordinance No. 2025-10. AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING THE MODIFYING REGULATIONS IN SECTION 10-6A-5 (ONE FAMILY RESIDENTIAL R-1-8), SECTION 10-6B-5 (ONE AND TWO-FAMILY RESIDENTIAL R-1-10),

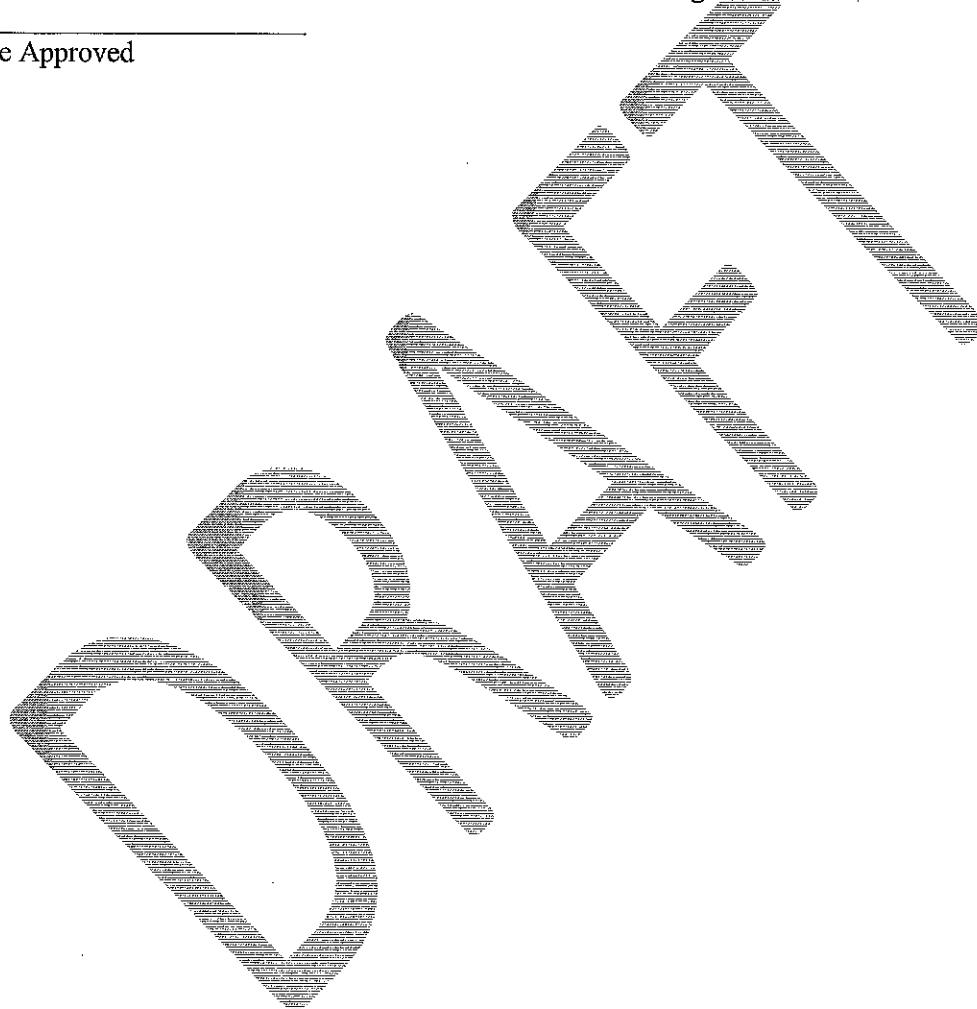
SECTION 10-6C-5 (MULTIPLE-FAMILY RESIDENTIAL R-3-6), SECTION 10-6D-5 (RESIDENTIAL-AGRICULTURAL R-A-1), AND SECTION 10-6D-5 (LOW DENSITY RESIDENTIAL R-1-14) OF THE LAVERKIN CITY CODE, second by Commissioner Kyson Spendlove. Spendlove-yes, Valenti-yes, Sherman Howard-yes. The motion carried unanimously.

F. Adjourn:

The meeting was adjourned at 7:05 p.m.

Planning Commission Chair

Date Approved



LA VERKIN CITY

GENERAL PLAN

2018

Table of Contents

INTRODUCTION.....	1
COMMUNITY CONTEXT	3
LAND USE	8
COMMUNITY DESIGN.....	14
ECONOMIC DEVELOPMENT	18
TRANSPORTATION	22
HOUSING.....	29
PARKS AND RECREATION	33
PUBLIC FACILITIES.....	37

INTRODUCTION

STATE LAW AND LA VERKIN CITY'S PLAN

La Verkin City recognizes the need for proactive community level planning and land use management. Utah State Law (Title 10 Chapter 91) requires local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings.

This plan will serve as a framework for La Verkin decision-makers as they consider future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

DEVELOPMENT OF THIS PLAN

The La Verkin Planning Commission and City Council placed high priority on public involvement in the development of this plan. Public participation strategies utilized in the formulation of this plan were focused on a community survey and social media campaign, as well as public open house events and public hearings.

AMENDING THE GENERAL PLAN

The La Verkin General Plan is not intended to be a static document. Rather, it is intended to be used on a regular basis to identify and direct where various activities will be located, the strategies of the city to encourage certain land uses and the requirements for their establishment, to identify priorities for city actions, and resource allocation decisions, and to identify the provisions of required services and their adopted standards.

To ensure the La Verkin General Plan functions to meet these needs, it is intended to be reviewed and updated periodically, as state law requires, to provide responsible and well-formulated public policy direction to city decisions.

It is anticipated that the plan will be updated and revised as circumstances change, new data becomes available, and new challenges and opportunities arise. The process for amending the plan, as outlined in Utah state law and city ordinances requires adequately

noticed public hearings and formal action by the city planning commission and city council.

IMPLEMENTATION

Implementation of the General Plan by the Mayor, City Council, and Planning Commission fulfills the Plan's purpose. Each element of the general plan provides background information and context materials, as well as goals, policies, and action steps that the city will pursue to promote the achievement of the vision of this plan.

[Goals -> Policy -> Action Steps graphic]

COMMUNITY CONTEXT

Chapter Contents

- Introduction
- Historical Background
- Demographics & Population Characteristics
- Population Projections
- Anticipated Changes
- Land Capacity Analysis
- Community Survey
- Vision Statement

INTRODUCTION

A community vision statement is vital to maintaining the positive qualities of a community while making improvements. A community vision statement defines what is most important to leaders and citizens, and acts as a guiding principle by which leaders can make decisions that will benefit the community. If a vision is not determined and followed, the community has no definitions of 'success'. If followed deliberately, the community will eventually become that vision. The General Plan and this Community Vision chapter are designed to help the City understand the long-term consequences of community decisions and investments.

HISTORICAL BACKGROUND

The area which is now known as La Verkin City was originally inhabited by years ago by Native Americans. These Native Americans lived hunter-gatherer lifestyles the revolved around the Virgin River. Archaeological records exist in abundance, and the first sedentary agricultural roots of the area can be traced back to these peoples. When the Europeans first arrived in the area they found the Southern Paiute Tribe. The current townsite of La Verkin was only slightly populated because the Native Americans state closer to the river at lower elevations.

The first recorded European exploration was lead by fathers Escalante and Dominguez in 1776. They named the area "Rio de La Virgin", which is where many believe that name La Verkin comes from. The first efforts of settlement were lead by member of the Church of

Jesus Christ of Latter-day Saints. They reached the area in 1850 and concluded that the warm climate of the area made it great for crops like cotton and grapes.

Erastus Snow, a Latter-day Saint, surveyed the potential of a tunnel from the river to the La Verkin bench in 1861. He saw great potential, but the tunnel was not built until 1889. Isaac C. McFarlane and his company built a 900-foot tunnel to the La Verkin bench which brought water for agriculture. The tunnel was finished in 1891 and is seen as the date La Verkin was founded. In 1927 residents of La Verkin petitioned Washington County Commissioners asking to be formally incorporated as a town. This was granted on November 14, 1927.

La Verkin has grown from a town of 65 people in 1904, to a city of 4,182 people in 2016. Agriculture is critical to the area's history and life today. People move to La Verkin today for a variety of reasons, many involving the surrounding area. Employment and recreation opportunities abound in the area surrounding La Verkin because of the city's proximity to national parks and beautiful lands.

DEMOGRAPHICS AND POPULATION CHARACTERISTICS

La Verkin's population has grown by almost 800 people since 2000. The population is currently at approximately 4,182 people. The median age is much older than that of the state at 34.5 years old, compared to 30.3 years old for all of Utah. The community is composed of many young families with the older generation having been in La Verkin for a long time. Many public employees locate in the City. Professionals like teachers, truckers, and City employees from all over the area choose to live in La Verkin because of its affordable housing. The median age may be higher for Utah, but it is normal for the United States.

90.5% of La Verkin residents have graduated from high school and 13.8% have a bachelor's degree or higher. The city has a lower educational attainment than the county, which is 92.8%. The median income in La Verkin is \$41,429 compared to the county at \$52,865, which can be linked to the lower educational attainment. Yet, even holders of bachelor's degrees in La Verkin have a lower median income than the county. So, it is more likely that the low median income is due to underemployment and lack of employment opportunities in the area.

La Verkin has almost double the proportion of residents below the poverty level at 26.9% than Utah as a whole. It seems that residents of the area are either retired or young families accepting lower paying jobs to stay near family. This is becoming an increasing problem as property values and goods inflate in price.

POPULATION PROJECTIONS

Washington Conty is projected to increase by 85,974 people by 2030. It is anticipated that a portion of this increase will locate in La Verkin. If the same proportion of total county population is assumed, La Verkin is projected to grow by approximately 3,500 people. The city needs to prepare now and plan where this growth will occur.

A note on population projections: data collected from past census counts helps provide estimates of how much growth is to be expected in an area. The private sector uses projections to help identify the needs and locations for new industrial, commercial, and housing facilities. In the public sector, agencies use projections to determine service needs for water, sewer, power, and other infrastructure, along with public safety, park space, and other City services. Anticipating these needs helps public decision makers work toward ensuring an acceptable quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as changes in the economy or natural or human-caused catastrophes. Also, projections assume that situations will stay as they are. Therefore, projections are useful to get an idea for what a potential future will look like; not a sure number.

[population growth graph]

ANTICIPATED CHANGES

Over time, the area will continue to grow. A large portion of this growth will be dependent on the visitation of the nearby national parks. As population increases, there will be more demand for housing options and public services within La Verkin. The potential for more and different commercial services will also become feasible as the population generates increased demand. Public facilities will need to be upgraded, and the city will need to determine where the funds for improvements will come from. Whether it is impact fees (where developers pay their own way), or the city providing services through local taxes, difficult decisions will need to be made. Development pressure will threaten the rural atmosphere of the City, but can be managed and minimized through informed policy decisions.

[Poverty Rate & Educational Attainment graphs]

LAND CAPACITY ANALYSIS

The health, safety, and welfare of citizens is the first priority of the city. The city feels that natural, open space and visual resources are valuable shared assets. Special consideration should be given to structures and infrastructure that are built in areas with potentially problematic slopes, soils, or drainage.

To assist in identification of these areas that are not suitable for development, an overlay map was created showing the land that is susceptible to a variety of hazards. Areas of particular risk in La Verkin include hillsides and floodplains. Areas near the river and the overlook should be kept as open space and not developed due to risk. If development is sufficiently set back from these areas (which are denoted by the colors red and blue on the map), it could be suitable. The green areas on the map would be most suitable for development because they are separated from areas of risk and they have a slope that supports building without large significant grading efforts.

COMMUNITY SURVEY

A community survey was conducted to gather resident feedback about the future of La Verkin. Residents were asked questions about all the elements of the general Plan and were used to identify areas of interest. One specific question they were asked was what the top priorities of the City should be over the next five years. According to the results, the top three priorities of La Verkin residents include economic development, public safety, and city financial stability.

The results from the survey have been used to guide the goals and policies of this plan. This was done to ensure that the plan adequately reflects the viewpoint of the residents of La Verkin.

[Hazard analysis overview Map]

VISION STATEMENT

After a long process of public input and analysis, La Verkin City has crafted a vision for their future. This vision statement serves as a guide for policy recommendations with this plan. These policy recommendations, if followed and applied, can help create this vision of La Verkin's future.

La Verkin is a beautiful, family-oriented rural community.

We Value: safe neighborhoods, large residential lots, recreation opportunities, and fiscal responsibility.

We Support: agriculture, tourism, infrastructure improvements, and a business-friendly environment.

LAND USE

Chapter Contents

- Introduction
- Land Use Designations
- Anticipated Changes
- Future Land Use Map
- Annexation
- Goals & Policies
- Potential Action Steps

INTRODUCTION

The Land Use Chapter of the plan is to be used in deciding when, where, and how development may take place within the City. The chapter is heavily influenced by the Community Vision and outlines how future growth is to be accommodated. The Planning Commission and City Council should refer to this chapter when making decisions concerning land use.

LAND USE DESIGNATIONS

Land Use is characterized as the way that a community would like to see their area develop and grow. The principal guide to this is the Future Land Use Map. As zone changes are proposed and annexations requested, this map should be utilized as a guide to Planning Commission and City Council members on where these requests are appropriate and where they are not.

The foundational basis of the City's zoning districts can be found in the following:

Open Space – Over time, open space lands become more limited and more valuable. The purpose of these designations is to preserve areas and corridors that should be managed for public health and safety (i.e. floodplains), outdoor recreation, natural resources, etc.

Low Density Residential – The purpose of this designation is to allow residential uses with low densities. This development is typified by single-family, detached homes with limited options for attached housing. Large lot sizes and lot clustering is encouraged to maintain agricultural areas and open spaces.

Medium Density Residential – This designation is for residential uses with an average density that has smaller lot sizes than the low-density designation, primarily consisting of single-family detached homes on medium to small sized lots, with options for attached housing.

High Density Residential – This designation is for residential uses with higher densities. It will primarily consist of multi-family dwelling units on medium to small lots with opportunities for flexible development.

Commercial – This designation is characterized by various retail, service, and office uses. Tourist and resort related activities are commonly found in this designation. These uses are normally clustered together and located in areas that have greater infrastructure capacity (i.e. road access).

Industrial – This land use designation allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site.

Planned Community – This designation is specifically for areas that have significant enough development constraints to make planned community development projects the most viable type of development. This will ensure that new communities have multiple uses that are not just residential and that the City can maximize the public benefit from development, and minimize an adverse impacts of development.

ANTICIPATED CHANGES

The area around La Verkin is growing rapidly due to many factors. Some of the main factors that drive La Verkin's development are generated from neighboring municipalities as they reach build-out, as well as tourism related growth. If La Verkin wishes to maintain their rural character, more land may need to be annexed or zoned for development to keep large lot sizes.

Great opportunities exist within the City for commercial development. As travel to tourist destinations in the area increases, La Verkin can capitalize and draw development in if area is zoned properly. If the city dedicates its hillside amenities for recreational development, it can expect consistent use of them. Land can be acquired and preserved as open space, and trails can be developed in these areas. This will only further draw tourism to the area.

Residential development can occur either as infill or as new subdivisions. Because of the desire to maintain large lots a shift in where residential is located may occur. The “Top Side/East Bench” area of La Verkin identified on the Future Land Use Map is already within City boundaries and already has garnered some interest to be developed. This area has unique and sensitive lands and is not currently serviced by City utilities, which will make development a complex process. Areas near the ridge side should be preserved and used for recreation, but beyond the hillside and ridgeline, the east bench or top side could be developed. Any uses of land proposed for this area should be carefully reviewed to ensure that important and sensitive areas are preserved and that adequate services will be provided. Although homes should not be placed in hazardous areas just to accommodate the preservation of a viewshed.

