



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, April 22, 2026, 6:00 pm.

Gym, 111 South Main Street

La Verkin, Utah 84745

- A. Call to Order:** Chair Allen Bice
Invocation by Invitation; Pledge of Allegiance
- B. Approval of Agenda:**
- C. Approval of Minutes:** April 8, 2026, regular meeting.
- D. Reports:**
City Council and Director of Operations will present updates on meetings and activities.
- E. Public Hearing:**
1. Mixed Use Zone
 2. HDR-11, continuation from public hearing on HDR-14.
- F. Business:**
1. Discussion and possible action to recommend approval for amendments to Mixed Use Zone.
 2. Discussion and possible action to recommend approval for an Ordinance creating a HDR-11, High Density Residential Zone.
 3. Discussion and possible action to approve the precise architectural plan checklist for River's Edge project. (Ruesch property) at 254 South SR9.
 4. Discussion and possible action to approve the precise architectural plan checklist for Canyon Ridge Homes. (Jourdon property) at 151 West Center.
 5. Discussion regarding the General Plan
- G. Adjourn:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nancy Cline, City Recorder, (435) 635-2581, at least 48 hours in advance.

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, posted on the State website at <http://pma.utah.gov> posted on the La Verkin City website at www.laverkin.org and at the city office buildings
111 S. Main and 435 N. Main on April 16, 2026

Nancy Cline, City Recorder

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, April 8, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

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

A. Call to Order: Kyson Spendlove 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 Christian Harrison to approve the agenda, second by Commissioner Sherman Howard. Sherman Howard-yes, Spendlove-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously.

C. Approval of Minutes: February 25, 2026, work and regular meetings, March 11, 2026, regular meeting.

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

D. Reports:

1. John Valenti reported they had a joint meeting last week.

E. Public Hearing

1. MDR-8
2. HDR-14
3. R-1-6

Commissioner Spendlove suggested they have all three public hearings at the same time.

Public Hearing opened at 6:04

Debbie Howard: I am concerned that we do need these ordinances in place, but I want to make sure that as these go in place, they are used in proper areas. My big concern in areas such as Three Hundred South and One Hundred West, all those directions with the Hot springs there encroaching into the neighborhood, that then they think this lifestyle needs to spread to other neighborhoods. One hundred west, other than a trailer court, no one else has R-1-6. So, I would suggest that when we look at these zones and we keep things consistent with what is already present in that neighborhood. I do realize we need to have these areas, but let's keep the ones that are present consistent with what is there. Thank you.

Patty Wise: The HDR-14, that's one of the public hearings for this evening. The building height of four stories I really object to that. I would like to see it in three stories. We approved four stories for commercial on the premise that nobody will build if we don't allow four stories because of cost. But I honestly think the four-story apartments, townhomes, condominiums are going to be in the middle of other residential buildings that would feel very intrusive for a townhouse. The size was really quite small, so I would like to see the residential area left at three stories in that zone. Other than that, good work.

Public Hearing closed at 6:06

F. Business:

1. Discussion and possible action to recommend approval of an ordinance creating a MDR-8, Medium Density Residential Zone.

Commissioner Harrison asked if there had been discussion about where they're thinking about using these, or are we simply putting these in to have them on the books for when we want to use them? They haven't really put in a discussion of where these are going yet, right?

Brad Robbins explained that there is no specific location for any of these zones yet. These are just going to go into city code. A developer comes in someday and they want to change the zone. They'll come before you and you decide whether or not that's the place for it to be. But for the time being, this is just going to go in the code. He saw this possibly going downtown here, but probably more on the upper bench when they get to that point.

Commissioner Harrison replied that as they begin to plan the upper bench this will be a zone that could be zoned there and is already spelled out in city code.

Commissioner Richard Howard asked Brad from his experience how much pressure from developers to push for zoning changes? He pictured this zone on the upper bench. But, if there's a prime piece of property down here that the developer wants to push for, how much pressure would he get and would he be able to still keep the plan for the way we envisioned downtown? And could they push back on the developers?

Brad replied that it depends on the developer and what their goals are. Obviously, the developer is trying to make as much money as they can, so they're going to try and do some intensive things. But again, planning commission would have to change that zone. They would have to approve it in order to modify something. They don't have to approve a zone change. It comes down to what they want to see in La Verkin. Pushing back depends on locations and what they want but absolutely the city can push back.

Commissioner Spendlove commented on this zone, it allows for the four thousand square foot minimum, or the option for the eight thousand. It's eight units per acre. It's got a medium density. Compared to some other developments that we've seen, this density is less than even our townhomes right now.

Brad explained it could be one level for the most part.

Commissioner Spendlove added they are still restricted to 3500 square feet.

The motion was made by Commissioner Juluson to recommend approval for an ordinance creating a MDR-8, Medium Density Residential Zone, seconded by Commissioner Harrison. Sherman Howard-yes, Spendlove-yes, Juluson-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously

2. Discussion and possible action to recommend approval for an Ordinance creating a HDR-14, High Density Residential Zone.

Commissioner Richard Howard commented that he agreed with Patty Wises' comments. Reading those four stories, not only is it just a huge albatross possibility but the practicality of it. If you ever lived in an apartment building, on the third floor without a freight elevator, lifting all that stuff up four stories. He really hated to think of the possibility of four-story apartments. He asked Brad if he ever got four story apartments approved and did, they have to have extra fire departments?

Brad thought it was for buildings over four stories. If it's over four stories, then you've got to get into some different fire protection. That's why most of these are four stories. It really comes down to what kind of density they want in town. If they don't want fourteen units per acre, he could go back and rework it for less, but they won't have fourteen units.

Commissioner Spendlove agreed that four stories are too tall next to residential. He was curious if Brad ever saw where there's a zone that's more restricted. They would approve zoning if the adjacent land was commercial or transitioning but not allowed if next to other residential single-family zones. He didn't mind the height if there's a way to restrict where it can go to protect views for these single families.

Brad commented that it was Commissioner Spendlove's idea to have the steps in height. That is in the zone. Once the city approves a zone and it's on the books then anyone can come in and request that zone for their property.

Commissioner Harrison asked what if they wanted to get a high-density zone right next to residential zone. Would that have to come to the city. Then they could decide they don't want them next to a R-1-10 or an R-1-6

Brad explained that they are not putting this on a specific piece of property right now. They are just putting this in the code. It may never be used. It may be used on the top bench.

Commissioner Harrison was concerned that this zone could end up next to a single-family residence and wanted to make sure that the planning commission could deny that request.

Commissioner Sherman Howard commented that happened in Washington; those four-story buildings are right by residential.

Brad commented maybe they don't want the 14 units down here on the lower bench and if it's in the code someone could ask for it. They could do one for the three-story units now and later when they are working on the upper bench zoning, they create that for a zone up there.

Commissioner Richard Howard agreed they need density housing here, but the four stories are too much.

