



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, February 11, 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. Approval of Agenda:

C. Approval of Minutes: January 28, 2026, regular meeting

D. Reports:

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

F. Public Hearing:

1. An ordinance amending the definition of the detached accessory dwelling units (DADUs) to allow short-term rentals (vacation rentals) for lot/parcel that are 8,000 sq. ft. or larger in residential zones within the community; and providing an effective date.

G. Business:

1. Discussion and possible action to recommend approval of an Ordinance amending the definition of the detached accessory dwelling units (DADUs) to allow short-term rentals (vacation rentals) for lot/parcel that are 8,000 sq. ft. or larger in residential zones within the community; and providing an effective date.
2. Discussion and possible action to recommend approval of proposed changes in the General Commercial Zone.
3. Discussion and possible action to recommend approval of proposed changes in Retail Commercial Zone.
4. Discussion and possible action to recommend approval of proposed changes in the Tourist Commercial Zone.
5. Discussion and possible action to recommend approval of proposed changes in the Mixed-Use Zone.
6. Discussion regarding La Verkin City General Plan update.

H. 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 February 6, 2026
Nancy Cline, City Recorder



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.

Date Approved

Planning Commission Chair

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING THE DEFINITION OF DETACHED ACCESSORY DWELLING UNIT, AS CONTAINED IN TITLE 10, CHAPTER 1, SECTION 6 OF THE LAVERKIN CITY CODE, AND ALLOWING FOR USE AS A SHORT-TERM VACATION RENTAL SUBJECT TO LICENSING AND OTHER APPLICABLE PROVISIONS OF THE LAVERKIN CITY CODE.

WHEREAS the City Council of LaVerkin, Utah desires to provide clarity within the LaVerkin City Code regarding the use and location of detached accessory dwelling units; and

WHEREAS the City Council finds that detached accessory dwelling units can be a valuable tool in addressing housing needs, allowing for alternative and flexible housing options for owner-occupied single-family residences, as well as broaden the range of affordable housing opportunities within and throughout the City; and

WHEREAS the City Council further finds that detached accessory dwelling units can create new housing units while respecting the appearance, neighborhood character, and scale of single-family residential development; provide more housing choices in residential zones; allow more efficient use of existing housing and large underutilized yards; provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households; and offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and to obtain extra income, security, companionship, and services; and

WHEREAS the City Council desires to expressly authorize the use of detached accessory dwelling units for short-term vacation rentals, provided that such use complies with all applicable licensing, zoning, and operational requirements of the LaVerkin City Code; and

WHEREAS, after notice and public hearing, the LaVerkin City Council deems it necessary and desirable for the preservation and protection of the public health, safety and welfare,

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that the following code sections of the LaVerkin City Code shall be, and are hereby, amended as follows:

SECTION 1. Amendment of Section 10-1-6 "Detached Accessory Dwelling Unit" or "DADU." The definition of "Detached Accessory Dwelling Unit" or "DADU" is hereby amended to read as follows:

"Detached Accessory Dwelling Unit" or "DADU" means a self-contained residential dwelling unit that is:

1. Located on the same legal lot as a legally established primary single-family dwelling;
2. Detached from the primary dwelling by a physical separation;
3. Clearly subordinate to the primary dwelling in use and purpose;
4. Designed for independent living, including provisions for sleeping, cooking, sanitation, and separate ingress and egress;
5. Limited to one unit per lot with a minimum lot size of 8,000 square feet; and
6. Constructed, altered, and maintained in compliance with all applicable building, zoning, fire, health, and safety codes.

SECTION 2. Amendment of Section 10-7-22 B. Use of DADU as a Short-Term Rental a Permitted Use in Residential Zones. Section 10-7-22 B. is hereby amended to read as follows:

10-7-22 B. In any area zoned primarily for residential use, except mobile home subdivisions, the use of a detached accessory dwelling unit ("DADU") for both long-term rental or family use of more than thirty (30) days and short-term rentals of fewer than thirty (30) consecutive days shall be a permitted use on any lot or parcel of property that contains a single-family dwelling or residence and is at least eight thousand (8,000) square feet in size. DADU's and accessory buildings or groups of buildings shall not cover more than eight percent (8%) of the total lot area. The use of a DADU for short-term rentals as a permitted use is subject to strict compliance with the conditions, restrictions, limitations, and regulations established by Section 10-7-22 C. and Section 3-11-12 of the LaVerkin City Code, and by all other applicable provisions of this Code and State and Federal law.

SECTION 3. Amendment of Section 3-11-1. DADU Included in Definition of Transient Lodging Facility. The definition of "Transient Lodging Facility" is hereby amended to read as follows:

TRANSIENT LODGING FACILITY means any building, structure, or portion thereof that is offered, advertised, or rented to occupants for a period of less than thirty (30) consecutive days, for compensation, and where such occupancy is of a temporary or transient nature. The term includes, but is not limited to, hotels, motels, inns, lodges, bed and breakfast establishments, vacation rentals, short-term rentals, and any dwelling unit, including a primary dwelling, accessory dwelling unit (ADU), or detached accessory dwelling unit (DADU), that is used in whole or in part for transient lodging purposes, regardless of whether the owner is present during the rental period.

SECTION 4. AMENDMENT OF 3-11-12 K. 1. B&B and VR Facilities in Residential Zones. Section 3-11-12 K. 1. is hereby amended to read as follows:

1. Restrictions imposed by this subsection are in recognition of the premise that B&B's and VR's provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Except for detached accessory dwelling units (DADU's), no new license for the establishment, expansion or operation of a short-term vacation rental shall be issued in a residential zone. All applications for new and renewal licenses shall be accompanied

by proof that the applicant is the owner of both the primary single-family dwelling and the detached accessory dwelling unit, and that he/she is the occupant of the single-family dwelling. All licensees shall comply with all terms and conditions contained in Section 3-11-12 of the LaVerkin City Code.

SECTION 5. No Exemption Created. Nothing in this section shall be construed to exempt a Detached Accessory Dwelling Unit from any requirement, restriction, or enforcement provision otherwise applicable to short-term vacation rentals under the LaVerkin City Code.

SECTION 6. Violations. Violations of this ordinance shall be subject to enforcement and penalties as provided elsewhere in the LaVerkin City Code.

SECTION 4. Severability. If any provision of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 5. Effective Date. This ordinance shall take effect upon passage and publication as required by law.

APPROVED AND ADOPTED this _____ day of _____, 2026.

City of LaVerkin

Kelly 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



PLANNING COMMISSION MEETING FEBRUARY 11, 2026

- * Public hearing on short-term rentals for DADUs
- * General Commercial:
 - With the Inclusion of: Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.
 - Structures on a lot shall not exceed 50% of the total lot area.
 - As discussed at the last meeting
- * Retail Commercial
 - With the Inclusion of: Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone. As discussed at the last meeting
 - Structures on a lot shall not exceed 50% of the total lot area.
 - As discussed at the last meeting
- * Tourist Commercial
 - With the Inclusion of: Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone. As discussed at the last meeting
 - Structures on a lot shall not exceed 50% of the total lot area.
 - As discussed at the last meeting
- * Mixed Use
 - With the Inclusion of: Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone. As discussed at the last meeting
 - Structures on a lot shall not exceed 50% of the total lot area.
 - As discussed at the last meeting

Questions.

- We have setbacks when abutting a residential zone of 20 ft, what are setbacks on the side or rear when no longer impacting the residential zone
- What are the setbacks when a commercial is abutting another commercial zone?
- What are the setbacks when the building is next to a city street?
- Consider changing the required 35' setback on SR9 and SR17?
Consider wanting to make our commercial district more walkable

Setback as they exist in our current code

General Commercial

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
C	1/2 acre (21,780 square feet) ²	70	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting City streets	See note 1	See note 1

Notes:

1. Side and rear setbacks shall be 10 feet where abutting a residential zone which may be reduced, provided proper visual and sound screening, along with construction per the applicable building related code(s), and provided drainage is not allowed to cross property lines. Maximum height of structure shall not exceed 18 feet.

Retail Commercial

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
Comm-R	1/2 acre (21,780 square feet) ²	70	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting city streets	See note 1	See note 1

Notes:

1. Side and rear setbacks shall be 10 feet where abutting a residential zone which may be reduced, provided proper visual and sound screening, along with construction per the applicable building related code(s), and provided drainage is not allowed to cross property lines.

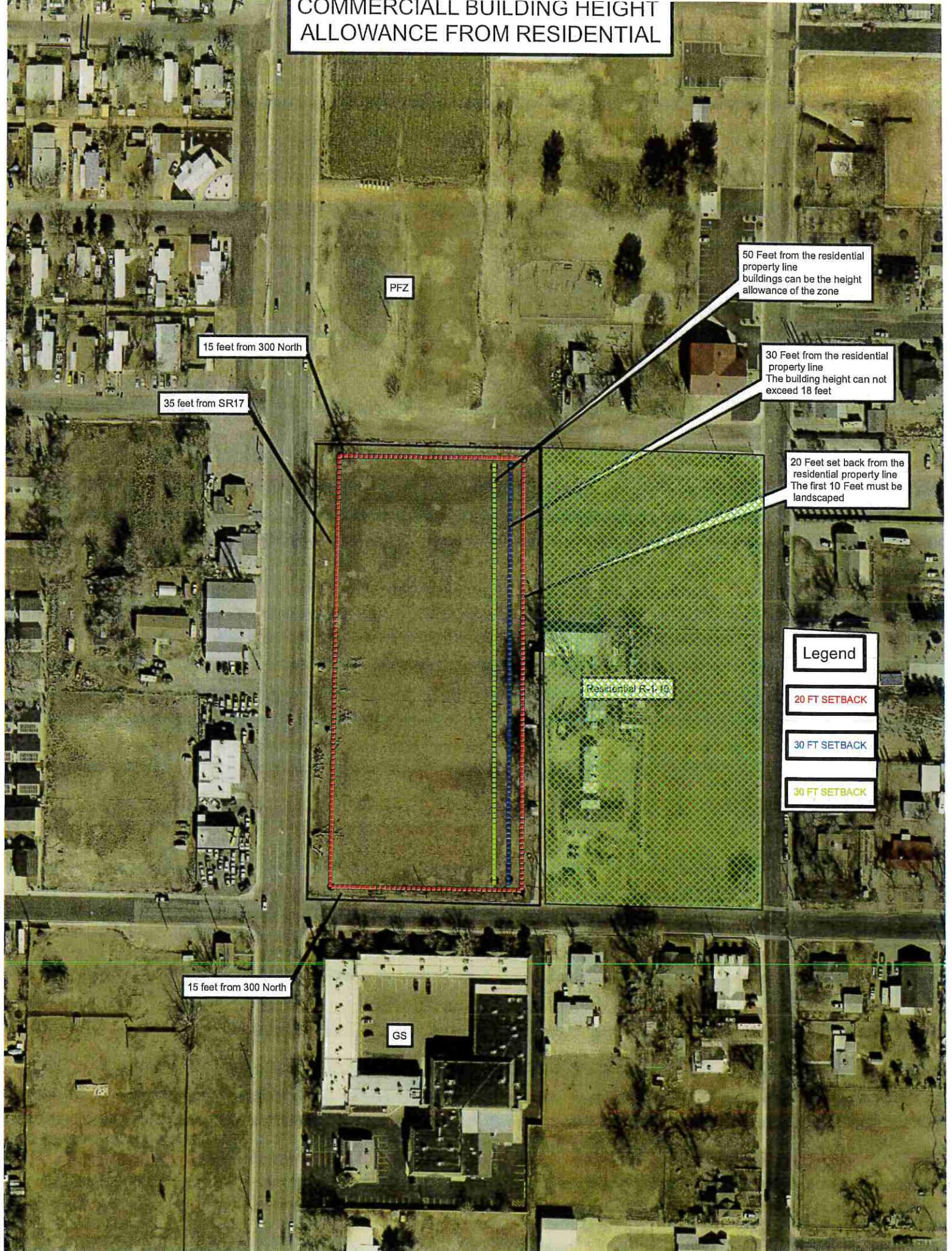
Tourist commercial

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
Comm-T	1/2 acre (21,780 square feet) ²	70	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting city streets	See note 1	See note 1

