



435 North Main Street
La Verkin, Utah 84745
(435) 635-2581 (435) 635-2104 Fax
www.laverkin.org

La Verkin City Council Meeting Agenda
Wednesday, March 4, 2026
5:00 Work Meeting, 6:00 p.m. regular meeting
Council Chambers, 111 S. Main, La Verkin, Utah

5:00 Work Meeting

1. American First Credit Union PID

A. Meeting Called to Order: Invocation by Invitation; Pledge of Allegiance

B. Presentation:

1. Nick Wright- HVFD

C. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Meeting Minutes: February 18, 2026, Regular meetings.
4. Checks and Invoices: \$ 109,709.13

D. Business:

1. Discussion of request to vacate the right of way at 205 S 100 E.
2. Discussion regarding the Ultra Water Efficiency Standards.
3. Consideration and possible action to approve Ordinance No. 2026-06. An ordinance to change details in the General Commercial zone.
4. Considerations and possible action to approval Ordinance No. 2026-07 an ordinance changing details in the Retail commercial zone.
5. Consideration and possible approval of Ordinance No. 2026-08, an ordinance changing details in the Tourist Commercial zone.
6. Consideration and possible approval of Ordinance No. 2026-09, an ordinance amending the definition of the detached accessory dwelling units (DADUs) to allow short-term rentals (vacation rentals) for lot/parcel that are 10,000 sq. ft. or larger in residential zones within the community; providing an effective date.
7. Discussion regarding the city Verkada camera list.

E. Mayor & Council Reports:

Mayor Wilson:

Kyle Gubler: City updates

Fay: City updates

Gubler: Public Safety, Recreation/City Festivals

Prince: Beautification/Trails Committee, Economic Development/Tourism, DTEC

Pectol: Fire District, Ash Creek Special Service District

Barr: Washington County Solid Waste, Historical Preservation

Valenti: Planning Commission/Zoning, Southwest Mosquito Abatement

F. Citizen Comment & Request for Future Agenda Items: No action may be taken on a matter raised under this agenda item. This item is reserved for the citizens of La Verkin who have items not listed on this agenda. There is a time limit of 20 minutes with each individual taking no more than 3 minutes.

G. Adjourn:

In compliance with the American 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, sent to the posted on the State website at, 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 26, 2026

Nancy Cline, City Recorder

City of La Verkin

435 North Main St., La Verkin, Utah, 84745
(435) 635-2581 Fax (435) 635-2104
www.laverkin.org

La Verkin City Council Meeting Minutes Wednesday, February 4, 2026, 6:00 pm. Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Darren Prince, Scot Pectol, Amanda Barr, John Valenti; Staff: Kyle Gubler, Derek Imlay, Fay Reber, and Nancy Cline. Public: Jennifer Collins, and Henry Hilburn.

A. Called to Order – Amanda Barr gave the invocation and Pledge of Allegiance at 6:00 pm.

B. Presentation:

1. HHS Robotic club:

The robotics club reported to the city council their achievements from last year and the plan for 2026. They wanted the council's support. The council donated \$1,000 to their club.

2. Republic Services:

Jennifer Collins reported on the dangers of batteries that are thrown into the garbage and not disposed of correctly. In 2025 they had three trucks catch on fire. She offered a free battery disposal container for the city.

C. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Meeting Minutes: February 4, 2026, regular meetings
4. Checks & Invoices: \$ 235,960.09

The motion was made by Councilman Prince to approve the consent agenda as written. Meeting minutes for February 4, 2026, regular meetings. Checks and invoices in the amount \$235,960.09, second by Councilman Pectol. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

C. Business:

1. Consideration and possible approval of Ordinance No. 2026-04, an ordinance amending the La Verkin city code by removing, adding/replacing the following terms in Section 8-1-4 (statement of charges: delinquency); and providing an effective date.

The council discussed this in the February 4, 2026, meeting and had no further changes.

The motion was made by Councilman Valenti to approve Ordinance No. 2026-04, an ordinance amending the La Verkin city code by removing, adding/replacing the following terms in Section 8-1-4 (statement of charges: delinquency); and providing an effective date, seconded by Councilwoman Barr. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

2. Consideration and possible approval of Ordinance No. 2026-05, an ordinance amending the cemetery's rules and regulations.

Derek explained he made the changes they discussed in the February 4, 2026, meeting. He added the definition for the cemetery sexton.

Councilman Valenti commented that it states the plots are not transferable but later gives instructions on how to transfer the plots.

Derek replied he would change that. It should be said not transferable unless they follow certain steps. He would take out where it says not transferable.

Commissioner Valenti asked about the section that states the city will buy back the plot at the price they paid or the market price whichever is less. He wanted to know what the city does with those plots. Do the plots go back into inventory?

Derek responded he didn't know. That no one has ever sold one back to the city while he has been employed.

Kyle explained one time that did happen that an old mayor had bought several plots and when he passed his son contacted the city to sell the extra plots. He explained that code described that they pay what he originally purchased them for which was \$20. They would have gone back into the inventory. However, he did not sell them back to the city when he found out it wasn't that much money. The city has to wait 99-100 years to take back plots that have never been used. He informed him that he could sell them to someone else if he wanted to. He only has to prove ownership.

Derek commented he would take out that definition in the code that said they are not transferable.

Kyle asked if they had the right to sell them.

Derek replied that they can sell them or transfer them if they follow the steps they have included. They need proof they own them because in the past they had had problems with one relative saying the plots were left to them but no proof and later another family member claims they are theirs. The steps outline how to transfer them, so the staff doesn't get caught up in family problems.

The motion was made by Councilman Pectol to approve Ordinance No. 2026-05, an ordinance amending the cemetery's rules and regulations with the changes they discussed in regard to transferring the plots, seconded by Councilman Prince. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

3. Training for OPMT.

Fay showed the training video from the Utah State archives for Open Public Meetings Training.

There was a technical issue with the training video. While that was being fixed a member of the public asked a question.

G. Citizen Comment & Request for Future Agenda Items:

Henry Hilburn: Asked the council where all the speed limit signs have gone around town. There is only one coming into town on both sides and that is it.

Derek explained that they don't have a lot of speed limit signs because residential areas are always 25 mph. unless otherwise posted.

Henry added there is one 40 mph sign coming in from the South and North.

Derek replied that they are state signs since they are on SR9. A sign costs the city \$250. They put the money toward stop signs in town because residential areas are 25 mph per the law.

