

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

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

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Hugh Howard, Kyson Spendlove, Sherman Howard, Matt Juluson, and Christian Harrison; Staff: Derek Imlay, Fay Reber, and Nancy Cline; Public: John Valenti and Patricia Wise.

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

The invocation and Pledge of Allegiance were given by Allen Bice.

B. Appointments:

Commission Bice was reinstated for a 5-year term, Richard Howard was reappointed for a 1-year alternate term, and Christian Harrison was reappointed for a 1-year alternate term.

Richard Howard was absent and will be sworn in the next meeting.

C. Election of Chair and Chair Pro-Tempore:

The motion was made by Commissioner Matt Juluson to elect Allen Bice as chair, second by Commissioner Sherman Howard. Hugh Howard-yes, Sherman Howard- yes, Bice-yes, Spendlove-yes, and Juluson-yes. The motion carried unanimously.

The motion was made by Commissioner Allen Bice to elect Kyson Spendlove as chair pro-tempore, second by Commissioner Matt Juluson. Juluson-yes, Spendlove-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. The motion carried unanimously.

D. Approval of Agenda:

The motion was made by Commissioner Kyson Spendlove to approve the agenda, second by Commissioner Matt Juluson. Sherman Howard-yes, Hugh Howard-yes, Spendlove-yes, Juluson-yes, Bice-yes. The motion carried unanimously.

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

The motion was made by Commissioner Sherman Howard to approve December 10, 2025, regular meeting, second by Commissioner Matt Juluson. Hugh Howard-yes, Bice-yes, Sherman Howard-yes, Spendlove-yes, Juluson-yes. The motion carried unanimously.

F. Reports:

City Council-Councilman Valenti reported on the City Council regular meeting on January 7, 2026.

Director of Operations Derek had nothing to report.

G. Presentation:

1. Kevin Smedley with Five County general plan.

Moved to the end of the meeting.

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.

Commissioner Bice suggested they combine the public hearing for #1 and #2 because they are related.

Derek explained that the first two ordinances are concerning the definitions of accessory buildings or accessory structures attached to the primary building, which we didn't have the definition for attached. So, when people

are trying to build internal dwelling units, some people try to pass a piece of wood, or something attached from one building to the other. We created a definition for that and the meaning of lot coverage.

Public Hearing opened at 6:10

No comments made.

Public Hearing closed at 6:11

2. An ordinance amending the La Verkin city code by deleting, changing or adding certain terms and definitions to Section 10-7-21.

Derek explained this includes the definitions for internal dwelling units. The caveat to the reason we have is attached. Letter C. Must be attached to primary dwelling and then in parentheses it says see definition. We're just trying to keep it simple, so we only have to have it put into one location, so it doesn't get confusing.

Public hearing opened at 6:10

No comments made

Public Hearing closed at 6:11

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.

Derek explained that this ordinance was modified to deal with all of our residential zones. That basically prior to that, it allowed the side yards, if you had ten feet behind the main house, you could put in a structure within two feet. They could build in the corner, within two feet of each property line. The concern here was that we have a lot of our utilities, especially in the older part of town, in backyards. Irrigation runs down everybody's property. We start to get a lot of people that are building buildings on top of that. But if we ever have to go in and repair it, we have the ability under the code to go in and tear apart, remove, and do whatever we need to do to get in there and make the repair on our system. It is their responsibility to fix their structure after we are done. We started to get more and more people trying to do that so we thought this might be a good thing. The five feet set back makes us in compliance with the fire code. There has already been a fire on 320 North where they set two feet away from each other. One caught on fire and then the other one did too because of it's close proximity to the to the property. But we also allow that if there are no utilities there, then they have to build new within five feet of the property line. If they have utilities, it's seven and a half feet; if they don't, then it's five feet.

Public Hearing opened at 6:13

Patricia Wise Strongly disagreed with allowing short term rentals in detached ADU's. After realizing this was not what the public hearing was about, she had no objections to public hearing #3.

Public Hearing closed at 6:18

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.

The motion was made by Commissioner Sherman Howard 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, seconded by Commissioner Kyson Spendlove. Hugh Howard-yes, Bice-yes, Juluson-yes, Sherman Howard-yes, Spendlove-yes. The motion carried unanimously.