A tool that should be utilized in this area is a planned community development zone. Planned community developments are a designed grouping of varied uses within a cohesive environment that are developed in phases. This will ensure that new developments are built efficiently and to the City's standards. As part of planned unit

developments requirements should be imposed to protect viewsheds, minimize cut and fill, and promote pedestrian scale development. Development should not occur north of Highway 9 and the space to the north should be preserved for recreation uses. Large tracts of just residential development should not be approved. Only developments that include a variety of uses and include spaces for churches, schools, neighborhood commercial, and other uses should be allowed.

Some other requirements of planned community developments should be color palettes, fluctuating densities that take into account the landscape, and landscaping that matches the environment. Developers could be given density bonuses if the community is well planned.

When development pressure starts to mount, La Verkin will need to decide how much development can occur, while still maintaining the rural character that is vital to the City. Administrative policies and zoning can be used to ensure that development only occurs in ways that align with their vision and where the city can provide services efficiently.

FUTURE LAND USE MAP

The Future Land Use Map serves as a guide to where and how future growth should occur. The map guides decisions about proposed intensities of development, the locations of future development, and general transportation corridors. The map lays the foundation for making changes to zoning in the future, but it is not zoning or the zoning map.

ANNEXATIONS

Annexation activity that affects La Verkin takes place as it is requested by individual private property owners. When a property is annexed in the city, it will receive police and fire protection, planning and zoning, street maintenance, and curbside garbage service.

Appropriate annexation areas are identified on the approved annexation overview map. Unless there are extremely unique circumstances, any annexation and accompanying development must finance the proportional extension of necessary municipal services such as utilities, roads, and other capital improvements.

La Verkin is bounded on multiple sides by other cities like Hurricane, Toquerville, and Virgin, so space to expand in certain directions is limited. The annexation policy plan map identifies two main areas that are eligible for annexation. Areas near special service districts or other utility improvements should be given priority unless the new development

can pay for the expansion of services. Since the adoption of current annexation policy plan, a portion of the designated area has been annexed. This area already has some public utility services available, and is prime for development.

Also, the city should consider the effects of the annexation on residential taxes and cost of utilities to ensure that the annexation will not place any undue burden upon existing residents.

[Maps – Future Land Use Map (bubble); Annexation Plan Overview; Current Zoning Overview; and, Top Side/East Bench]

GOALS AND POLICIES

Note: The Future Land Use Map also represents the goals and policies of La Verkin.

Goal 1. Maintain Rural Character

La Verkin seeks to ensure that new development is consistent with overall community character and that it contributes in a positive way toward the City's image.

1. Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through the zoning code.
2. Where resources permit, support the preservation of significant architectural, historical, and cultural structures and landmarks.
3. Ensure that signage on new and existing development is visually attractive and provides a high quality image for the City.
4. Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.

Goal 2. Manage Growth

La Verkin intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as roads, sewer, and water service needed to support it.

1. Utilize a program of Development Impact Fees to provide adequate public facilities and services in a timely manner.
2. Maintain an annual Capital Improvement Program.

3. Cooperate with governmental entities that administer and control areas bordering La Verkin City.

Goal 3. Support a Mix of Land Uses

La Verkin desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open space, recreational, and institutional land uses.

1. The basis of La Verkin's zoning ordinance and map is the City's general plan.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote commercial development in areas, and in a manner, that does not impact existing or planned residential development, and does not distract from the residential character of the community.

Goal 4. Preserve Natural Resource Assets

La Verkin intends to reduce flood risk and provide protection of the environmental settings and habitat through the location of land uses and the use of sensitive design.

1. Ensure that development, grading, and landscaping is sensitive to the natural topography and major landforms in the area.
2. Allow only responsible and sensitive development of hillside areas and prohibit development of significant ridgelines.
3. Ensure compatibility of future land uses with adjoining properties.

POTENTIAL ACTION STEPS

1. Exchange information between La Verkin City and surrounding governmental entities on policies/activities which may have cross-boundary impacts.
2. Create and adopt a more streamlined zoning ordinance and map that is customized to La Verkin.
3. Avoid rezoning residentially zoned areas to higher density if the area is not served by adequate public facilities.
4. Work with the programs of the Governor's Office of Economic Development and EDCUtah to promote commercial opportunities available near State Street and 500 North.

COMMUNITY DESIGN

Chapter Contents

Introduction

Community Survey / Beautification

Street Design & Edges

Nuisance

Natural Beauty

Historic Preservation

Goals & Policies

Potential Action Steps

INTRODUCTION

Well-planned community design improves both the visual and functional characteristics of the City. It can make the City more aesthetically pleasing while enhancing the flow of goods and people. While community design shapes, and is shaped by, other facets of planning, such as transportation, housing, and recreation, this chapter will focus on the visual appearance of the City as well as preserving La Verkin historical entities.

COMMUNITY SURVEY AND BEAUTIFICATION

Initial survey results found that many La Verkin residents are concerned with public safety. At first glance, design and safety may not seem related, but most comments about safety were rooted in the appearance of neighborhoods. When given the opportunity to describe any areas of special concern, 43% of residents responded with a concern related to community design. Some of these concerns specifically mentioned the appearance of illicit activities and a feeling of not being safe when walking or driving through the City.

Opportunities abound in La Verkin for reinvestment in community design. Most solutions deal with stricter regulations or incentives to homeowners to keep their properties maintained.

[Graphic about 43%]

STREET DESIGN AND EDGES

For La Verkin to be adequately able to attract business and tourists, streets like State Street can be updated to function better and look more inviting. Streets act as edges and can help define boundaries of districts and create visual changes. These visual changes that happen at edges often are the most memorable and can be the most noticeable. Those visiting the City will be more likely to stay if they feel safe and welcomed. Business will be more likely to locate if they feel the area will attract visitors.

NUISANCE

A poorly-maintained house with a run-down appearance can be considered a nuisance. A nuisance is normally defined in a land use sense as conduct or use of land that interferes with another's ability to enjoy and use their property. This is reflected in property values. A property's value can be negatively impacted if a neighboring property has not been properly

maintained. Things like overgrown weeds, broken windows, and chipping paint can lead to the effects of perceived poor public safety.

NATURAL BEAUTY

Essential to La Verkin's community feel is the landscape that surrounds the City. Often, development can be harmful to natural views and areas of beauty. These areas are called viewsheds, or areas that can be seen from a specific point like a lookout. La Verkin has many points that have beautiful scenery, and future development should be concerned with the preservation of these viewsheds and use the natural landscape of the area in the design of their developments. The City already has an extensive hillside ordinance that should be utilized to accomplish these objectives.

HISTORIC PRESERVATION

Historic buildings and houses contribute to the small-town charm and cherished heritage of La Verkin. Preservation of La Verkin's historic legacy and culture is a top priority of residents and the City Council. There are currently no historic district designations in La Verkin. The City does have an existing Historic Preservation Council that recommends policy or actions to preserve locally significant buildings and areas.

GOALS AND POLICIES

Goal 1. Street Aesthetics

Improve corridors traversing La Verkin to enhance their aesthetics and accessibility.

1. Utilize screening and buffering as tools to minimize visual impact of roads on new development.
2. Ensure that design guidelines for main corridors improve the human scale environment.

Goal 2. Context Sensitive Development

Design and blend foothill and topside development with the surrounding landscape and topography to diminish its visual prominence from the valley floor.

1. Strive to protect unique landscapes within the city.

2. Ensure that new development takes into account its surrounding landscape and incorporates features of the landscape into its design.

Goal 3. Rehabilitation

La Verkin seeks to rehabilitate old properties through the use of administrative processes.

1. Protect La Verkin residents' property values.
2. Use administrative processes to rehabilitate dilapidated properties.

Goal 4. Historic Preservation

Maintain La Verkin's history for future generations.

1. Seek to protect and maintain areas and buildings that have historical significance.

POTENTIAL ACTION STEPS

1. Develop design guidelines for main transportation corridors.
2. Define a viewshed for protection that limits the height, color, and lighting of properties within the viewshed.
3. Consider infill development tools that make properties easy and affordable to develop by reductions in requirements like parking and setbacks (i.e. infill development zones).
4. Update and enforce a nuisance ordinance that requires property owners to maintain their properties.
5. City Council could identify historic areas / buildings.
6. Strengthen "sense of place" through public art, gateway development, wayfinding, and streetscape investments.

ECONOMIC DEVELOPMENT

Chapter Contents

Introduction

Current Conditions

Community Survey

Areas of Potential

Goals & Policies

Potential Action Steps

INTRODUCTION

La Verkin is well known for its small-town charm and proximity to beautiful landscapes. According to surveys, it is important to residents that the City retain its small-town feeling, and that any growth is planned strategically. A certain degree of economic growth will provide employment opportunities and more public services while expanding the tax base.

While cities cannot control when and which businesses locate in the city, La Verkin seems to have a unique opportunity to capitalize on its location. The projected population growth and the continued interest in Zion National Park will generate demand for commercial businesses like restaurants and hotels if the right policies are in place to create a business friendly environment.

CURRENT CONDITIONS

According to the 2012 survey of business owners, La Verkin is home to 365 companies. That may seem like a high number, but this includes every business, including home occupations, within the community. The top three industries with the most establishments in La Verkin are retail trade (4), healthcare / social assistance (4), and transportation / warehousing (3). The three industries that employ the most residents of La Verkin are educational and healthcare services, retail trade, and accommodation / food services. The county has similar patterns, with the top three industries with the most establishments being construction, retail trade, and healthcare or social assistance.

The county's economy is crucial to La Verkin's residents. A large amount of La Verkin residents work outside the city. 40.2% of residents travel 30 to 34 minutes to work, which is well outside the city boundaries. Also, 75.3% of residents reported working outside of their place of residence.

COMMUNITY SURVEY

In the 2018 survey, 21% of residents responded that La Verkin is underdeveloped and needs improvement. When asked about what areas could be utilized for economic development and housing 50% of residents identified an area north of the City next to the new school, 14.3% said east of the City (top side of the bench), 7% said inner city locations or underdeveloped parcels inside urban areas. All three areas have potential to be developed and would respond to resident concerns that La Verkin is underdeveloped.

AREAS OF POTENTIAL

In a general plan City meeting, La Verkin residents identified the intersection of State Street and 500 North as a prime area for economic development. Some businesses that would do well in this location could be another grocery store, restaurant, or a regional farmers market. All of these opportunities can increase and support that tax base in La Verkin. Industries that currently have a large impact should be a focus in the City because the regional economy already supports them.

With the projected increase in population, demands for business like these are realistic in the coming future, and the city can make policy decisions now that make development and entry into La Verkin's economy easy.

Another area of potential are short-term rentals. Cities around the state are trying to learn how to capture the revenue that short-term rentals can produce. La Verkin will have to be willing to embrace innovative techniques to do so successfully.

[Graph of 3 development areas]

GOALS AND POLICIES

Goal 1. Priority Areas

Recognize the Economic Opportunity Areas identified by the community, and prioritize them for long-term development.

1. Support the creation of a local chamber of commerce.
2. Zone priority areas strategically.

Goal 2. Administrative Business Incentives

La Verkin is a business friendly community that actively seeks ways to encourage business.

1. Streamline the development process for priority businesses like restaurants and other tourism-related businesses.
2. Utilize incentives for desired businesses (i.e. tax increment financing).

POTENTIAL ACTION STEPS

1. Designate a council member who is responsible for business recruitment, relationship, or regulation that fit the local economy.
2. Zone the intersection of N State St and W 500 N for commercial development.

3. As resources become available, work with the Salt Lake Chamber of Commerce to receive the Governor's award for being a business-friendly community.
4. Review business licensing and development process for commercial business for inefficiencies that may cause the process to be more expensive for potential businesses.
5. Identify, inventory and assemble underutilized parcels for redevelopment within the commercial corridors and nodes.

TRANSPORTATION

Chapter Contents

Introduction

Community Survey

Existing Conditions

Future Growth

Impact Fees & Traffic Impact Studies

Roadway Design

Access Management

Public Transportation

Goals & Policies

Potential Action Steps

INTRODUCTION

To accommodate the transportation needs of current and future residents, visitors, and employees, La Verkin must maintain and protect its existing transportation system. The City must be able to service movement of motorized and non-motorized vehicles while being mindful of the existing infrastructure, City aesthetics, and the natural environment. In addition, transportation corridors should facilitate the need for future utility placement and maintenance.

Any expansion of the existing transportation system must be within the City's fiscal capacity. The cost of expanding the transportation network should mainly be placed on those entities seeking expansion in order to not place an undue burden on existing City residents and business owners.

In order to protect the character of the City, new transportation facilities should follow the transportation master plan map or seek to first amend it so that the new facilities add positively to existing neighborhoods and the larger community.

New transportation facilities should be sustainably designed in order to maximize durability, facilitate future needs, and minimize maintenance costs.

COMMUNITY SURVEY

Residents were asked about what would make transportation safer in La Verkin. The most common responses were adding more sidewalks, improving roadway widths, and adding more bike paths. Other responses included adding more crosswalks, adding more trails, and mass transit provided by the county. When asked about why residents in La Verkin bike, respondents said that biking to school, for exercise, or to go to church were the main reasons for biking. Three respondents chose the "other" option and said residents bike for recreation, to visit family and friends, and because it is the only mode of transportation available.

Residents were asked about which roads are congested in La Verkin. The most reported congested roads were Center Street, then 500 North, Main Street, 300 West, and State Street. The least-reported road was 200 North.

[Graphic on needed improvements]

EXISTING CONDITIONS

It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns of La Verkin. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the city. La Verkin has a unique network in the sense that everything feeds off SR-9 and SR-17 which are the main lifelines through the city.

Most of the roadways in La Verkin are two-lane roads. Most of them are between 22 and 28 feet of pavement. SR-9 and SR-17, which are owned and maintained by UDOT, are wider than 28' through the heart of La Verkin and are 4-lane roadways.

On these roads there were 208 reported accidents from 2010 to 2017, 142 of those accidents occurred on SR-9. Because La Verkin's main corridors are the state highways, a total of 71 (out of 153 during 2010-2017) accidents were due to local street traffic intersecting with the highway. The highway intersections with the most accidents were 500 N and Center St. This is important to understand because it should influence how future improvements are made and how access is managed. Safety can be improved by limiting access to certain roads or including traffic calming on certain roads.

Maintenance of the existing transportation facilities and construction of new facilities come primarily from revenue sources that include La Verkin City general fund, federal funds, and State Class C funds. Financing for local transportation projects consists of a combination of federal, state, and local revenues. However, this total is not entirely available for transportation improvement projects, since annual operating and maintenance costs must be deducted from the total revenue.

[Current Municipal Transportation overview map]

FUTURE GROWTH

La Verkin's roadway system is the primary route that people use to get to Zion National Park. Zion has had a steady growth in annual visitation since visitation data started being collected in 1979, but since 2013 Zion has experienced exponential growth, reaching the milestone of over 4.5 million visitors in 2017. With increased visitation has come increased vehicular traffic.

As part of planning for this increased growth in trips through the City, a transportation master plan was created to support the general information and recommendations of this plan. A major component of a transportation master plan is travel demand modeling. This process determines what share of daily trips roads within the City will garner, thus letting the City determine where roads need to be built and what roads need to be improved.

The most recent version of the Dixie Metropolitan Planning Organization (DMPO) model had a limited roadway network in La Verkin outside of UDOT roadways. So, in order to create a more comprehensive roadway network and to more accurately capture traffic volumes on city roadways the network was expanded for the transportation master plan.

The map has three road classifications: major arterials, minor arterials, and minor collectors. Collector streets provide for traffic movement between local streets and arterial streets and provide access to abutting land uses. Arterial streets provide major through-traffic movement between geographic areas. These roadways typically have some form of access control that limits the location of driveways. With the projected increase in traffic along UDOT roadways, traffic could potentially divert to city collectors to avoid congestion. La Verkin could consider implementing traffic calming on collectors if cut-through traffic is observed.