Kyle suggested while they are dealing with technical problems the council could make a motion to skip ahead to the report section of the meeting.

The motion was made by Councilwoman Barr to continue to the reports section of the agenda and then return to the business item of training after the reports are given, seconded by Councilman Prince. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

F. Mayor & Council Reports:

Mayor Wilson: Nothing to report.

Kyle Gubler: Reported the four universal bathrooms in Wanless park will be inspected the next day and open. He and the Mayor met with Jason West with the BLM, and we're looking at possibility of doing a congressional deal to have land swapped up by the shooting range. And have that deeded over to the city. April fourth is Easter egg hunt. April tenth through the eighteenth is the county fair. We're just getting ready to have the

fourth-grade foresters' and we'll have the program sometime in the later part of April. Also, a reminder next Wednesday, the twenty-fifth budget retreat. Also, the county fair will be spotlights La Verkin.

Valenti: Reported on the planning commission meeting held on February 11, 2026. The Southwest Mosquito had the initial meeting for the new committee coming in. Their budget is about, I think, one million six thousand. It's an interesting committee, I think there are two functions on the committee for the people that participate. One is kind of a liaison, and the other is you know budgetary, inspection of records and what you spend money on those kinds of things. They identified their purpose, which is both to kill mosquitoes and stop illness. And there was a number of discussions about that. On the League of Cities and Towns, the legislative group there are currently nine hundred and fifty-nine open bills. Seventy-two have been signed, there are so many dealing with transportation. There are just any number of bills on water, land use, and taxation. Most of them are in some state of flux.. They're approved by one side of the governance. The House or the Senate. There are some bills on hold. What's interesting is out of the entire legislature, there is about twelve days left. In almost any session, everything will be decided in the last day or two more than likely. But, if you have any interest in any specific bills that you want me to follow up on, you can text me or let me know. One Of the other bills that sent us, I think it was Senate Bill Five Hundred and One, there have been some changes in that. They have killed the mandate. There was a mandate for twenty thirty-one that we adopt that one percent, and it really will only apply to us for culinary water. Wastewater, we don't have our own treatment system, and the secondary water would be excluded from all of that.

Derek added that the state is getting out of the water business and they figured out what every city should be charging to have enough money in their reserves to replace and maintain the water lines. They took the medium income and multiplied by 1.5%. This increase will be higher than the water increases the city just did. They're going to make this mandatory, what we charge for our city. We would have to set aside eighty seventy-three dollars per month per connection every year. That means one point six million dollars would have to go into the R and R, and that doesn't address anything else. This will blow that out of the water because the federal government no longer is funding these types of projects, and the state takes all the assistance down on them. Mayor Wilson added the state has been talking about this for 25 years and it sounds like they are doing something about it now. The state will get a lot of pushbacks to get that passed.

Prince: Reported he and Kyle attended DTEC. There is a bill to help differentiate on the electric scooters and the bikes. Add the definitions and also, to require helmets and for kids between the ages of nine and eighteen. I thought that would be valuable for us to be aware of.

Chief Nuccitelli added that he had been keeping an eye on that. He had a conversation with Fay just earlier today, we talked about that last fall, about changing that ordinance for our OHS and where we want to be. As far as the scales of you know safety versus fun, I am more of a fun kind of first. He recommended the city wait and see what the state does and then they can work on their ordinance.

Prince continued to report that they also talked about that road that goes past the dump; They want to make that a lot more accessible. They're redoing the intersection by the DMV to go all the way through, and they'd love to build a bridge back there. Then all those trucks aren't going through those subdivisions in Washington back there. That's kind of on their top priority list. They finally got all of the funding approved for Sheep Bridge Road. They bought private land for about ten thousand. And so they have all the money now. They have all the approval to buy all their rights. They anticipate that road would be done this year.

Micah Gubler: Not present.

Pectol: Reported he had no meetings since last time they met.

Barr: Reported the Republic service representative already reported their meeting which was a big push for recycling batteries properly. The dump does offer a tour on how they operate that they can do. They are trying to get a crusher.

Fay: Reported that the water board would be discussing the HB 501. At the last planning commission meeting we had a public hearing on the ordinance, which would allow detached accessory dwelling units to be used for short-term rental purposes. Most of the people in the audience were in favor of it. A few were not in favor of it. Planning commission was not real comfortable with it, so they continued it to their next meeting, which is next week. They're going to be having a work meeting at five o'clock, just simply to discuss that ordinance. If any of you are able to come or want to come, listen to that conversation at 5:00. Eventually, it will come to us as the city council to make a decision on what you're doing.

Fay started the training video on open public meetings.

G. Citizen Comment & Request for Future Agenda Items:

H. Adjourn:

The mayor closed the meeting at 7:10 p.m.