Commissioner Harrison added that if they allowed the four stories near a commercial zone or near the medium density, where it feels like a more natural transition. It wouldn't feel as imposing in that scenario. That's a scenario we can build on the top bench where the density is closer to the commercial. And you work your way towards smaller residential.

Commissioner Richard Howard understood what he was saying, that once it's on the books, it means the gate is open. If the wolves come in, then you have to figure out how to keep them out.

Commissioner Spendlove suggested that Brad go back and look at a three-story option with a change in density. They could request a development agreement and see if they can get additional density depending on what they plan. But that's going to be a very specific case, whereas we can control and say we're okay with three stories.

The commissioners were comfortable with that suggestion.

Commissioner Sherman Howard added that the mixed-use zone he doesn't have a problem with. It's a different feeling to him.

Commissioner Richard Howard added that mixed use relates to business and housing as opposed to just housing.

Commissioner Spendlove add that with commercial they will have to work with mixed use and four-story buildings. Residential he would like to control more.

Brad offered to rework the zone and take it down to three stories and eleven units.

The motion was made by Commissioner Richard Howard recommended continuing the HDR-14 zone for reworking, seconded by Commissioner Sherman Howard. Sherman Howard-yes, Spendlove-yes, Juluson-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously

3. Discussion and possible action to recommend approval for an Ordinance creating a R-1-6, One Family Residential Zone.

Commissioner Spendlove explained this tightens up our single-family zone to six thousand square foot lots.

Commissioner Richard Howard added in Layton they have approved mini lots that are basically these ADUs that are standalone because of the pressure for affordable housing.

Commissioner Sherman Howard asked if these are as big as the ones by the stake center or the Eves property?

Commissioner Juluson replied that the Eves are eight thousand square feet.

Brad explained that he probably worked on a thousand units of six thousand square feet in California. That is what's happening here. The land values got so high, the lots got smaller. What used to be like an eighteen thousand square foot lot can be six thousand square foot lot just for building purposes. We are going to see a lot more of these coming through.

Commissioner Sherman Howard thought this would be appropriate in some places around town.

Commissioner Spendlove has worked on these units in Hurricane, and they have turned out nice.

Commissioner Juluson added that they hear a lot that the younger generation doesn't actually want a yard. They want to be able to go and enjoy life and not mow the lawn and take care of their yards. Maybe it is also because smaller lots are more affordable.

The motion was made by Commissioner Sherman Howard to recommend approval for an ordinance creating R-1-6, One family Residential Zone, seconded by Commissioner Harrison. Sherman Howard-yes, Kyson Spendlove-yes, Juluson-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously

4. Discussion and possible action to set a public hearing for April 22, 2026, for an Ordinance amending the Mixed-Use Zone.

The motion was made by Commissioner Harrison to set a public hearing for April 22, 2026, for an Ordinance amending the Mixed-Use Zone, seconded by Commissioner Richard Howard. Spendlove-yes, Juluson-yes, Sherman Howard-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously.

5. Discussion regarding current parking ordinance.

6. Discussion regarding the possible parking lot design standards.

Brad explained he would like them to take a look at this when they get a chance. He has been assigned to go through the parking requirements and bring it up to speed in a few areas. He wanted to know if there was anything they were looking for specifically in regard to parking requirements.

Commissioner Harrison asked if they ever considered an underground parking lot. Does the city have provisions for that.

Brad explained he is not aware of any. Normally, a parking ordinance isn't going to get into that to a certain extent, because if they want to do underground parking, they're going to have to meet zoning requirements. He will look into it though.

Commissioner Harrison added if it was cost-effective to have underground parking it would be worth looking at.

Brad agreed. As land prices go up it makes sense to do parking underground. It used to cost about ten thousand dollars per stall. It's probably like twenty thousand dollars now. So, it's all just a matter of money, it's to make sense.

Commissioner Spendlove added that we looked at a preliminary project here in La Verkin that they wanted only underground. Other than using international building code and typical standards, there is not a lot of information on them.

Brad agreed to take a look at underground parking so they could address it. He is going to work on the parking first; it is more pressing.

Commissioner Sherman Howard commented this looks like an average of twenty feet by nine feet wide, unless you're by a sidewalk, which makes it a little hard for a truck.

Brad agreed it needs twenty-four feet. Our standard was like twenty-five normally, but even that's a little bit small. He suggested a little bigger stall since there are a lot of trucks now days. There are no landscaping requirements for this. Normally, about every ten stalls, you have a landscaping requirement.

Commissioner Spendlove would like to see landscaping requirements. It breaks up the parking lot. Not very many cities have a minimum stall size, for what's considered compact, and so they get away with a lot of stalls. He wondered if that was something they can either determine or call out was a minimum size allowed.

Brad advised keeping the current stall size.

Commissioner Spendlove agreed with that. Even motorcycles take up a full stall. If they can make a minimum size and not allow compact stalls, he would prefer that.

Commissioner Sherman Howard added that the drive area being twenty-four feet if you have a twenty-foot truck, and you are backing out twenty-four-foot space then you have only four feet to try to turn in. It's not enough room.

Brad commented maybe it needs to be twenty-six or twenty-eight feet.

Commissioner Richard Howard added that the truck is the new family vehicle. For professional business offices, is the standard one parking space for two hundred square feet?

Brad replied that it's normal for an office, but this is a general measurement. The current code is larger, and he agrees it needs to be larger. He agreed to adjust it and bring it back.

Patty Wise commented that she didn't see any bike parking. She wondered if this was where that belonged.

Brad replied that it was included in the higher density zones. It would be appropriate for certain types of uses.

7. Discussion regarding the current sign ordinance.

Brad wanted them to take it home and look at it and make suggestions. It's a large document. Signs have always been a problem in any city.

Commissioner Sherman Howard was concerned that if they allowed signs for businesses then everyone would want one. But directional signs he had no problem with like the airport for example.

Brad explained that it gets back to that issue we talked about before with directional signs. As long as it's governmental use, you're probably fine. The private signs would get into problems.

Commissioner Spendlove addressed the movie theater sign in Hurricane. It's too big and too distracting. It's playing pretty much a movie on it. It's a great way to bring business in. He wanted to allow business to have signs but not be overbearing.

Brad replied that a lot of cities have gone away from the pole signs to monument signs.

Commissioner Spendlove added it's a mixture of a pole sign and a monument sign.

Commissioner Richard Howard agreed it was distracting, especially at 700 West.

Commissioner Harrison asked if that falls under the animated section. Or is that under a different section which says it's conditional use only? They have to be permitted so they couldn't just put one up as it stands right now. They'd have to come, ask to put one up.

Commissioner Juluson asked if they could put limits on those types of signs for size.

Commissioner Spendlove hoped Brad's experience would protect them from those massive signs.

Brad suggested prohibiting roof signs and gigantic pole signs.