IMPACT FEES AND TRAFFIC IMPACT STUDIES

La Verkin City does currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle increased growth and mitigate congestion that is currently being realized on the roadways in the city. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, La Verkin may consider requiring a Traffic Impact Study (TIS) for any new development. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from the new development. Since residential and private roads are not part of the Future Road Way map, TIS reports allow the City flexibility when deciding these smaller roads locations.

ROADWAY DESIGN

A safe transportation system is one of the top priorities of La Verkin City. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. Residential streets should be designed in a curvilinear method in order to reduce or eliminate long straight

stretches of residential roadways, which encourage speeding and cut-through traffic. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should encourage traffic calming devices and have plenty of safe pedestrian street crossings. Minor collectors should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or end in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which La Verkin already has in some parts of the City.

[Current Municipal Transportation Overview map]

ACCESS MANAGEMENT

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating location, number, spacing and design of access points to minimize site access conflicts and maximize traffic capacity of a roadway.

Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing. A detailed plan for how access management will be handled is included in the transportation master plan. Since the main road through the City is a state highway the City cannot control access on it, but on local collectors the City can focus on more access to slow down traffic and minimize cut-through traffic as the state highway gets more congested.

PUBLIC TRANSPORTATION

La Verkin could benefit from increase public transportation services. If done correctly, public transportation services can reduce traffic on roads and deal with some of the traffic for Zion National Park. Essential to this system is connectivity to areas outside of the City's boundaries on a regional scale. A separate study should be conducted to determine regional transportation plans and how La Verkin can assist in the realization of the plans.

Also essential to an optimized transportation system is bike and pedestrian infrastructure because often those who use public transportation need to bike or walk from stations to their destinations.

GOALS AND POLICIES

Goal 1. Impact Fees and Traffic Impact Studies

Existing residents and business owners should not have to bear the costs generated by new development in La Verkin.

1. La Verkin will use various requirements and tools to help fund transportation projects.

Goal 2. Roadway Design

La Verkin will continue to implement innovative design techniques to keep roads safe and efficient.

1. The City will work with state, region, and county partners to design standards for roadway and intersection improvements that safely and efficiently accommodate existing and projected traffic patterns and circulation.
2. La Verkin supports efforts to reduce conflicts between different forms of transportation on major corridors.

Goal 3. Access Management

Proper access on roads will be regulated to maximize safety and maintain efficiency.

1. Access management will follow principles set forth in the transportation master plan.
2. La Verkin will consider more frequent access on future local collectors to discourage through traffic from the state highway.

Goal 4. Bike and Pedestrian Improvements

La Verkin provides support for all forms of transportation.

1. Create an integrated network of safe and efficient roadways, sidewalks and trails that create transportation options.
2. La Verkin supports future transit investments that would serve La Verkin residents as well as those that would reduce vehicle trips to Zion National Park.
3. As resources are available, La Verkin will ensure that sidewalks are safe and well maintained.
4. As resources become available La Verkin will seek to plan public transportation options in further detail, including working with state and county plans.

POTENTIAL ACTION STEPS

1. Create a way to require transportation impact studies with new development.
2. Update the current program of street and highway landscaping (i.e. street trees) to enhance the appearance of the City's circulation system by requiring more trees.
3. Create standards for access and maximum parking in the zoning ordinance, as well as options for businesses to place parking in the rear of lots to create a more walkable environment.
4. Partner with the Dixie Metropolitan Planning Organization to support and prioritize future transit investments that would serve La Verkin.
5. Convene local community volunteers to make recommendations on safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.
6. Work with Hurricane and Toquerville on future active transportation plans that will connect all of the existing trail systems.

HOUSING

Chapter Contents

Introduction

Community Survey

Existing Conditions

Moderate Income Housing

Future Demand

Goals & Policies

Potential Action Steps

INTRODUCTION

Quality housing is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, pride in community, and the long-term viability of the City as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and income contributes to the City's vibrancy and economic success.

Yet, affordability continues to be a problem in Washington County. Tourism and high growth rates create a significant demand. In recent years, housing costs have risen faster than household incomes. Higher land prices, excessive lot sizes, low density zoning, and stringent infrastructure requirements drive up the cost of housing, excluding many people of limited means.

COMMUNITY SURVEY

As part of the survey, residents were asked about why people live and move to La Verkin. 36% of residents responded that people move to La Verkin because of the affordable housing costs. When asked what they would look for when moving, 21% said large lots with space between neighbors, 21% neighborhood character and aesthetics, 14.3% said feeling safe, and 7% said affordability.

[Graph of survey results above]

EXISTING CONDITIONS

Assessing the community's housing stock in a general plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. La Verkin is a city of high community character, quality housing stock, and a welcoming and diverse population. Member of the La Verkin community share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

According to the ACS 2012-2016 data there is a total of 1,372 housing units. Of those units, 144 are vacant. A majority of the housing types are single-family detached homes with 64 attached single-family units. There are 46 multi-family units, and 92 mobile homes.

[Graph of above data]

MODERATE INCOME HOUSING

Accurate data is limited for smaller communities like La Verkin. According to the 2016 American Community Survey, the median home value of an owner-occupied home in La Verkin is \$136,500. The county is reported as having the same median home value.

Based on the standard that “moderate income housing” is intended for citizens at 80% of the annual median income, the median income for the county is \$52,865. Therefore, the income level that defines La Verkin’s moderate income supply is \$42,292.

Using the assumption that 1/3 of a monthly income goes to housing expenses, including utilities and insurance, total housing cost for a moderate-income household would not exceed \$1,174 per month in Washington County. Also, assuming that a mortgage has a 30-year loan fixed at 3.71% interest, approximately 63% of La Verkin housing units are affordable or 862 units.

FUTURE DEMAND

With population projections predicting approximately 7,682 people in La Verkin in 2030, we can get an idea on how many additional housing units will be required. If the same average household size of 3.21 people per household (from 2010 Census) is assumed, it can be predicted that approximately 1,021 additional housing units will be required in 2030. That projected number is not an exact number, but an estimate that can help decision makers get an idea of what to plan for in the future. That many new units will need areas to locate to and public services to support them.

Areas have already been identified by the city that would be favorable to new housing developments. One in particular is what residents call the “topside” or “east bench” area of the City. This area has been identified by the city to be a location where they would like to see some master planned developments or a planned unit development. Housing in this area should mainly be single-family residential with varying lot sizes. The whole purpose of a planned community is to allow flexibility in configuration, density, and use. Certain housing types should not be permitted like RV parks, mobile homes, and other temporary housing.

GOALS AND POLICIES

Goal 1. Housing Stock

La Verkin seeks to develop an assortment of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, retirement housing, and vacation homes dispersed throughout the city.

Goal 2. Moderate Income Housing

La Verkin seeks to equitably provide housing for its residents.

1. La Verkin will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met and that housing stays affordable.

Goal 3. Quality Housing

La Verkin should approve development proposals that meet the high expectations of residents.

1. Due to the high amounts of moderate income housing, support housing developments that are constructed out of high quality materials and are intended for owner occupancy, even in the case of multi-family developments.

POTENTIAL ACTION STEPS

1. Develop zoning regulations that incentivize infill and redevelopment of aging housing stock.
2. Regularly evaluate regulations of vacation homes based on current state statutes and their effects on the community.
3. Periodically perform moderate income housing analysis to ensure demand has not overcome supply.
4. Adopt design guidelines for multi-family and master planned development proposals.
5. Update zoning ordinances to require amenities for large subdivisions, master planned developments, and multi-family housing.

PARKS AND RECREATION

Chapter Contents

Introduction

Community Survey

Existing Conditions

Potential Improvements

Goals & Policies

Potential Action Steps

INTRODUCTION

Quality parks and recreation services and facilities help improve the quality of life for La Verkin residents. La Verkin desires to maintain and cultivate recreational opportunities that serve the interests of both residents and visitors. Recreation opportunities are crucially important drivers of the local and regional economy. La Verkin can capitalize on visitation to nearby national parks and beautiful areas through the City's parks and recreation assets. If the City's parks and recreation assets are improved people who drive through the City to get to national parks will be more inclined to stay and experience La Verkin.

COMMUNITY SURVEY

Residents were asked if they were trying to impress someone visiting La Verkin, where they would take them. 36% mentioned the overlook, 29% mentioned confluence park, and 7% mentioned the shooting range.

Respondents also commented on the need to improve existing trails. In a public meeting, residents indicated a desire for a trail going around the rim of the city. Another topic of discussion in the meeting was a potential community recreation and events center that could be built in the future.

[Graph of Where They Would Take People results]

EXISTING CONDITIONS

The most significant existing recreation opportunities in La Verkin include Confluence Park and the Overlook Trail. Currently the Overlook Trail ends abruptly, and large developments with community parks are rare. The City recently purchased land for a new park to the south of the City that will be developed in the near future.

Overall, La Verkin has many opportunities to supply amenities for its residents that have not been provided yet. The city also has ordinances that require open space within developments.

POTENTIAL IMPROVEMENTS

Areas of the City that are not suitable for commercial and residential development can be preserved and used as park locations. For example, the overlook and rim of the City are prime areas for a trail that are relatively undisturbed by development. Currently, there is a

trail but it does not extend as far as it could. A trail could improve the quality of life for residents and protect sensitive areas from development. It could become a perimeter trail that encircles the entire City. Also, some trails could be developed for OHV along the pipeline trail.

Also, areas within the City that are vacant or dilapidated can be acquired by the city to develop a multi-purpose center that can be used for a variety of community activities. Some examples of activities that could take place in such a multi-purpose center are a farmers market, reception space, splash pads, classes, and exercise space. Residents have also expressed an interest in pickleball courts. A prime area for this could be next to already existing City Buildings like the City Office.

The City also wished to express a desire to annex the Pah Tempe Hot Springs. It is currently an amenity but could be used more efficiently if under the City's jurisdiction.

Overall, improvements to the current parks and recreation system should be evaluated by both current resident interest, and for strategic purposes to get people who drive through La Verkin for national parks to stay and enjoy La Verkin itself.

[Future Recreation map]

GOALS AND POLICIES

Goal 1. Park Improvement and Maintenance

La Verkin seeks to maintain park and recreation facilities to improve quality of life and area property values.

1. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.
2. Use citizen volunteers for park maintenance projects.

Goal 2. Provide Recreation Opportunities

La Verkin encourages the development and maintenance of parks with quality recreational facilities dispersed throughout the community.

1. As resources are available, work with county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.

2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future park and recreational needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.

Goal 3. Public/Private Cooperation

La Verkin supports public/private cooperation in developing park improvements, recreational services, and facilities.

1. Support joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
2. Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees and partial fulfillment of park and recreational requirements in developments that will generate need beyond current recreation infrastructure capacity.

POTENTIAL ACTION STEPS

1. Develop a trails master plan that includes a trail that connects the east and west sides of the city through natural areas.
2. Develop a parkland dedication ordinance as part of zoning ordinance and development exactions.
3. Seek out state funds for recreation programs and facilities.
4. Acquire ROW for trail network as development is proposed.
5. Explore suggestions in this plan and determine how much improvements would cost.

PUBLIC FACILITIES

Chapter Contents

Introduction

Community Survey

Culinary Water

Secondary Water

Sewer System

Emergency Preparedness & Resilience

Serving Development on “Top Side / East Bench”

Goals & Policies

Potential Action Steps

INTRODUCTION

The intent of the public facilities chapter is to explain the various services within the city, such as water, sewage, electrical and natural gas. These services represent the public's investment in the development and operation of La Verkin. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Development in the future may cause a demand for more public utilities. It is La Verkin's goal to provide utilities to everyone equitably and for all parties to share equally in the cost of new infrastructure.

COMMUNITY SURVEY

As part of the community survey, residents were asked which utilities are in most need of expansion or improvement. 29% said secondary water, 14.3% said high speed internet (fiber), 7% said culinary water, and 14.3% said stormwater systems. These numbers should be used when determining what improvements should be improved as funds become available.

[Graph of survey results]

CULINARY WATER

La Verkin's culinary water system is supplied by water rights that come from two springs and a well (Upper Ash Creek, the Toquerville Spring, and Cottam Well – all of which are groundwater). Currently, the water is supplied by a water system which has two pumps and two treatment plants. According to Utah Department of Environmental Quality, the system has 1,660 residential connections and three commercial connections. There are currently two storage tanks with a total capacity of 2,500,000 gallons.

In 2017, La Verkin City prepared a Culinary Water Master Plan. This plan contains some projections of demand for culinary water 20 to 40 years into the future. In 2015, residential connections used approximately 301 gallons a day and business connections used approximately 1,382 gallons a day. These rates are used to calculate estimates of demand for culinary water per day and minute. According to the master plan, in 20 years there will be a demand for 561 gallons per minute. The current culinary water can handle 1,753

gallons per minute. Therefore it is expected that there will be sufficient capacity for at least 20 years.

The plan projects demand for 975 gallons per minute with a surplus of 778 gallons per minute 40 years from now. A large portion of this surplus water will be provided by the Cottam Well, which constitutes a large portion of the surplus in the system. This means that the city has sufficient culinary water resources for the next 20 to 40 years if the growth of the population continues as projected.

SECONDARY WATER

The most recent master plan for secondary water was conducted in 2010. Therefore, some of the numbers in this plan may be in need of revision. La Verkin's secondary water system is fed by a combination of water rights and is made-up of contract holders and lessees. Most of the secondary water rights come from the Virgin River and are classified as Industrial or irrigation.

[Public Facilities Overview Map]

The contract holders are shareholders from the La Verkin Bench Canal Company that maintain a right of delivery of the previous shareholder allotment. However, the contract holders are not shared owners of the system, the secondary water system is solely owned by the City of La Verkin. The lessees are made up of residences that come on to the water system through the City. Contract holders have set amounts of allotments equivalent to 4.39 ac-ft per allotment per year. City allotments are used to supply the lessees of the system, and vary in usage. Residences without secondary lessee connections or contract allotments use culinary water for their outdoor usage.

The City has a total ability to allow 461 ac-ft. In 2010, supply exceeded demand with a surplus of 204 ac-ft. The projected use of secondary water in 2030 is a different story. The total supply required for secondary water rights according to the 2010 projections is 1,070 ac-ft, with a deficit of 609 ac-ft. That means the City's system is expected to need improvement by 2030 in order to handle the deficit.

Suggested improvements in the master plan include the education of system users to conserve water, water reuse, and securing additional water rights. Water source capacity will also need to be increased and the plan offered some solutions. Water right alteration can be explored since the water right amount had not yet been exceeded in 2010. This will only temporarily solve the source capacity deficiency and will need to be looked at in the near future as the system grows.

The City can build a storage tank to provide the additional flow at peak time, but this would be an expensive and temporary solution. The City can implement restrictions on usage at different times or have a rotation schedule to reduce the peak usage; this will also be a temporary solution. The City can acquire additional rights or make agreements with the Washington County Water Conservancy District to provide the additional source capacity needed.

Overall, the secondary water system needs the most attention according to master plans and public feedback. The 2010 master plan's suggestions can still be followed, but the plan should still be updated relatively soon.

SEWER SYSTEM

The sewer system is managed by Ash Creek Special Service District (SSD). The gravity fed system flow southwest to Hurricane where it is treated through sewage lagoons. The system is adequate to meet the demand that is currently in La Verkin.

To meet future demand, the SSD is making plans for the Confluence Park Treatment Plant, which would be located at the south end of La Verkin. This would greatly reduce the travel distance of the sewage in La Verkin, which will allow for capacity expansion in La Verkin as well as neighboring communities.