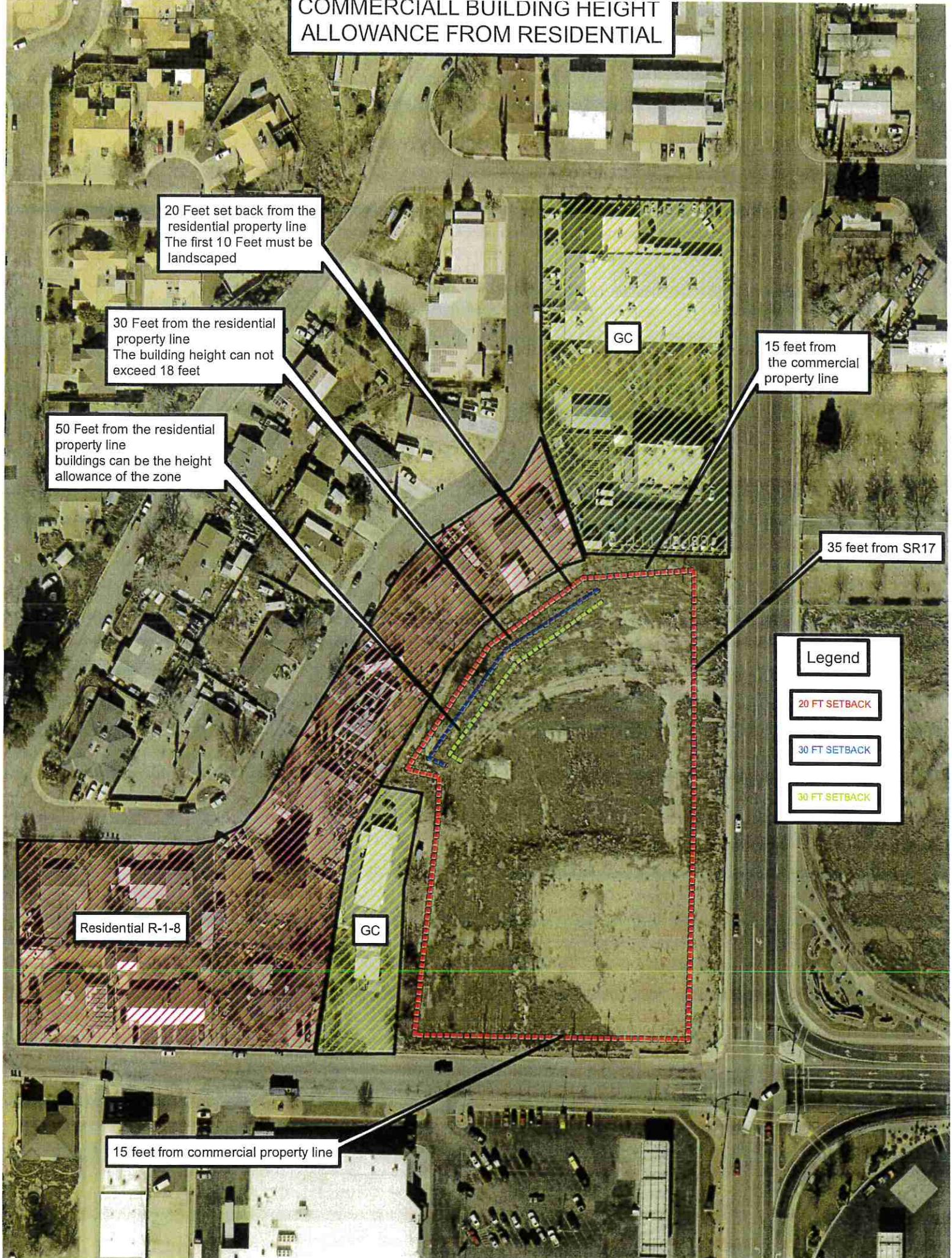
Notes:

1. Side and rear setbacks shall be 10 feet where abutting a residential zone which may be reduced, provided proper visual and sound screening, along with construction per the applicable building related code(s), and provided drainage is not allowed to cross property lines.

COMMERCIAL BUILDING HEIGHT ALLOWANCE FROM RESIDENTIAL



COMMERCIAL BUILDING HEIGHT ALLOWANCE FROM RESIDENTIAL



ARTICLE G. GENERAL COMMERCIAL (C)

SECTION:

- [**10-6G-1: Purpose**](#)
- [**10-6G-2: Permitted Uses**](#)
- [**10-6G2-2: Permitted Uses**](#)
- [**10-6G-3: Prohibited Uses**](#) 1 (Rep. by Ord. 2007-26, 10-3-2007)
- [**10-6G-4: Uses Subject To Similar Findings**](#)
- [**10-6G-5: Height Regulations**](#)
- [**10-6G-6: Area, Width, And Yard Requirements**](#)
- [**10-6G-7: Development Standards**](#)
- [**10-6G-8: Commercial Design Guidelines**](#)
- [**10-6G-9: Application Requirements**](#)

Notes

- 1 1. See subsection 10-1-3B of this title.

10-6G-1: PURPOSE:

To provide appropriate areas where commercial activities may be established, maintained and protected. (Ord. 2006-09, 3-1-2006)

10-6G-2: PERMITTED USES:

The following shall be permitted uses within the general commercial zone:

Accessory buildings: secondary buildings and uses customarily incidental to permitted uses.

Animal services; includes veterinarian clinics and hospitals, pet grooming, fish and aquarium retail shops. No outside kennels or hooved animals.

Art dealers and galleries, including fine arts, photography, and graphic design.

Automobiles, including rental, sales and related repair including tire sales, glass replacement and repair; motorcycle sales, rental and service; auto repair shops; packaged automobile parts stores. All repair facilities are inside and in the case of sales or rental shops, repair facilities are an integral part of the sales structure.

Banks and financial offices, including banks, ATM machines, investment and securities agencies, tax service agencies.

Bicycles, ATVs; includes sales, rental, parts sales and service where repair facilities are inside and are an integral part of the sales structure.

Building materials; includes lumber, brick, bagged concrete, PVC, pipe, other yard type building material where storage is screened. Shall not include ready mix concrete or hot mix asphalt.

Car wash, including hand and automated car wash and car vacuum facilities.

Childcare: daycare, preschool.

Clothing; includes retail sales, tailoring and clothing repair, shoes, accessories, screen printing, t-shirt shops, cleaners, laundry, formal wear rental and sales, costume sales and rental.

Communications; includes cable, phone, internet, satellite, and wireless services.

Entertainment services, including recording studios/services, instrument sales/rental/repair, talent/art studios, supplies.

Equipment: small equipment sales and rentals, including nonagricultural, noncommercial, for residential use, lawn mowers, tractors, weed implements, and accessories; small engine repair where repair facilities are inside.

Food; includes restaurants, ice cream parlors, cafes, juice bars, internet cafes, coffee shops, fast food, delis, buffets, bakeries, grocery stores, convenience marts, supermarkets, catering, patio and outdoor eateries.

Funeral houses and mortuaries.

Health and beauty; includes hair or nail salons, wig sales and styling, barbershops, tanning facilities, consultants, fitness facilities, gyms, spas, outpatient weight control and diet services, yoga, cosmetic sales and production, massage.

Home improvements, including retail lighting and service, appliance sales/rental/repair where repair facilities are inside and are an integral part of the sales structure, decorating services, cabinetry sales, upholstery, carpet and floor treatments, window treatments, wallpaper, paint.

Janitorial, including housecleaning, emergency cleaning services and supply.

Landscape and gardening, including pest and weed control service and supplies; lawn, garden, yard supplies/equipment/repair; tree service; greenhouses; nurseries; landscape supplies including rock, wall and waterfall materials; patio furniture and supplies.

Light industrial, including mechanical contractors and supplies, insulation contractors and supplies, carpenters and supplies, plumbing contractors and supplies, electrical contractors and supplies, welding and sheet metal shops where any supplies are stored inside or behind screening (not to be confused with storage facilities).

Light manufacturing: furniture construction, cabinetry construction where work is performed on site and the final result is a value added product.

Medical services, including doctor clinics, hospitals, laboratories, chiropractors, dermatologists, plastic surgery, pharmacy, eye specialists - opticians, ophthalmologists, eye corrections services, dentists, dental specialists and laboratories, audiologists, hearing aid sales, ear specialists and ambulance service. No oxygen storage with any medical service provided.

Museums, including art, cultural, history, science and musicology displays.

Office supplies: office supplies, office machines, computer, fax or copy service, computer sales/service.

Outdoor storage units: except as set forth in Section 10-6G-2.2 below, facilities or yards utilized for outdoor storage use, provided that there shall be not more than one thousand five hundred (1,500) square feet dedicated to said use per one-half (½) acre [on a commercial lot not smaller than one-half (½) acre].

Parking, including areas whether underground, in parking structures or open lots for temporary customer parking. Shall not include parking for storage as a business.

Postal and shipping services.

Printing and publishing, including lithographic, magazines, newspapers, and similar publications.

Professional offices, including engineering, drafting, design, real estate brokers, accounting offices, CPAs, tax agencies, consultants, employment agencies, attorneys, title and mortgage companies, property management, insurance offices, offices incidental to other permitted uses.

Public or quasi-public area, including municipal buildings and offices, parks, schools, libraries, and fountains.

Recreation facilities: hiking and biking trails.

Recreation sales, rental and service, including swimming pools; Jacuzzis; hot tubs; saunas; watercraft; jet skis; lake and snow ski equipment; sports gear; camping, fishing and hunting equipment; outfitters; excursions; paintballs; trampolines; other sporting goods. Service facilities shall be located inside and shall be an integral part of the sales structure.

Retail stores and shops: department stores, games and game supplies (except gambling devices), trophies and awards, movie sales and rentals, book sales, video device rental and sales, electronics, party supplies, antiques, coins, hardware, light building supply, florists, jewelry, fabric shops including sewing machine sales and service, stained glass, vacuum dealers, variety stores, gifts, crafts sales and supplies, hobby shops, sunglasses, balloons, novelties and toys, not to include pawnbrokers.

Rocks, including rock shops for retail sales and landscaping.

Schools and studios, including dance, music, art, photography, martial arts, charter schools, business and technical schools, schools for any permitted health and beauty services.

Security service: alarms services, locks, locksmiths.

Self-service vending facilities, including vending machines and self-service (unmanned) business structures/facilities, subject to the conditions set forth in chapter 7 of this title.

Special events, including wedding/reception centers, banquet halls, convention centers, resort/meeting centers, concert halls and open air concert venues.

Tourist support, including hotels, motels, inns, lodges, tourist information, curio and souvenir shops, camera and photo shops.

Transportation: taxis, shuttles, bus stops.

Travel agencies. (Ord. 2007-26, 10-3-2007; amd. Ord. 2008-14, 8-6-2008; Ord. 2015-04, 7-1-2015; Ord. 2018-01, 1-3-2018; Ord. 2018-02, 2-7-2018; Ord. 2023-08, 6-7-2023)

10-6G-2.2: COMMERCIAL OUTDOOR STORAGE EXCEPTION AREA(S) [LIMITED PERMITTED USE].