Commissioner Spendlove referred to the movie sign. It's a great way to get business, but it's distracting. The city has a lot of tourism that comes through. He wanted to limit that as much as they can and have more uniformity in our signs.

Commissioner Richard Howard asked about corner signs.

Brad commented that should have a cutoff there where it's not in your way when you make those turns.

Commissioner Juluson added the sign could be set back a little farther.

Commissioner Spendlove added that part of our sign ordinance includes flags, and flagpole heights. They need to look at temporary signs like for sale signs.

Commissioner Sherman Howard added when he is turning on the highway at 100 south the for-sale sign on that property blocks the view from the North.

Brad agreed and added it's going to take a while to go through these sign ordinances as opposed to the parking, but it's a worthwhile exercise. They can include a type of permit for those temporary signs.

G. Adjourn:

Commissioner Kyson Spendlove adjourned the meeting at 6:35 p.m.

Planning Commission Chair

Date Approved

DRAFT

Ordinance No. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING §§10-6G5-1 ET. SEQ. OF THE LAVERKIN CITY CODE, ALSO KNOWN AS THE MIXED USE (MU) ZONE.

WHEREAS the City Council of LaVerkin, Utah has previously adopted §§10-6G5-1 et. seq. of the LaVerkin City Code, establishing rules and regulations pertaining to Mixed Uses (MU) 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 §§10-6G5-1 et. seq of the LaVerkin City Code, be, and is hereby, amended in its entirety to read as follows:

ARTICLE G5. MIXED USE (MU)

SECTION:

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

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

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

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

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

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

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

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

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

Notes

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

10-6G-1: PURPOSE:

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

10-6G5-2: PERMITTED USES:

Accessories shop

Dance studio

Decorating or drapery shop

Delicatessen

Doughnut shop

Eyeglass and lens store

Fabric store

Fitness center

Flower shop

Food specialties store

Furniture store

General merchandise store

Gift shop

Grocery store – neighborhood

Hardware and appliance store

Health/nutrition store

Hobby shop

Home furnishings store

Home occupations subject to LVMC Section 10-7-17

Indoor recreational facilities

Interior decorator

Jewelry store

Kitchenware store

Leather goods shop

Library

Locksmith

Thrift store

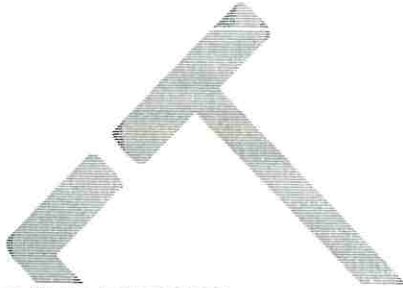
Toys/hobbies store

Variety store

10-6G5-3: PROHIBITED USES:

1. Vacation rentals.

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



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

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

10-6G5-5: HEIGHT REGULATIONS:

A. Except as provided in subsection B below, or as permitted in an approved development agreement under the terms and conditions of Section [10-12-5](#) of this code, no building shall be erected to a height greater than **forty-five feet (45')** 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 **fifty feet (50')** inclusive of the underlying building structure. **First floor commercial can be constructed to a height of 15 feet.** 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)

		Density	Lot Width	Setback In Feet
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areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.

- F. Curb, gutter, sidewalk and paving:** All facilities/uses shall have curb, gutter and sidewalk, and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- G. Development agreement:** A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7).
- H. Homeowner's association** – For sale housing/property owner's association: Establishment of a homeowner's association/property owner's association is required for attached units, condominium housing and commercial development as determined by the city. **Bylaws shall be approved by the city.**
- I. Loading areas:** Loading spaces shall be provided at a ratio of one for every 15,000 square feet of commercial floor area or as determined by the city. Loading space size shall be 10 feet by 20 feet. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above.
- J. Management Office:** Rental apartment complexes require the construction of a dedicated and staffed management office.
- K. Open space:** Two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.
- L. Outdoor Storage:** Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.
- M. Residences:** Minimum dwelling unit square footage shall be 600 feet.
- N. Streets:** All streets in or adjacent to the MU zone shall meet the requirements of the city's construction and development standards including curb, gutter and sidewalk.
- O. Storage areas:** If no enclosed garage is provided for each unit, 250 cubic feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- P. 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.
- Q. 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

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.
5. **Building signs:** A ratio of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is required.
6. **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.
7. **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.
8. **Pylon signs:** Pylon signs are not permitted.
9. **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).



Ordinance No. _____

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, ENACTING SECTION 10-6C3-1 ET. SEQ. OF THE LAVERKIN CITY CODE TO PROVIDE FOR DEVELOPMENT OF ATTACHED HOUSING, CONDOMINIUMS AND TOWNHOMES AT A DENSITY OF UP TO THREE (3) STORIES AND ELEVEN (11) DWELLING UNITS PER ACRE.

WHEREAS, the City of LaVerkin is authorized under Utah Code Title 10, Chapter 20 (Land Use, Development, and Management Act) to adopt and amend zoning regulations to promote the public health, safety, and general welfare; and

WHEREAS, the City Council recognizes the need to provide for a broader range of housing types within the City, including higher-density residential development, in order to meet the needs of a growing and diverse population; and

WHEREAS, the City's General Plan encourages a variety of housing options, including multi-family housing, in appropriate locations in order to promote housing affordability, efficient land use, and economic sustainability; and

WHEREAS, the City Council finds that the establishment of a High Density Residential (HDR-11) zoning district allowing up to eleven (11) dwelling units per acre and building heights up to three (3) stories will help accommodate future growth while reducing pressure to expand into undeveloped areas; and

WHEREAS, the HDR-11 zone is intended to support compact development patterns that make efficient use of existing and planned infrastructure, including transportation systems, utilities, and public services; and

WHEREAS, the City Council finds that higher-density residential development, when properly designed and regulated, can provide high-quality living environments and contribute to the vitality of the community; and

WHEREAS, the ordinance includes detailed application requirements, including precise plans, architectural review, and impact studies, to ensure that development within the HDR-11 zone is carefully evaluated and designed to mitigate potential adverse impacts; and

WHEREAS, the ordinance establishes standards for building height, setbacks, landscaping, open space, parking, and buffering in order to promote compatibility with adjacent land uses, particularly lower-density residential zones; and

WHEREAS, the inclusion of requirements for common open space, recreational amenities, and homeowner associations is intended to ensure long-term maintenance, livability, and quality of development within the HDR-11 zone; and

WHEREAS, the City Council further finds that requirements related to lighting, landscaping, drainage, traffic analysis, and other technical studies will help protect public safety and minimize impacts on surrounding properties; and

WHEREAS, the requirement for development agreements in most HDR-11 projects will provide an additional mechanism to address project-specific impacts and ensure compliance with City standards and policies; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has made a recommendation to the City Council following duly noticed public hearings in accordance with applicable law; and

WHEREAS, the City Council has conducted its own public hearing, considered public input, and finds that adoption of the HDR-11 zoning district is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of LaVerkin City, Utah, that the LaVerkin Zoning Ordinance is hereby amended to add Article C3, High Density Residential (HDR-11), as follows:

ARTICLE C3. HIGH DENSITY RESIDENTIAL (HDR-11)

SECTION:

10-6C3-1: Purpose

10-6C3-2: Permitted Uses

10-6C3-3: Application Requirements

10-6C3-4: Height Regulations

10-6C3-5: Area, Width And Yard Requirements

10-6C3-6: Modifying Regulations

10-6C3-1: PURPOSE:

To provide for the development of attached housing, condominiums and townhomes at a density of up to three (3) stories and eleven (11) dwelling units per acre. Only those uses specified in this chapter are permitted in this zone.