The SSD is aware that there may be future development on the bluff east of La Verkin. They are working with La Verkin as well as Virgin to find ways to provide a sewer system if development occurs on top of the bluff.

EMERGENCY PREPAREDNESS AND COMMUNITY RESILIENCE

It is possible that in the future La Verkin may experience an event or natural disaster that constitutes a state of emergency. These disasters may include flooding from the river or land/rockslides from the hillside surrounding the city.

Fires also have the potential to damage the community.

The best way the community can prepare for these type of occurrences is to have a plan in place with members of the community appointed with responsibilities that know what to do during the emergency.

SERVICING DEVELOPMENT ON THE “TOP SIDE / EAST BENCH”

It is La Verkin's position that development will pay its own way. Meaning, that any planned community development up on the Top Side / East Bench must pay for the extension of services to the development. Any development that undertakes the process of extending services to their area will work closely with the City Public Works Department to determine whether planned systems will be able to adequately service the area.

Ownership of built services will be given to the City when construction is complete. Impact fees should also be considered to help mitigate the strain residential units might place on existing systems. This money can be used to obtain water rights, expand storage tanks, improve water treatment plants, and more. Most likely, a pump will need to be built to service the area with culinary water.

It will not be very likely that the first developer to open the area will want to pay for all the utilities since other developments in the future will benefit from the extension of services. In order to avoid this issue, the City can pursue the option of a development agreement that gives the option to have future developers pay some of the initial cost of extending services back to the first developer who opened the area.

[Current Irrigation Overview map]

GOALS AND POLICIES

Goal 1. Service Equity

La Verkin will make every effort to allocate the cost of public services, facilities, and utilities in a fair and equitable way.

1. The costs of new development in La Verkin are primarily the responsibility of the developer.
2. La Verkin will continually refine its Land Use Ordinances to clarify that the applicant for any land use application approval is responsible for all required infrastructure at the required level of service.
3. New and expanded public facilities and services are provided and financed through development service fees.

Goal 2. System Integrity

La Verkin will maintain its public systems' physical and fiscal integrity.

1. The City will periodically conduct specific master plans of its different infrastructure systems in order to maintain an accurate understanding of capacity and performance issues.

2. As part of the annual budget process, rates for services will be reviewed and adjusted for inflation and projected demand.
3. Evaluate the implications of land use decisions on the city's long-term fiscal sustainability.

Goal 3. Secondary Water

Secondary water is one of the most stressed systems in the community and should be a priority for research and improvement.

1. Conservation of secondary water is preferred to investments in system capacity.
2. La Verkin supports safe and productive use of reclaimed water in ways that comply with state and federal law.
3. La Verkin supports the use of water-wise landscaping.

Goal 4. High-Speed Internet

High-speed internet is becoming more important in today's society and will greatly improve the quality of life for La Verkin residents when improved.

1. La Verkin supports continual improvement of fiber and broadband service networks.
2. Internet facilities should blend in with and complement surrounding land uses and should not interfere with La Verkin's viewshed.

Goal 5. Sewer System

Before significant future development occurs, La Verkin needs to work with Ash Creek Special Service District to identify improvement projects.

1. La Verkin City supports the expansion of sewer capacity to the extent that the improvements align with the vision of its general plan.

Goal 6. Emergency Preparedness

La Verkin will ensure that development occurs in a way that mitigates potential effects of natural hazards, and will work as a community to prepare for them.

1. The City would like to coordinate and participate with all community-based preparedness efforts.

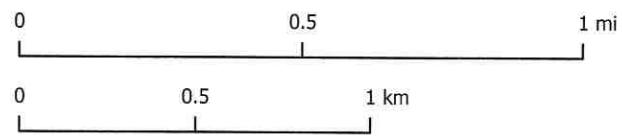
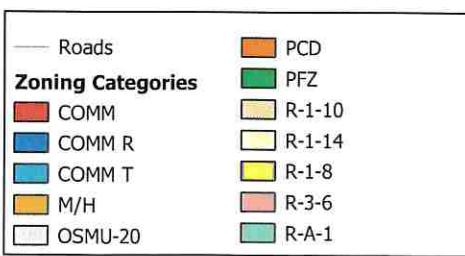
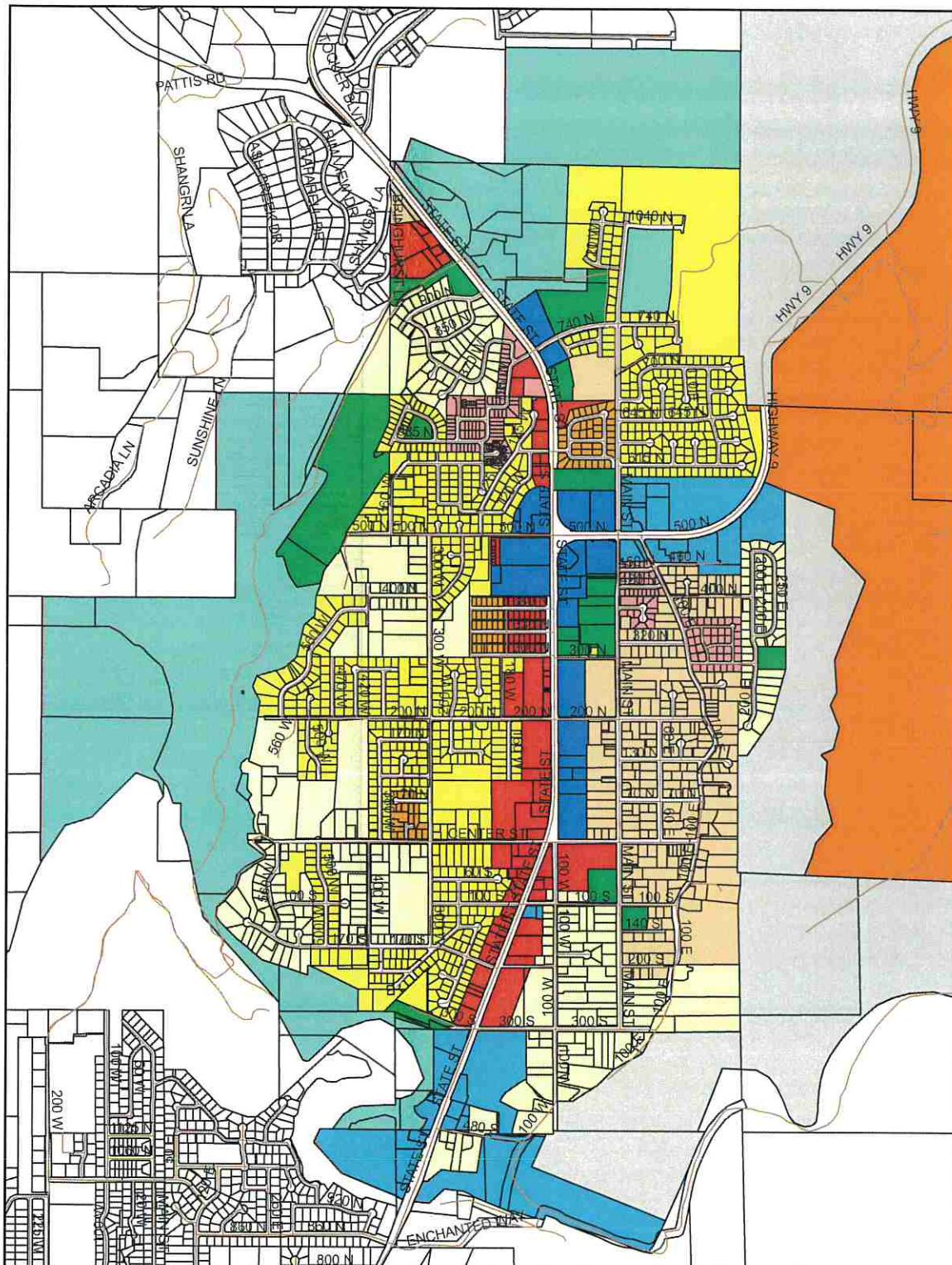
POTENTIAL ACTION STEPS

1. As resources permit, conduct public education initiatives regarding conservation of water use.

2. Compile and updated secondary water system master plan that also explores issues such as conservation pricing policies.
3. Identify and implement data gathering and analysis of consumptive water use for secondary connections by leveraging smart meters.
4. Consult with the State of Utah Broadband Outreach Center to discuss ways to improve high-speed internet service.

LA VERKIN CITY
GENERAL PLAN 2018
APPENDIX

La Verkin Zoning



Effective 11/6/2025

**10-20-405 Public hearing by planning commission on proposed general plan or amendment
-- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.**

(1)

- (a) After completing the planning commission's recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
- (b) The planning commission shall provide notice of the public hearing, as required by Section 10-20-204.
- (c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3)

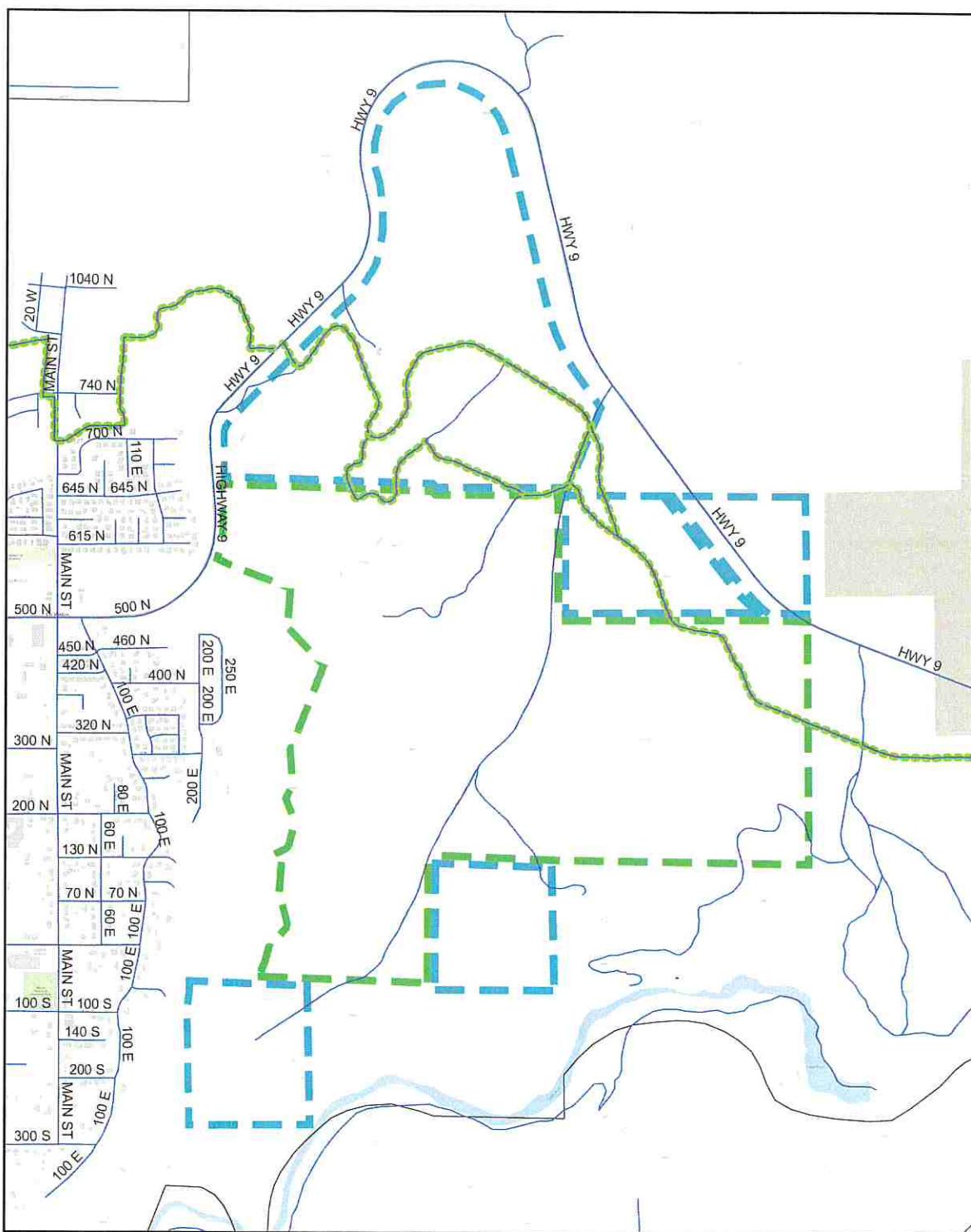
- (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that the legislative body considers appropriate.
- (b) If the municipal legislative body rejects the proposed general plan or amendment, the legislative body may provide suggestions to the planning commission for the planning commission's review and recommendation.

(4) The legislative body shall adopt the following elements and plans in conformity with the requirements of Section 10-20-404:

- (a) a land use element;
- (b) a transportation and traffic circulation element;
- (c) for a specified municipality as defined in Section 10-21-101, a moderate income housing element; and
- (d) except for a city of the fifth class or a town, on or before December 31, 2025, a water use and preservation element.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

La Verkin Top Side Zion Corridor Trail - Possible Alignments



Roads
••• Multi-Use Trail
— Road alignments
G City boundary

Land Owners

Private

SITLA

Esri Topographic

EST Topographic

The figure consists of two horizontal number lines. The top line is labeled with '0', '0.5', and '1 mi'. It has a vertical tick mark at 0, a tick mark at 0.5, and a vertical tick mark at 1. There is a short horizontal line segment between the 0.5 and 1 tick marks. The bottom line is labeled with '0', '0.5', and '1 km'. It has a vertical tick mark at 0, a tick mark at 0.5, and a vertical tick mark at 1. There is a short horizontal line segment between the 0.5 and 1 tick marks.



Effective 11/6/2025

10-20-408 Effect of official maps.

(1) Municipalities may adopt an official map.

(2)

(a) An official map does not:

(i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (2)(b)(iii); or

(ii) require a municipality to immediately acquire property it has designated for eventual use as a public street.