Date Approved

Mayor Kelly B. Wilson

ATTEST: _____

Nancy Cline
City Recorder

DRAFT

**La Verkin City
Invoice Register: 2/12/2026 to 2/25/2026 - All Invoices**

2/26/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
RFD 100041862.	*Siddoway, Kylee	54812	2/20/2026	2/20/2026	\$114.86	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041862 - *S
PR022026-258	AFLAC	54813	2/25/2026	2/25/2026	\$27.90	102224	Health Savings Account	AFLAC EE
LSTG1228261	ALSCO	54814	2/23/2026	2/23/2026	\$43.76	104160.250	Blgd EQUIPMENT OPERATING	
					0.87	104410.250	Streets EQUIPMENT OPERATI	
					7.44	104510.250	Parks EQUIPMENT OPERATI	
					3.06	516340.250	O&M EQUIPMENT OPERATI	
					18.38	536310.250	Irrigation EQUIPMENT OPERA	
					6.13	556350.250	Drainage EQUIPMENT OPERA	
					7.88			
RFD 100042072.	Atwood, Kay	54815	2/25/2026	2/25/2026	\$895.96	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100042072 - At
					895.96			
772506451	CenturyLink	54816	2/12/2026	2/12/2026	\$178.49	104140.280	Admin UTILITIES	111 S Main
					89.25	104210.280	Police UTILITIES	111 S Main
					89.24			
772508477	CenturyLink	54816	2/12/2026	2/12/2026	\$305.44	104140.280	Admin UTILITIES	435 N Main
					305.44			
					\$483.93			
26-0213 WRR D PO# 6320	CHURCH CONSTRUCTION	54817	2/13/2026	2/13/2026	\$16,170.00	104510.480	Parks RAP Tax	Work on Wanlass Park Bathroom
					16,170.00			
COMM47412026	EMI Health	54818	2/21/2026	2/21/2026	\$2,515.60	101562	PEHP/AFLAC Insurance Clearin	Dental and Vision Insurance
					2,515.60			
021226	Health Equity	21230	2/12/2026	2/12/2026	\$21.00	104140.130	Admin EMPLOYEE BENEFITS	
					7.75	104210.130	Police EMPLOYEE BENEFITS	
					5.50	516660.130	Admin EMPLOYEE BENEFITS	
					7.75			
PR022026-6099	Health Equity		2/25/2026	2/25/2026	\$761.40	102224	Health Savings Account	PEHP Health Equity-Family
					536.40	102224	Health Savings Account	PEHP Health Equity-Double
					225.00			
					\$782.40			
11-763	HURRICANE CITY WATER DEPT	54820	2/24/2026	2/24/2026	\$321.00	516340.410	O&M PRODUCT OR SERVICE	Power for Ash Creek Springs @
					56.00	516340.410	O&M PRODUCT OR SERVICE	Chlorine & Cylinder rental for bot
					265.00			
PR022026-147	LEGAL SHIELD	54822	2/25/2026	2/25/2026	\$100.28	102225	Misc Payable	LegalShield
					100.28			
740718	PEHP	54823	2/15/2026	2/15/2026	\$22,589.04	101562	PEHP/AFLAC Insurance Clearin	Health Insurance
					22,589.04			
022326	PEHP Group Insurance	54824	2/20/2026	2/20/2026	\$959.39	101563	PEHP Life Insurance Clearing	Life Insurance
					959.39			
56189 PO# 6330	PRECISION POWER, INC	54825	2/18/2026	2/18/2026	\$2,821.62	516340.440	O&M NEW SERVICES	Service generator for lower tank
					2,821.62			
1221689	RED MOUNTAIN TECHNOLOGY SOLU	54803	2/17/2026	2/17/2026	\$218.98	104210.250	Police EQUIPMENT OPERATI	Phone System
					218.98			
1221690	RED MOUNTAIN TECHNOLOGY SOLU	54803	2/17/2026	2/17/2026	\$428.77	104140.290	Admin TELEPHONE/COMMUNI	Phone system
					428.77			
20701 PO# 6326	RED MOUNTAIN TECHNOLOGY SOLU	54826	2/18/2026	2/18/2026	\$10,788.24	104510.480	Parks RAP Tax	Locks on Bathrooms
					5,788.24			

La Verkin City
 Invoice Register: 2/12/2026 to 2/25/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
	Vendor Total:				\$11,435.99	104620.610	Comm COMMUNITY DEVELOP	Locks on Bathrooms
77568	ROADRUNNER AUTOMOTIVE AND DI	54827	2/17/2026	2/17/2026	\$34.38	104210.450	Police VEHICLE MAINTANCE	Flat repair and light bulb replace
77576	ROADRUNNER AUTOMOTIVE AND DI	54827	2/18/2026	2/18/2026	\$85.74	104210.450	Police VEHICLE MAINTANCE	Oil change-20 Dodge Ram (Chri
77589	ROADRUNNER AUTOMOTIVE AND DI	54827	2/20/2026	2/20/2026	\$85.74	104210.450	Police VEHICLE MAINTANCE	Oil change and tire rotation for C
77593	ROADRUNNER AUTOMOTIVE AND DI	54827	2/23/2026	2/23/2026	\$60.24	104210.450	Police VEHICLE MAINTANCE	Oil Change -23 Ford F-150 Core
77608	ROADRUNNER AUTOMOTIVE AND DI	54827	2/24/2026	2/24/2026	\$85.74	104210.450	Police VEHICLE MAINTANCE	Oil change and tire rotation-22 R
	Vendor Total:				\$351.84			
0016-0226	ROCKY MOUNTAIN POWER	54828	2/16/2026	2/16/2026	\$198.70	104253.280	Animal UTILITIES	Animal shelter
0017-0226	ROCKY MOUNTAIN POWER	54828	2/16/2026	2/16/2026	\$4,426.45	104140.280	Admin UTILITIES	435 N Main & 1/2 111 S Main
					783.93	104210.280	Police UTILITIES	1/2 111 S Main
					255.43	104410.280	Streets UTILITIES	Street lights
					2,736.74	104510.280	Parks UTILITIES	Parks
					226.06	516660.280	Admin UTILITIES	pump station
					403.19	536310.250	Irrigation EQUIPMENT OPERA	filter station
					21.10	536310.250		
	Vendor Total:				\$4,625.15			
27371	RURAL WATER ASSOCIATION UTAH	54829	2/24/2026	2/24/2026	\$1,192.00	516660.210	Admin BOOKS, SUBSCRIPTION	Annual Membership
3055793	SCHOLZEN PRODUCTS CO INC	54805	2/16/2026	2/16/2026	\$9.60	104160.250	Bldg EQUIPMENT OPERATING	Cylinder Monthly Rental
					0.20	104410.250	Streets EQUIPMENT OPERATI	
					1.63	104510.250	Parks EQUIPMENT OPERATIN	
					0.67	516340.250	O&M EQUIPMENT OPERATIN	
					4.03	536310.250	Irrigation EQUIPMENT OPERA	
					1.34	556350.250	Drainage EQUIPMENT OPERA	
					1.73			
6966055	SCHOLZEN PRODUCTS CO INC	54830	2/19/2026	2/19/2026	\$797.18	516340.450	O&M SYSTEMS MAINTENANC	Water Leak repair
PO# 6333					797.18			
6966679	SCHOLZEN PRODUCTS CO INC	54805	2/12/2026	2/12/2026	\$553.00	104510.250	Parks EQUIPMENT OPERATIN	2" irngation pipe for cemetery
PO# 6321					553.00			
6967010	SCHOLZEN PRODUCTS CO INC	54805	2/12/2026	2/12/2026	\$35.41	104510.250	Parks EQUIPMENT OPERATIN	Cemetery sprinkler supplies
					35.41			
6967136	SCHOLZEN PRODUCTS CO INC	54805	2/12/2026	2/12/2026	\$48.92	104510.250	Parks EQUIPMENT OPERATIN	Cemetery sprinkler supplies
					48.92			
6967502	SCHOLZEN PRODUCTS CO INC	54830	2/13/2026	2/13/2026	\$148.05	536310.450	Irrigation WATER MAIN REPAIR	Church Orchard
					148.05			
6967839	SCHOLZEN PRODUCTS CO INC	54805	2/17/2026	2/17/2026	\$100.10	104160.270	Bldg B&G OPERATION AND M	Gloves and a toilet seat
					100.10			
6967973	SCHOLZEN PRODUCTS CO INC	54805	2/17/2026	2/17/2026	\$94.36	516340.450	O&M SYSTEMS MAINTENANC	Meter Barrel
					94.36			
6968041	SCHOLZEN PRODUCTS CO INC	54830	2/17/2026	2/17/2026	\$150.53	104253.270	Animal B&G OPERATIONS AN	Church Orchard
					150.53			