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

The motion was made by Commissioner Hugh Howard 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, seconded by Commissioner Matt Juluson. Hugh Howard-yes, Bice-yes, Juluson-yes, Sherman Howard-yes, Spendlove-yes. The motion carried unanimously.

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.

The motion was made by Commissioner Kyson Spendlove to recommend approval of an ordinance amending the modifying regulations in Section 10-6A-5, Section 10-6B-5, 10-6D-5 of the La Verkin City Code, seconded by Commissioner Matt Juluson. Hugh Howard-yes, Bice-yes, Juluson-yes, Sherman Howard-yes, Spendlove-yes. The motion carried unanimously.

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.

Commissioner Bice explained this is what Patricia Wise objected to. We are being asked to set a public hearing for this topic. They did discuss it last meeting but tabled it so more commissioners would be present.

Derek explained that in the packet, those are the changes from our discussion last time. The changes are in red. The allowance was made for 8,00 square feet. And it doesn't have to be zoned R-1-8; it just has to be 8,000 square feet. So, if you had a big lot in a smaller zone, it would be authorized. We also added or enacted in the ordinance the city requires a business license. So, we changed number four B to read that a business license would be required. We added each annual license renewal for short term rentals; applicants must show proof they own and live on the property. This can be done by a warranty deed, or a deed. And also confirm that either the main house or the ADU will continue to be their house if it is rented. And then we just specified from the code the penalties that would be associated with it. We tried to get them to at least prove residence because we do have people who try to say that's the main residents and that's not the main house. We're trying to limit the amount of work and research that staff has to do. So those were the additions that we added to it, just trying to do what we could to make it the best for the concerns.

Commissioner Hugh Howard agreed with Patty's view. It will open a can of worms again and policing it will be difficult.

Commissioner Bice reminded them tonight they are only asked to set a public hearing. A concerned citizen advised that we have the public hearing, which will allow the city council to see those comments and have a week to consider them before they take action on it. Members of the city council are anxious to make this happen. If we opt to not have a public hearing on it, they will. And then they may not have the time to consider between public hearing and action like we did with our public hearings tonight. He was not shy about his opinion on the subject he felt they ought to have a public hearing about it. There will be a public hearing; it's just a matter of here or in the city council. And doing it here would give them the opportunity to review it before they meet on it.

Commissioner Spendlove agreed with Commissioner Bice that after we do the public hearing, we then have that opportunity to make a recommendation, and we can still voice our concerns during that recommendation as well.

The motion was made by Commissioner Hugh Howard to recommend they set a public hearing on 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, seconded by Commissioner Sherman Howard. Hugh Howard-yes, Bice-yes, Juluson-yes, Sherman Howard-yes, Spendlove-yes. The motion carried unanimously.

5. Discussion regarding offsite signage.

Brad explained that there is a definition for directional signage, and essentially it's just pointing people in the right direction as to where you want them to go, find whatever you are trying to advertise or as part of a city. It's a fairly simple definition. He thought about bringing a whole bunch of designs now. Most of these types of signs, they all have the city prominently displayed somewhere or another, and then they have directional arrows pointing wherever you need to go. They can be a single pole or double pole. There's a lot of options. Design is not the major issue. He mentioned some criteria. Like all the directional signs should be owned by the city. You don't want private people owning directional signs. No directional signs should be located in corner cut-off area. No signs should be located in a manner to obscure other signs that are actually directing traffic and those types of things. They shall all be located in the public right of way. There should only be one design, one official design for directional signage for the city. And signage which includes illumination, flashing lights, those certain things should not be part of a directional sign. Regarding regulations, signs advertising activities that are illegal under federal, state, or city laws should not be allowed. There should be no vulgar phrases, cuss words, those types of things. The message on the directional signs should be limited to the identification of the attraction or activity. It's for the traveling public; it's not just for advertising, so to speak. All directional signage shall be in the interest of the traveling public. And the city should utilize these signs to advertise or at least point to where your parks, fire stations, city hall, and those kinds of things. The more difficult part when cities get involved in these kind of things is who actually is allowed to be on the sign. You should probably not have home-based business on a sign. You already have restrictions for home-based businesses. You don't want a lot of traffic to be directed to home-based businesses, so its pretty safe to say no home-based businesses. Now, once you get past that, the question is. The Hot Springs was probably one of the reasons for the directional sign. But do you allow Dad's flower shop to be on the directional sign, or hotels, or those types of things? He gave an example in the city that he managed in California. They used to allow banners. Events for churches, and charity events. And it all worked fine until we got a church that was a devil worshipping church that came in and wanted to have their name on this banner. And we ended up allowing it. And then right after that, we got rid of the program because once you are in these situations, you are a governmental agency, you can't just pick and choose. There could be First Amendment issues with this, depending on how you want to do it. This is something that Fay's going to have to be involved in. It's going to be the harder issue with this. The design, all that we can figure out. It's who's going to go on these signs and how you're going to restrict if you can restrict. If you just kept it to just the parks, city hall, that kind of stuff, you're one hundred percent good. When cities start becoming advertising agencies that creates some problems. The second problem might be they get tagged and beat up all the time. That would be a maintenance issue.