(b) This section does not prohibit a municipality from:

(i) recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with Section 10-20-911;

(ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or

(iii) requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with Section 10-20-911.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

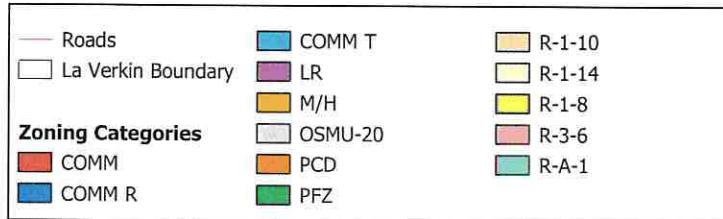
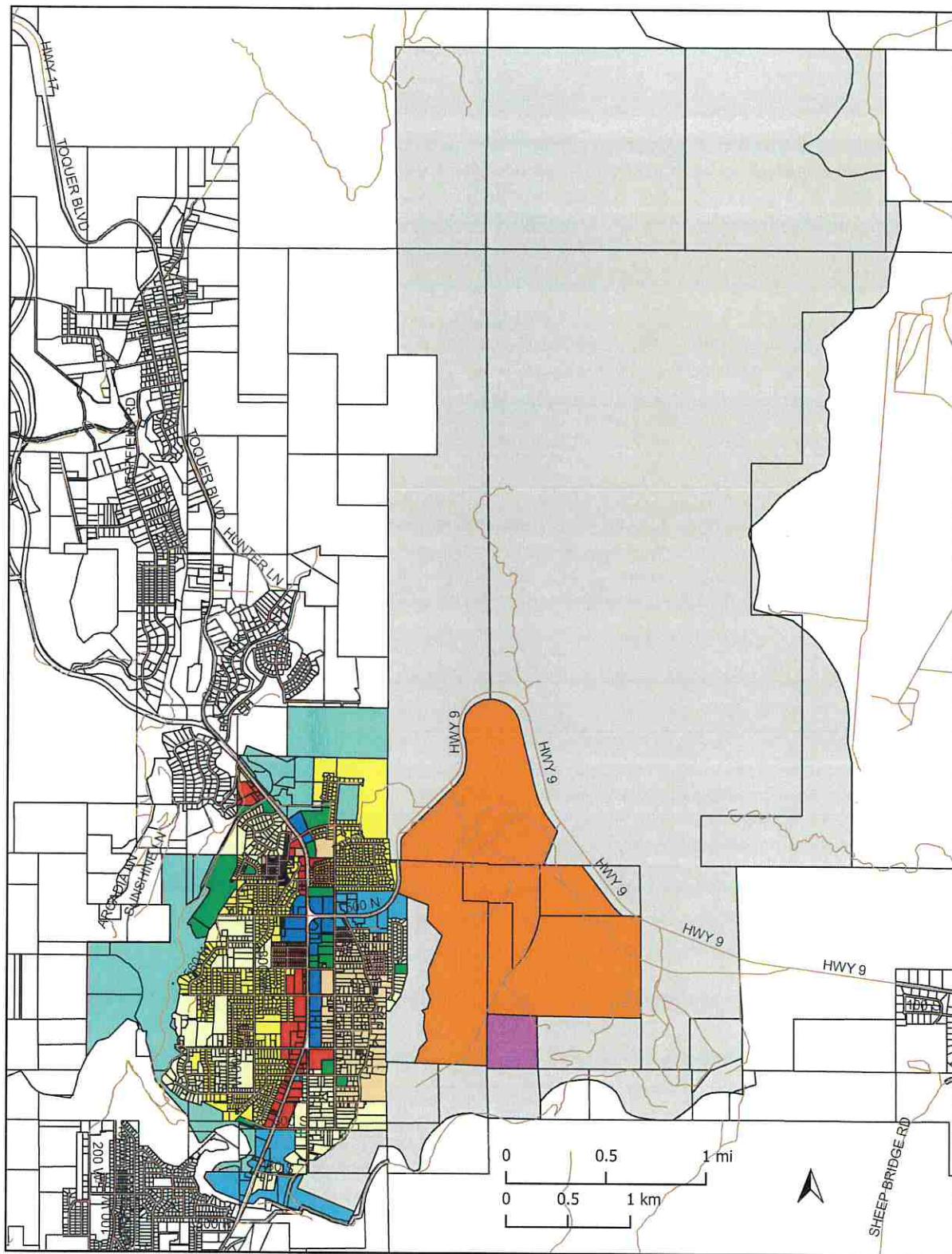
Effective 11/6/2025

10-20-406 Effect of general plan.

Except as provided in Section 10-20-407, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

La Verkin Zoning



October 2025

Effective 11/6/2025

10-20-401 General plan required -- Content.

- (1) To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.
- (2) The general plan may provide for:
 - (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and clean energy resources;
 - (e) the protection of urban development;
 - (f) if the municipality is a town, the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by an affected entity; and
 - (j) an official map.
- (3) Subject to Section 10-20-404, the municipality may determine the comprehensiveness, extent, and format of the general plan.
- (4) Except for a city of the fifth class or a town, on or before December 31, 2025, a municipality that has a general plan that does not include a water use and preservation element that complies with Section 10-20-404 shall amend the municipality's general plan to comply with Section 10-20-404.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

Effective 11/6/2025

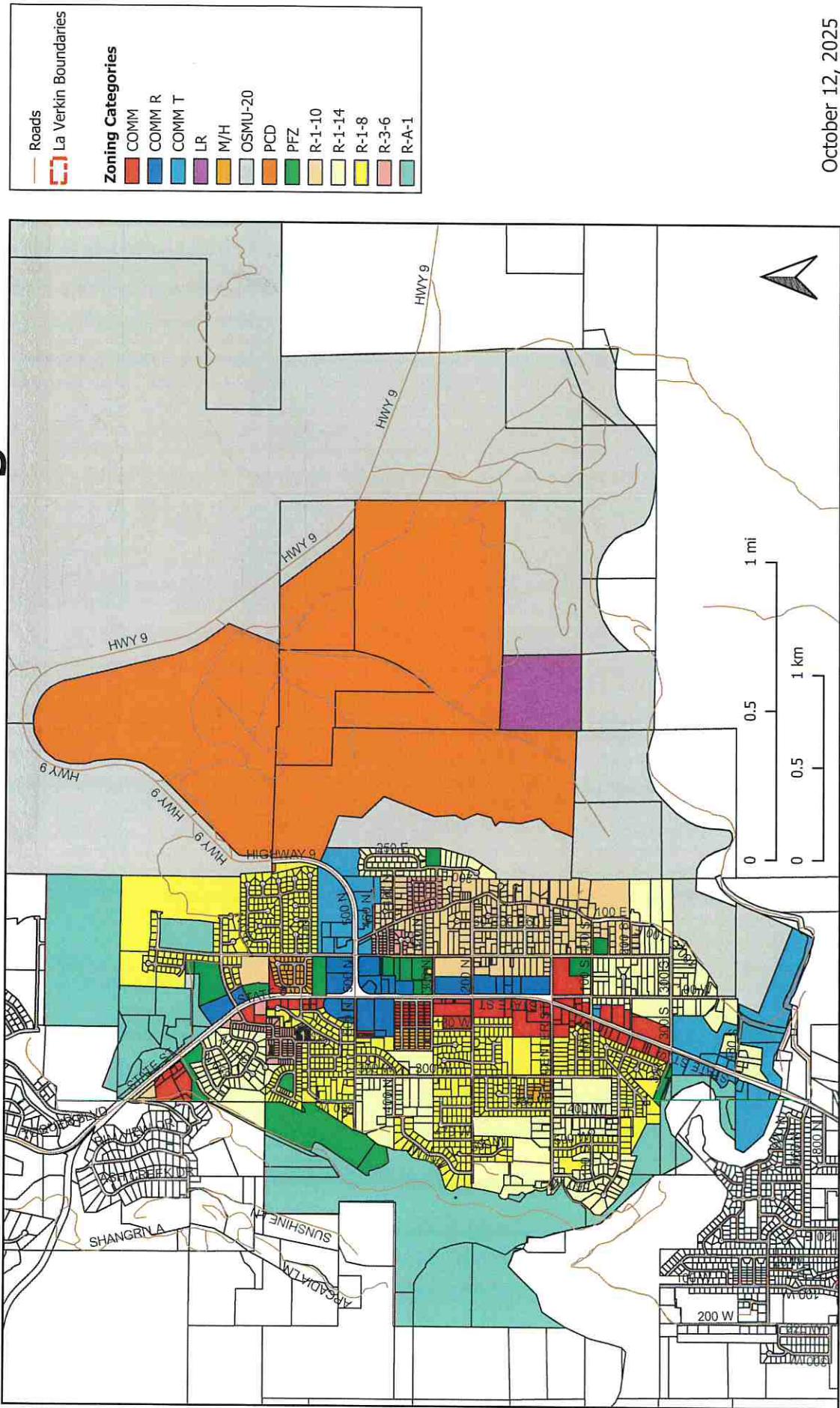
10-20-407 Public uses to conform to general plan.

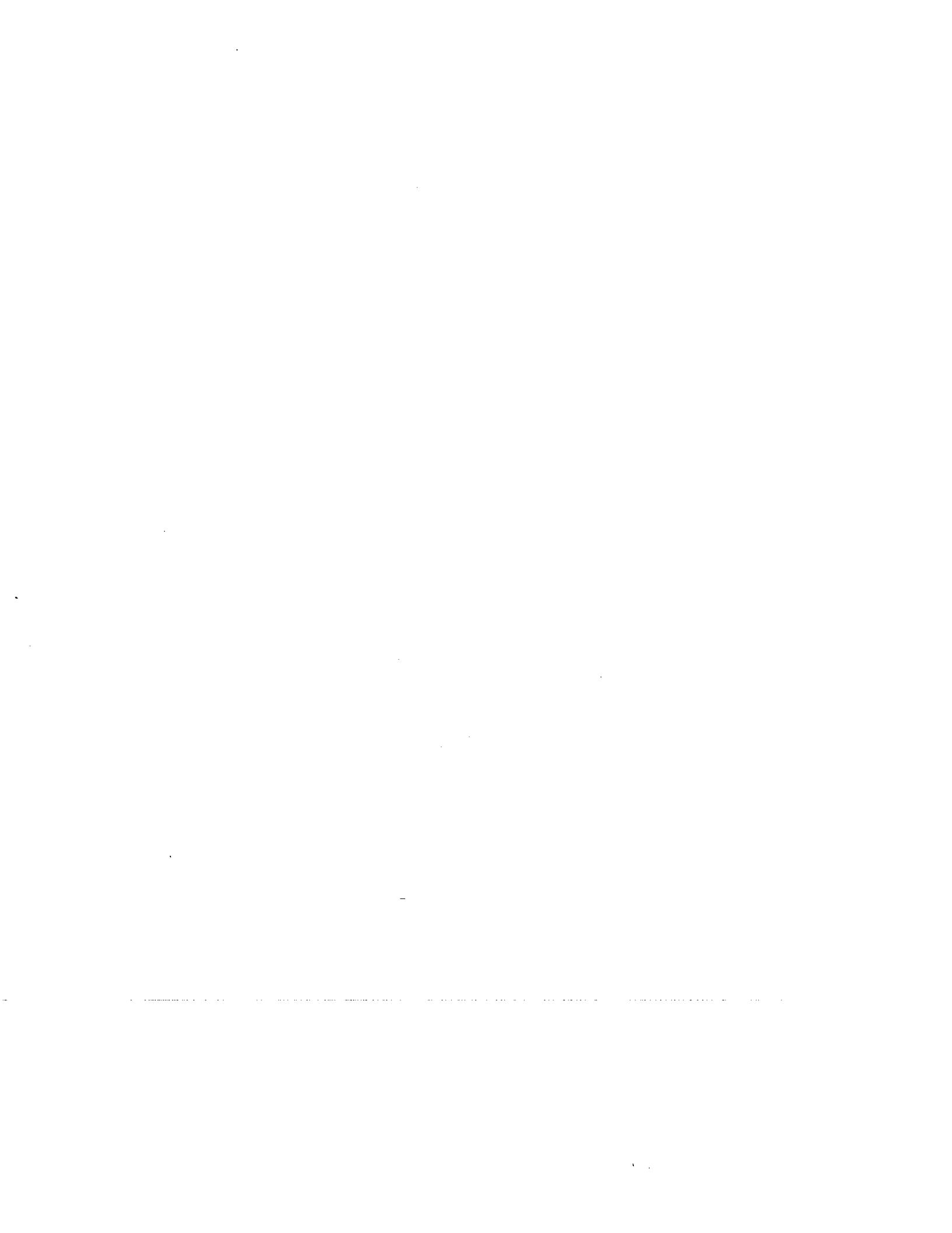
After the legislative body has adopted a general plan, the following public properties may not be constructed or authorized unless the public property conforms to the current general plan:

- (1) a street, park, or other public way, ground, place, or space;
- (2) a publicly owned building or structure; and
- (3) a public utility, whether publicly or privately owned.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

La Verkin Zoning





Effective 11/6/2025

10-20-404 General plan preparation.

(1)

- (a) The planning commission shall provide notice, as provided in Section 10-20-203, of the planning commission's intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing the planning commission's recommendation.
- (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
- (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
- (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2)

- (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate;
 - (B) includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (C) except for a city of the fifth class or a town, is coordinated to integrate the land use element with the water use and preservation element; and
 - (D) except for a city of the fifth class or a town, accounts for the effect of land use categories and land uses on water demand;
 - (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;
 - (iii) a moderate income housing element that meets the requirements of Section 10-21-201; and
 - (iv) except for a city of the fifth class or a town, a water use and preservation element that addresses:

- (A) the effect of permitted development or patterns of development on water demand and water infrastructure;
- (B) methods of reducing water demand and per capita consumption for future development;
- (C) methods of reducing water demand and per capita consumption for existing development; and
- (D) opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

(b) In drafting the land use element, the planning commission shall:

- (i) identify and consider each agriculture protection area within the municipality;
- (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and
- (iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.

(c) In drafting the transportation and traffic circulation element, the planning commission shall:

- (i)
 - (A) consider and coordinate with the regional transportation plan developed by the municipality's region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization; and
- (ii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.

(d) In drafting the water use and preservation element, the planning commission:

- (i) shall consider:
 - (A) applicable regional water conservation goals recommended by the Division of Water Resources; and
 - (B) if Section 73-10-32 requires the municipality to adopt a water conservation plan in accordance with Section 73-10-32, the municipality's water conservation plan;
- (ii) shall include a recommendation for:
 - (A) water conservation policies to be determined by the municipality; and
 - (B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;
- (iii) shall review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;
- (iv) shall consider principles of sustainable landscaping, including the:
 - (A) reduction or limitation of the use of lawn or turf;
 - (B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
 - (C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
 - (D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
 - (E) reduction of yard waste; and
 - (F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;

- (v) shall consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect:
 - (A) water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114; and
 - (B) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;
- (vi) shall consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake;
- (vii) may include recommendations for additional water demand reduction strategies, including:
 - (A) creating a water budget associated with a particular type of development;
 - (B) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;
 - (C) providing one or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;
 - (D) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and
 - (E) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and
- (viii) for a town, may include, and for another municipality, shall include, a recommendation for low water use landscaping standards for a new:
 - (A) commercial, industrial, or institutional development;
 - (B) common interest community, as defined in Section 57-25-102; or
 - (C) multifamily housing project.

(3) The proposed general plan may include:

- (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of:
 - (A) air;
 - (B) forests;
 - (C) soils;
 - (D) rivers;
 - (E) groundwater and other waters;
 - (F) harbors;
 - (G) fisheries;
 - (H) wildlife;
 - (I) minerals; and
 - (J) other natural resources; and
 - (ii)
 - (A) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters;
 - (B) the regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas;
 - (C) the prevention, control, and correction of the erosion of soils;
 - (D) the preservation and enhancement of watersheds and wetlands; and
 - (E) the mapping of known geologic hazards;

- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
- (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
- (e) recommendations for implementing all or any portion of the general plan, including the adoption of land and water use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
- (f) provisions addressing any of the matters listed in Subsection 10-20-401(2) or Section 10-20-403; and
- (g) any other element the municipality considers appropriate.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

ORDINANCE NO. 2026 - 01

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH,
AMENDING SECTION 10-1-6 OF THE LAVERKIN CITY CODE, BY REMOVING,
ADDING / INSERTING CERTAIN TERMS AND DEFINITIONS, AND PROVIDING
FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of LaVerkin, Utah has previously enacted Section 10-1-6 of the LaVerkin City Code; and

WHEREAS, said City Council now deems it necessary and desirable to amend the provisions of said Section 10-1-6; and

WHEREAS, said City Council having determined, after notice and public hearing as required by law, that said amendments to Section 10-1-6 are in the best interests of the residents of the City of LaVerkin,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Section 10-1-6 of the LaVerkin City Code shall be, and is hereby, amended as follows:

1. The following terms/definitions shall be added to Section 10-1-6:

ACCESSORY BUILDING OR ACCESSORY STRUCTURE: Means a building or structure located on the same lot as the primary structure that is subordinate to, and the use of which is incidental to, that of the primary building or structure. An accessory building or structure is a non-habitable building or structure. Accessory buildings or structures in residential zones shall be a maximum of one story in height

ATTACHED TO THE PRIMARY BUILDING: means a structure or unit is physically connected to the main building by a shared wall, floor, roof, and often includes a door providing interior access. This connection makes it an extension of the main house rather than a separate, stand-alone structure.