La Verkin City
Invoice Register: 2/12/2026 to 2/25/2026 - All Invoices

2/26/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
6968051	SCHOLZEN PRODUCTS CO INC	54830	2/17/2026	2/17/2026	\$42.88	516340.450	O&M SYSTEMS MAINTENANC	Couplings
6968432	SCHOLZEN PRODUCTS CO INC	54830	2/19/2026	2/19/2026	\$74.76	104160.250	Bldg EQUIPMENT OPERATING	Gloves
					1.49	104410.250	Streets EQUIPMENT OPERATI	
					5.23	104510.250	Parks EQUIPMENT OPERATI	
					31.40	516340.250	O&M EQUIPMENT OPERATI	
					10.47	536310.250	Irrigation EQUIPMENT OPERA	
					13.46	556350.250	Drainage EQUIPMENT OPERA	
6968478	SCHOLZEN PRODUCTS CO INC	54830	2/19/2026	2/19/2026	\$75.00	516340.450	O&M SYSTEMS MAINTENANC	Blue marking paint
6968921	SCHOLZEN PRODUCTS CO INC	54830	2/23/2026	2/23/2026	\$149.42	104510.250	Parks EQUIPMENT OPERATI	Valve box
	Vendor Total:				\$2,279.21			
53584021726	Shred St. George	54806	2/17/2026	2/17/2026	\$39.95		Admin UTILITIES	
					28.76	104140.280	Admin UTILITIES	
					9.99	516660.280	Drainage EQUIPMENT OPERA	
1554436 PO# 6323	Steve Regan Co	54807	2/17/2026	2/17/2026	\$1,173.60	104410.745	Streets STREET IMPROVEME	Weed Spray
ARIV1010452	SUNRISE ENGINEERING INC	54831	2/18/2026	2/18/2026	\$2,030.00		Inspect PART TIME EMPLOYE	On Call City Planner Services
ARIV1010455	SUNRISE ENGINEERING INC	54831	2/18/2026	2/18/2026	\$2,178.25	104240.120	O&M NEW SERVICES	2025 Lead Service Line Replac
					844.00	516340.440	Irrigation WATER MAIN REPAIR	Miscellaneous Services
					40.25	536310.450	Irrigation WATER MAIN REPAIR	Irrigation Water Conservation Pl
					1,294.00	536310.450		
	Vendor Total:				\$4,208.25			
022126	Terazas, Elena	54832	2/23/2026	2/23/2026	\$100.00	102331	Building/Park Rental deposit	Refund chair rental
022326 PO# 6332	TIGER ELITE	54833	2/19/2026	2/19/2026	\$750.00	104620.610	Comm COMMUNITY DEVELOP	Donation to High School Booster
021926 PO# 6329	Town of Springdale	54834	2/19/2026	2/19/2026	\$500.00	104620.610	Comm COMMUNITY DEVELOP	Donation to Town of Springdale f
PRO22026-501	UTAH RETIREMENT SYSTEMS		2/25/2026	2/25/2026	\$13,178.80		Retirement Payable	401k
					887.36	102223	Retirement Payable	Retirement
					10,502.66	102223	Retirement Payable	457
					928.90	102223	Retirement Payable	Roth IRA
					649.00	102223	Retirement Payable	457 Loan
					210.88	102223		
PRO22026-449	Utah State Tax Commission		2/25/2026	2/25/2026	\$2,613.16	102222	State Withholding	State Income Tax
6135950112	VERIZON WIRELESS	54835	2/13/2026	2/13/2026	\$728.79		Admin TELEPHONE/COMMUNI	
					106.94	104140.290	Police TELEPHONE	
					409.82	104210.290	Animal EQUIPMENT OPERATI	
					82.68	104253.250	Admin TELEPHONE & COMMU	
					69.35	516660.290	Irrigation TELEPHONE & COM	
					30.00	536310.290	Drainage EQUIPMENT OPERA	
					30.00	556350.250		
0226	Wallis, Cassidi	54836	2/23/2026	2/23/2026	\$550.00	104160.250	Bldg EQUIPMENT OPERATING	
					2.00			