A. Subject to an approved site plan and any additional site-specific conditions placed thereon to effectuate the purpose and intent of this Section, an "outdoor storage units" facility/yard (not subject to the general square-footage limitations specified in Section 10-6G-2, LVCC) may be a permitted use for and on commercial properties of or more acres subject to special conditions limiting their safe use for other commercial uses permitted in the zone, as determined and designated by the city council, upon recommendation of the planning commission, and subject to the terms, conditions, and limitations of this section.

B. Scope, Purpose, And Intent:

1. This section establishes the requirements for the outdoor storage of goods and materials.
2. The purpose of these regulations is to provide adequate and convenient areas for semi- or fully-covered storage of goods and materials; open, uncovered storage is not allowed.
2. It is the intent of these regulations to minimize visual impacts to adjacent properties and
3. public rights-of-way and to protect the public health, safety, and welfare.

C. Definitions. For purposes of this section, the following words and phrases shall be defined as follows:

"COVERED ONLY AREAS: Areas (a) designated for the storage of boats, recreational vehicles (RVs), campers, trailers, etc., but (b) not to be used for the storage of boxes, appliances, decorations, electronics, furniture, clothing, or other items that would typically be stored in an enclosed storage unit.

OUTDOOR STORAGE USE: Covered or fully enclosed area, room, or space that is primarily intended for the storage of personal property.

D. Allowances:

1. Storage units or facilities shall not be used for manufacturing, retail or wholesale selling, office functions, other business or service uses, any use proscribed by law, and/or human or animal habitation.
2. The following shall not be stored in any storage unit or facility:
 - a. Hazardous, flammable, or explosive materials;
 - b. Hazardous or extremely hazardous waste; and

- c. Any material which creates obnoxious dust, odor, or fumes.

E. Development Standards; Site And Architectural Design Standards.

1. Surfacing of outdoor storage areas:

- a. All access, parking, and outdoor storage areas shall be paved with asphalt, concrete, True Grid (an eco-friendly permeable paving alternative to concrete and asphalt that provides stability and storm water detention), or other product of similar quality and useful life, as approved by the director of operations, or his or her designee.
- b. No certificate of occupancy shall issue until all areas of the developed site have been finished with a permanent surface or permanent landscaping materials and irrigation.

2. Sufficient space:

- a. No queuing, stacking, loading, unloading, or parking of vehicles will be allowed on city streets.
- b. On-site overflow areas shall be provided to provide for and accommodate all necessary maneuvering, queuing, stacking, loading, unloading, and parking of owner-, employee-, customer-, patron-, or guest-owned or operated vehicles.

3. Parking shall be provided, installed, maintained, and regulated in accordance with the provisions of Chapter 10 of this Title.

4. Specific access and turnaround requirements shall be addressed in the site plan provided to and approved by the City Council to the property being developed for the use provided for herein.

5. Signage:

- a. Directional guidance for vehicles entering and exiting the outdoor storage facility/yard shall be provided on-site.
- b. All other signage shall be provided, installed, maintained, and regulated in accordance with the provisions of Chapter 11 of this Title.

6. Lighting: All lighting shall conform to and be provided, installed, maintained, and regulated in accordance with the city's night sky ordinance (i.e., Chapter 11 of Title 4 of this Code).

7. Setbacks: Except as specifically required and provided for in the approved site plan, all setbacks shall comply with Section 10-6G-5.

8. Residence above office space: A single residence shall be allowed above the office to (a) accommodate access to the storage facility and (b) provide for property security.

F. Screening Standards (Commercial/Residential Zone interface).

1. Areas abutting residential zones shall have, as a minimum, an eight-foot (8') block wall for screening. No building erected in place of or adjacent to this block wall shall exceed twelve feet (12') in height.
2. Areas abutting commercial zones can use the metal of the storage units as the barrier if it contains a constant flow, style, and color, and does not exceed a height of eighteen feet (18').
3. All buildings or structures situated on or against the property line shall be completely enclosed to provide sufficient screening from public view (including oblique views).
4. Access gates and doors may be constructed of open wrought iron if a perforated metal screen or other durable material is incorporated into the design that obscures views through the gate.

F. Landscape Standards. A landscaping strip containing a combination of trees, shrubs, groundcover, decorative rock, and boulders for and along the length of the property frontage (minus access points), eight feet (8') wide from the back of sidewalk, will be required.

G. Maintenance.

1. All areas of the storage unit yard/facility shall be maintained in good repair, and in a clean, neat, and orderly condition.
2. The storage area shall be kept free and clear of weeds and debris of all kinds, both inside and outside the fence or wall.
3. Any graffiti shall be removed within twenty-four (24) hours of occurrence.
4. Diseased, damaged, and/or dead shrubs and vines shall be replaced in a timely manner.

(Ord. 2023-08, 6-7-2023)

10-6G-3: PROHIBITED USES¹:

(Rep. by Ord. 2007-26, 10-3-2007)

Notes

¹ 1. See subsection 10-1-3B of this title.

10-6G-4: USES SUBJECT TO SIMILAR FINDING

1. The planning commission, based on its own discretion, can find that other proposed uses similar with those listed above are consistent with the intent of this land use classification.

10-6G-4: HEIGHT REGULATIONS:

A. Except as provided in subsection B below, or as permitted in an approved development agreement under the terms and conditions of Section [10-12-5](#) of this code, no building shall be erected to a height greater than thirty-five feet (35') as measured from its tallest side or point, except that facades, rooflines and other non-occupied building improvements may be constructed to a maximum height of forty-five feet (45') inclusive of the underlying building structure. However, 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:

1. Is in furtherance of a compelling governmental interest; and
2. Is the least restrictive means of furthering that compelling governmental interest.

B. Except as permitted in an approved development agreement under the terms and conditions of Section [10-12-5](#) of this Code, no hotels, motels, inns, and lodges (sometimes known as tourist transient lodging facilities) shall be erected to a height greater than fifty-five feet (55'), as measured from its tallest side or point, except that facades, rooflines, and other non-occupied building improvements may be constructed to a maximum height of sixty-six feet (66'), inclusive of the underlying building structure. (Ord. 2006-09, 3-1-2006; amd. Ord. 2023-02, 2-5-2023)

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

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
C See note 3	$\frac{1}{2}$ acre (21,780 square feet) ²	70	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting City streets – 15 feet of which shall be landscaped.	See note 1	See note 1

Notes:

1. Building setbacks adjacent to residentially zoned areas shall be 20 feet. 10 feet of setback area adjacent to residentially zoned property shall be landscaped. Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30' past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.
1. Commercial condominium projects shall meet the $\frac{1}{2}$ acre minimum requirement for the project, but buildings may be divided into subunits and platted for individual ownership within the project
3. Structures on a lot shall not exceed 50% of the total lot area.
(Ord. 2007-16, 4-4-2007; amd. Ord. 2007-24, 8-15-2007)

10-6G-6 7: DEVELOPMENT STANDARDS:

1. **Block Walls:** As a condition of any use granted under this article, an eight foot (8') masonry or concrete wall shall be required when abutting a residential zone for proper visual and sound screening; provided that where a masonry or concrete wall of at least six feet (6') already exists, no new wall shall be required. (Ord. 2008-07, 5-7-2008)
2. **Vehicular access/parking:** All facilities/uses shall have driveways, points of vehicular ingress and egress and parking. The parking requirement shall be one nine (9) foot by 18 foot parking space for every 200 square feet of commercial floor area. One nine (9) foot by 18 foot parking space required 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
3. **Loading areas:** 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.
4. **Trash enclosures:** Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
5. **Streets:** All streets in or adjacent to the C zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
6. **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.

10-6G-7 8: COMMERCIAL DESIGN GUIDELINES:

The foregoing rules and regulations contained in Exhibit A as attached to Ordinance 2024-17, shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached to Ordinance 2024-17 and incorporated into this Article as if fully set forth. Planning Commission review/approval is required to establish any new development on commercially zoned property. (Ord. 2024-17, 10-16-2024)

10-6G-8 9: APPLICATION REQUIREMENTS:

Commercial developments in the C zone shall comply with the following application requirements:

- A. **Precise Plan:** A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant

locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.

- 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 landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkler system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- E. Signage: A comprehensive sign plan shall be submitted and approved by the city at the time of precise plan approval. The comprehensive sign plan shall include and where applicable comply with the following:
 - 1. Site plan: Site plans shall include locations, dimensions of the sign area and structure, building materials and colors and sketches and elevations of the signs to scale showing the architectural detail and overall size of the proposed signage.
 - 2. Sign structures: Sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture.
 - 3. Building signs: A ratio of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is required.
 - 4. Under canopy: Under canopy signs are allowed for tenant identification. The maximum size shall be eight square feet and be consistent with the design theme of the center.
 - 5. Monument signs: Monument signs shall be permitted for shopping centers adjacent to a public street and be spaced 300 feet apart. The overall area of a sign shall not exceed forty-eight (48) square feet, and the overall height of the sign shall not exceed six (6) feet. All monument signs shall be placed outside of corner cut-off areas. Monument signs shall match the architecture of the center.
 - 6. Pylon signs: Pylon signs are not permitted.
 - 7. Temporary signs: Temporary signs are permitted but must be approved by the city and be consistent with the design standards of the sign program.

F. Lighting: Lighting, including 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. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting.

ARTICLE G1. RETAIL COMMERCIAL (COMM-R)

SECTION:

- [**10-6G1-1: Purpose**](#)
- [**10-6G1-2: Permitted Uses**](#)
- [**10-6G1-3: Prohibited Uses** ¹ \(Rep. by Ord. 2007-26, 10-3-2007\)](#)
- [**10-6G1-4: Use Subject To Finding**](#)
- [**10-6G1-5: Height Regulations**](#)
- [**10-6G1-6: Area, Width, And Yard Requirements**](#)
- [**10-6G1-7: Development Standards**](#)
- [**10-6G1-8: Easement Required**](#)
- [**10-6G1-9: Commercial Design Guidelines**](#)
- [**10-6G1-10: Application Requirements**](#)

Notes

- ¹ 1. See subsection 10-1-3B of this title.

10-6G1-1: PURPOSE:

To provide appropriate areas where pedestrian oriented retail commercial activities may be established, maintained and protected. (Ord. 2006-03, 1-18-2006)

10-6G1-2: PERMITTED USES:

The following shall be permitted uses:

Accessory buildings: secondary buildings and uses customarily incidental to permitted uses.

Animal services: fish and aquarium retail shops.

Art dealers and galleries, including fine arts, photography, and graphic design.

Automobiles: packaged automobile part stores.

Banks and financial offices, including banks, ATM machines, investment and securities agencies, tax service agencies.

Bicycles, ATVs; includes sales, rental, parts sales and service where repair facilities are inside and are an integral part of the sales structure.

Car wash, including hand and automated car wash and car vacuum facilities.

Clothing; includes retail sales, tailoring and clothing repair, shoes, accessories, screen printing, t-shirt shops, formal wear rental and sales, costume sales and rental.

Communications; includes cable, phone, internet, satellite, and wireless services

Convenience stores; includes gas stations, gas and goodie stores.

Entertainment services, including recording studios/services, instrument sales/rental/repair, talent/art studios, supplies.

Food; includes restaurants, ice cream parlors, cafes, juice bars, internet cafes, coffee shops, fast food, delis, buffets, bakeries, grocery stores, convenience marts, supermarkets, catering, patio and outdoor eateries.

Health and beauty; includes hair or nail salons, wig sales and styling, barbershops, tanning facilities, consultants, fitness facilities, gyms, spas, outpatient weight control and diet services, yoga, cosmetic sales and production, massage.