LOT COVERAGE - Means the total area of a lot covered by any structure or building on the lot. Lot coverage does not mean or shall not mean typical lot landscaping, a pool or patio cover

2. The following definitions/phrases shall be deleted from Section 10-1-6:

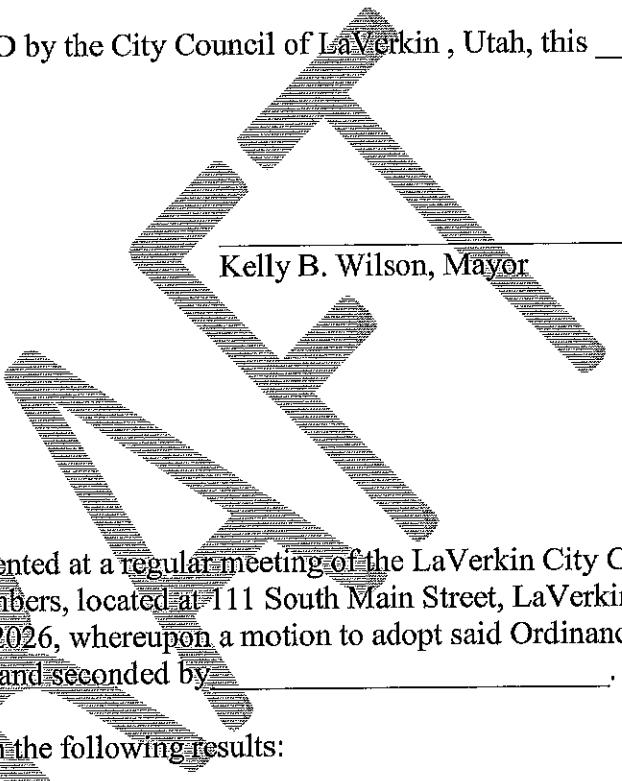
DETACHED ACCESSORY DWELLING UNIT (DADU): An accessory dwelling unit created or established and operated or used: (a) outside of a primary dwelling or residence, and having its own separate outside entrance; and (b) within the appropriate and relevant setbacks established by law or ordinance, and not encumbering dedicated rights-of-way; and (c) in accordance with the provisions of Section 10-7-22.

ACCESSORY USE OR STRUCTURE: A use or structure on the same lot and of a nature customarily incidental and subordinate to the principal use or structure.

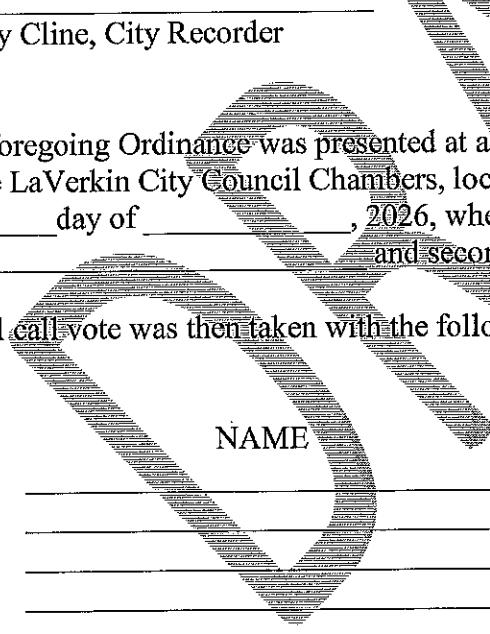
3. Except as modified hereby, all other terms/definitions of Section 10-1-6 shall remain in full force and effect.

BE IT FURTHER ORDAINED that this ordinance shall take effect at the earliest possible time after publication and posting as required by law.

PASSED AND APPROVED by the City Council of LaVerkin, Utah, this _____ day of _____, 2026.


Kelly B. Wilson, Mayor

ATTEST:


Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2026, whereupon a motion to adopt said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

NAME	VOTE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Nancy Cline, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH,
AMENDING SECTION 10-7-21 OF THE LAVERKIN CITY CODE.

WHEREAS, the City Council of LaVerkin, Utah has previously enacted Section 10-7-21 of the LaVerkin City Code; and

WHEREAS, said City Council now deems it necessary and desirable to amend the provisions of said Section 10-7-21; and

WHEREAS, said City Council having determined, after notice and public hearing as required by law, that said amendment to Section 10-7-21 is in the best interests of the residents of the City of LaVerkin,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Section 10-7-21 of the LaVerkin City Code shall be, and is hereby, amended as follows:

1. Section 10-7-21 B is hereby amended in its entirety to read as follows:

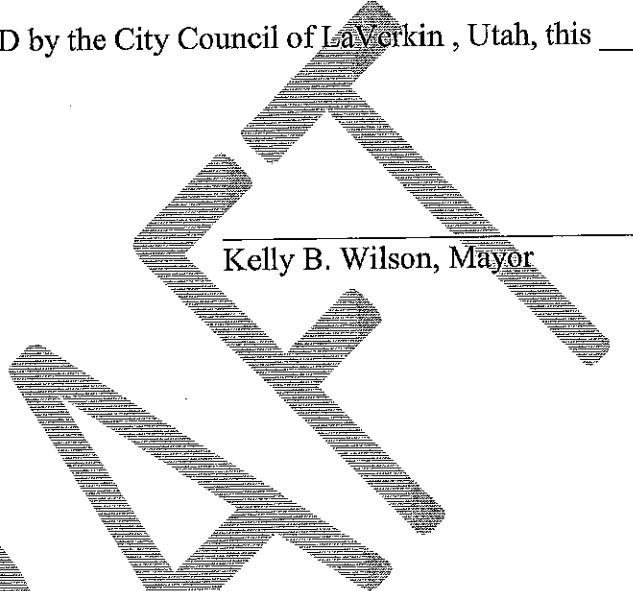
B. Minimal Requirements for Internal Accessory Dwelling Units (IADUs):

1. *An IADU shall comply with all applicable building, health, and fire codes.*
2. *The City:*
 - a. *Prohibits the installation of a separate utility meter for an IADU;*
 - b. *Requires that an IADU be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;*
 - c. *Must be attached to the primary dwelling (see definitions)*
 - d. *Requires a primary dwelling:*
 - (1) *To include one additional on-site parking space for an IADU, regardless of whether the primary dwelling is existing or new construction; and*
 - (2) *To replace any parking spaces contained within a garage or carport if an IADU is created within the garage or carport;*
 - e. *Prohibits the creation of an IADU within a mobile home as defined in Section 57-16-3, Utah Code Annotated (1953, as amended) and Section 10-1-6 of this Code;*
 - f. *To the extent any may exist within the City, prohibits the creation of an IADU if the primary dwelling is served by a failing septic tank;*
 - g. *Prohibits the creation of an IADU if the lot containing the primary dwelling is six thousand (6,000) square feet or less in size;*
 - h. *Except in accordance with the provisions of Section 10-7-20 of this Code relative to Bed and Breakfast facilities, prohibits the rental or offering the rental of an IADU for a period of less than thirty (30) consecutive days; and*

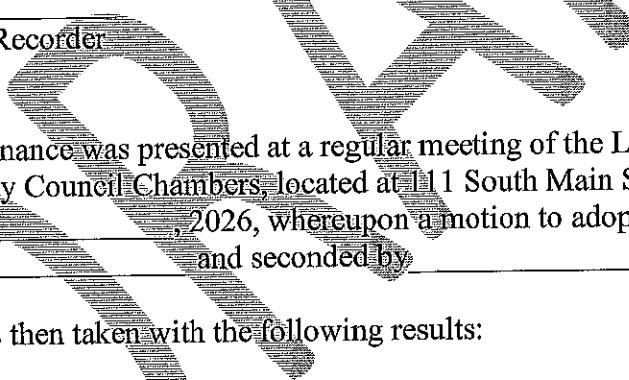
- i. Prohibits the rental of an IADU if the IADU is located in a dwelling that is not occupied as the owner's primary residence.*
2. Except as modified hereby, all provisions of 10-7-21 B of the LaVerkin City Code shall remain in full force and effect.

BE IT FURTHER ORDAINED that this ordinance shall take effect at the earliest possible time after publication or posting, as required by Utah law.

PASSED AND APPROVED by the City Council of LaVerkin, Utah, this _____ day of _____, 2026.


Kelly B. Wilson, Mayor

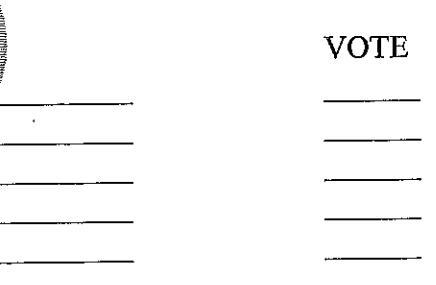
Attest:


Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2026, whereupon a motion to adopt said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

NAME	VOTE


Nancy Cline, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING THE MODIFYING REGULATIONS IN SECTIONS 10-6A-5, 10-6B-5, 10-6C-5, 10-6D-5, AND 10-6D1-5 OF THE LAVERKIN CITY CODE

WHEREAS, the City Council of LaVerkin, Utah has previously enacted modifying regulations in sections 10-6A-5, 10-6B-5, 10-6C-5, 10-6D-5, AND 10-6D1-5 of the LaVerkin City Code; and

WHEREAS, said City Council now deems it necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of LaVerkin, Utah, that said modifying regulations be amended; and

WHEREAS, after notice and public hearing required by law, said City Council has determined that said amendments are in the best interest and welfare of the residents of LaVerkin, Utah;

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah, that Section 10-6A-5, Section 10-6B-5, Section 10-6C-5, Section 10-6D-5, and Section 10-6D1-5 are hereby amended as follows:

1. Amendment of Section 10-6A-5: Sections 10-6A-5 A. and 10-6A-5 B. are hereby amended to read as follows:

10-6A-5: MODIFYING REGULATIONS:

A. *Side Yards: Private garages and other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except that the street side setback on a corner lot shall be the same as the front setback required for the zoning district.*

B. *Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist (Ord. 2008-07, 5-7-2008)*

2. Amendment of Section 10-6B-5: Sections 10-6B-5 A. and 10-6B-5 B. are hereby amended to read as follows:

10-6B-5: MODIFYING REGULATIONS:

A. *Side Yard: Private garages and other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except that the street side yard of a corner lot shall be the same as the front setback required for the zoning district.*

B. *Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, provided that on corner lots*

rearing on the side of another lot, the minimum rear yard for all buildings shall be ten feet (10'). (Ord. 2008-07, 5-7-2008)

3. Amendment of Section 10-6C-5: Sections 10-6C-5 A. and 10-6C-5 B. are hereby amended as follows:

10-6C-5: MODIFYING REGULATIONS:

A. *Side Yard: Private garages or other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist*

B. *Rear Yard: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist*

4. Amendment of Section 10-6D-5: Sections 10-6D-5 A. and 10-6D-5 B. are hereby amended to read as follows:

10-6D-5: MODIFYING REGULATIONS:

A. *Side Yards: Accessory buildings shall have a minimum side yard of ten feet (10'). Private garages located at least ten feet (10') behind the main building shall have a side yard of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except on the street side of a corner lot, which shall be the same as the front yard setbacks.*

B. *Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist (Ord. 2008-07, 5-7-2008)*

5. Amendment of Section 10-6D1-5: Section 10-6D1-5 A. and 10-6D1-5 B. are hereby amended as follows:

10-6D1-5: MODIFYING REGULATIONS:

A. *Side Yard: Private garages and other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except that the street side yard of a corner lot shall be the same as the front setback required for the zoning district.*

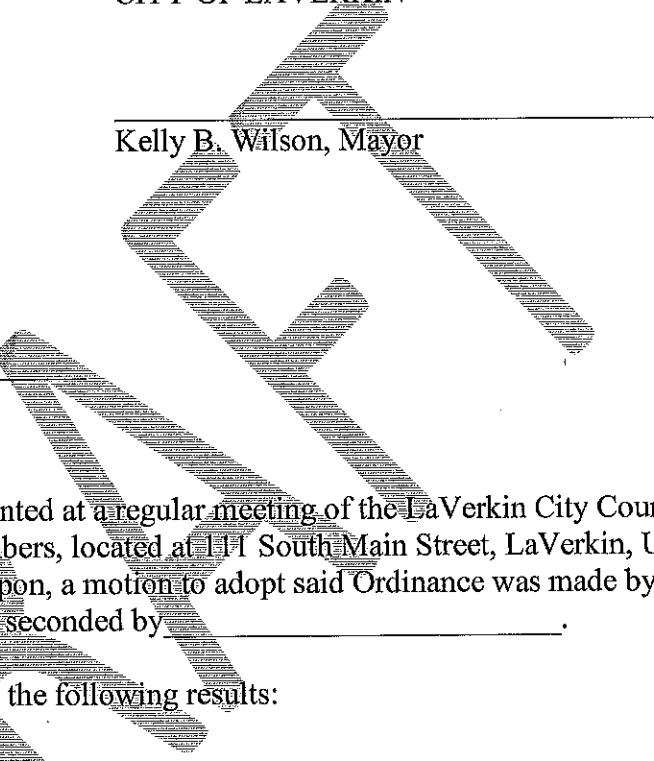
B. *Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist (Ord. 2008-07)*

6. Except as modified hereby, all other terms and conditions of Section 10-6A-5, Section 10-6B-5, Section 10-6C-5, Section 10-6D-5, and Section 10-6D1-5 shall remain in full force and effect.

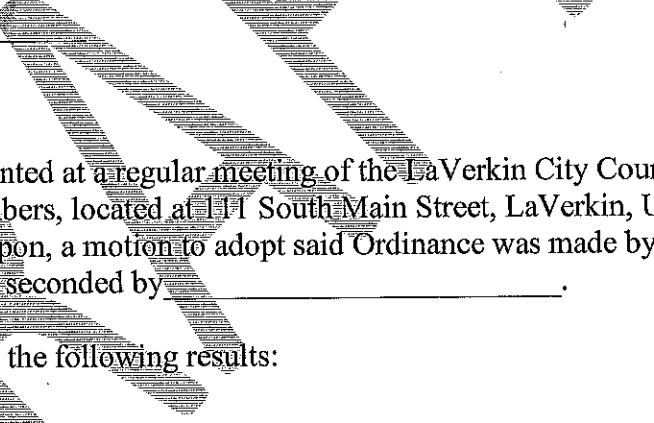
BE IT FURTHER ORDAINED that this Ordinance shall take effect at the earliest possible date allowed by law after publication and posting and shall supersede all other ordinances in conflict with the terms and conditions contained herein.

PASSED AND APPROVED this _____ day of _____ 2026.