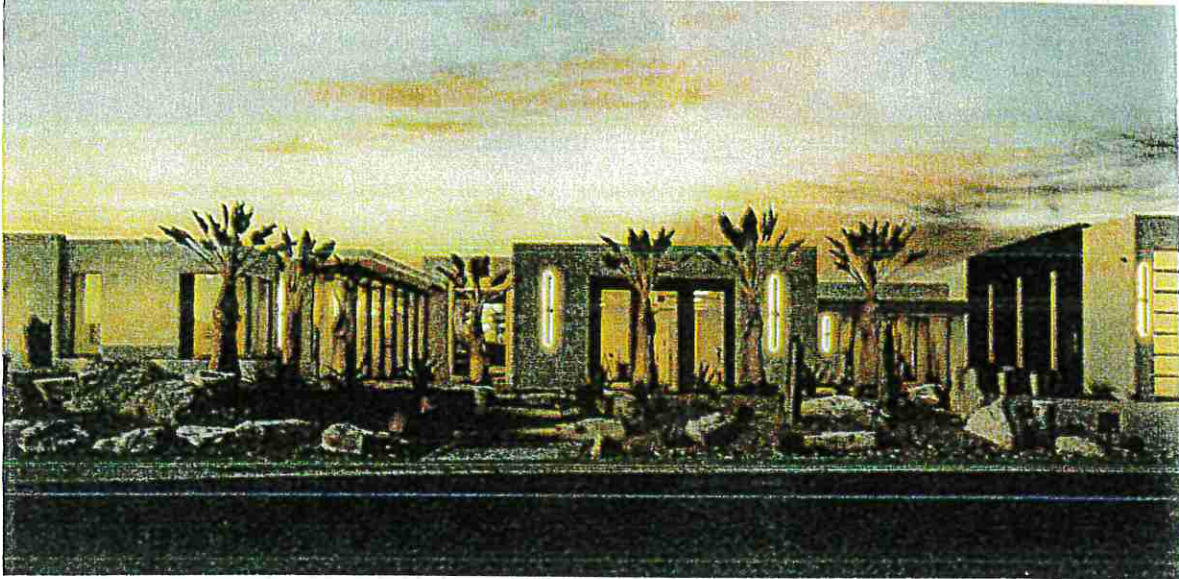
La Verkin City
 Invoice Register: 2/12/2026 to 2/25/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
062557	ZIONS FIRST NATIONAL BANK CC		2/17/2026	2/17/2026	\$60.78	104160.270	Bldg B&G OPERATION AND M	February cleaning
0746614	ZIONS FIRST NATIONAL BANK CC		2/13/2026	2/13/2026	\$48.27	104410.250	Streets EQUIPMENT OPERATI	
102180429	ZIONS FIRST NATIONAL BANK CC		2/25/2026	2/25/2026	\$155.00	104510.250	Parks EQUIPMENT OPERATI	
157452519	ZIONS FIRST NATIONAL BANK CC		2/23/2026	2/23/2026	(\$75.00)	516340.250	O&M EQUIPMENT OPERATI	
21926 PO# 6328	ZIONS FIRST NATIONAL BANK CC		2/19/2026	2/19/2026	\$435.00	536310.250	Irrigation EQUIPMENT OPERA	
2243447	ZIONS FIRST NATIONAL BANK CC		2/23/2026	2/23/2026	\$36.77	556350.250	Drainage EQUIPMENT OPERA	
2341803	ZIONS FIRST NATIONAL BANK CC		2/17/2026	2/17/2026	\$25.12		Rec EVENTS, FAIRS, & FESTI	Ribbon
274326	ZIONS FIRST NATIONAL BANK CC		2/19/2026	2/19/2026	\$179.99	104253.270	Animal B&G OPERATIONS AN	Folders and gloves
3818633	ZIONS FIRST NATIONAL BANK CC		2/13/2026	2/13/2026	\$14.19	104240.220	Inspect BOOKS & MEMBERSHI	ICC Renewal
435009243205	ZIONS FIRST NATIONAL BANK CC		2/22/2026	2/22/2026	\$66.13	104210.230	Police TRAVEL & TRAINING	Refund CIT training for Jensen
487	ZIONS FIRST NATIONAL BANK CC		2/18/2026	2/18/2026	\$480.00	104140.230	Admin TRAVEL & TRAINING	UCMA Spring Conference
8000462 PO# 6325	ZIONS FIRST NATIONAL BANK CC		2/18/2026	2/18/2026	\$19.45	104160.250	Bldg EQUIPMENT OPERATING	Display port to HDMI cable
8022749	ZIONS FIRST NATIONAL BANK CC		2/17/2026	2/17/2026	\$498.14	104160.250	Bldg EQUIPMENT OPERATING	Flag rope and clips
AD04705223695	ZIONS FIRST NATIONAL BANK CC		2/25/2026	2/25/2026	\$319.99	516660.210	Admin BOOKS, SUBSCRIPTION	American Water College-Kaige
PR022026-234	ZIONS FIRST NATIONAL BANK.		2/25/2026	2/25/2026	\$15,912.82	104210.240	Police OFFICE EXPENSE, SUP	Pens
	Vendor Total:				\$2,243.83			
					\$19.45	104210.250	Police EQUIPMENT OPERATI	Fuel for Trevor's truck
					\$498.14	104210.230	Police TRAVEL & TRAINING	Utah Chiefs Conference for Chie
					\$19.45	104140.240	Admin OFFICE EXPENSE, SUP	Staff Picture for Hallway
					\$319.99	104510.250	Parks EQUIPMENT OPERATI	sprinklers
					\$319.99	104210.315	Police COMPUTER EQUIPMEN	AI Assistant for Acrobat
					\$7,980.46	102221	FICA & FWT Withholding	Social Security Tax
					\$1,866.44	102221	FICA & FWT Withholding	Medicare Tax
					\$6,065.92	102221	FICA & FWT Withholding	Federal Income Tax
	Total:				\$109,709.13			
					25,104.64	101562	GL Account Summary	
					959.39	101563	PEHP/AFLAC Insurance Clearin	
					15,912.82	102221	PEHP Life Insurance Clearing	
					2,613.16	102222	FICA & FWT Withholding	
					13,178.80	102223	State Withholding	
					789.30	102224	Retirement Payable	
					100.28	102225	Health Savings Account	
					100.00	102331	Misc Payable	
					7.75	104140.130	Building/Park Rental deposit	
					435.00	104140.230	Admin EMPLOYEE BENEFITS	
							Admin TRAVEL & TRAINING	

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					19.45	104140.240	Admin OFFICE EXPENSE, SUP	
					1,207.38	104140.280	Admin UTILITIES	
					535.71	104140.290	Admin TELEPHONE/COMMUNI	
					66.45	104160.250	Blgd EQUIPMENT OPERATING	
					550.10	104160.270	Blgd B&G OPERATION AND M	
					5.50	104210.130	Police EMPLOYEE BENEFITS	
					385.00	104210.230	Police TRAVEL & TRAINING	
					14.19	104210.240	Police OFFICE EXPENSE, SUP	
					285.11	104210.250	Police EQUIPMENT OPERATIN	
					344.67	104210.280	Police UTILITIES	
					409.82	104210.290	Police TELEPHONE	
					319.99	104210.315	Police COMPUTER EQUIPMEN	
					351.84	104210.450	Police VEHICLE MAINTANCE	
					2,030.00	104240.120	Inspect PART TIME EMPLOYE	
					155.00	104240.220	Inspect BOOKS & MEMBERSHI	
					82.68	104253.250	Animal EQUIPMENT OPERATI	
					198.80	104253.270	Animal B&G OPERATIONS AN	
					198.70	104253.280	Animal UTILITIES	
					38.78	104410.250	Streets EQUIPMENT OPERATI	
					2,736.74	104410.280	Streets UTILITIES	
					1,173.60	104410.745	Streets STREET IMPROVEME	
					1,300.85	104510.250	Parks EQUIPMENT OPERATIN	
					228.06	104510.280	Parks UTILITIES	
					21,968.24	104510.480	Parks RAP Tax	
					60.78	104540.610	Rec EVENTS, FAIRS, & FESTI	
					6,250.00	104620.610	Comm COMMUNITY DEVELOP	
					100,106.58		Total	
					1,010.82	512330	Turn on Fee/Renter Deposit	
					95.81	516340.250	O&M EQUIPMENT OPERATIN	
					321.00	516340.410	O&M PRODUCT OR SERVICE	
					3,665.62	516340.440	O&M NEW SERVICES	
					1,009.42	516340.450	O&M SYSTEMS MAINTENANC	
					7.75	516660.130	Admin EMPLOYEE BENEFITS	
					1,371.99	516660.210	Admin BOOKS, SUBSCRIPTION	
					413.18	516660.280	Admin UTILITIES	
					69.35	516660.290	Admin TELEPHONE & COMMU	
					7,964.94		Total	
					53.04	536310.250	Irrigation EQUIPMENT OPERA	
					30.00	536310.290	Irrigation TELEPHONE & COM	
					1,482.30	536310.450	Irrigation WATER MAIN REPAIR	
					1,565.34		Total	
					72.27	556350.250	Drainage EQUIPMENT OPERA	
					\$109,709.13		GL Account Summary Total	