10-6C3-2: PERMITTED USES:

Multi-family housing (See Section 10-6C1-3)

Apartments, condominiums and townhomes (See Section 10-6C1-3)

10-6C3-3: APPLICATION REQUIREMENTS:

Unless a townhome development is proposed that does not require additional land use regulation approvals, applications for development in the HDR-11 zone shall follow the application requirements below. These application requirements are in addition to processing a plat map.

- A. A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, streets, perimeter wall(s) locations and design, preliminary landscape plan, utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development.
- 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 landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements) as adopted and required by the WCWCD (Washington County Water Conservation District)
- E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes 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. To more fully implement this requirement, a photometric lighting plan shall be required to show that there will be no significant overflow lighting.

10-6C3-4: HEIGHT REGULATIONS:

Maximum building height shall not exceed thirty feet (30) or three stories except that 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:

- A. Is in furtherance of a compelling governmental interest; and
 - B. Is the least restrictive means of furthering that compelling governmental interest.
- (Ord. 2008-07, 5-7-2008)

10-6C3-5: AREA, WIDTH, AND YARD REQUIREMENTS:

District	DENSITY	Minimum Lot Area in Square Feet	Lot Width In Feet	Minimum Dwelling Unit Square Footage	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
HDR-11	Up to Eleven (11) dwelling units Per acre	N/A	N/A	600 Sq. Ft.	Modifying regulations 10-6c2-7 (L)	1,5 25'	2,5 20'	3,5 20'	4,5 25'

Note:

1. Front or street: A minimum 25-foot-wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
2. Side: 20 feet landscaped.
3. Rear: 20 feet landscaped.
4. Corner lots: 25' landscaped.
5. Building setbacks adjacent to single family 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.

10-6C3-7: MODIFYING REGULATIONS:

- A. Easement Required: All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7 1/2') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.
- B. Bicycle Racks: E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location.
- C. Buildings: All buildings shall front a street unless determined otherwise by the city
- D. Common recreation area: Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbeque areas, canopies, enclosed gym and workout areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.

- E. 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.
- F. Development agreement: A development agreement is required for review and approval in the HDR zone unless a townhome project is proposed that does not require additional land use regulation approvals .
- G. Lot coverage: Structures on a lot shall not exceed 75% of the total lot area
- H. Fencing: A block wall shall be required along the perimeter of a property as prescribed in Section 10-6G-2.2F and Section 10-7-7 of the La Verkin Municipal Code.
- I. Garages Required: Minimum garage size for townhome construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)
- J. Homeowner's association: Establishment of a homeowner's association is required. A homeowner's association may also be required by the city based on specific issues related to the development
- K. Loading area: One dedicated and marked 10 foot by 20 foot loading space shall be required for every 15 dwelling units. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above
- L. Open space: Two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.
- M. Storage areas: If no enclosed garage is provided for each dwelling unit, 250 square feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- N. Streets: All streets in or adjacent to the HDR-11 zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- O. Trash enclosures: Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.

P. Vehicular access/parking: Each dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed, excepting townhomes, which require 2 enclosed parking spaces (See 10-6C2-7I). One additional 9-by-18 foot parking space shall be required for every three dwelling units for guest parking in any multifamily complex.

Q. Balconies: Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project.

R. Outdoor Storage: Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.

BE IT FURTHER ORDAINED THAT 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.

BE IT FURTHER ORDAINED THAT this ordinance shall take effect upon passage and publication as required by law.

APPROVED AND ADOPTED 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, City Recorder

DRAFT



La Verkin City Staff Report

Date: April 22, 2026

To: La Verkin City Planning Commission
From: Brad Robbins, La Verkin City Planner

Application Request:

Precise Plan 26-1 – (Applicant/Owner – Jacob Ruesch of River’s Edge Inn at Zions). River’s Edge Inn at Zions is requesting establishment of a 10 unit addition to an existing motel located at 254 S. State Street, La Verkin, Utah 84745.

Recommended Action:

That the planning commission approve Precise Plan 26-1 subject to the findings and conditions of approval (attached).

Project Summary:

Size of Property: Approximately .73 acres
Zoning: C (Commercial)
General Plan: Commercial
Existing Land Use: 13 unit motel

Background:

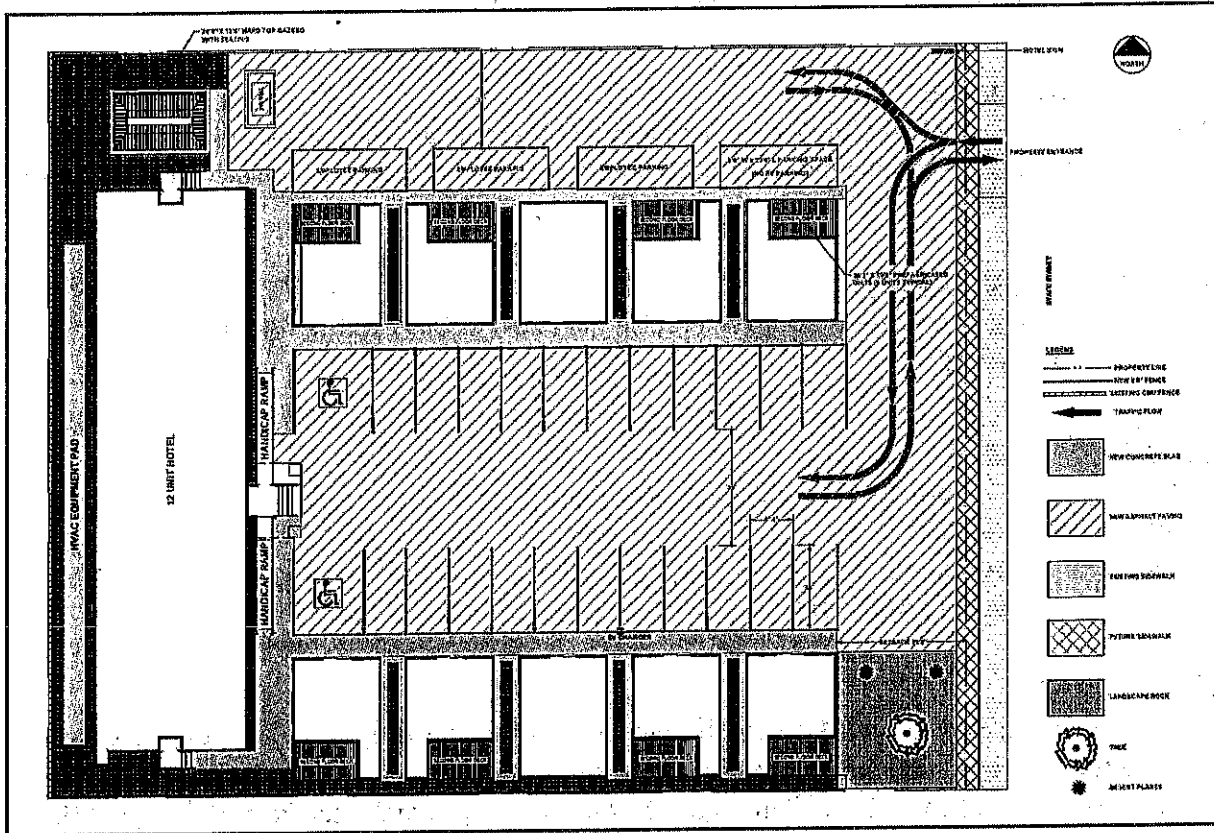
An older existing 13 unit motel presently exists on the subject property. The applicant has applied for and received a permit to renovate this existing 13 unit motel. The applicant has been working with La Verkin staff in regard to the site layout, architecture and design of the additional 10 motel units.