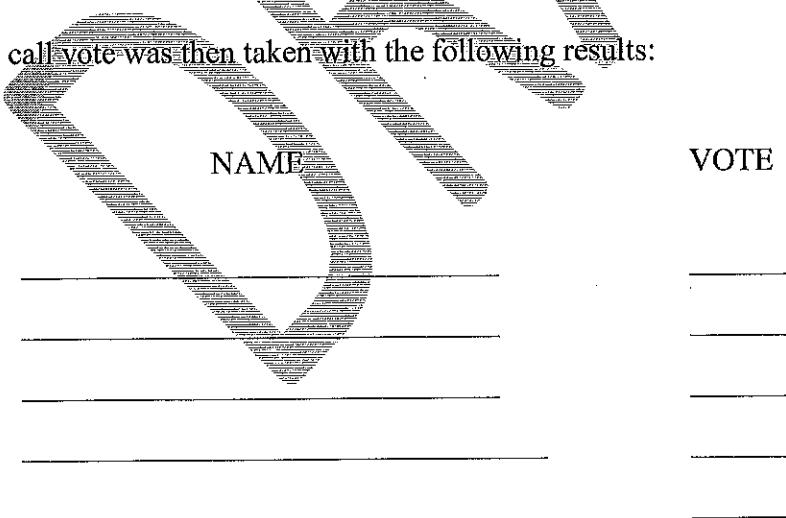
CITY OF LAVERKIN

 Kelly B. Wilson, Mayor

Attest:

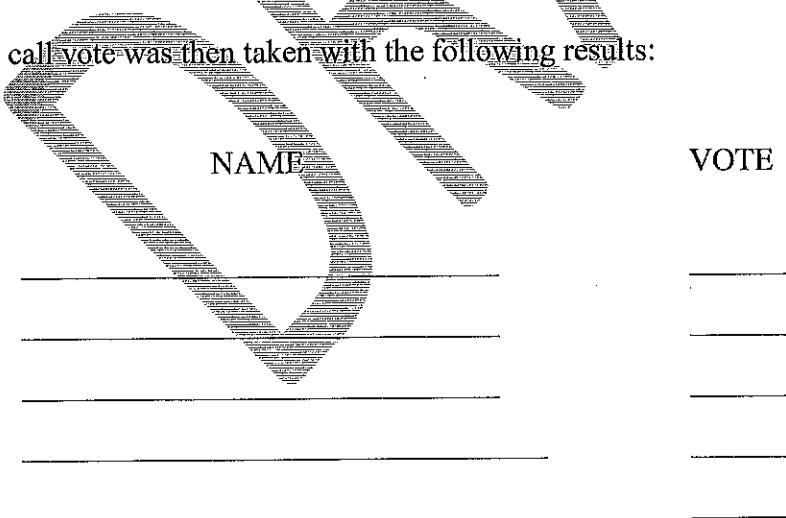
 Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____ 2026, whereupon, a motion to adopt said Ordinance was made by _____ and seconded by _____.

 A roll call vote was then taken with the following results:

NAME

VOTE

 _____

 _____

Detached Accessory Dwelling Units (DADUs)

Added

Definition: **DETACHED ACCESSORY DWELLING UNIT (DADU):** An accessory dwelling unit created or established and operated or used: (a) outside of a primary dwelling or residence, and having its own separate outside entrance; and (b) within the appropriate and relevant setbacks established by law or ordinance, and not encumbering dedicated rights-of-way; and (c) in accordance with the provisions of Section 10-7-22. (DADU) may be used by members of the family or nonpaying guests or rented for thirty (30) consecutive days or longer, **and may be used for short-term rental purposes (rentals intended to be rented out for a period of twenty-nine (29) days or fewer)** No more than one (DADU) per lot or parcel of property is permitted, provided that a lot or parcel of property is **8,000 sq ft** **10,000 sq ft or larger.**

Commented [D12]: Allowance moves from 10,000 sq. ft. property's to 8,000 sq. ft. property's

Change

B. A Permitted Use in Residential Zones: In any area zoned primarily for residential use, except mobile home subdivisions, the use of a detached accessory dwelling unit ("DADU") is a permitted use on any lot or parcel of property that is at least **eight thousand square feet (8,000 sq ft)** ten thousand square feet (10,000 sq. ft.) in size, and contains a single-family dwelling or residence. **DADUs and accessory buildings or groups of accessory buildings shall not cover more than eight percent (8%) of the total lot area. All permitted uses are** subject to the conditions, restrictions, limitations, and regulations established by this Section and by other applicable provisions of this Code and State and Federal law.

Enact

(4) DADUs used for short-term rental purposes must obtain and maintain a current city business license.

Commented [D13]: Enacted the Requirement for a business license

Added

a. During each annual license renewal for short-term rentals, applicants must show proof that they own and live on the property. This can be a warranty deed, affidavit, or deed restriction. They must also confirm that either the main house or the DADU will continue to be their home if it is rented.

Commented [D14]: Added requirements to show proof that the applicant live at that location

1. PENALTY:

a. Property owners who convert DADUs to short-term rentals without obtaining a business license or providing verification of permanent residency will be cited under Sections 3-11-1 and 3-11-13 of the LaVerkin City ordinance.

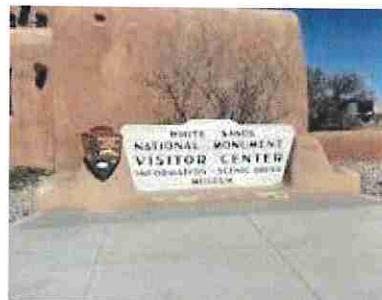
Commented [D15]: Spelled out the penalty for those who don't conform.

Types of off-site signage not considered billboards

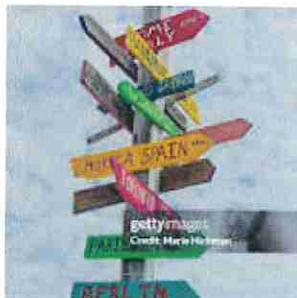
- **Monument Signs:** Ground-level, often shorter (eye-level), built with sturdy materials (stone, brick, concrete) for an elegant, permanent look, ideal for subdivisions, businesses, or schools.



shutterstock.com - 2285141813

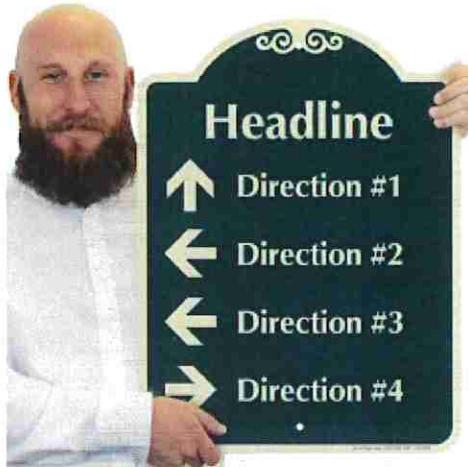


- **Pole Signs:** Very tall, single poles, similar to pylons but usually for one business, good for high visibility from afar.





- **Post & Panel Signs:** Simple, freestanding signs with one or more panels attached to posts, great for temporary or directional needs.



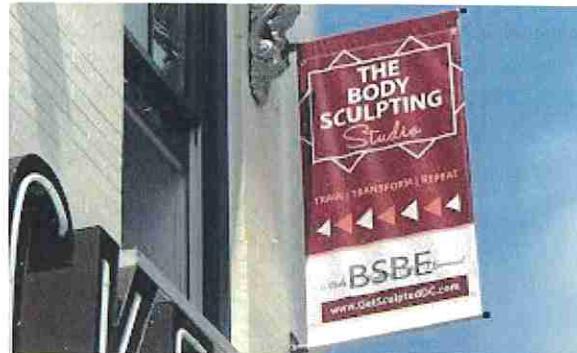
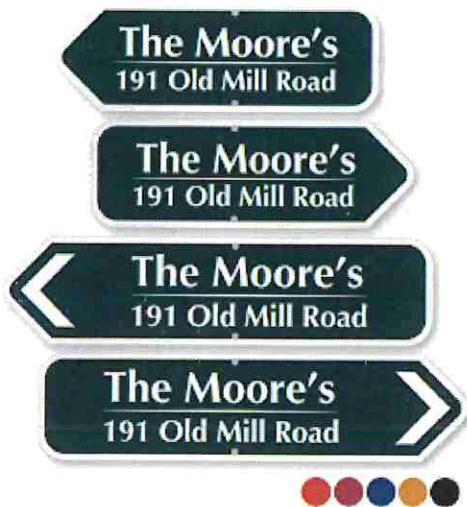
- **Pylon Signs:** Tall, freestanding signs supported by poles, designed for high visibility from a distance, such as on highways or near large retail complexes. They often list multiple businesses in one location.



- **Directional/Wayfinding Signs:** Smaller signs with simple text and arrows that are strategically placed at junctions or along roadsides to guide people to a specific destination.



- **Street Pole Banners:** Banners attached to street light poles, often used in commercial districts or on campuses to provide direction or promote a business to pedestrians and drivers.



ARTICLE C1. ONE-FAMILY RESIDENTIAL (R-1-6)

SECTION:

[**10-6C1-1: Purpose**](#)

[**10-6C1-2: Permitted Uses**](#)

[**10-6C1-3: Height Regulations**](#)

[**10-6C1-4: Area, Width And Yard Requirements**](#)

[**10-6C1-5: Modifying Regulations**](#)

[**10-6C1-6: Grandfathered Uses**](#)

10-6C1-1: PURPOSE:

To provide appropriate locations where low density, one-family residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment of public and semipublic uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to these neighborhoods. (Ord. 2009-02, 2-18-2009)

10-6C1-2: PERMITTED USES:

Accessory buildings.

Agriculture, including home gardens and fruit trees.

Churches.

Home occupations.

Household pets.

Livestock: no animals other than household pets shall be allowed on properties that are six thousand (6,000) square feet or smaller in size. subject to the provisions of section [10-7-19](#) of this title.

One-family dwellings.

Parks or playgrounds.

Public libraries.

Public schools.

~~Small/open congregate living facilities. (Ord. 2008-07, 5-7-2008; amd. Ord. 2009-02, 2-18-2009; Ord. 2013-10, 8-21-2013, eff. 2-17-2014)~~

10-C1-2-1: BED AND BREAKFAST FACILITIES:

See section [10-7-20](#) of this title. (Ord. 2018-01, 1-3-2018; amd. Ord. 2022-10, 9-21-2022)

10-6C1-3: HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty-five feet (35'). No accessory building shall be erected to a height greater than twenty feet (20') except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the City demonstrates that imposition of the burden on that person, assembly or institution:



- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

10-6C1-4: AREA, WIDTH AND YARD REQUIREMENTS:

District	Minimum Lot Area In Square Feet	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
R-1-6	6,000	60	25	8 and 8	10

(Ord. 2008-07, 5-7-2008)

10-6C1-5: MODIFYING REGULATIONS:

- A. Side Yard: Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side setback of *Five feet (5') if no utility's exist in the setback or Seven and Half feet (7.5) if utility exist* except that the street side setback on a corner lot shall be the same as the front setback required for the zoning district.
- B. Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building may have a rear setback of *Five feet (5') if no utilities exist in the setback or Seven and a Half feet (7.5) if utilities exist* (Ord. 2008-07, 5-7-2008)
- C. Easement Required: All lots shall have easements on side and rear property lines a minimum of seven and one-half feet (7 $\frac{1}{2}$) and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.
- D. Accessory Buildings: No accessory building or group of accessory buildings shall cover more than eight percent (8%) of the total lot area.
- E. Garages Required: Minimum garage size shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

(Renovations of existing garages into living space is not allowed, unless a new garage can be built within the sizing limits of this zone.

Thought behind this is to insure that proper amounts of off street parking are given and this removes the ability of those parking spaces to be removed causing a greater impact to city streets with parking on roadways becoming more prevalent.)

- F. Lot Size: An area of not less than Six thousand (6,000) square feet shall be provided and maintained for each one-family dwelling and uses accessory thereto. (Ord. 2009-02, 2-18-2009; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)



ARTICLE C2. HIGH DENSITY RESIDENTIAL (HDR-14)

SECTION:

10-6C2-1: Purpose

10-6C2-2: Permitted Uses

10-6C2-3: Application Requirements

10-6C2-4: Height Regulations

10-6C2-5: Area, Width And Yard Requirements

10-6C2-6: Modifying Regulations

10-6C2-1: PURPOSE:

To provide for the development of attached housing, condominiums and townhomes at a density of up to four (4) stories and fourteen (14) dwelling units per acre as a planned unit development. Only those uses specified in this chapter are permitted in this zone.

10-6C2-2: PERMITTED USES:

Multi-family housing.

Apartments, condominiums and townhomes.

Churches.

Household pets.

Parks and playgrounds.

Public buildings

Public Libraries.

Schools.

10-6C1-3: APPLICATION REQUIREMENTS:

Applications for the development of twin homes, triplex homes, and fourplex homes in the MDR-8 zone shall be processed as a planned unit development and comply with the following application requirements:

- A. A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, streets, perimeter wall(s) locations and design, preliminary landscape plan, utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development.
- B. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.



- C. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements) as adopted and required by the WCWCD (Washington County Water Conservation District)
- E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes parking lot lights, security lights, and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. To more fully implement this requirement, a photometric lighting plan Shall be required to show that there will be no significant overflow lighting.

10-6C2-4: HEIGHT REGULATIONS:

Maximum building height shall not exceed 45" or four stories except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution unless the City demonstrates that imposition of the burden on that person, assembly, or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

10-6C2-5: AREA, WIDTH, AND YARD REQUIREMENTS:

District	DENSITY	Minimum Lot Area in Square Feet	Lot Width In Feet	Minimum Dwelling Unit Square Footage	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
MDR-14	Up to fourteen dwelling units Per acre	N/A	N/A	600 Sq. Ft.	Modifying regulations 10-6c2-7 (L)	1 25"	2 15"	3 15"	?

Note:

1. Front or street: Front or street: A minimum 25-foot-wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
2. Side: 15 feet landscaped up to two stories; 25 feet landscaped up to four stories.
3. Rear: 15 feet landscaped up to two stories; 25 feet landscaped up to four stories.
4. Corner lots:



10-6C2-7: MODIFYING REGULATIONS:

- A. Easement Required: All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet ($7\frac{1}{2}'$) and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.
- B. Bicycle Racks: E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location.
- C. Buildings: All buildings shall front a street unless determined otherwise by the city
- D. Common recreation area: Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbecue areas, canopies, enclosed gym and workout areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.
- E. Curb, gutter, sidewalk and paving: All facilities/uses shall have curb, gutter and sidewalk, and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- F. Development agreement: A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7).
- G. Lot coverage: Structures on a lot shall not exceed 75% of the total lot area
- H. Fencing: A six-foot high decorative block wall shall be required around the perimeter of the entire subject property. All lots and private open space areas shall be fenced with a six-foot high vinyl fence or other material approved by the city. No wood perimeter fencing is allowed.
- I. Garages Required: Minimum garage size for new home construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)
- J. Homeowner's association: Establishment of a homeowner's association is required for planned unit developments - twin homes, triplexes and fourplex housing. A homeowner's association may also be required by the city based on specific issues related to the development
- K. Loading area: One dedicated and marked 10 foot by 20 foot loading space shall be required for every 15 dwelling units. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above
- L. Open space: Two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of

each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.

- M. Storage areas: If no enclosed garage is provided for each dwelling unit, 250 square feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- N. Streets: All streets in or adjacent to the MDR-14 zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- O. Trash enclosures: One trash dumpster bin (four yard minimum) located in a decorative enclosure shall be provided for every 20 dwelling units.
- P. Vehicular access/parking: Each dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed. One additional 9-by-18 foot parking space shall be required for every three dwelling units for guest parking.

ARTICLE C1. MEDIUM DENSITY RESIDENTIAL (MDR-8)

SECTION:

[10-6C1-1: Purpose](#)

[10-6C1-2: Permitted Uses](#)

[10-6C1-3: Application Requirements](#)

[10-6C1-4: Height Regulations](#)

[10-6C1-5: Area, Width And Yard Requirements](#)

[10-6C1-6: Modifying Regulations](#)

10-6C1-1: PURPOSE:

To provide an appropriate location for small lot single-family homes and attached homes at a density of up to eight dwelling units per acre. Only those uses specified in this chapter are permitted in this zone

10-6C1-2: PERMITTED USES:

Detached, single-family residences

Twin homes, triplex and fourplex units as a planned unit development

Cluster and courtyard housing

Home occupations subject to LVMC Section 10-7-17

Accessory buildings

Churches

Hospitals

Household pets

Mortuaries

Parks or playgrounds

Public buildings

Public libraries

Schools

Small/open congregate living facilities. (Ord. 2008-07, 5-7-2008; amd. Ord. 2009-02, 2-18-2009; Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

The Administrative Land Use Authority (ALUA) permits twin homes, triplexes, and fourplexes as planned unit developments. Developments greater than four (4) units require a development agreement.

