

## LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, February 25, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

**Present:** Chair Allen Bice; Commissioners: Kyson Spendlove, Sherman Howard, Christian Harrison, Richard Howard and Christian Harrison; Staff: Derek Imlay, Fay Reber, and Nancy Cline; Public: John Valenti, Brad Robbins, Patty Wise, David Olsen, Curtis Gubler, Casey Stratton.

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

The invocation and Pledge of Allegiance were given by Sherman Howard.

### **B. Approval of Agenda:**

**The motion was made by Commissioner Kyson Spendlove to approve the agenda, second by Commissioner Sherman Howard. Sherman Howard-yes, Richard Howard-yes, Spendlove-yes, Harrison-yes, Bice-yes. The motion carried unanimously.**

### **C. Approval of Minutes:** February 11, 2026, regular meeting

**The motion was made by Commissioner Sherman Howard to approve January 28, 2026, regular meeting, second by Commissioner Christian Harrison. Richard Howard-yes, Bice-yes, Sherman Howard-yes, Spendlove-yes, Harrison-yes. The motion carried unanimously.**

### **E. Reports:**

1. John Valenti reported on the city council meeting held on February 18, 2026.

2. Derek Imlay reported the irrigation would be turned back on March 16, 2026. The SITL land had sold on the Top Side. D.R Horton purchased the land with stipulations and a timeline of development requirements. The bank that owns the rest of the land has it up for sale and 20+ investors are interested in it. Brad Robbins would be helping with the PCD. He would also help the planning commission create the zoning and codes for the Top Side land.

### **F. Public Hearing**

1. An ordinance amending the General Commercial Zone.
2. An ordinance amending the Retail Commercial Zone.
3. An ordinance amending the Tourist Commercial Zone.

Commissioner Bice announced they would have all three public hearings at once since they all related to the same changes. He asked for objections and received none.

*Public Hearing opened at 6:09*

*Patty Wise:* It looks like the only changes, the amendment to the ordinances is on the setback for height. The eighteen feet from the thirty-foot property line if it's residential, and then after that it can go maximum height. I was just questioning if that is the only change. If there is an example that can be understood by the general public as to what that would actually look like. Would it maybe be like Laquita to the cemetery would be an example, how much distance that is or maybe the fields to the property line. The eighteen foot setback before building a huge, tall commercial building like a hotel? Is that setback to their residential property? Is the building sufficient not to tower down on somebody's property? And that would be, I believe, the same for all of these. As far as I can tell, that was the only amendment.

*David Olsen:* Back in the seventies, I heard a famous man use this phrase: We have traveled far into the soul-destroying land of socialism. I've pondered that phrase for many years. Freedom, liberty plus responsibility makes up freedom. If we don't want the responsibility of teaching our children, we give that over to the responsibility of the school system. Along with that, we lose a portion of ours and our children's liberty.

If, we don't want to teach our children about God and their relationship to Him, we give over our responsibilities to the churches. The children may conclude that mom and dad don't really know or care. If we are too busy to exercise our own property rights, we turn over responsibility for those rights to cities and counties. They are happy to accept them. And a portion of our liberty goes with it. If we will not take responsibility for our own actions, we find that is what the police are there for, and we may lose all of our liberties. In these examples, parents and homeowners freely gave away their responsibilities and their liberties, and governments happily received them. Both parties are off of their life missions. These are soul destroying to both parties. Parents are charged by God that they are to teach and train up their children. Governments are instituted among men to protect God given rights, including property rights, not to exercise unrighteous dominion. Now I, gentlemen, I was here the last meeting. And I heard the gentleman from the south describe the homeowners in Lubbock as an invasive species. I think a gentleman over here likened us to worms that had gotten out of the can, some of these short-term rental people. They had a hard time putting them back in the can. Another person described the terrible result of short-term rentals. The police had to be called not once, but twice so they'd move their parked car. I am so glad that's all the police have to do is these short-term rental rascals. Maybe we can lay off a couple of deputies and save some money. But look, I am not your enemy. We are all Americans and we love liberty. I just think that it is not requisite that one man should have power over another unwisely and unrighteously. I think if you would allow citizens to use their property wisely, you have police to take care of the really outlandish ones. Why not let the citizens decide what to do? We don't trust them, right?

Curtis Gubler: I don't know what we're talking about, but I mean I came up here with the ADUs. Derek explained this is not a public hearing on ADU. Nothing to do with that. It's three, general commercial. Curis Gubler explained last time I came up here I said my name was Curtis Gubler and I am for it, and I didn't say anything about my reasoning behind anything. I own a fourplex up the street here. And right now, it has more drug use going on than ever. And they're long term. And then we were hearing you say, well, they're all druggies. They're not all druggies these short termers. But that's my opinion.