Project Description:

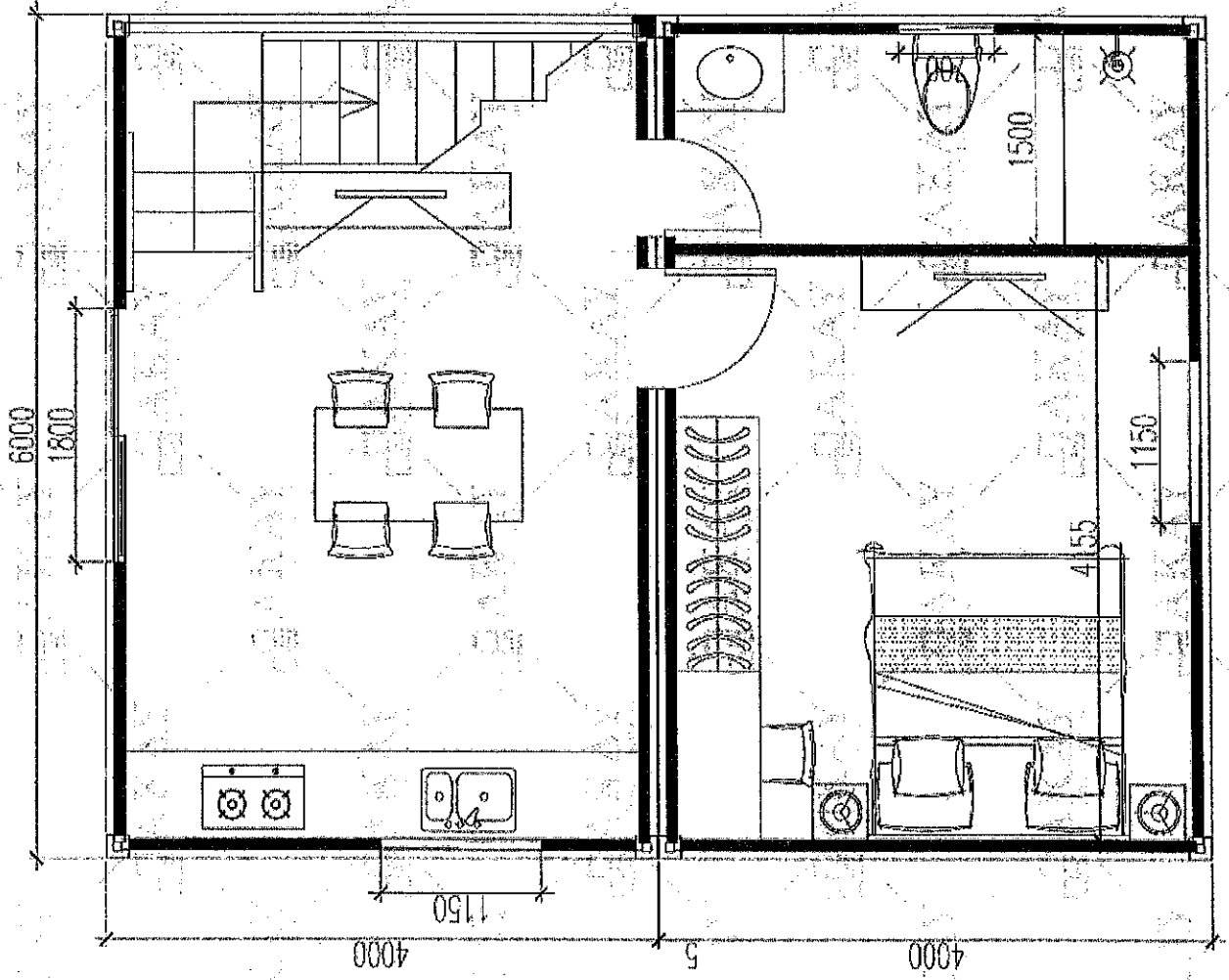
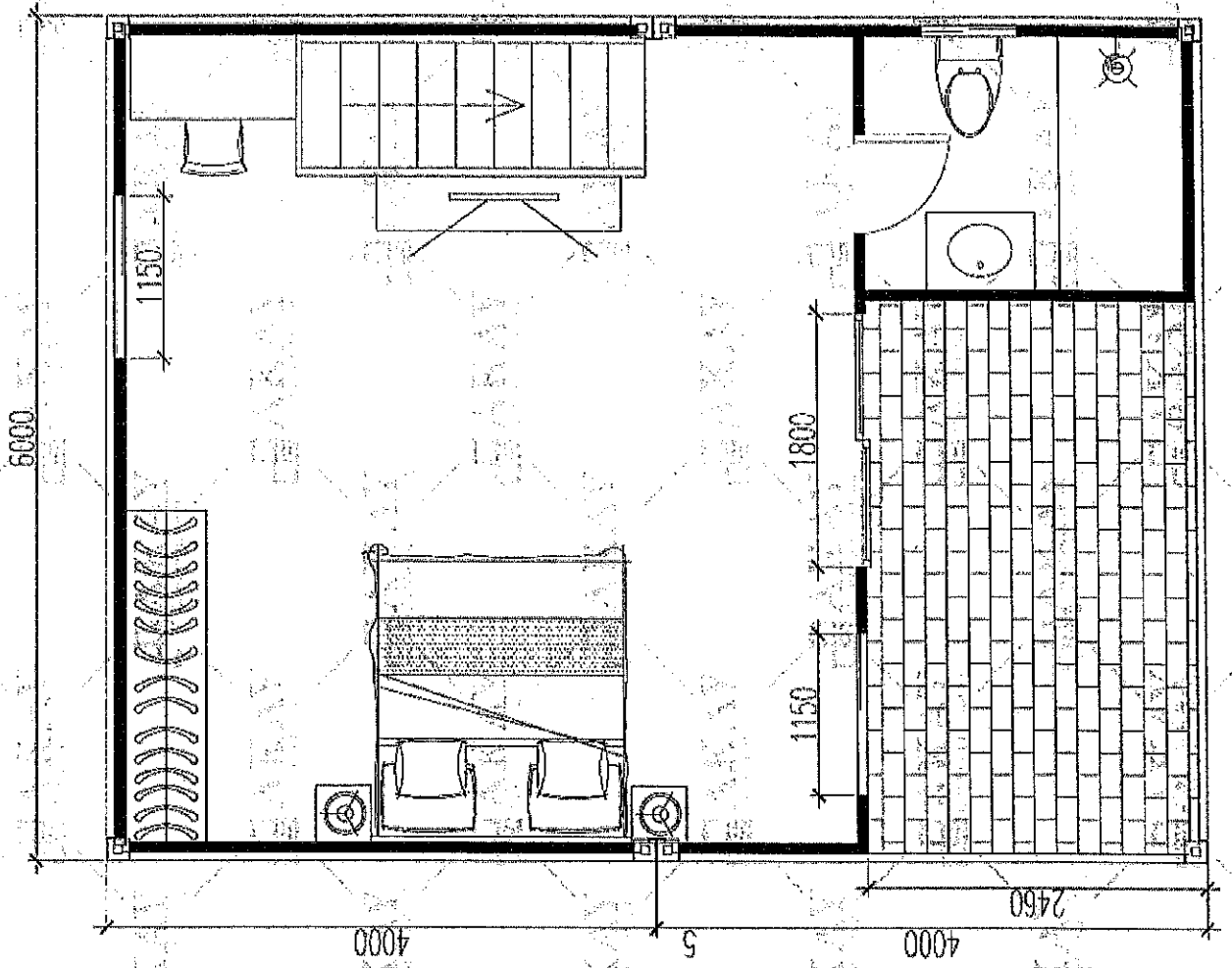
The motel addition will consist of 10 stand-alone units bringing the total number of motel units to 23 for the subject property. The La Verkin Municipal Code requires 1.1 parking spaces for each motel unit plus three additional parking spaces for employees. As such, a total of 28 parking spaces are required for this development. The development meets the city’s parking requirement including the addition of two handicapped parking spaces. Three of the parking spaces have been designated as employee only. The width of the main parking drive aisle was increased to 25 feet to accommodate pickup trucks per the request of La Verkin staff. Also, at the request of staff, the trash enclosure was moved from a location adjacent to State Street to the rear of the property.