Home improvements, including retail lighting and service, decorating services, appliance sales, upholstery, carpet and floor treatments, window treatments, wallpaper, paint.

Landscape and gardening: landscape supplies including rock, wall and waterfall materials; patio furniture and supplies.

Medical services, including doctor clinics, hospitals, laboratories, chiropractors, dermatologists, plastic surgery, pharmacy, eye specialists - opticians, ophthalmologists, eye corrections services, dentists, dental specialists and laboratories, audiologists, hearing aid sales, ear specialists and ambulance service. No oxygen storage with any medical service provided.

Museums; includes art, cultural, history, science and musicology displays.

Office supplies: office supplies, office machines, computer, fax or copy service, computer sales/service.

Parking, including areas whether underground, in parking structures or open lots for temporary customer parking. Shall not include parking for storage as a business.

Postal and shipping services.

Professional offices, including engineering, drafting, design, real estate brokers, accounting offices, CPAs, tax agencies, consultants, employment agencies, attorneys, title and mortgage companies, property management, insurance offices, offices incidental to other permitted uses.

Public or quasi-public area, including Municipal buildings and offices, parks, schools, libraries, and fountains.

Recreation facilities, including golf, minigolf, go-carts, bumper cars, laser tag, bowling, recreation/sports center, skating rinks and parks, movie theaters, theaters for stage productions, amusement parks, water parks, swimming pools, billiards, arcade games, tennis, paintball game centers, hiking and biking trails, festivals, no alcohol dance centers for recreation or instruction.

Recreation sales, rental and service: sports gear; camping, fishing and hunting equipment; outfitters; excursions; paintballs; trampolines; packaged sporting goods.

Retail stores and shops: department stores, games and game supplies (except gambling devices), trophies and awards, movie sales and rentals, book sales, video device rental and sales, electronics, party supplies, antiques, coins, hardware, light building supply, florists,

jewelry, fabric shops including sewing machine sales and service, stained glass, vacuum dealers, variety stores, gifts, crafts sales and supplies, hobby shops, sunglasses, balloons, novelties and toys, not to include pawnbrokers.

Rocks, including rock shops for retail sales and landscaping.

Schools and studios, including dance, music, art, photography, martial arts and charter schools, business and technical schools, schools for any permitted health and beauty services.

Security service: alarms services, locks, locksmiths.

Self-service vending facilities, including vending machines and self-service (unmanned) business structures/facilities, subject to the conditions set forth in chapter 7 of this title.

Special events, including wedding/reception centers, banquet halls, convention centers, resort/meeting centers, concert halls and open air concert venues.

Tourist support, including hotels, motels, inns, lodges, tourist information, curio and souvenir shops, camera and photo shops.

Transportation: taxis, shuttles, bus stops.

Travel agencies. (Ord. 2007-26, 10-3-2007; amd. Ord. 2008-14, 8-6-2008; Ord. 2015-04, 7-1-2015; Ord. 2018-01, 1-3-2018)

10-6G1-3: PROHIBITED USES¹:

(Rep. by Ord. 2007-26, 10-3-2007)

Notes: 1. See subsection 10-1-3B of this title.

10-6G1-4: USE SUBJECT TO SIMILAR FINDING

1- The planning commission, based on its own discretion, can find that other proposed uses similar with those listed above are consistent with the intent of this land use classification.

10-6G1-5: HEIGHT REGULATIONS:

A. Except as provided in subsection B below, or as permitted in an approved development agreement under the terms and conditions of Section 10-12-5 of this Code, no building shall be erected to a height greater than thirty-five feet (35') as measured from its tallest side or point, except that facades, rooflines and other non-occupied building improvements may be constructed to a maximum height of forty-five feet (45') inclusive of the underlying building structure. However, 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:

1. Is in furtherance of a compelling governmental interest; and
2. Is the least restrictive means of furthering that compelling governmental interest.

B. Except as permitted in an approved development agreement under the terms and conditions of Section [10-12-5](#) of this Code, no hotels, motels, inns, and lodges (sometimes known as tourist transient lodging facilities) shall be erected to a height greater than fifty-five feet (55'), as measured from its tallest side or point, except that facades, rooflines, and other non-occupied building improvements may be constructed to a maximum height of sixty-six feet (66'), inclusive of the underlying building structure. (Ord. 2007-16, 4-4-2007; amd. Ord. 2023-02, 2-1-2023)

10-6G1-6: AREA, WIDTH, AND YARD REQUIREMENTS:

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
Comm-R See Note 3	$\frac{1}{2}$ acre (21,780 square feet) ²	70	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting city streets, – 15 feet of which shall be landscaped.	See note 1	See note 1

Notes:

1. Building setbacks adjacent to residentially zoned areas shall be 20 feet. 10 feet of setback area adjacent to residentially zoned property shall be landscaped. Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.
2. Commercial condominium projects shall meet the $\frac{1}{2}$ acre minimum requirement for the project, but buildings may be divided into subunits and platted for individual ownership within the project. (Ord. 2007-16, 4-4-2007; amd. Ord. 2007-24, 8-15-2007)
3. Structures on a lot shall not exceed 50% of the total lot area.

10-6G1-6: SCREENING REQUIREMENT:

As a condition of any use granted under this article, an eight foot (8') masonry or concrete wall shall be required when abutting a residential zone for proper visual and sound screening; provided that where a masonry or concrete wall of at least six feet (6') already exists, no new wall shall be required. (Ord. 2008-07, 5-7-2008)

10-6G1-7: DEVELOPMENT STANDARDS:

1. **Block Walls:** As a condition of any use granted under this article, an eight foot (8') masonry or concrete wall shall be required when abutting a residential zone for proper visual and sound screening; provided that where a masonry or concrete wall of at least six feet (6') already exists, no new wall shall be required. (Ord. 2008-07, 5-7-2008)
2. **Vehicular access/parking:** All facilities/uses shall have driveways, points of vehicular ingress and egress and parking. The parking requirement shall be one nine (9) foot by 18 foot parking space for every 200 square feet of commercial floor area. One nine (9) foot by 18 foot parking space required 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.

3. **Loading areas:** 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.
4. **Trash enclosures:** Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
5. **Streets:** All streets in or adjacent to the Comm-R zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
6. **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.

10-6G1-8: EASEMENT REQUIRED:

All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7½') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage. (Ord. 2008-07, 5-7-2008)

10-6G1-9: COMMERCIAL DESIGN GUIDELINES:

The foregoing rules and regulations contained in Exhibit A as attached to Ordinance 2024-17 shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached to Ordinance 2024-17 and incorporated into this Article as if fully set forth. Planning Commission review/approval is required to establish any new development on commercially zoned property. (Ord. 2024-17, 10-16-2024)

10-6G1-10: APPLICATION REQUIREMENTS:

Commercial developments in the Comm-R zone shall comply with the following application requirements:

- A. **Precise Plan:** A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.

- 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 landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- E. Signage: A comprehensive sign plan shall be submitted and approved by the city at the time of precise plan approval. The comprehensive sign plan shall include and where applicable comply with the following:
 1. Site plan: Site plans shall include locations, dimensions of the sign area and structure, building materials and colors and sketches and elevations of the signs to scale showing the architectural detail and overall size of the proposed signage.
 2. Sign structures: Sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture.
 3. Building signs: A ratio of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is required.
 4. Under canopy: Under canopy signs are allowed for tenant identification. The maximum size shall be eight square feet and be consistent with the design theme of the center.
 5. Monument signs: Monument signs shall be permitted for shopping centers adjacent to a public street and be spaced 300 feet apart. The overall area of a sign shall not exceed forty-eight (48) square feet, and the overall height of the sign shall not exceed six (6) feet. All monument signs shall be placed outside of corner cut-off areas. Monument signs shall match the architecture of the center.
 6. Pylon signs: Pylon signs are not permitted.
 7. Temporary signs: Temporary signs are permitted but must be approved by the city and be consistent with the design standards of the sign program.
- F. Lighting: Lighting, including 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. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting.

ARTICLE G2. TOURIST/RESORT COMMERCIAL (COMM-T)

SECTION:

[10-6G2-1: Purpose](#)

[10-6G2-2: Permitted Uses](#)

[10-6G-2.2 Commercial Outdoor Storage Exception Area\(s\) \[Limited Permitted use\]](#)

[10-6G2-4: Prohibited Uses](#)¹ (Rep. by Ord. 2007-26, 10-3-2007)

[10-6G2-5: Uses Subject To Finding](#)

[10-6G2-6: Height Regulations](#)

[10-6G2-7: Area, Width And Yard Requirements](#)

[10-6G2-8: Development Standards](#)

[10-6G2-9: Easement Required](#)

[10-6G2-10: 10-6G2-8: Commercial Design Guidelines](#)

[10-6G2-11: Application Requirements](#)

Notes

¹ 1. See subsection 10-1-3B of this title.

10-6G2-1: PURPOSE:

To provide appropriate areas where tourist/resort commercial activities may be established, maintained and protected. (Ord. 2006-04, 1-18-2006)

10-6G2-2: PERMITTED USES:

The following shall be permitted uses:

Accessory buildings: secondary buildings and uses customarily incidental to permitted uses.

Art dealers and galleries, including fine arts, photography, and graphic design.

Automobiles: tourism related automobile rental agencies, for the short term rental of motor vehicles other than (and not including) recreational vehicles (RVs), travel trailers, storage/moving vans and/or trailers, motorized watercraft (except as provided hereinbelow).

Banks and financial offices, including banks, ATM machines, investment and securities agencies, tax service agencies.

Bicycles, ATVs, snowmobiles, motorcycles, mopeds, motor scooters, jet skis, and similar small/portable motorized and nonmotorized transportation, including sales, rental, parts sales, and service and/or repair (where service/repair facilities are conducted inside an enclosed building and constitute an integral part of the sales structure).

Car wash, including hand and automated car wash and car vacuum facilities.

Clothing; includes retail sales/rental, shoes, accessories, screen printing, t-shirt shops

Communications; includes cable, phone, internet, satellite, and wireless services.

Food; includes restaurants, ice cream parlors, cafes, juice bars, internet cafes, coffee shops, fast food, delis, buffets, bakeries, grocery stores, convenience marts, patio and outdoor eateries.

Health and beauty; includes hair or nail salons, wig sales and styling, barbershops, tanning facilities, consultants, fitness facilities, gyms, spas, outpatient weight control and diet services, yoga, cosmetic sales and production, massage.

Museums; includes art, cultural, history, science and musicology displays.

Parking; includes areas whether underground, in parking structures or open lots for temporary customer parking. Shall not include parking for storage as a business.

Postal and shipping services.

Professional offices, including real estate brokers, title and mortgage companies, property management, insurance offices, offices incident to other permitted uses.

Public or quasi-public area; includes municipal buildings and offices, parks, schools, libraries, and fountains.

Recreation facilities, including golf, minigolf, go-carts, bumper cars, laser tag, bowling, recreation/sports center, skating rinks and parks, movie theaters, theaters for stage productions, amusement parks, water parks, swimming pools, billiards, arcade games, tennis, paintball game centers, hiking and biking trails, festivals, no alcohol dance centers for recreation or instruction.

Recreation sales, rental and service: sports gear; camping, fishing and hunting equipment; outfitters; excursions.

Retail stores and shops: games and game supplies (except gambling devices), trophies and awards, movie sales and rentals, book sales, video device rental and sales, electronics, party supplies, antiques, coins, florists, jewelry, stained glass, variety stores, gifts, crafts sales and supplies, hobby shops, sunglasses, balloons, novelties and toys, not to include pawnbrokers.

Self-service vending facilities, including vending machines and self-service (unmanned) business structures/facilities, subject to the conditions set forth in chapter 7 of this title.