MAY 2025

ULTRA WATER EFFICIENCY STANDARDS



1. Purpose

The purpose of the Ultra Water Efficiency Standards is to conserve the public's resources by creating more stringent conservation standards for new development.

These standards have been designed to produce single-family homes with a projected water resource demand of 0.39 acre-feet on an annual basis.

2. Applicability

These standards shall apply to:

- A. All development activity that connects as a retail customer of the district and receives service from the regional water system after the adoption date of these standards, and
- B. Development activity in areas where a municipal customer of the district has made the standards applicable by legislative action.

In a jurisdiction where the district is not the retail water provider, these standards are a voluntary option that may be pursued by a developer subject to the policy and process of the governing jurisdiction. Except as otherwise specified, the Water Efficiency Standards of the Washington County Water Conservancy District (district) shall apply.



3. Enforcement

The following requirements shall serve as development standards and be promulgated and enforced through a community association established by the developer. The requirements of this program shall be within the bylaws and/or CC&R's of the association.

The district and the association shall enter into a perpetual agreement wherein the association agrees to sustain and enforce the standards within the community. In the event an association member violates the standards and the condition is unabated, the district may assess a penalty to the association as prescribed by the agreement.

The developer shall grant the district a conservation easement for each parcel within the development. The easement shall prescribe a remedy for easement violations.

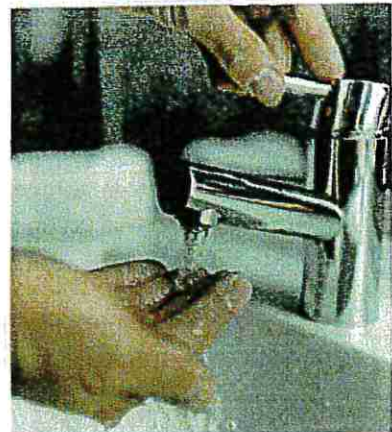
Following issuance of a Certificate of Occupancy, Excess Water Use Surcharges will be applied to any water use in excess of 8,000 gallons per month.

The district reserves the right to use any and all enforcement mechanisms available.

4. Indoor Requirements

A. Plumbing

- i) All plumbed structures must be connected to community water and sewer systems. Private wells and septic systems are prohibited unless expressly approved by the district and water/sewer authorities.
- ii.) Salt-based water treatment systems that discharge to the community sewer are prohibited. This measure makes new development "reuse ready."
- iii.) All connections must be equipped with advance metering Infrastructure by the water purveyor or equipped with a smart water metering and leak detection system owned by the property owner.



5. Landscaping Requirements

- A. Irrigated lawn is prohibited, except for community recreational facilities (see Community Common Areas and Facilities).
- B. Single Family - Irrigated landscaping is limited to 2,000 square feet per single-family detached dwelling. On lots greater than 6,000 square feet, irrigated areas must be contiguous to the exterior of the dwelling.
- C. Multi-Family - Irrigated landscaping for common areas is limited to 100 square feet per dwelling unit and may be located anywhere on the parcel.
- D. Spray irrigation is prohibited. Irrigated plantings must be served by low-volume drip irrigation systems.
- E. On parcels where native revegetation is required, a temporary irrigation system may be utilized for up to 24 months. The system's piping shall be visible upon the land surface and must be removed and disabled within 24 calendar months after a certificate of occupancy is issued.

6. Pools, Spas and Water Features

- A. Private swimming pools are prohibited. Community pools are allowed (see Community Common Areas and Facilities).
- B. Freestanding spas of up to 100 square feet in water surface area and equipped with a permanent cover are allowed on private parcels.
- C. Ornamental water features are allowed up to 25 square feet of surface area and a depth of not more than 24 inches. Some municipalities may have more stringent standards. Water features may not propel or cascade water more than 36 inches.



7. Community Common Areas and Facilities

Unless otherwise specified, community use recreational areas shall meet the minimum requirements of the district's Water Efficiency Standards.

A. Active Recreation Areas

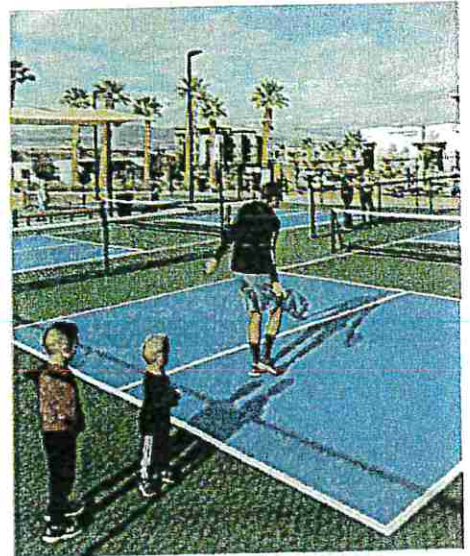
Where 15 or more single-family dwelling units have been permitted for construction, irrigated lawn may be used to create a community Active Recreation Area. In addition to the design standards specified by the Water Efficiency Standards, Active Recreation Areas shall:

- i) be allowed a minimum of 1,500 contiguous square feet of irrigated lawn. For each dwelling unit in excess of 15, an additional 100 square feet of irrigated lawn shall be allowed.
- ii.) be allowed one square foot of drip irrigated landscaping at the same facility for each square foot of irrigated lawn allowed.