10-6C1-3: APPLICATION REQUIERMENTS:

Applications for the development of twin homes, triplex homes, and fourplex homes in the MDR-8 zone shall be processed as a planned unit development and comply with the following application requirements:

- A. A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, streets, perimeter wall(s) locations and design, preliminary landscape plan, utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development.
- B. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.
- C. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements) as adopted and required by the WCWCD (Washington County Water Conservation District)
- E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes parking lot lights, security lights, and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. To more fully implement this requirement, a photometric lighting plan Shall be required to show that there will be no significant overflow lighting.

10-6C1-4: HEIGHT REGULATIONS:

No buildings shall be erected to a height greater than thirty-five (35') for a detached unit, and forty feet (40) for Attached units, except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution unless the City demonstrates that imposition of the burden on that person, assembly, or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

10-6C1-5: AREA, WIDTH, AND YARD REQUIREMENTS: SINGLE-FAMILY DETACHED DWELLINGS (SINGLE FAMILY)

District	Density	Min Lot Area in Square Feet	Min Lot Width In Square Feet	Min Lot Depth In Square Feet	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
MDR-8	Up to eight dwelling units Per acre	4,000	40	80'	Not Required	¹ 25'	² 5'	³ 10'	⁴ 15'

Note:

1. Front: 25 feet to the garage, 15 feet to other portions of the structure.
2. Rear: Patio covers, open on three sides, may encroach up to three feet of the rear yard property line.
3. Corner lots: Corner lot adjacent to a street fifteen feet.
4. Number of units will be based on lot size percentages (5,445 sq ft)

10-6C1-6: AREA, WIDTH, AND YARD REQUIREMENTS: ATTACHED-FAMILY DWELLINGS (TWIN HOMES, TRIPLEX AND FOURPLEX)

District	Density	Min Lot Area in Square Feet	Min Lot Width In Square Feet	Min Lot Depth In Square Feet	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
MDR-8	⁵ Up to eight dwelling units Per acre	N/A	N/A	N/A	Required Modifying Regulations G	¹ 25'	² 5'	³ 10'	⁴ 15'

Note:

1. Front: Five feet to the garage for attached units fronting alley or private drive.
2. Side: Setback between a structure and property line for attached units.
3. Rear: Between a structure and a rear property line.
4. Corner lot: Corner lot adjacent to a street fifteen feet.
5. Number of units will be based on lot size percentages (5,445 sq ft)

10-6C1-7: MODIFYING REGULATIONS:

- A. Accessory structures: Only allowed for single-family detached homes. These structures shall not be located in the front setback; shall be located in the rear yard area behind fencing; if located at least ten feet behind the main building, may have a side setback of two feet. No accessory building or group of accessory buildings shall cover more than eight percent (8%) of the total lot area.
- B. Common recreation area: Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbeque areas, canopies, enclosed gym and workout areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.
- C. Development agreement: A development agreement is required for review and approval for planned unit developments (i.e., twin homes, triplexes and fourplexes). Commented [DI1]: We need to update our Development agreement to allow this use.
- D. Fencing: A six-foot high decorative block wall shall be required around the perimeter of the entire subject property. All lots and private open space areas shall be fenced with a six-foot high vinyl fence or other material approved by the city. No wood perimeter fencing is allowed.
- E. Garages Required: For Single family detached, Minimum garage size for new home construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)
- F. Homeowner's association: Establishment of a homeowner's association is required for planned unit developments - twin homes, triplexes and fourplex housing. A homeowner's association may also be required by the city based on specific issues related to the development.
- G. Lot coverage: Structures on a lot shall not exceed 75% of the total lot area.
- H. Open space: For twin homes, triplexes and fourplexes, two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.
- I. Parking area: All multi-family dwelling developments must include all metal roofing shade structures. The number of parking spots required is defined in LaVerkin City Code Chapter 10, Section 10-10-4.
- J. Streets: All streets in or adjacent to the MDR-8 zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- K. Refuse Storage Areas: Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, and adjacent properties.

Storage or refuse areas shall not be located within required building setbacks nor within utility easements.

L. Off Street Parking: The arrangement and adequacy of off street parking facilities.

ARTICLE C3. MIXED USE ZONE (MU)

SECTION:

[10-6C3-1: Purpose](#)

[10-6C3-2: Permitted Uses](#)

[10-6C3-3: Application Requirements](#)

[10-6C3-4: Height Regulations](#)

[10-6C3-5: Area, Width And Yard Requirements](#)

[10-6C3-6: Modifying Regulations](#)

10-6C3-1: PURPOSE:

The primary focus must remain on commercial use. Allowing residential use should be viewed as an added benefit of having a thriving commercial operation. We should establish a connection between an active business license and the continuation of residential allowances. The city cannot afford to diminish its limited commercial zones by converting them to residential use. This is vital for our economic sustainability. the use of its limited commercial area to turn into residential use.

The intent of the Mixed Use (MU) zone is to provide for a mix of commercial uses (lower floor facing a public right -of-way) with multi-family residential uses (apartments, townhomes, condominiums) above and possibly surrounding the commercial lower level area as a planned unit development. Mixed use development is intended to be high-quality urban development that is pedestrian friendly and complementary to the surrounding area. Commercial uses must be a part of the overall design of any development.

10-6C3-2: PERMITTED USES:

- Accessories shop
- Antique shop
- Appliance sales, including electronics
- Art school
- Bakery products
- Bank, savings and loan or other financial institution
- Barber shop
- Beauty and/or nail salon
- Beauty school business license
- Bicycle shop
- Blueprinting and copying
- Book and stationery store
- Business college
- Camera shop
- Cards/gifts shop
- Check cashing shop
- Childcare center
- Clothing and wearing apparel shop
- Clothes cleaning

Commented [D11]: The primary focus must remain on commercial use. Allowing residential use should be viewed as an added benefit of having a thriving commercial operation. We should establish a connection between an active business license and the continuation of residential allowances. The city cannot afford to diminish its limited commercial zones by converting them to residential use. This is vital for our economic sustainability. the use of its limited commercial area to turn into residential use.

Computer/electronics store
Confectionery store
Convenience store
Cosmetics store
Crafts and supplies store
Custom dressmaking shop
Cutlery shop
Dance studio
Decorating or drapery shop
Delicatessen
Doughnut shop
Eyeglass and lens store
Fabric store
Fitness center
Flower shop
Food specialties store
Furniture store
General merchandise store
Gift shop
Grocery store - neighborhood
Hardware and appliance store
Health/nutrition store
Hobby shop
Home furnishings store
Home occupations subject to LVMC Section 10-7-17.
Indoor recreational facilities
Interior decorator
Jewelry store
Kitchenware store
Leather goods shop
Library
Locksmith
Mail center
Martial arts studio
Medical office
Medical supplies sales
Microbrewery
Music instruments shop
Nursery or day care
Offices, business or professional
Office products and supply store
Paint store
Parking structures
Party goods store
Pet shop
Post office and related services
Printing, photocopying
Radio, television and appliance store

Residential (condominiums, apartments, townhomes). Must be associated with a bottom floor commercial component.

Restaurant or other eating place, including ice cream, yogurt, cookies

Retail sales

Shoe store

Sporting goods store

Studio, art or music

Supermarket

Swimming pool/supplies store

Tailor shop

Thrift store

Toys/hobbies store

Variety store

10-6C3-3: APPLICATION REQUIERMENTS:

Applications for the development of twin homes, triplex homes, and fourplex homes in the MDR-8 zone shall be processed as a planned unit development and comply with the following application requirements:

- A. A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, streets, perimeter wall(s) locations and design, preliminary landscape plan, utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development.
- B. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/ façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.
- C. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements) as adopted and required by the WCWCD (Washington County Water Conservation District)
- E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes parking lot lights, security lights, and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. To more fully implement this requirement, a photometric lighting plan Shall be required to show that there will be no significant overflow lighting.

F. Allowed signage, size, and spacing shall follow Title 10-11-11

10-6C3-4: HEIGHT REGULATIONS:

Maximum building height shall not exceed 45" or four stories except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution unless the City demonstrates that imposition of the burden on that person, assembly, or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

Commented [D12]: Carried through on our other ordinances
Question for Fay

10-6C3-5: AREA, WIDTH, AND YARD REQUIREMENTS:

District	DENSITY	LOT COVERAGE	Minimum Dwelling Unit Square Footage	Minimum Property size	Open Space	Setback in Feet			
						Front	Side	Rear	Corner lots
MU	Up to fourteen dwelling units Per acre	Shall not exceed 75% of the total lot area	600 Sq. Ft.		Modifying regulations 10-6c2-7 (L)	1	2	3	?

Commented [D13]: What is min. property size for development?
Is it based on %? (for example, .7 acres could have 9 units based on 70% of the 14 units per acre)

Note:

1. Front or street: Front or street: A minimum 15-foot-wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
2. Side: Ten (10) feet landscaped. If located adjacent to a residential area, a 20-foot wide landscape setback (buffer) is required. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
3. Rear: Ten (10) feet landscaped. If located adjacent to residential areas, a 20-foot wide landscape setback (buffer) is required. Building setbacks adjacent to residentially zoned areas shall be 60 feet.
4. Corner lots:

10-6C3-7: MODIFYING REGULATIONS:

- A. Easement Required: All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet ($7\frac{1}{2}'$) and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.
- B. Bicycle Racks: E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location.
- C. Buildings: All buildings shall front a street unless determined otherwise by the city
- D. Common recreation area: Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbecue areas, canopies, enclosed gym and workout areas,

recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.

- E. Curb, gutter, sidewalk and paving: All facilities/uses shall have curb, gutter and sidewalk, and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- F. Development agreement: A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7).
- G. Fencing: A six-foot high decorative block wall shall be required around the perimeter of the entire subject property. All lots and private open space areas shall be fenced with a six-foot high vinyl fence or other material approved by the city. No wood perimeter fencing is allowed.
- H. Garages Required: Minimum garage size for new home construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)
- I. Homeowner's association: Establishment of a homeowner's association is required for planned unit developments - twin homes, triplexes and fourplex housing. A homeowner's association may also be required by the city based on specific issues related to the development
- J. Loading spaces shall be provided at a ratio of one for every 15,000 square feet of commercial floor area, or as determined by the city. Loading space size shall be 10 feet by 20 feet. One dedicated and marked 10 foot by 20 foot loading space shall be
- K. Open space: Two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.
- L. Storage areas: If no enclosed garage is provided for each dwelling unit, 250 square feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- M. Streets: All streets in or adjacent to the MDR-14 zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- N. Trash enclosures: One trash dumpster bin (four yard minimum) located in a decorative enclosure shall be provided for every 20 dwelling units.
- O. Vehicular access/parking: All facilities/uses shall have driveways, points of vehicular ingress and egress and parking. The parking requirement shall be one 9-by-18 foot parking space for every 200 square feet of commercial floor area. One 9-by-18 foot parking space for each 3.5 seats or one parking space for 100 square feet of restaurant

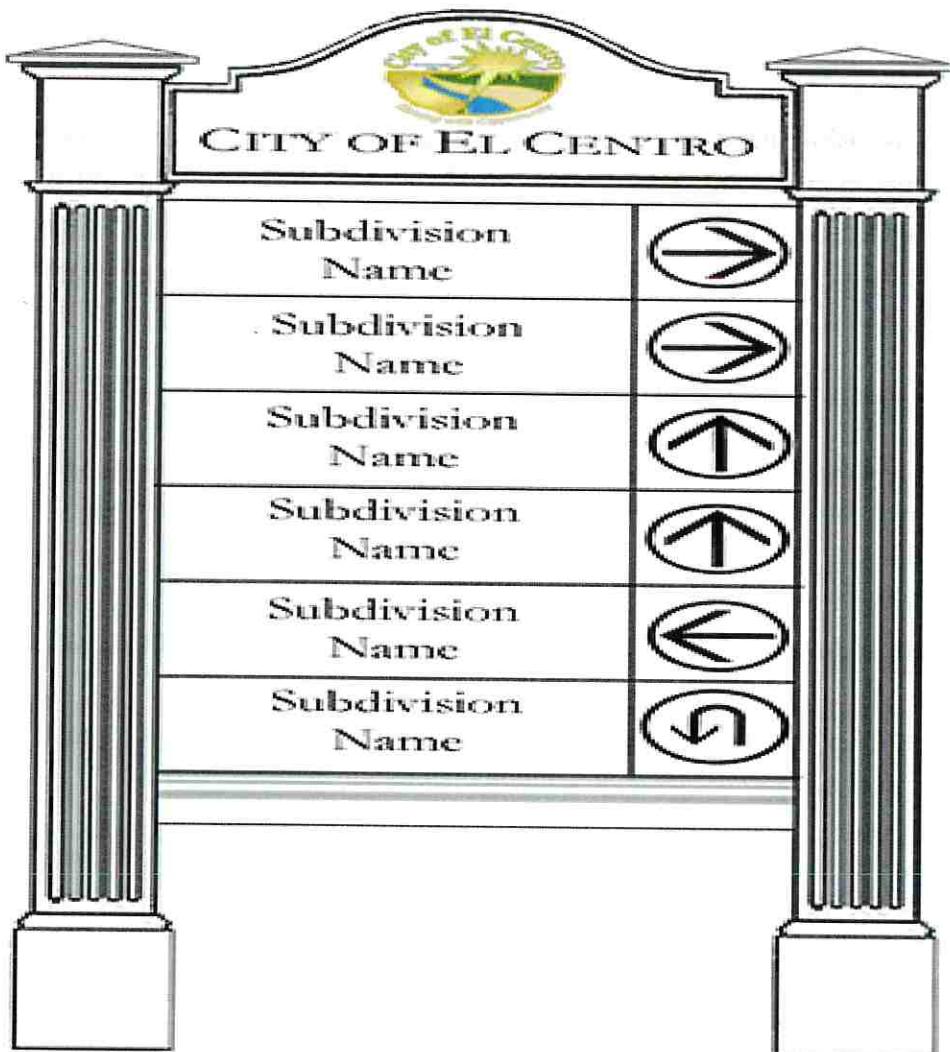
floor area (excluding kitchen, storage, etc.), whichever is greater. All drive aisles shall be a minimum of 25 feet in width. Each dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed. One additional 9-by-18 foot parking space shall be required for every three dwelling units for guest parking

DIRECTIONAL SIGNAGE

"Directional sign" means any freestanding nonflashing sign, other than a highway marker or any sign erected and maintained by a public authority, which is primarily designed, erected and maintained to serve as a public convenience in directing persons to a place of importance or interest, to a structure, or to a use situated within the city.

SIGN TYPE – Design

- The design is up to the city but should always have the city name on the sign.



Criteria

- All directional signs shall be owned by the city. Privately owned directional signage located in the public right-of-way is prohibited.
- No directional sign shall be located in a corner cutoff area.
- No sign shall be located in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal, or device, or obstruct or interfere with the driver's view of approaching, merging, or intersecting traffic.
- All directional signs shall be located in the public right-of-way.
- The only directional signage allowed in the city is the official sign design as approved by the city.
- Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or lights are prohibited.

Regulations

- Signs advertising activities that are illegal under Federal, State or city laws or regulations in effect at the location of those signs or at the location of those activities. No vulgar, cuss words, etc. shall be allowed on a directional sign.
- The message on directional signs shall be limited to the identification of the attraction or activity and directional information useful to the traveler in locating the attraction.
- All directional signage shall of interest to the traveling public and not be just for the purpose of advertising.
- The city can utilize the signs to provide directions to parks, regional attractions and city facilities.
- Home based businesses are prohibited from advertising on directional signs.
- Only businesses and institutions located within the city can advertise on directional signs.
- Any business in the city advertising on directional signs shall have a valid city business license.