Special events, including wedding/reception centers, banquet halls, convention centers, resort/meeting centers, concert halls and open air concert venues.

Tourist support, including:

1. Hotels, motels, inns, lodges, and bed and breakfast facilities.
2. Tourist information, curio and souvenir shops, camera and photo shops.
3. Recreational vehicles (RVs), and small transient living quarters not specified hereinabove (including, but not limited to, cabins and yurts), subject to the provisions of section 10-6G2-2-5 of this article.

4. Vacation rentals (VRs), subject to the following:
 - a. With an approved site plan and development agreement; and
 - b. Limited to developments:
 - (1) That are at least two (2) acres in size; and
 - (2) For which VRs and their private and limited public space do not cumulatively occupy more than fifteen percent (15%) of the acreage of such development; and
 - c. Within the developable area of the acreage referenced and described in subsection 5.b. hereof:
 - (1) Landscaping: Landscaping is required in the front and sides of the buildings, and shall follow the City's currently adopted landscaping requirements.
 - (2) Construction and Setbacks of VRs: VRs units shall not front on SR9 or SR17, and buildings containing such units shall be constructed in conjunction with or after, and located behind, the development's main building(s) fronting on SR9 and/or SR17.
 - (3) Hillside: The VR development area of 15% cannot include any portion of a hillside as defined in the City hillside ordinance codified at Chapter 7A of this Title.
 - (4) Parking: Parking areas shall adhere to the requirements of Chapter 10 of this Title, and may (i) be situated totally within the fifteen percent (15%) development area or (ii) totally or partially situated within the remainder of the 2+ acreage referenced in subsection 5.b.(1) above. Shared parking is allowed if the criteria in Section 10-10-5-G of this are met.
 - (5) Height: Notwithstanding any other provision of this Code to the contrary, the height of no VR shall exceed forty-five feet (45') in height.

Transportation: taxis, shuttles, bus stops.

Travel agencies. (Ord. 2007-26, 10-3-2007; amd. Ord. 2008-14, 8-6-2008; Ord. 2015-04, 7-1-2015; Ord. 2017-01, 2-1-2017; Ord. 2017-02, 2-15-2017; Ord. 2018-01, 1-3-2018; Ord. 2022-10, 9-21-2022; Ord. 2023-01, 2-1-2023; Ord. 2024-11, 3-20-2024)

10-6G2-3: RECREATIONAL VEHICLE RESORTS AND SMALL TRANSIENT LIVING QUARTERS:

- A. Definitions: Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this section:

OPEN SPACE: Any area within an RV resort and/or a development containing "small transient living quarters" (as defined herein) that is primarily intended for the common enjoyment and recreational use of occupants and users of the RV resort and/or small transient living quarters. Open space is not to include park buffers, interior roads, parking areas, service buildings or resort offices.

RV RESORT: A short term rental property (or "transient lodging facility" under section 3-11-1 of this Code) in which RV pads, alone or in conjunction with small transient living quarters such as cabins and yurts, and/or vacation rentals, are designated for temporary/transient occupancy for recreational, camping, travel, seasonal and/or other use of limited duration of twenty-nine (29) days or fewer unless designated for extended occupancy in accordance with § 10-6G2-2-5.D.8.d.

RECREATIONAL VEHICLE (OR RV): A vehicle which is: 1) designed to be self-propelled or towable by a light vehicle, and 2) designed primarily for use as a transient living quarters for recreational, camping, travel, seasonal use and/or other use of limited duration (not to exceed 29 consecutive days).

RESORT BUFFER: A designated space, inside and along the RV resort's boundaries, in which no structure, parking areas or recreational equipment shall be erected, maintained, or stored.

SANITARY DUMP STATION: A properly designed and constructed facility intended to receive the discharge of wastewater from any holding tank or similar device installed in any recreational vehicle, and having a means of discharging the contents - in an acceptable manner - to an approved wastewater disposal system.

SERVICE BUILDING: A building or room housing utility facilities, personal hygiene ("restroom") facilities (to include operable sinks, flush toilets, urinals, and showers), and such other facilities as may be required for the use of resort patrons and guests.

SHORT TERM RENTAL PROPERTY: A parcel of property which is used by any person or entity for hotel, inn, lodging, motel, resort, or other transient lodging uses where the term of occupancy, possession, or tenancy of the property by the person is for twenty nine (29) consecutive calendar days or less, for direct or indirect remuneration. For this section, "remuneration" means compensation, money, rent, or other consideration (including free gratis), given for occupancy, possession or use of real property.

SMALL TRANSIENT LIVING QUARTERS: For purposes of this section, small permanent structures, such as cabins and yurts, that are not otherwise specified in the definition of "tourist support" in section 10-6G2-2 of this article and that comply with the provisions of subsection B of this section.

VACATION RENTAL: See definition in section 10-1-6 of this title.

WASTEWATER: Discharges from all plumbing facilities, such as restrooms, kitchen, and laundry fixtures, either separately or in combination.

B. Uses: For uses provided for in this section:

1. **Size Of Development Containing Small Transient Living Quarters/Areas And/Or RV Resorts:** Such developments or resorts:
 - a. May not be smaller than five (5) acres in size.

- b. Shall be located not less than one thousand feet (1,000') from the intersection of State Route (SR) 9 and SR 17, and with respect to RV resorts-not more than three thousand feet (3,000') from said intersection.
- c. Shall front on or be situated within two hundred feet (200') of SR-9 and/or SR-17.

2. Applicable Law: The development and/or resort, and associated structures, infrastructure, amenities, utilities, and services, if any, shall comply, operate and be maintained, provided, or disposed of in accordance with:

- a. All applicable state, federal law, and local law, and administrative code requirements, for such transient lodging; and
- b. All applicable building related, fire, licensing, taxation, nuisance, and zoning provisions and restrictions of the city (see titles 3, 4, 9, and 10 of this code).

3. Stormwater And Wastewater: Stormwater and wastewater emanating from the development or resort shall be disposed of in accordance with applicable federal, state, and local law and ordinance.

4. Caretaker And Resident Employees: An on-site caretaker (and his or her household, if any) may reside within the development or resort. Additionally, not more than one resort employee per fifteen (15) RV pads, and/or small transient living quarters may be permitted to reside in the development or resort. Provided that, such longer term caretaker/employee accommodations shall not consume more than five percent (5%) of the development or resort property.

C. Small Transient Living Quarters/Areas:

- 1. Requirements: "Small transient living quarters" (as defined in subsection A of this section) may be included as a permitted use, but only as an ancillary use to one of the uses specifically specified in said definition, provided that they:
 - a. Are consistent with and an integral part of the specified primary permitted use; and
 - b. Are built upon a permanent foundation; and
 - c. Contain safe and adequate drinking water, sewer facilities, and personal hygiene ("restroom") facilities (to include, at a minimum, operable sinks and flush toilets); and shall contain or have reasonable and convenient access to operational shower facilities; and
 - d. Do not exceed four hundred (400) square feet in size; and
 - e. Or the area set aside for such quarters (collectively) occupy no more than thirty percent (30%) of the land comprising the resort development; and
 - f. Comply, operate and are maintained in accordance with:
 - (1) All applicable state and federal law and administrative requirements for such transient lodging; and

(2) All applicable building related, licensing, taxation, nuisance, and zoning provisions and restrictions of the city, as set forth in titles 3, 4, 9, and 10 of this code; and

(3) Limit occupancy to not more than twenty nine (29) consecutive days; and

g. Are not advertised, let out, or otherwise made (or permitted to be) available for occupancy for a period in excess of twenty nine (29) consecutive days.

2. Kitchen Facilities: Such quarters may but need not include kitchen facilities.

3. Setbacks: There shall be a minimum setback of not less than ten feet (10') between structures containing such quarters; and

4. Required Open Space: Where not a part of an RV resort, one or more common areas equal to at least fifteen percent (15%) of the land area of the development (of which such quarters are a part) shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks and off street parking shall not be included in calculating this fifteen percent (15%) common area requirement.

D. RV Resort: Recreational vehicle (RV) pads may only be permitted within a recreational vehicle (RV) resort. It is the intent of the city council that only moderate to higher end RV parks be allowed within the city; hence they are referred to herein as resorts, and must be maintained in a manner consistent with the council's stated intent and shall offer multiple resort quality amenities to their patrons. To be an allowable use herein, the development containing RV pads, or RV pads and small transient living quarters, must comply with the following requirements and restrictions:

1. Setbacks: There shall be a minimum setback of not less than:

a. Ten feet (10') between RV units parked side by side; and

b. Ten feet (10') between RV units parked end to end; and

c. Twenty feet (20') between RV pads and any building.

2. Traffic Circulation And Street Design:

a. Street width, circulation, exiting, fire hydrant spacing, and district approved turnaround radii (or "radiiuses") shall comply with the most current fire code adopted by the city.

b. To provide for adequate emergency vehicle access and travel:

(1) Except as may otherwise be required by the adopted fire code of the city, all interior roadways shall be at least:

(A) Thirty two feet (32') in width for two-way traffic, and

(B) Twenty six feet (26') for one-way traffic.

(2) No on street parking shall be allowed within the resort; and

- (3) All roads shall be paved.

3. Parking Requirements And Restrictions:

- a. All parking shall be confined to:
 - (1) The designated parking areas of each RV site and the parking area(s) for the small transient living quarters (as designated or posted).
 - (2) Additional parking areas within the resort reserved for employees, patrons and/or guests, which shall consist of individual parking spaces measuring not less than nine feet by eighteen feet (9' x 18') in size.
- b. No visitor parking shall be permitted in the individual RV sites and/or areas in the immediate vicinity of the small transient living quarters. The resort shall provide remote parking facilities within the resort, for visitor parking, which shall consist of not less than one parking space per five (5) RV pads and/or small transient living quarters.
- c. All parking areas in the resort shall be constructed of concrete or asphalt.
- d. No on street parking - or parking within landscaped areas of RV pads, area(s) containing small transient living quarters, or common areas - shall be allowed anywhere within the resort.

4. RV Pads:

- a. Hookups: At least eighty percent (80%) of all RV pads ("pads") shall be fully equipped with operable sewer, water, and electrical hookups ("utility hookups").
- b. Pad Size:
 - (1) Pads with utility hookups shall be not less than one thousand five hundred (1,500) square feet in size; and
 - (2) Pads without utility hookups shall be not less than nine hundred (900) square feet in size.
- c. Hard Surface: All pads shall be equipped with a surface area of not less than ten feet by forty feet (10' x 40'), which shall consist of concrete or asphalt.
- d. Access: Sufficient access shall be provided to each pad to allow for the safe maneuvering of RVs and any associated vehicles into position.
- e. Identification: Each pad site shall be marked and numbered for identification.
- f. Water: Each pad site without hookups shall have reasonable and convenient access to safe and adequate drinking water, sewer facilities, and personal hygiene ("restroom") facilities (to include operable sinks, flush toilets, urinals, and showers).

5. Open Space And Landscaping:

- a. One or more common areas equal to at least fifteen percent (15%) of the land area of the resort shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks and off street parking shall not be included in calculating this fifteen percent (15%) common area requirement.
- b. All areas of the resort not covered by RVs, buildings, structures, or hard surfacing, shall be landscaped. Appropriate landscaping may include trees, shrubs, grass, and other vegetation, including xeriscape, as well as rock and water features. Prior to approval of the resort development, a landscape plan shall be provided to the building official of the city for review and approval; and resort landscaping shall conform to the approved plan.

5. Sanitary Dump Station: One or more on site sanitary dump stations, as approved by the Ash Creek special service district and capable of adequately servicing the discharge needs of the RVs using the resort, shall be required within the resort.