Commissioner Bice asked if the sign the Hot Springs had is on their property.

Brad explained if they want a sign on the public right away that's where all the questions need answered.

Derek explained the request came from the Hot Springs and the RV resort. The RV resort is pretty much hidden because of the block wall requirements and the non-access off of SR9 from UDOT. They have to go down Main Street and turn and get into their business. The Hot Springs sits back so far, you're not really going to see it. That's why we've got Brad presenting this because he didn't anticipate that they would have to be potentially open to every business on the SR9 and SR17 corridors if that's how we wanted to go about it. They requested it due to the fact that it's so hard to find and they wanted to enhance their business.

Commissioner Hugh Howard objected to the current Hot Springs sign because it blocks the view of traffic from SR9. He suggested it should be off the ground so they could see under the sign.

Commissioner Spendlove asked if that's what the corner cut off area is. He asked for a definition of that, but in his mind, it's in an area where it's a potential hazard. It's where you're trying to see traffic and so forth.

Brad explained that normally there's a cut off. It depends on the city how they define it. Sometimes it's 10 or 20 feet. It depends on the size of the road as to where there should not be a sign.

Derek replied that it's a thirty measurement from the center line go thirty feet and arc it, and so anything beyond the arc which is considered the clear portion of the intersection the sign can set down in there. Anything inside that arc would have to be up to ten feet high so you have visual view through. If they want to rectify that it would be another change that they would need to make because the arc code is compliant with our sign ordinance as it's written currently.

Commissioner Hugh Howard suggested a traffic light.

Commissioner Juluson suggested they approve one or two signs. If they approved businesses on the signs, then run out of room they would end up with a lot more signs around town.

Brad replied they could limit the number of signs but how do they decide who gets to be on the signs.

Commissioner Spendlove commented that the directional signage came up more because of the businesses requesting them, that's where this is coming from. He had a hard time saying that we're going to allow directional signage for businesses for advertising. He thought it made sense as a city for signage for parks and for historic sites, those types of things. He believed it's going to open up a can of worms if we go further than that, and he didn't know if we want that for our city.

Brad agreed those signs involving the city locations are easy. It's the business part that is difficult.

Commissioner Bice agreed maybe the size of the business and how hidden they are, how inaccessible they are. But he wasn't sure they wanted to go there.

Brad added that churches are another hard spot. Which churches are allowed on the sign.

Commissioner Spendlove asked Derek if the two businesses had any specific idea what they wanted to do for signage. He understood the Hot Springs setback for them but if they were to have signage on their own property at the entrance of their parking lot, he didn't know how else they can really put more signage out unless they're trying to put it across the street.

Derek replied that they're both intending to try to capture or get information out to the tourists. At the intersection or heading to Zion. He thought more so for the off-ramp. The RV would be more of this location because it's really about setting up frontage off of SR9. Then they could put signage up there and be in a better situation for them. We don't allow billboards and this seemed like an idea that might work. They were just looking for some help trying to find their businesses. This was more difficult than he anticipated.

Commissioner Juluson suggested they partner with other businesses and advertise that way. Not bring it to the city.

Brad added they would have to start regulating the picking and choosing.