The applicant was made aware that the city will possibly be increasing the width of the sidewalk along State Street to 10 feet. As such, the provision for increase of sidewalk width has been provided for and shown on the site plan. A hard top gazebo will be located to the rear of the property with seating for patrons. This area will also double as on-site drainage retention. Specific areas within the subject property will be landscaped with drought tolerant landscape materials.

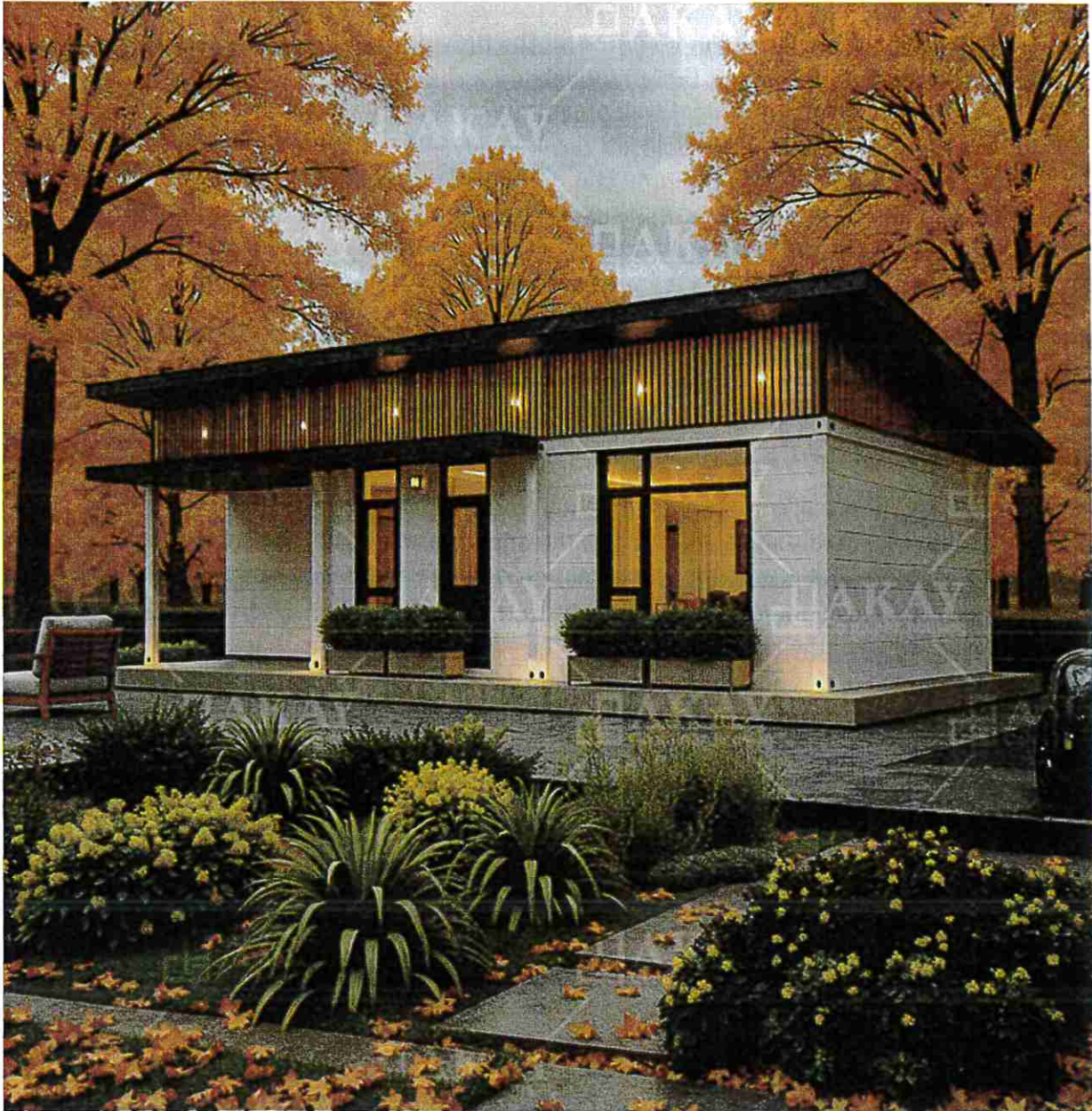
River's Edge Inn at Zions Site Plan



The proposed architecture of the motel units will be modern in design and will include higher end features and material on both the interior and exterior of the structures. Private patios will be provided on eight of the motel units. The roofs will be matching colored aluminum, the unit frames will be galvanized steel, the siding will be decorative and all units will be appropriately insulated. All units will have a dining area, separate bedroom and bathroom.