6. Amenities: The resort shall provide not less than three (3) amenities commonly associated with RV resorts. Such amenities may include, but are not limited to, a clubhouse, swimming pools, spas and/or hot tubs, playgrounds, picnic tables in the common areas, tennis courts, basketball courts, golf and/or mini-golf courses, Wi-Fi access, game rooms, enhanced RV pads, etc.

7. Miscellaneous Provisions:

- a. Structural Additions: No temporary structures - such as canvas awnings, screened enclosures, platforms, or stairs - may be erected on RV pads, unless such structures come attached to and are manufactured as a part of the RV.
- b. Storage Shed: No storage sheds shall be allowed in an RV pad.
- c. Outside Lighting: All outside lighting shall comply with the requirements set forth in title 4, chapter 7 of this code
- d. Period Of Occupancy: All RV resort rentals shall be limited to a period of occupancy which shall not exceed twenty-nine (29) consecutive days, unless such RV resort rental pad has been approved for extended occupancy in accordance with the following:
 - (1) On or before May 1 of each year, the RV resort owner shall submit an application to the LaVerkin City Council, requesting that specified RV resort pads be designated for extended occupancy.
 - (2) If, after review by the LaVerkin City Council, the application is approved, the period of extended occupancy shall be limited to a maximum of six (6) months, commencing on October 1 and ending on March 31.
 - (3) The number of RV resort pads approved for extended occupancy shall be limited to twenty-five percent (25%) of a development's RV rental pads or twenty-one (21) RV resort rental pads, whichever is less.

- (4) The use of small transient living quarters, cabins or yurts for extended stay is strictly prohibited.
- (5) Within five (5) days of the end of each month of the extended occupancy period, the RV resort owner shall provide a written report to the city stating:
 - (i) The total number of RV resort pads being used for extended occupancy;
 - (ii) The name, RV resort pad number and date of check in/check out for each extended occupancy guest; and
 - (iii) The make, model and license plate number of each guest's RV or trailer used for extended occupancy.
- (6) In the event that the RV resort owner fails or refuses to submit to the city on a timely basis the report required by (5) above, all use of RV resort rental pads for extended stay shall, at the election of the city, be terminated.
- (7) At the end of the extended use period on March 31, all RV resort rental pads used for extended stay shall revert to a period of occupancy not exceeding twenty-nine (29) consecutive days.
- (8) The RV resort owner shall take all steps necessary to ensure that at the end of the extended occupancy period all RV resort rental pads used for extended stay shall revert to a period of occupancy not exceeding twenty-nine (29) days. (Ord. 2017-02, 2-15-2017; amd. Ord. 2017-05, 4-19-2017; Ord. 2022-02, 3-2-2022; Ord. 2024-20, 10-16-2024)

10-6G2-4: PROHIBITED USES¹:

(Rep. by Ord. 2007-26, 10-3-2007)

Notes

1. See subsection 10-1-3B of this title.

10-9G2-5: USE SUBJECT TO CONDITIONS

- 1- The planning commission, based on its own discretion, can find that other proposed uses similar with those listed above are consistent with the intent of this land use classification.

10-6G2-5 6: HEIGHT REGULATIONS:

- A. Except as provided in subsections B and C below, no building or structure shall be erected to a height greater than thirty-five feet (35') as measured from its tallest side or point, except that facades, rooflines and other non-occupied building improvements or structures may be constructed to height of forty-five feet (45') inclusive of the underlying building structure. However, the City shall not impose or restrict the height of a building or structure in a manner that imposes a substantial hardship 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: (i) is in furtherance of a compelling governmental interest, and (ii) is the least restrictive means of furthering that compelling governmental interest
- B. Hotels, motels, inns, lodges or other tourist transient lodging facilities approved pursuant to a development agreement in accordance with Section [10-12-5](#) of this Code shall be erected to a height not to exceed fifty-five feet (55'), as measured from its tallest side or point, except that facades, rooflines, and flagpoles may be constructed to a maximum height of sixty-six feet (66'), inclusive of the underlying building.
- C. Notwithstanding the foregoing, a flag pole exceeding sixty-six feet (66') feet in height may be approved by the City Council on a case by case basis; provided that: (i) such flagpole is in compliance with Title [10-11-1](#) et. seq. of the LaVerkin City Code, and (ii) the terms and conditions of such approval are contained in a development agreement. (Ord. 2007-16, 4-4-2007; amd. Ord. 2023-02, 2-1-2023; Ord. 2023-05, 4-5-2023; Ord. 2024-08, 3-6-2024)

10-6G2-6 7: AREA, WIDTH AND YARD REQUIREMENTS:

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
Comm-T See Note 3	1/2 acre (21,780 square feet) ²	70	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting city streets	See note 1	See note 1

Notes:

1. Building setbacks adjacent to residentially zoned areas shall be 20 feet. 10 feet of the setback area adjacent to residentially zoned property shall be landscaped. Maximum height of structure adjacent to a residential zone shall not exceed 18 feet. Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30' past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.
2. Commercial condominium projects shall meet the 1/2 acre minimum requirement for the project, but buildings may be divided into subunits and platted for individual ownership within the project. (Ord. 2007-16, 4-4-2007; amd. Ord. 2007-24, 8-15-2007)
3. Structures on a lot shall not exceed 50% of the total lot area.

10-6G2-7 8: DEVELOPMENT STANDARDS:

1. **Block Walls:** As a condition of any use granted under this article, an eight foot (8') masonry or concrete wall shall be required when abutting a residential zone for proper visual and sound screening; provided that where a masonry or concrete wall of at least six feet (6') already exists, no new wall shall be required. (Ord. 2008-07, 5-7-2008)
2. **Vehicular access/parking:** All facilities/uses shall have driveways, points of vehicular ingress and egress and parking. The parking requirement shall be one nine (9) foot by 18 foot parking space for every 200 square feet of commercial floor area. One nine (9) foot by 18 foot parking space required 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.
3. **Loading areas:** 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.
4. **Trash enclosures:** Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
5. **Streets:** All streets in or adjacent to the C zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
6. **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.

10-6G2-8 9: EASEMENT REQUIRED:

All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7½') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage. (Ord. 2006-04, 1-18-2006)

10-6G2-9 10: COMMERCIAL DESIGN GUIDELINES:

The foregoing rules and regulations contained in Exhibit A as attached to Ordinance 2024-17 shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached to Ordinance 2024-17 and

incorporated into this Article as if fully set forth. Planning Commission review/approval is required to establish any new development on commercially zoned property. (Ord. 2024-17, 10-16-2024)

10-6G2-10 11: APPLICATION REQUIREMENTS:

Commercial developments in the C zone shall comply with the following application requirements:

- A. Precise Plan: A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.
- 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 landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- E. Signage: A comprehensive sign plan shall be submitted and approved by the city at the time of precise plan approval. The comprehensive sign plan shall include and where applicable comply with the following:
 1. Site plan: Site plans shall include locations, dimensions of the sign area and structure, building materials and colors and sketches and elevations of the signs to scale showing the architectural detail and overall size of the proposed signage.
 2. Sign structures: Sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture.
 3. Building signs: A ratio of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is required.
 4. Under canopy: Under canopy signs are allowed for tenant identification. The maximum size shall be eight square feet and be consistent with the design theme of the center.

5. Monument signs: Monument signs shall be permitted for shopping centers adjacent to a public street and be spaced 300 feet apart. The overall area of a sign shall not exceed forty-eight (48) square feet, and the overall height of the sign shall not exceed six (6) feet. All monument signs shall be placed outside of corner cut-off areas. Monument signs shall match the architecture of the center.
6. Pylon signs: Pylon signs are not permitted.
7. Temporary signs: Temporary signs are permitted but must be approved by the city and be consistent with the design standards of the sign program.

F. Lighting: A lighting plan, including 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. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting. All lighting shall follow 4-7-1 et. seq. LaVerkin City Code (city's outdoor lighting/night sky ordinance).



ARTICLE G5. MIXED USE (MU)

SECTION:

[**10-6G5-1: Purpose**](#)

[**10-6G5-2: Permitted Uses**](#)

[**10-6G5-3: Prohibited Uses**](#) **1** (Rep. by Ord. 2007-26, 10-3-2007)

[**10-6G5-4: Uses Subject To Similar Findings**](#)

[**10-6G5-5: Height Regulations**](#)

[**10-6G6-6: Area, Width, And Yard Requirements**](#)

[**10-6G5-7: Development Standards**](#)

[**10-6G5-8: Commercial Design Guidelines**](#)

[**10-6G5-9: Application Requirements**](#)

Notes

1 1. See subsection 10-1-3B of this title.

10-6G-1: PURPOSE:

The intent of the Mixed Use (MU) zone is to provide for a mix of commercial uses (lower floor generally facing a public right-of-way) with multi-family residential uses (apartments, condominiums) above and possibly surrounding the commercial lower level area processed 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 and professional/artisan uses must be a part of the overall design of any development. All provisions of the La Verkin Municipal Code not specifically stated in this zoning section shall apply where applicable.

10-6G5-2: 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

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

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). Must be associated with a bottom floor commercial component subject to PUD overlay requirements
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

10-6G5-3: PROHIBITED USES¹:
(Rep. by Ord. 2007-26, 10-3-2007)

Notes

1. See subsection 10-1-3B of this title.

10-6G5-4: USES SUBJECT TO SIMILAR FINDING

1. The planning commission, based on its own discretion, can find that other proposed uses similar with those listed above are consistent with the intent of this land use classification.

10-6G5-5: HEIGHT REGULATIONS:

A. Except as provided in subsection B below, or as permitted in an approved development agreement under the terms and conditions of Section [10-12-5](#) of this code, no building shall be erected to a height greater than thirty-five feet (35') as measured from its tallest side or point, except that facades, rooflines and other non-occupied building improvements may be constructed to a maximum height of forty-five feet (45') inclusive of the underlying building structure. However, 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:

1. Is in furtherance of a compelling governmental interest; and
2. Is the least restrictive means of furthering that compelling governmental interest.

B. Except as permitted in an approved development agreement under the terms and conditions of Section [10-12-5](#) of this Code, no hotels, motels, inns, and lodges (sometimes known as tourist transient lodging facilities) shall be erected to a height greater than fifty-five feet (55'), as measured from its tallest side or point, except that facades, rooflines, and other non-occupied building improvements may be constructed to a maximum height of sixty-six feet (66'), inclusive of the underlying building structure. (Ord. 2006-09, 3-1-2006; amd. Ord. 2023-02, 2-5-2023)

District	Area	Density	Lot Width	Setback In Feet		
				Front	Side	Rear
MU See note 3	$\frac{1}{2}$ acre (21,780 square feet) ²	The maximum residential units shall be 14 dwelling units per acre	70ft	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting City streets – 15 feet of which shall be landscaped.	See Note # 1	See Note # 1

Notes:

1. Building setbacks adjacent to residentially zoned areas shall be 20 feet. 10 feet of the setback area adjacent to residentially zoned property shall be landscaped. Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.
2. Commercial condominium projects shall meet the $\frac{1}{2}$ acre minimum requirement for the project, but buildings may be divided into subunits and platted for individual ownership within the project: (Ord. 2007-16, 4-4-2007; amd. Ord. 2007-24, 8-15-2007)

3. Structures on a lot shall not exceed 50% of the total lot area.

10-6G5-7: DEVELOPMENT STANDARDS:

- A. Block Walls:** As a condition of any use granted under this article, an eight foot (8') masonry or concrete wall shall be required when abutting a residential zone for proper visual and sound screening; provided that where a masonry or concrete wall of at least six feet (6') already exists, no new wall shall be required. (Ord. 2008-07, 5-7-2008)
- B. Balconies:** Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development as well as the first ten (10) feet turning back into the interior. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project. Balconies separating the units must be enclosed with a solid material wall up to the roofs edge.
- C. Bicycle Racks:** E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location.
- D. Buildings:** All buildings shall front a street unless determined otherwise by the city.
- E. 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.
- F. 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.
- G. Development agreement:** A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7).
- H. Homeowner's association** – for sale housing/property owner's association:
Establishment of a homeowner's association/property owner's association is required for attached units, condominium housing and commercial development as determined by the city.
- I. Loading areas:** 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. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above.
- J. 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.