B. Community swimming pools

Community swimming pools are allowed, subject to the following:

- i) Pool facilities must be uniquely metered to allow for leak detection.
- ii.) Pool and spa facilities must serve 15 or more dwelling units (single-family and/or multi-family).
- iii.) Where 15 dwellings are served, a pool/spa/waterplay surface area of 600 square feet is allowed.
- iv.) Where more than 15 dwellings are served, an additional 10 square feet of surface area is allowed for each additional dwelling unit.
- v.) No single, contiguous body of water may have more than 13,500 square feet of surface area at a single facility. Multiple pool facilities may be developed within these surface area allocations.



C. Ornamental Common Areas

Common area irrigated landscaping shall not exceed the minimum areas required by the authority having jurisdiction and shall consist only of drip irrigated, low and moderate water use landscape plantings.

* 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

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 hoofed 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-6: AREA, WIDTH, AND YARD REQUIREMENTS:

District	Area	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
C 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 – 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 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-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-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-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 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.

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING §§10-6G-1 ET. SEQ. OF THE LAVERKIN CITY CODE, ALSO KNOWN AS THE GENERAL COMMERCIAL (C) ZONE.

WHEREAS the City Council of LaVerkin, Utah has previously adopted §§10-6G-1 et. seq. of the LaVerkin City Code, establishing rules and regulations pertaining to general commercial activities within the City of LaVerkin; and

WHEREAS, after public notice and public hearing held on February 18, 2026, said City Council deems it necessary and desirable for the preservation and protection of the health, safety and welfare of the residents of the City of LaVerkin City that said rules and regulations be amended,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that §§10-6G-1 et. seq of the LaVerkin City Code, be, and is hereby, amended in its entirety to read as follows:

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](#)

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 hooped 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; amid. 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.
3. It is the intent of these regulations to minimize visual impacts to adjacent properties and 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 designated for the storage of boats, recreational vehicles (RV's), campers, trailers, etc., but not 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.

G. 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.

H. 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 USES †:

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

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

The planning commission, based on its own discretion, may 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	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 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-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-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-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 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.

BE IT FURTHER ORDAINED that the provisions of this ordinance shall supersede any other provision of the LaVerkin City Code relating to the subject matter contained herein.

BE IT FURTHER ORDAINED that this ordinance shall take effect, after approval and passage, at the earliest date allowed by Utah law after publication and posting.

PASSED AND APPROVED on this _____ day of _____, 2026.

City of LaVerkin

 _____
Kelly B. Wilson, Mayor

Attest:

Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2026, whereupon a motion to adopt said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

NAME	VOTE
_____	_____
_____	_____
_____	_____
_____	_____

DRAFT

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	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 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.

10-6G1-7: 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.

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING §§10-6G1-1 ET. SEQ. OF THE LAVERKIN CITY CODE, ALSO KNOWN AS THE RETAIL COMMERCIAL (COMM-R) ZONE.

WHEREAS the City Council of LaVerkin, Utah has previously adopted §§10-6G1-1 et. seq. of the LaVerkin City Code, establishing rules and regulations pertaining to pedestrian-oriented retail commercial activities within the City of LaVerkin; and

WHEREAS, after public notice and public hearing held on February 18, 2026, said City Council deems it necessary and desirable for the preservation and protection of the health, safety and welfare of the residents of the City of LaVerkin City that said rules and regulations be amended,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that §§10-6G1-1 et. seq. of the LaVerkin City Code, be, and is hereby, amended in its entirety to read as follows:

ARTICLE G1. RETAIL COMMERCIAL (COMM-R)

SECTION:

[10-6G1-1: Purpose](#)

[10-6G1-2: Permitted Uses](#)

[10-6G1-3: Prohibited Uses¹](#) (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](#)

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:

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

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

The planning commission, based on its own discretion, may 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	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 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.

10-6G1-7: 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 (7¹/₂) 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.

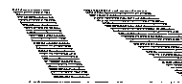
- 6. Pylon signs: Pylon signs are not permitted.
 - 7. Temporary signs: Temporary signs are permitted but must be approved by the city and be consistent with the design standards of the sign program.
- F. Lighting: Lighting, including parking lot lights, security lights and illuminated signs, shall be 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.

BE IT FURTHER ORDAINED that the provisions of this ordinance shall supersede any other provision of the LaVerkin City Code relating to the subject matter contained herein.

BE IT FURTHER ORDAINED that this ordinance shall take effect, after approval and passage, at the earliest date allowed by Utah law after publication and posting.

PASSED AND APPROVED on this _____ day of _____, 2026.

City of LaVerkin

 _____
 Kelly B. Wilson, Mayor

Attest:

 Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the _____ day of _____, 2026, whereupon a motion to adopt said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

NAME	VOTE
_____	_____
_____	_____
_____	_____
_____	_____

 Nancy Cline

DRAFT

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

SECTION:

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

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

[10-6G2-2.2 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: Commercial Design Guidelines](#)

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

Notes

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: See Section 10-6G2-6. Parking areas 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.
 - (6) Structures on a lot shall not exceed 50% of the total lot area.

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 "radiuses") 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 become 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.

10-6G2-6: 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)

10-6G2-7: 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 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 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.

10-6G2-8: 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.

10-6G2-9: EASEMENT REQUIRED:

All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7¹/₂') 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)

10-6G2-10: COMMERCIAL DESIGN GUIDELINES/APPROVAL PROCESS

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. (Ord. 2024-17, 10-16-2024)

Planning Commission review/approval is required to establish any new development on COMM-T zoned property. (Ord. 2024-17, 10-16-2024)

10-6G2-11: 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).

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING §§10-6G2-1 ET. SEQ. OF THE LAVERKIN CITY CODE, ALSO KNOWN AS THE TOURIST/RESORT COMMERCIAL (COMM-T) ZONE.