Commissioner Spendlove was concerned about there's very few businesses along State Street in this lower portion, but especially as you start developing the Top side, it's going to get way more intense with all the businesses that could go up there. It could get really messy.

Derek asked if they would consider him and Brad working to see if there's any possibility. Try to resolve this through this situation, or we just do not even want to attempt to try to go down this road at all. We would let the businesses know that they're on their own.

Commissioner Sherman Howard added he agreed with city signs. But other than that, it could be a problem if we start advertising businesses on directional signs, just like we've been saying. He didn't agree with the advertising part.

Derek replied they could use it for the parks, the fire stations, the city office, the police department, and council chambers but not address anything with the businesses.

Brad suggested he bring back some design with that possibly. He asked for guidance on the size of signs they would like to see. He will bring back several examples.

Commissioner Spendlove added it'd be nice to see some examples similar to this one, and then maybe, because in his mind, this is something that's going to be on more of a major road, but they may have some additional directional signs that are smaller as you're traveling down some of the smaller roads. He thought it would be nice to see those other signage options as well.

6. Discussion regarding zoning allowances for R-1-6, HDR-14 (High Density Residential), MDR (Medium Density Residential), and Mixed Use.

Derek explained this was given to them so they could study it and have some input at the next meeting. They want to put these zones together, but they have not been assigned anywhere in town. Our anticipation is this will be used more on the top side, which he thought Matt and Kyson had talked about preparing for the top side. They have them formatted and ready to go. He wanted them to take time to read through it, see if there's any other changes or changes that were made that weren't what they wanted it to be, and then they could have a discussion in two weeks.

J. Future considerations:

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

Commissioner Bice explained that every year they set an agenda of things they would like to get to and occasionally do. One is parking we've discussed that at some length, but never really put it in an ordinance. He asked for an explanation of a PUD

Derek explained that it's a planned unit development. For example, Hillside Terrace was a PUD. They are allowed to potentially get away with less requirements than the city has.

Commissioner Spendlove added sometimes bonus density if you do a certain amount of open space, sometimes you can get additional density, additional units.

Commissioner Bice continued to discuss the list. Signage and Development agreements. He explained these new zones require development agreements. Not the R-1-6. But the others.

Derek agreed. They need a massive overhaul. The development agreements are included in the R-3-6 and CPD, which is the commercial planning development. Brad would like to include the development agreement in the ordinances so we will need those attached.

G. Presentation:

1. Kevin Smedley with Five County general plan

Kevin explained he was here a couple of months ago. The last general plan was updated in 2018. He was contacted last year by the city about helping with the update. He works for the County Association of Governments, and his services are free to the city. He helps with shepherding them through any needed changes to the general plan. Basic statistics will need to be updated. The biggest thing that was brought up was really looking at the Top Side and nailing down what they would like to see happening up there. Put in language that could then be incorporated into the development agreement. They did a community survey. He gave them a copy of the community survey and the summary. There wasn't a lot of participation which would indicate that people are generally happy with the way the city is functioning now, the way things are at this time. There were 17 people who took the survey, so it's not really representative, but it gives you an idea. He wondered if it would be helpful to go through and just kind of redline the sections of the document with suggested edits? Bringing the language up to date in the different sections, or would they like to have a work meeting where they sit down and go through it as a group, a combination of both?

Commissioner Bice replied yes, he would like the redlines. He remembered last time they updated the general plan that is how they tackled it.

Kevin replied he would be happy to go through and just redline it. He talked with Derek and Kyle, and the Top Side is the biggest part to get details of. So that will require some just sitting down, vetting out the details of what they would like to include. Having that sort of discussion and then putting that draft as a new section of the general plan. He believed it would be a month to go through and get redlined. Then they could pace themselves. Go through and make any of those adjustments that they see, and then they can hammer out the Top Side details

Commissioner Spendlove suggested it would be helpful to have a work meeting to discuss the details and not do it in a regular meeting.

Kevin suggested he could have it done for the first meeting in February if that works for them. He will send the redline version to them. He encouraged them to think about the Top Side since there has been interest in that land.

K. Adjourn:

Commissioner Allen Bice adjourned the meeting at 6:55.

28 Jan 26

Date Approved

Allen Bice

Planning Commission Chair