River's Inn at Zion Proposed Motel Unit



Fiscal Impact:

The applicant has paid all processing fees for this application. The city will receive its share of increased property tax associated with the improvements associated with this development. In addition, the city will receive its share of transient occupancy tax.

Findings:

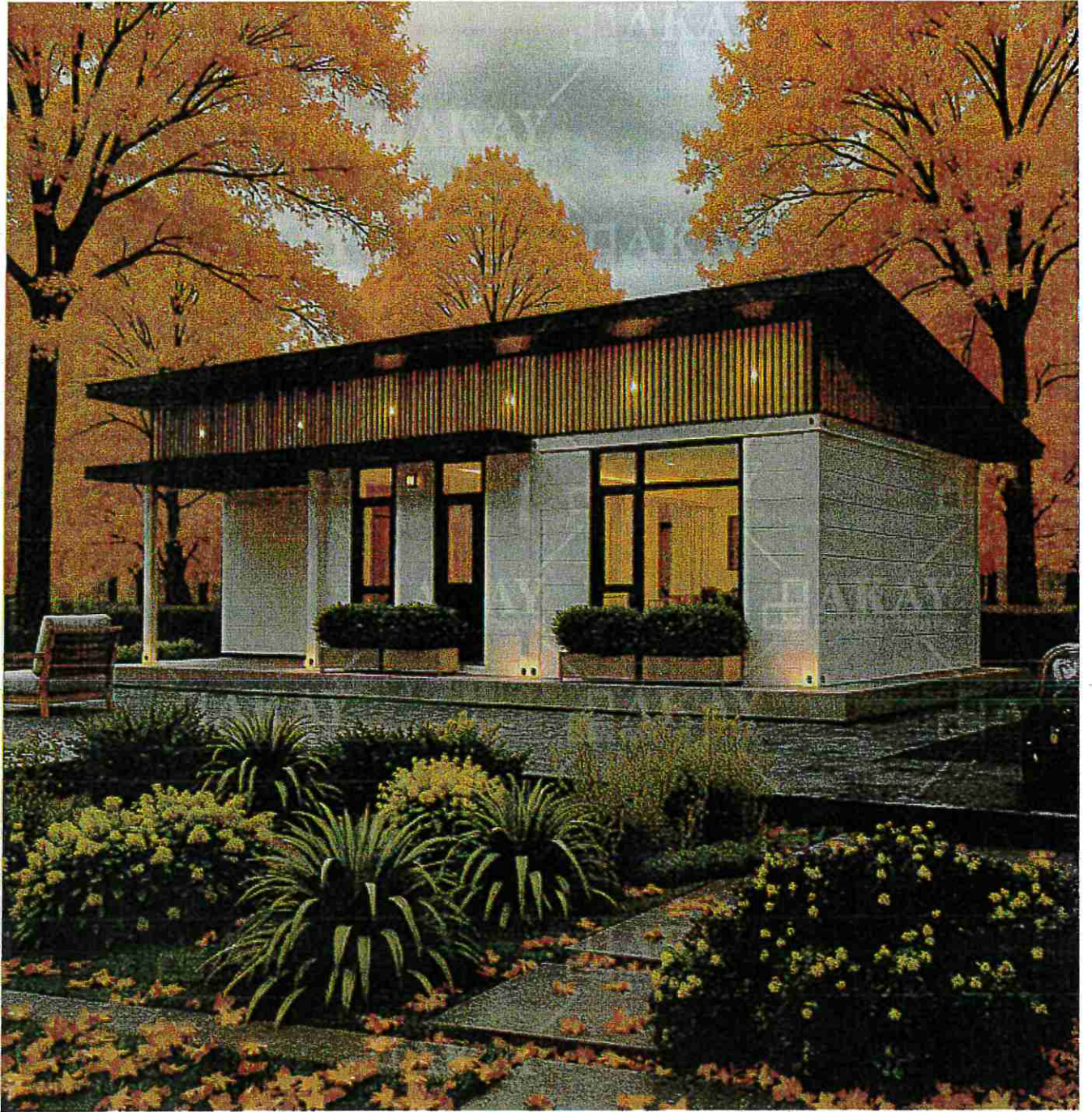
1. The proposed development is consistent the provisions of the City of La Verkin's Commercial Development Design Guidelines.
2. The design of the proposed development meets the city's municipal code requirements.
3. The proposed development will not result in adverse impacts to public health, safety or general welfare because the project is designed in accordance with design standards that are in place to ensure orderly development of the project site and improvements associated with the project.
4. The proposed development is consistent with the Commercial Land Use designation of the La Verkin General Plan and Land Use Element Goal 3 of the La Verkin General Plan by providing for a mix of land uses within city limits.