*Public Hearing closed at 6:16*

Brad explained that there's actually four different aspects to these three zones that are being changed. They changed some of the development standards. They are changing the setback requirements. And the way those are being changed is to try to provide more residential area and commercial development. Eighteen feet is actually the height that can only build between the property line and fifty feet in, and then it can go to the height of the zone. So that is being changed. They had some debate on that because we wanted to make sure there was enough buffer. To allow a person to develop the property and also provide some buffer for the residential. They are changing the application requirements too. Anybody who develops in a commercial zone will have to come in and go through a process of planning commission and the city council. They also added a similar use finding. Meaning that there's permitted uses in the zone. If somebody comes in and there's a use that's similar to that, the planning commission can say yes, that has some type of use in that zone. So, it's not totally comprehensive but it just kind of fine-tuned.

4. An Ordinance amending the Mixed-Use Zone.

*Public Hearing opened at 6:19*

Commissioner Bice announced they would delay a decision on the Mixed-Use zone. They needed to work on it more.

Patricia Wise:

Thanked all of them for all of their comments. And I really appreciate Derek and Brad bringing up the downtown development. I think that's so crucial. The mixed use, unfortunately, the grant did not come about. But I think with Brad's twenty years of experience and all of your work that we can come up with really good downtown development. To me, it seems like that needs to be decided before the details and what's next passed through the city council, at least an idea of what a downtown could look like and what we want it to be. And the

only other thing I would encourage is that, and I can get this information to Derek to pass out or to you, Allen, is the company that the city was contemplating going with for the downtown development. He has so much online information it's a the gold mine, and I'd be more than happy to pass that along.

*Public Hearing closed at 6:20*

**G. Business:**

1. Discussion and possible action to recommend approval of an ordinance amending the La Verkin city code for allowance of short-term rental in detached accessory dwelling units (DADUs) for lots/parcel that are 10,000 sq. ft. or larger in residential zones within the community; and providing an effective date.

Commissioner Richard Howard explained they had a work meeting right before this meeting. What they've come up with is something that to him would be agreeable if it passes. It quantifies and identifies a little bit more about the things that the city could have a concern about. They talked about zoning because of the impact that we have on each other here in the city. It still boils down to what the city is going to look like and how much we're able to handle in this city with this many more ADUs than we already have. And so that's where the discussion went, but at least the work on it is really good.

Commissioner Harrison commented that he agreed with Richard, in the state that it's in, he didn't know that there's much more we can do with it. Whether or not they individually think it's a good idea, we've done what we can to it to get it to the city council to let them make their decision.

Commissioner Sherman Howard commented that all our discussion that we've had has brought up points on both sides. There's always going to be pros and cons of everything that there is. He liked the benefit that this might give the citizens of La Verkin. The choice to manage how they think they could do it and still be considerate of their neighbors.

Commissioner Spendlove commented that he hoped those that are here or those that will be reading this do understand the amount of time and effort we've put into this topic. Not just this time, but we've talked about this a lot. David mentioned letting the citizens make choices and he believed that's why they are here. None of us chose to be in this position. This was something asked of us as citizens. It's never something he wanted to have to make decisions that may affect people, but we do have to make some decisions tonight. They did have a very good discussion. He thought with what's written it does give city council some direction on how we feel about the topic, and what we feel are crucial items to have in an ordinance to be able to make it something that could work if so chosen by city council.

**The motion was made by Commissioner Sherman Howard to recommend approval of an ordinance amending the La Verkin city code for allowance of short-term rental in detached accessory dwelling units (DADUs) for lots/parcel that are 10,000 sq. ft. or larger in residential zones within the community; and providing an effective date, seconded by Commissioner Christian Harrison. Sherman Howard-yes, Kyson Spendlove-yes, Bice-no, Richard Howard-no, Christian Harrison-no. The motion did not pass. 3-2 vote against.**

2. Discussion and possible action to recommend approval of proposed changes in the General Commercial Zones.

**The motion was made by Commissioner Richard Howard to recommend approval of proposed changes in the General Commercial Zones, seconded by Commissioner Sherman Howard. The motion carried unanimously.**

3. Discussion and possible action to recommend approval of proposed changes in Retail

Commercial Zone.

**The motion was made by Commissioner Kyson Spendlove to recommend approval of proposed changes in the Retail Commercial Zone, seconded by Commissioner Sherman Howard. The motion carried unanimously.**

4. Discussion and possible action to recommend approval of proposed changes in the Tourist Commercial Zone.

**The motion was made by Commissioner Christian Harrison to recommend approval of proposed changes in the Tourist Commercial Zone, seconded by Commissioner Richard Howard. The motion carried unanimously.**

5. Discussion and possible action to recommend approval of proposed changes in the Mixed-Use Zone. The commission delayed the public hearing for this item. They wanted more consideration before they set a public hearing.