- K. Outdoor Storage:** Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.
- L. Residences:** Minimum dwelling unit square footage shall be 600 feet.
- M. Streets:** All streets in or adjacent to the MU zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
- N. Storage areas:** If no enclosed garage is provided for each unit, 250 cubic feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- O. Trash enclosures:** Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
- P. Vehicular access/parking:** All facilities/uses shall have driveways, points of vehicular ingress and egress and parking. The parking requirement shall be one nine (9) foot by 18 foot parking space for every 200 square feet of commercial floor area. One nine (9) foot by 18 foot parking space required 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 residential dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed. One additional nine (9) foot by 18 foot parking space shall be required for every three dwelling units for guest parking.

10-6G5-8: COMMERCIAL DESIGN GUIDELINES:

The foregoing rules and regulations contained in Exhibit A as attached to Ordinance 2024-17 shall be construed and interpreted in such a manner so as to achieve the goals and objectives contained in the Commercial Design Guidelines attached to Ordinance 2024-17 and incorporated into this Article as if fully set forth. Planning Commission review/approval is required to establish any new development on commercially zoned property. (Ord. 2024-17, 10-16-2024)

10-6G5-9: APPLICATION REQUIREMENTS:

Commercial developments in the MU zone shall comply with the following application requirements:

- A. Precise Plan:** A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design,

loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.

- 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 landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- E. **Signage:** A comprehensive sign plan shall be submitted and approved by the city at the time of precise plan approval. The comprehensive sign plan shall include and where applicable comply with the following:
 - 1. Site plan: Site plans shall include locations, dimensions of the sign area and structure, building materials and colors and sketches and elevations of the signs to scale showing the architectural detail and overall size of the proposed signage.
 - 2. Sign structures: Sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture.
 - 3. Building signs: A ratio of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is required.
 - 4. Under canopy: Under canopy signs are allowed for tenant identification. The maximum size shall be eight square feet and be consistent with the design theme of the center.
 - 5. Monument signs: Monument signs shall be permitted for shopping centers adjacent to a public street and be spaced 300 feet apart. The overall area of a sign shall not exceed forty-eight (48) square feet, and the overall height of the sign shall not exceed six (6) feet. All monument signs shall be placed outside of corner cut-off areas. Monument signs shall match the architecture of the center.
 - 6. Pylon signs: Pylon signs are not permitted.
 - 7. Temporary signs: Temporary signs are permitted but must be approved by the city and be consistent with the design standards of the sign program.

- F. Lighting: A lighting plan, including 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. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting. All lighting shall follow 4-7-1 et. seq. LaVerkin City Code (city's outdoor lighting/night sky ordinance).

LA VERKIN CITY

GENERAL PLAN

2018

Ideas for suggested edits are redline. Text in [these brackets] are questions or thoughts for clarification or things to consider.

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INTRODUCTION

STATE LAW AND LA VERKIN CITY'S PLAN

La Verkin City ~~recognizes the need for is~~ proactive in community level planning and land use management. Utah State Law (Title 10 Chapter ~~9a~~20) 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~~s as a framework for La Verkin decision-makers as ~~they we~~ consider ~~future~~ land use, development, and other decisions. The plan ~~is designed to~~ provides a formal policy foundation ~~for to enhancing enhance~~ community relations, ~~pursuing pursue~~ economic development activities, ~~coordinating coordinate~~ 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 used~~ public involvement in the development of this plan. Public participation strategies ~~utilized in the formulation of this plan were focused on included~~ 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 land use 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. [Would you like to set something more specific than "periodically" and/or to mention the idea of having an annual review of the Goals and Policies in connection with the annual budget development?]

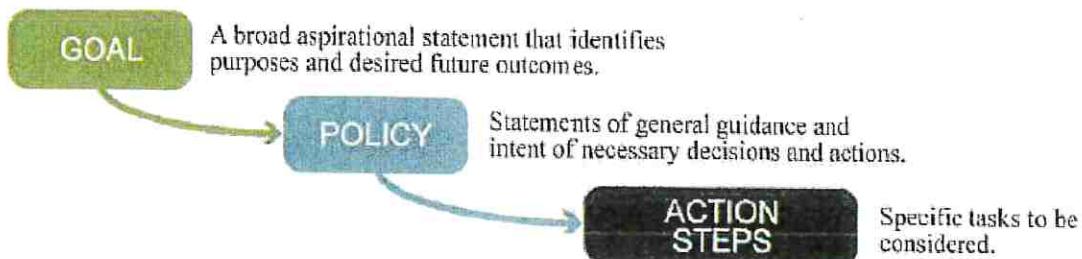
It is anticipated that the plan will be updated and revised as circumstances change, new data becomes available, and new challenges and opportunities arise. The process for

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~~ City fulfills the Plan's purpose. Each element of the general plan provides background information and context materials, as well as goals, policies, and some action steps that the city will pursue to promote the achievement of the vision of this plan.

[\[Is this chart helpful?\]](#)



COMMUNITY CONTEXT

Chapter Contents [Is it helpful to have the outline of the chapter at the beginning?]

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

INTRODUCTION

~~A The community vision statement is vital to helps the City maintaining the positive qualities of a the community while making improvements. A In the community vision statement we defines what is most important to our leaders and citizens, and acts as a guiding principle by which leaders can It helps us stay focused as we 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 us understand the long-term consequences of community decisions and investments as we work toward city goals.~~

HISTORICAL BACKGROUND

The area which is now known as La Verkin City was originally inhabited ~~by~~ years ago by Native Americans. ~~These They Native Americans~~ lived hunter-gatherer lifestyles ~~the revolved around which included time near~~ 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 those of~~ Europeans ~~descent~~ first arrived in the area they found the Southern Paiute Tribe. The current townsite of La Verkin ~~was only slightly populated had limited use~~ because the Native Americans ~~state camps were~~ closer to the river at lower elevations.

The first recorded European exploration was ~~leadled~~ by ~~fathers~~ 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 ~~leadled~~ 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~~ ~~started~~ 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~~ ~~4,476~~ people in ~~2016~~²⁰²⁴. 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 nearly 1,200~~ people since 2000. The population is currently at approximately ~~4,182~~ people. The median age is ~~31.3 years old, which is slightly younger much older than that of the state median age of 32.0 years old 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 94.0% of La Verkin residents have graduated from high school and 13.8 21.8% have a bachelor's degree or higher. The city has a lower high school diploma educational attainment than the county, which is 92.8 94.9%. The median income in La Verkin is \$41,429 68,269 compared to the county at \$52,865 78,094, 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, in 2024, was more than~~ double the ~~proportion percentage~~ of residents below the poverty level at ~~26.9~~ ~~23.4~~ than ~~Utah~~ Washington County, which was ~~10.6%~~ as a whole. ~~The mean travel time, which included 130 people who worked at home with no travel time, was 28.5 minutes. This indicates that the majority work outside of the community.~~ ~~[The following is conjecture, should it be kept?]~~ 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 County is projected to ~~increase by 85,974 have 301,775 people by 2030~~²⁰³⁵¹. It is anticipated that a portion of this increase will locate in La Verkin. ~~[See paragraphs below]~~ 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.

~~[La Verkin, as a percentage of Washington County, has been trending downward, although the population still is growing. For example, in 2000 La Verkin was 3.8% of the county's population, 2010 it was 2.9%, 2020 it was 2.4%, and the latest estimates is it about 2.0% of the country's population, although the actual number of people has increased.~~

~~[A likely reason is the availability of land to develop into residential uses. With the anticipated development on the Top Side, the actual number of people and the percentage of county's population in La Verkin is likely to increase. The actual number could go up dramatically and the percentage of county's population will likely increase.~~

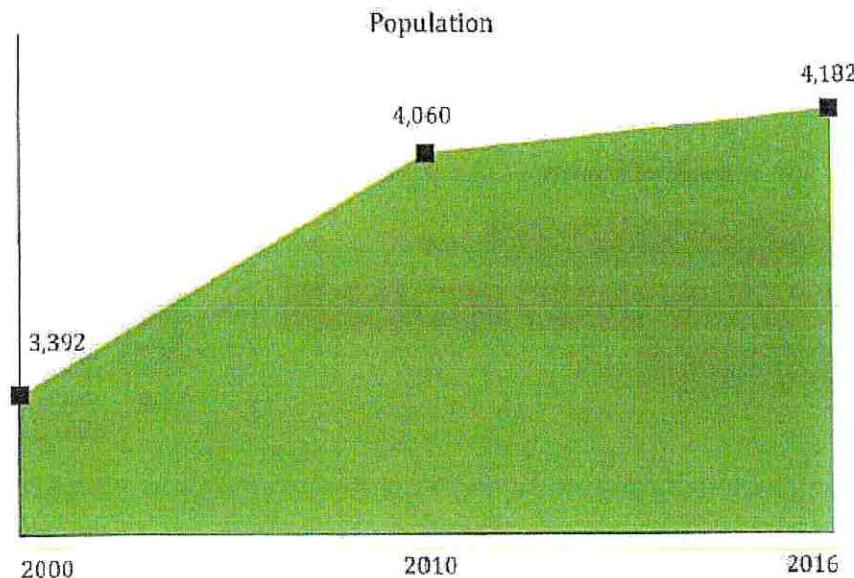
~~[That being said, the estimates become more difficult to make – many factors, including the timing of when construction will begin and the pace it – these factors are still unknowns. At some point, that land will be developed and population is likely to stabilize.]~~

A note on population projections: ~~data collected from past census counts help~~ ~~they~~ 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~~ ~~the City~~ work toward ensuring ~~an acceptable~~ ~~a good~~ quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as

¹ ~~Kem C. Gardner Institute, 2022 projections~~

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 population count will look like; ~~and is~~ not a sure number.

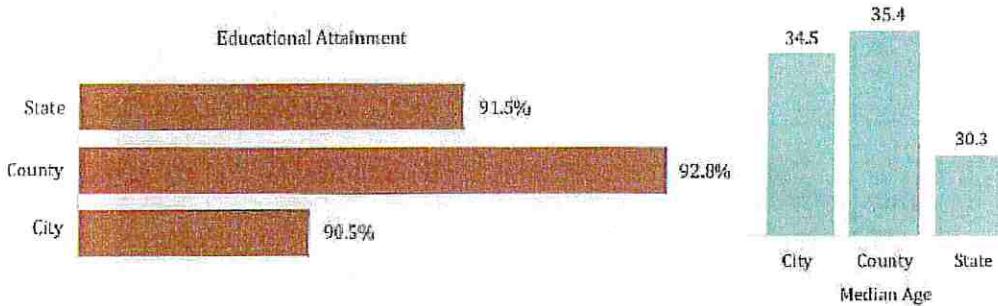
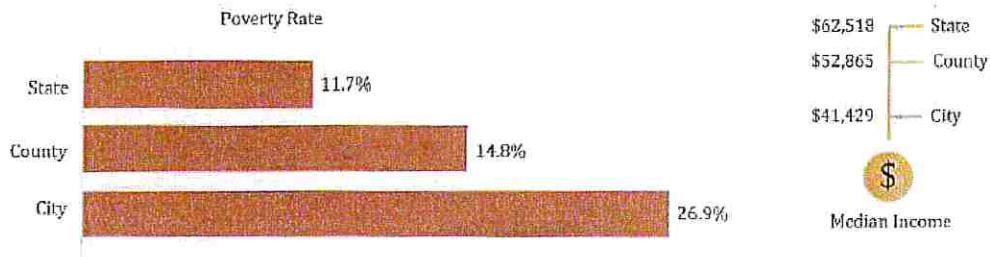
[Is this graph or similar helpful?]