WHEREAS the City Council of LaVerkin, Utah has previously adopted §§10-6G2-1 et. seq. of the LaVerkin City Code, establishing rules and regulations pertaining to Tourist/Resort Commercial Activities (COMM-T) within the City of LaVerkin; and

WHEREAS, after public notice and public hearing held on February 18, 2026, said City Council deems it necessary and desirable for the preservation and protection of the health, safety and welfare of the residents of the City of LaVerkin City that said rules and regulations be amended,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that §§10-6G2-1 et. seq of the LaVerkin City Code, be, and is hereby, amended in its entirety to read as follows:

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 Uses¹](#) (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: Commercial Design Guidelines](#)

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

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: See Section 10-6G2-6. Parking areas 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.

(6) Structures on a lot shall not exceed 50% of the total lot area.

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.
- C. 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 "radiuses") 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)

10-9G2-5: USE SUBJECT TO CONDITIONS

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

10-6G2-6: 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)

10-6G2-7: 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
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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 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.

10-6G2-8: 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.

10-6G2-9: EASEMENT REQUIRED:

All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7¹/₂) 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)

10-6G2-10: COMMERCIAL DESIGN GUIDELINES/APPROVAL PROCESS

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, (Ord. 2024-17, 10-16-2024)

Planning Commission review/approval is required to establish any new development on COMM-T zoned property. (Ord. 2024-17, 10-16-2024)

10-6G2-11: 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).

BE IT FURTHER ORDAINED that the provisions of this ordinance shall supersede any other provision of the LaVerkin City Code relating to the subject matter contained herein.

BE IT FURTHER ORDAINED that this ordinance shall take effect, after approval and passage, at the earliest date allowed by Utah law after publication and posting.

PASSED AND APPROVED on this _____ day of _____, 2026.

City of LaVerkin

Kelly B. Wilson, Mayor

Attest:

Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the ____ day of _____, 2026, whereupon a motion to adopt said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

NAME

VOTE

Nancy Cline

DRAFT

Vacation rentals in Detached Accessory Dwelling units in residential zones in LaVerkin City.

I have serious concerns about allowing short term rentals (29 days or less) in DADUs in LaVerkin City.

One of LaVerkin's most serious challenges right now is a marked lack of affordable housing. There is a financial disincentive for builders to make smaller houses. LaVerkin is attempting to create a R-1-6 zone hoping that smaller lots will result in smaller and more affordable houses. A better solution would be to encourage residents to offer detached Accessory Dwelling units as long term rentals, or "mother-in-law" housing for family or others who are struggling with affordability. Allowing those DADUs to be vacation rentals financially disincentivizes homeowners from making them available for long term rentals and will exacerbate not alleviate our affordable housing crisis.

Having back yards in residential zones become commercial spaces will adversely affect the nature of the neighborhood. No matter how careful the homeowners are about screening and policing their guests, there is a difference between how we treat property and neighbors in a short term "hotel room" and how we treat them where we live.

Having vacation units in back yards will increase the resale value of the property which will increase assessed value of the property around it and neighbors, many of whom are on fixed incomes will pay more in property taxes.

Vacation properties cause dramatically more infrastructure impact. In commercial zones business owners pay for that increased impact through higher taxes and fees. In residential zones other citizens who get no financial benefit will have to pay for the increased impact on utilities and services.

If LaVerkin City proceeds to allow vacation rentals in residential zones we will create a situation from which we cannot go back, profiting the few affluent enough to invest in them at the expense of the rest of the residents. I think it most unwise and urge the city council to carefully consider the unforeseen ramifications of opening this particular pandora's box.

- Commissioner Bice

ORDINANCE NO. 2026-09

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 RENTAL SUBJECT TO LICENSING AND OTHER APPLICABLE PROVISIONS OF THE LAVERKIN CITY CODE.

WHEREAS the City of LaVerkin is a municipality organized and existing under the laws of the State of Utah and is authorized pursuant to Utah Code §§10-8-84, 10-9a-101 et seq., and other applicable provisions to enact land use regulations to promote the public health, safety, and general welfare; and

WHEREAS the City has adopted a General Plan that encourages a range of housing options and responsible economic development while preserving neighborhood character; and

WHEREAS the City finds that detached accessory dwelling units (“DADUs”) provide an opportunity to increase housing flexibility, improve property utilization, and allow property owners to obtain supplemental income; and

WHEREAS the City further finds that permitting DADUs to be used as short-term rentals, subject to licensing and operational standards, can promote tourism and support local businesses within LaVerkin and the surrounding region; and

WHEREAS LaVerkin’s proximity to Zion National Park and other recreational amenities contributes to visitor demand for short-term lodging accommodations; and

WHEREAS the City recognizes the importance of protecting residential neighborhoods from adverse impacts that may arise from short-term rental activity, including excessive noise, parking congestion, and public safety concerns; and

WHEREAS the City finds that such impacts can be mitigated through reasonable land use regulations, business licensing requirements, occupancy limits, parking standards, and enforcement mechanisms; and

WHEREAS Utah law recognizes the authority of municipalities to regulate short-term rentals through business licensing and land use authority, subject to statutory limitations; and

WHEREAS the City desires to establish clear standards governing the use of DADUs as short-term rentals in order to provide predictability for property owners, residents, and enforcement officials; and

WHEREAS the Planning Commission has reviewed the proposed ordinance and has provided a recommendation to the City Council following a duly noticed public hearing; and

WHEREAS the City Council finds that permitting DADUs to be used as short-term rentals, subject to the requirements set forth herein, is consistent with the City's General Plan and is in the best interests of the public health, safety, and welfare of the residents of LaVerkin.

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 10,000 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 rental for less than thirty (30) consecutive days, shall be a permitted use on any lot or parcel of property that contains a primary single-family dwelling or residence, subject to strict compliance with the following: (1) the lot or parcel containing the primary single family dwelling and DADU shall be at least ten thousand (10,000) square feet in size, (2) the DADU and any other accessory buildings or groups of buildings shall not cover more than eight percent (8%) of the total lot area, (3) the DADU shall be the only unit permitted for use as a short term rental, and (4) all conditions, restrictions, limitations, and regulations established by Section 10-7-22 C. and Section 3-11-12 of the LaVerkin City Code and other applicable provisions of this Code and State and Federal law shall be applicable.

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 for any dwelling on any lot in a residential zone. All applications for renewal of an existing license of a primary single-family dwelling as a short-term rental, and all applications for a new or renewal license for a DADU as a short-term rental, shall be accompanied by proof that the applicant is the owner of the primary single-family dwelling and/or the detached accessory dwelling unit, as the case may be, and that he/she is the occupant of the primary single-family dwelling. All licensees shall comply with all terms and conditions specified in this Chapter 11.

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DRAFT