6. Discussion regarding the Topside (East bench) and the development agreement. Derek explained he wanted them to read the development agreement and come back with changes or suggestions. They need to get busy creating the Topside since it is up for sale.

Commissioner Spendlove asked about the development agreement, everything that was brought to us does not include the SITLA property. However, that property would have to go through the same process, bring stuff before us. This is preparing us for what's coming in that regard.

7. Discussion regarding a conceptual plan.

Derek explained that Casey Stratton was there to get their thoughts on a conceptual plan.

*Casey Stratton* explained that he is a small builder but wanted to see if his plan would be accepted by La Verkin to build commercial and residential. These are the two parcels that are currently for sale there off of three hundred south, north of the hot springs, and so there is a commercial piece there and a residential piece. He came up with a concept plan, of what would be a good use of that property. Starting with SR 9, with some commercial pads. Leading into some transient lodging. Then transitioning from there into some multifamily and then back to single family. It would be a natural progression as they get to the major arteries through town. His plan was to go from commercial closest back to residential the further away. He was asking for feedback for his plan. He felt like it was a doable plan. The current zone is R-1-14 so there would need to be some zoning changes.

Commissioner Bice asked Fay if the city has a zone allowing Vacation Rentals.

Casey explained it would be a vacation rental zone with individual units but one business owning them.

Derek explained the front piece is general commercial. then the back piece is R-1-14. So basically with the exception of the general commercial property that's listed, which would be allowed depending on the business, the rest of it would be zoning that they would have to rezone or reallocate for. They have had several conversations on this. They did the SR 9 corridor study that talked about coming from the back of the businesses off of SR9 to go into more high densities and then open it up more, due to the fact that high density has the ability to pay for the infrastructure in front of it, whereas single family, especially the R-1-8 or R-1-14, have no possibility. This idea incorporated a lot of the things that the SR9 corridor study brought to us. They have concerns with smaller building lots and duplexes, triplexes. This would be a conversation going forward. He wanted to get this to them and have them think about it so they could discuss it at the next meeting. Conceptually he thought it fits the SR 9 corridor study that we participated in to a T. He thought the duplex triplex are needed. They discussed doing that somewhere in the interstate rocks property coming off of Silver Acres and integrating it down as it goes down to 740 north. He liked the fact that this opens back up from that to



the R-1-8. He had talked to several council members that own property right around there. They were willing to potentially look at R-1-6 properties with small properties. This could help with citizens being able to get their first home. They brought up affordable housing for first time homeowners in the work meeting. This type of housing is something they need, and they need to have a plan in place.

Commissioner Spendlove replied that looking at the zone, it's paralleling the highway. He thought they needed to consider adjusting the zoning to straighten it out. It doesn't make sense to put a road sideways through that property. He agreed it was a good layout. He thought it made more sense with the actual zoning map that they changed it to this. He thought it made a lot more sense in this area than maybe in others with the hot springs being located there. He agreed with the plan and rezoning it.

Commissioner Harrison added he liked that it packs in some density but gradually moved towards the residential side. It's not packing townhomes all the way back into what's currently single-family home residential. It does that for a little bit, then transitions to R-1-18. He wanted to see amenities for the people in those townhomes. They don't have a yard. The vacation rentals have amenities. He thought the townhomes should have those amenities.

Commissioner Bice commented he would like more time to consider this.

Casey replied that it is very preliminary. This is just due diligence. He thought it was a smart use of that property, given its location, its proximity to the hot springs. With commercial and some transient lodging to capitalize on and the tourist resort feel. It's already built in with the Hot Springs there. Then they also provide some more affordable options in townhomes which they have very little of in La Verkin. They work well as a transition between commercial and residential. There will be a buffer from a residential backyard to the commercial property. The commercial zone allows a hotel right there. This is basically a decentralized hotel, but it still has the main office and amenities. It's just individual units, which is a higher demand for people traveling now. They like to have their own spot, and so they can have a kitchen, they can have a washer and dryer, you know place to park right in front of their unit. So, it's just catering to the higher demand we see in more individual lodging you can put a whatever two hundred room hotel right there if it's in the zoning. So, this is just a little bit different approach to a similar means, but it's decentralized instead of all together. His intention is to have a main office with someone there like you would at a hotel. And then in the very front he planned on some pickleball courts and made them kind of quasi - public because they are in the front. He didn't know if that necessarily addressed the open space we're talking about for the townhomes. He was concerned about affordability. And we're giving a little bit more space for parking and stuff there than is required. I am in favor of open space at this point because it's so open

They will discuss this again in the next meeting.

**H. Adjourn:**

**Commissioner Allen Bice adjourned the meeting at 6:45 p.m.**

04/08/2026  
Date Approved

  
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Planning Commission Chair *pro tempore*