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 development of the Top Side of La Verkin. It is expected to open up for development and planning for growth in that area is a key to helping keep the lower elevation part of La Verkin more rural and to maintain a small-town feel.~~ 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) ~~in the currently undeveloped areas~~, 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.

[Is the following graph, or similar, useful information? – it's already in text.]



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 [\[Included as a separate map from 2018. Has this been used since then? The following is based on this map and could be subject to change depending on what is decided.\]](#). 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][\[See included map from 2018.\]](#)

VISION STATEMENT

~~After a long~~In 2021, after a process of public input and analysis, La Verkin City has crafted ~~a~~ this 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 [Is it helpful to an outline of the chapter at the beginning?]

- 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 following is a statement to you; is there any part of it you would like to put into language that indicates your ideas of how the plan will be used?] The Planning Commission and City Council should refer to this chapter when making decisions concerning land use.

LAND USE DESIGNATIONS

Land Use ~~designations is characterized as the way that a community would use to indicates how we would~~ like to see their area develop and grow. The ~~principal guide to this is the~~ Future Land Use Map ~~provides the framework for that growth~~. As zone changes are proposed and annexations requested, ~~this the~~ map ~~should will~~ be ~~utilized used~~ as a guide to ~~Planning Commission and City Council members on where these requests are appropriate and where they are not in decisions regarding appropriateness, use, and design.~~

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 land use is for~~ 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. [Do you want to put lot size ranges on these descriptions?]

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, or are large areas of land, to make planned community development projects the most viable type of development. These areas will require development agreements that ensure the needs of the area are met and impacts are addressed. This will ensures that new communities large developments have multiple uses that which are not just residential and that the City can maximize the public benefit from development, and minimize any adverse impacts of development.

ANTICIPATED CHANGES [I started to edit the text, but realize we need to go over the maps and general ideas so I understand your viewpoint before any further text edits. Please generally review the topics in this section and take a look at the 4 maps from 2018 that are part of the “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 in the established part of La Verkin, more land may need to be annexed [With the abutting municipality borders, is this something there is real interest in?] or zoned for development to keep large lot sizes [This is saying the desire is to continue the large lot pattern throughout all of the City. Is the desire to preserve the rural feel in the established area of town and let higher density be focused on the Top Side?].

[Need feedback before editing.] 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.



La Verkin City Boundary
 Commercial
 Open Space
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Public Facilities



La Verkin City

Washington County

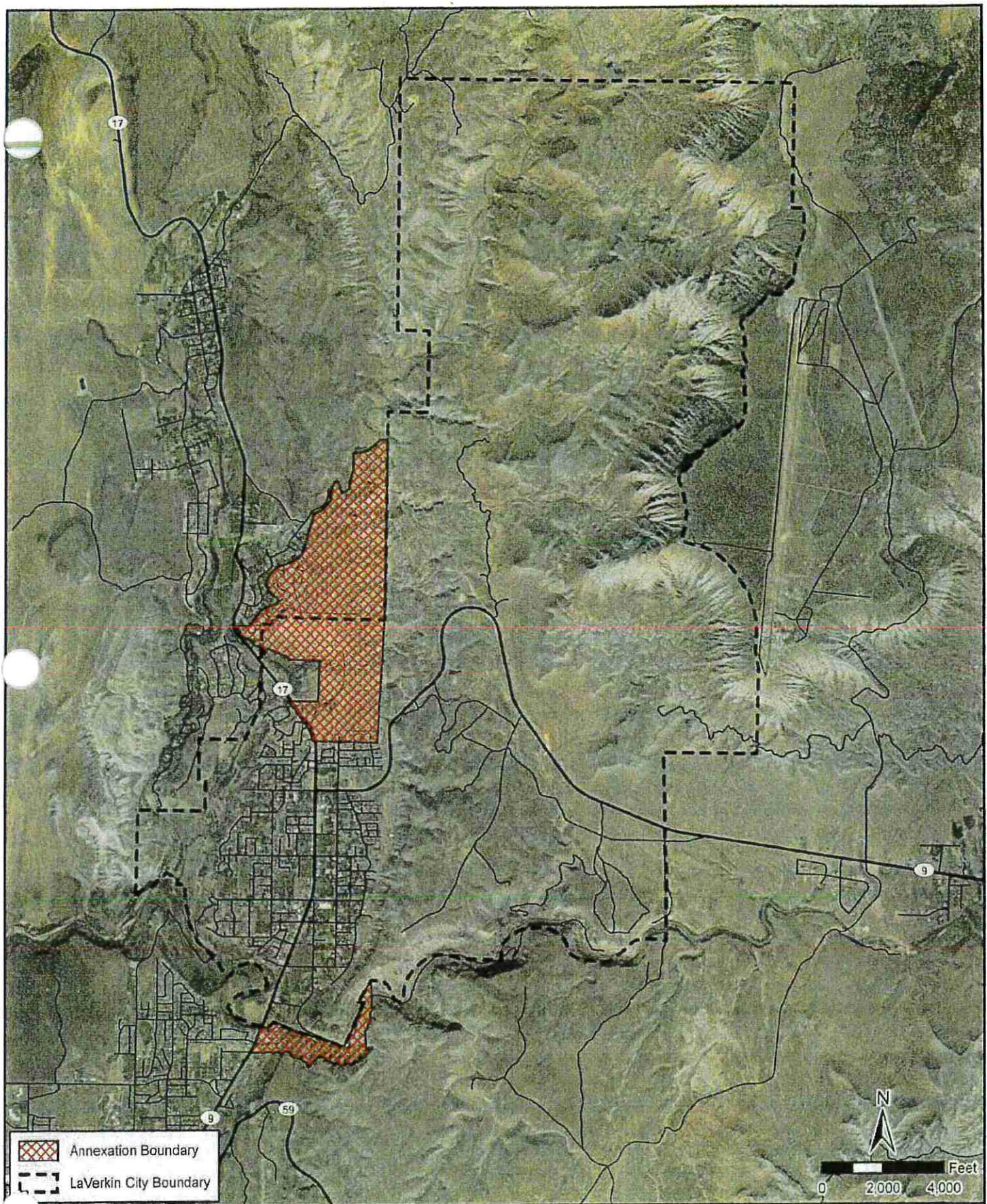
La Verkin - Future Land Use Map #1

Scale: 1" = 400

Map Source: Utah Department of Natural Resources

Printed by: www.utahmap.com

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La Verkin City

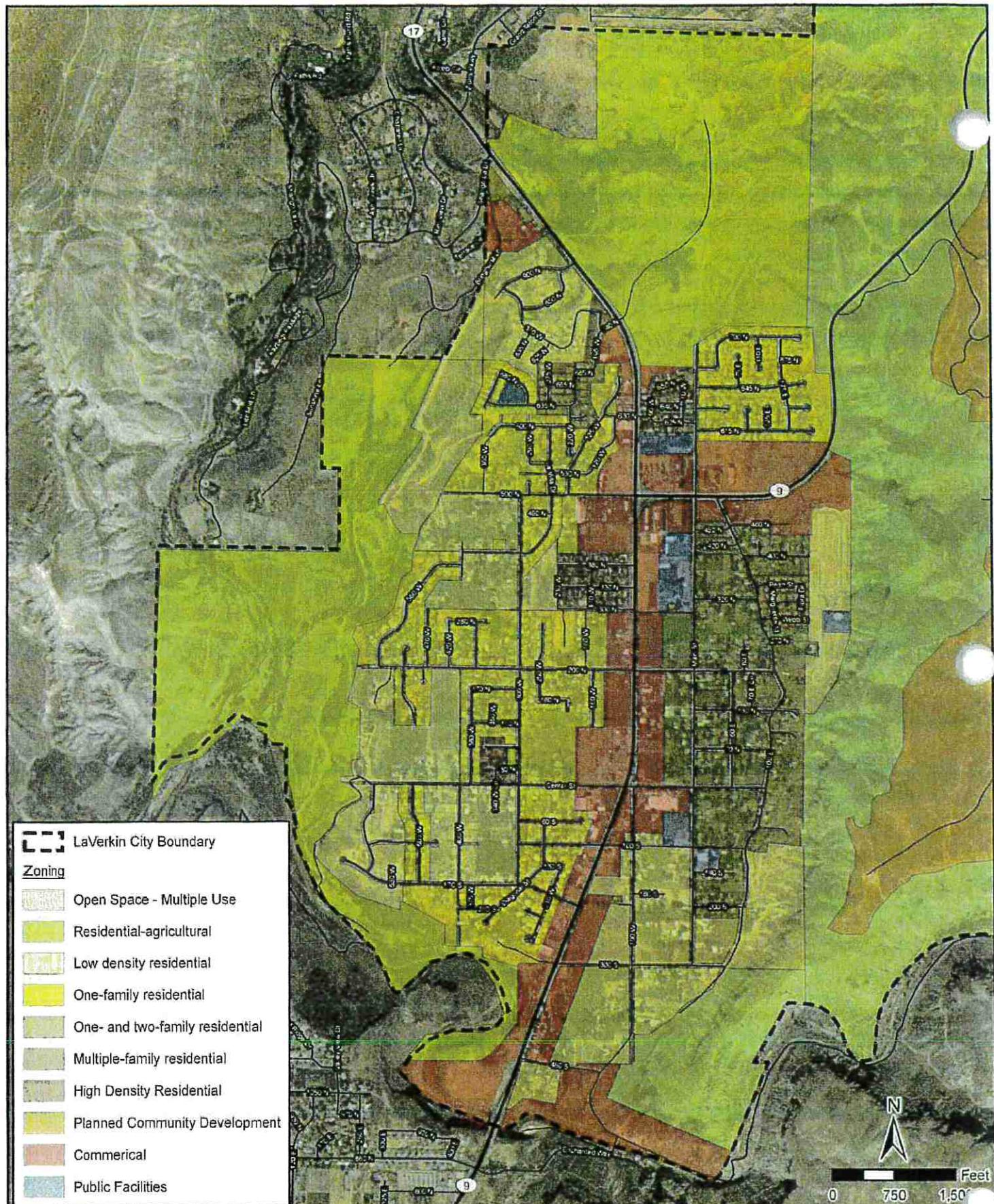
Washington County

La Verkin City - General Plan 2002 Annexation Plan Overview

Scale: 1" = 4,000'

Map Name: HJD Proj\HCC 1710-R09 Design\GIS Project\LaVerkin General Plan\LaVerkin General Plan.aprx - Annexation Plan
Project Number: 1710-R09 Drawn by: JEM 05-18 Last Edit: 5/24/2018

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Jones & DeMille Engineering <small>- Shaping the Quality of Life - 800.748.5275 www.jonesanddemille.com</small>	LaVerkin City LaVerkin - General Plan Current Zoning Overview <small>Map Name: HJD-ProjRCC 1710-R09/Design GIS Project LaVerkin General Plan LaVerkin General Plan.aprx - LaVerkin Zoning Project Number: 1710-R09 Drawn by: JEM 05-18 Last Edt: 5/07/2018</small>	Washington County <small>Scale: 1" = 1,500'</small>
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