

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, January 28, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

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

Chair Allen Bice announced that the public hearing has been postponed until February 11, 2026, because not all the information was given to the public regarding the public hearing.

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 Kyson Spendlove.

B. Appointments:

Commission Richard Howard was sworn in as 1st alternate planning commissioner.

C. Approval of Agenda:

The motion was made by Commissioner Matt Juluson to approve the agenda with the adjustment of the public hearing being postponed until February 11, 2026, second by Commissioner Kyson Spendlove. Sherman Howard-yes, Richard Howard-yes, Spendlove-yes, Juluson-yes, Bice-yes. The motion carried unanimously.

D. Approval of Minutes: January 14, 2026, regular meeting

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

E. Reports:

1. John Valenti reported on the city council meeting held on January 21, 2026.

F. Public Hearing

1. An ordinance amending the La Verkin city code for allowance of short-term rental in detached accessory dwelling units (DADUs) for lots/parcel that are 8,000 sq. ft. or larger in residential zones within the community; and providing an effective date.

Commissioner Bice announced one page of information was left out of the public hearing notice resulting in it being postponed until February 11, 2026.

G. Business:

1. Discussion and possible action to recommend approval of an ordinance amending the La Verkin city code for allowance of short-term rental in detached accessory dwelling units (DADUs) for lots/parcel that are 8,000 sq. ft. or larger in residential zones within the community; and providing an effective date.

Public hearing was postponed resulting in no vote.

2. Discussion regarding proposed changes in the General Commercial, Retail Commercial, and Tourist Commercial zones.

Brad explained they are trying to make everything more consistent and straighten out some. When it comes to both the commercial zone and retail commercial zone, the changes are going to be exactly the same. They have a list of permitted uses. If somebody comes before them and presents to them an argument as to why another use should be added or use it on a conditional basis. There was a need for some additional setbacks. He adjusted the landscaping. The setback is thirty-five feet adjacent to SR-9, but fifteen of that should be landscaped. How that's going to be landscaped will be determined upon the development agreement.

Commissioner Bice asked if that would preclude people from parking off the street but facing SR-9.

Brad replied not necessarily. They are going to have your thirty-five-foot setback from the right way of SR-9 for sure. That's going to be landscape. There could be parking that fronts or faces SR-9 depending on how it's done. He added the building setback suggestion to the residential zone areas shall be twenty feet. Then ten of that should be landscaped, which is a little bit more than they had before. An important addition was that all structures on the lot should not exceed fifty percent of the lot area. They don't have commercial area that's just all building. It's rare that it would happen, but it could possibly happen. The intent of this is to try to keep some symmetrical between, parking, landscaping and buildings. There are some development standards that have been added. He got into parking requirements, which there is nothing new about the parking requirements, the loading areas, the trash enclosures. The street improvements, all of these they've seen before as part of the mixed-use zone and some of the other zones he brought forward. He added the application requirement. Larger development with these applications, they're going to have a precise plan about site planning and architectural drawings. They're going to require studies if necessary: landscaping plans, signage as to what signage programs should look like and lighting.

Commissioner Spendlove asked about the loading areas. If there were any restrictions on having those right next to the buildings. He has seen some areas where they're outlined and painted.

Brad replied that the loading areas are a little bit larger. It's going to come down to the design, and that's what the precise plan is for. The planning commission and staff and all those can look at it and decide where it will fit. It doesn't need to be specific.

Commissioner Bice added this cleans up and clarifies things that were unclear before.

Brad commented that it provides whatever the developer needs to do in order to get things done and gives the staff a roadmap. The next was tourist commercial. This zone is extremely confusing. He worked on development requirements and approval requirements. Retail can be included in this zone. Setbacks adjacent to the residential area potentially should be twenty feet and ten of that should be landscape. There will be a separation between commercial and residential. Again, structures on any block should not exceed fifty percent of the total live area. He did add the same development standards that they went through: block walls, parking requirements, loading areas, trash enclosures, streets curb and gutters. He also added the precise planning requirement for architectural drawings, studies, landscaping, signage requirements, all those kinds of things that really should be part of any type of commercial development. Resort Commercial didn't have these things included either and he recommended adding them.

Commissioner Spendlove asked about note one where it calls out the maximum height of the structure based on two residential zones, which listed eighteen feet. Is that for a certain distance, or is that if they have any kind of commercial pad next to a residential, they are restricted? He knows it's a lot higher. It calls out that your structure for like a hotel or anything like that can go up to fifty-five feet.

Brad replied that was already in there, but he would interpret that as 18 feet.

Derek added he thought the reason eighteen feet was there is if they're allowed to go up to zero lot line, then that restricted them to the eighteen feet when they move back.

Commissioner Spendlove suggested they may need to put some sort of wording in there that says, after a certain distance away from property line, then they can open up. It opens back up because he understood the reason they did it, but it very much restricts it. If they have a parcel next to a residential subdivision, the building size is eight feet in total; can't change that. So maybe something they want to look at.

Brad asked if they wanted some type of gradual graduation of the height.

Commissioner Spendlove replied in his mind that the goal is to still get visibility but not have a residential neighbor feel like they are towering over them. It needs a transition.

Derek suggested like the fire code requires five feet. Most of our setbacks, depending on how you front off of a city street, would be ten. At what point do you move them in.

Commissioner Bice added it would have an eight-foot wall.

Brad suggested it shouldn't be eight feet anymore because that was kind of a carryover before he added these others. It's up to them, maybe just keep the height in zone which is what they normally do.

Commissioner Spendlove using the flex units, as an example, they're probably twenty feet and they're still towering down. He felt it was something they probably adjusted to keep it at fifty-five foot for now.

Commissioner Bice asked if this is changing from approved to conditional use.

Brad replied that he didn't change anything with conditional use.

Derek added that one thing that's different is if it's not listed it's not permitted. However, anybody that has something that's similar to it the staff comes back with a plan, and the commission could allow it.

3. Discussion regarding mixed-use zone.

Brad explained that he added that the maximum lot coverage be fifty percent. The reason why he didn't really touch anything is because this is really going to be a lot done by them. It's basically mirroring what they all just looked at in the other zones.

4. Discussion regarding the priority list.

Derek explained he had Brad put together a priority list that would make sense so they could proceed in order making changes to the codes.

Brad explained the priority list.

January-February would be General commercial, retail commercial, tourist commercial, and mixed use.
February-March would be Development Agreement and PUD
April-May would be R-1-6, HDR-14 (high density residential), and MDR (medium density residential)
June-July would be parking and sign ordinance.

Commissioner Bice added he liked that plan until something unseen came up.

Commissioner Spendlove asked when they start getting into the parking ordinance, he wanted to mention this to Derek, is there a way that they can coordinate and update our design standards to have some visuals of parking

examples? Tooele City has some really nice visuals on parking. Parking lots and what angles they can use and how close they can be to a wall. There are quite a few different standards; it'd be nice to look at a visual example.

Derek replied he has those visuals and they can include them.

Brad added they are standard. It's just the way they can all fit them together in the space.

Commissioner Spendlove thought that visuals would help with any unclear or vague explanations.

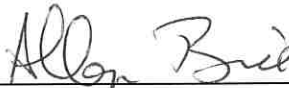
H. Adjourn:

The motion was made by Commissioner Sherman Howard to adjourn the meeting, seconded by Commissioner Juluson. The motion carried unanimously.

Commissioner Allen Bice adjourned the meeting at 6:25.

11 Feb 25

Date Approved



Planning Commission Chair