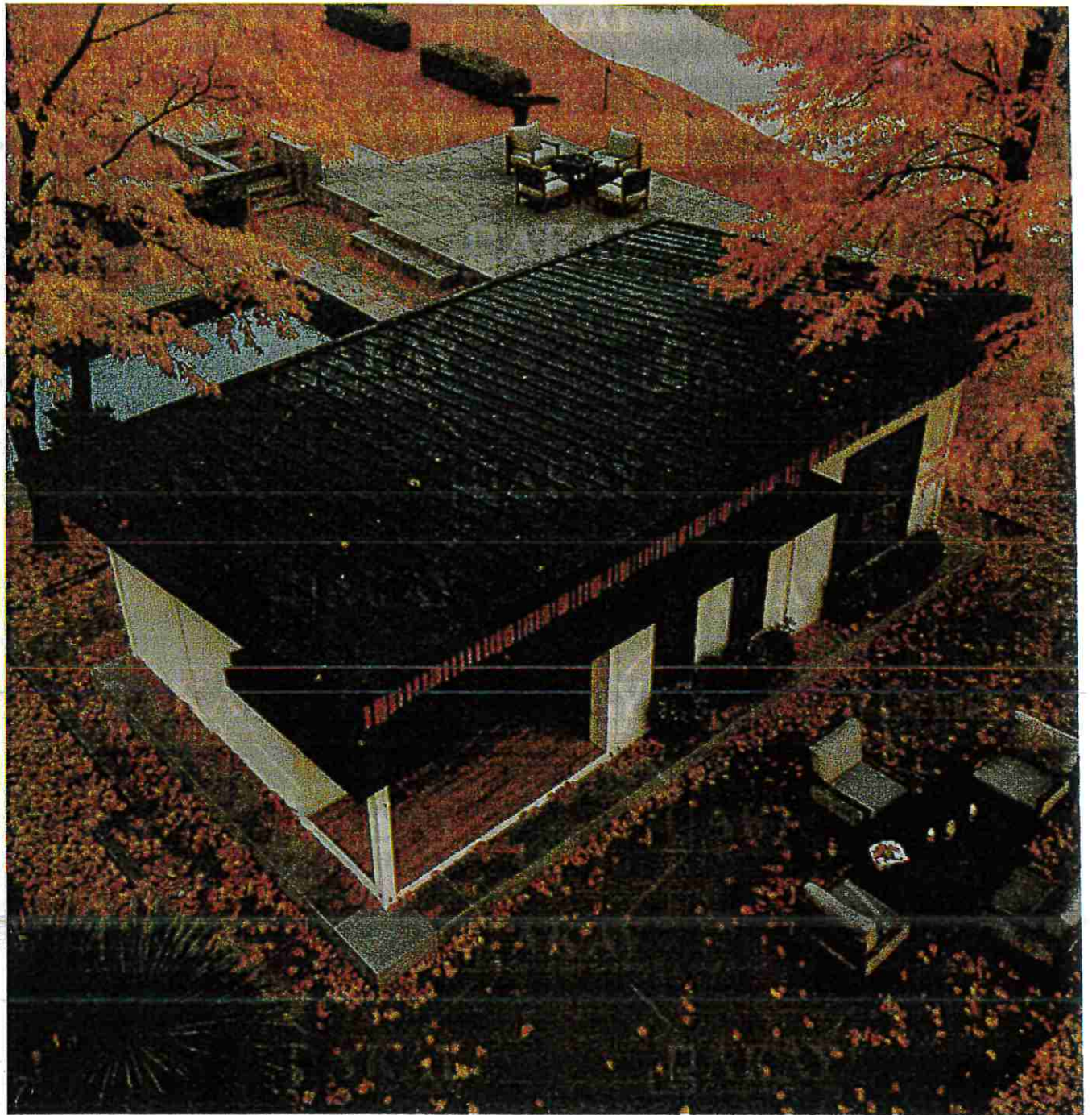
Conditions of Approval:

1. The applicant shall comply with all requirements of the La Verkin Municipal Code.
2. An approval of this application grants the applicant the ability to construct the proposed project in accordance with the information provided by the applicant at time of the approval. Any modifications or changes to the approval of PP-26-1 shall be subject to the approval of the city.
3. An approval of this application is valid for one year from the approval date. This approval will become null and void if permits are not pulled prior to the one year period.

Attachments


















QUOTATION

Company: River's Edge Inn	NO.:
Add: Utah, USA	Date: 20260319
Contact: Jacob Ruesch & Dalyon Ruesch	Payment Term:
Tel:	Trade Term: EXW
Email:	Quotation Valid: 3days

ITEM	FLOOR PLAN	DESCRIPTION	UNIT CBM	TOTAL CBM	UNIT WEIGHT (KGS)	TOTAL WEIGHT (KGS)	QTY	UNIT PRICE (USD) EXW	TOTAL AMOUNT (USD) EXW
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Mini Home-Utah Project									
House A		<ul style="list-style-type: none"> - Galvanized steel frame structure - Wall insulation 75mm PIR - Partition: 50mm PIR - Ceiling: 50mm PIR - Shed Roof: Truss+side frame+Profiled aluminum roofing panel+WPC panels - Floor: Extra purlins+Cement fiber floor+ 6.0mm SPC flooring - Bathroom: Floor tiles - Interior decorative panel: Bamboo wood fiber panels 	/	/	/	/	2		
House B		<ul style="list-style-type: none"> - Exterior decorative panel: keels+waterproofWPC wall panel - Door&Window: aluminum alloy insulated tempered glass - Bedroom door: WPC door - Bathroom*2units - Electrical system - Interior stair - Balcony: Floor tiles+metal handrail+WPC wall panels (House B only) Note: Furniture and appliances are not included. 	/	/	/	/	8		
	 Roofing	Shed Roof: Truss+side frame+Profiled aluminum roofing panel+WPC panels	/	/	/	/	10		

List of Materials:	
	Frame structure <ul style="list-style-type: none"> - Columns and beams: 2.3*160mm Q235 anti rust galvanized steel structure (Corner fittings: 5mm) - 1.7*60*92mm support purlins
	Wall Insulation <ul style="list-style-type: none"> - 0.38*75*1120mm PIR sandwich panel Partition: <ul style="list-style-type: none"> - 0.28*50*1120mm PIR sandwich panel
	Interior decorative panels: Bamboo wood fiber panels
	Aluminum Baseboards and accessories
	1.8mm Cement fiber floor
	6mm SPC Flooring <ul style="list-style-type: none"> - 4.5mm SPC + 1.5mm IXPE soundproof mat

	Ceiling: 50mm PIR insulation + Bamboo wood fiber panel
	Cabin Roof: 0.5mm roof tile
	Shed Roof: Truss+side frame+Profiled aluminum roofing panel+WPC panels
	Exterior decorative panel: keels+waterproofWPC wall panel
	Bedroom Door - WPC door Size 900*2100mm
	Entrance door - Aluminum alloy insulated tempered glass double open door - W1800*H2200mm*1unit
	Vertical Sliding Window - Aluminum alloy insulated tempered glass vertical sliding window - W1200*H2100mm*2units (House A) - W1200*H2100mm*3units (House B)
	Floor-to-ceiling window - Aluminum alloy insulated tempered glass - W2700*H2100mm*1unit (House A) - W1800*H2100mm*1unit (House B)
	Kitchen Window - Aluminum alloy insulated tempered glass sliding window - 950*1100mm*1unit
	Balcony (House B only) - Metal handrail - Floor tile - WPC decorative panels
	Bathroom*2units (with <i>marble pedestal shower room</i> , toilet, small window, exhaust fan, and mirror cabinet, fluted glass privacy door)
	Interior Stair
	Bent parts (joint cover)
	PVC water pipe
	Electrical system: cable, sockets, switch box, leakage protector and lights.
	Silicon and accessories

Remark:

1.Detachable

1.Lead time: 30days



La Verkin City Staff Report

Date: April 22, 2026

To: La Verkin City Planning Commission
From: Brad Robbins, La Verkin City Planner

Application Request:

Precise Plan 26-2 – (Applicant/Owner – Jourdon Collis of Canyon Ridge Homes). Canyon Ridge Homes requests establishment of a modular home sales facility located at southwest corner of Center Street and State Street, La Verkin, Utah, 84745.

Recommended Action:

That the planning commission approve Precise Plan 26-2 subject to the findings and conditions of approval.

Project Summary:

Size of Property: Approximately $\frac{3}{4}$ acre
Zoning: C (Commercial)
General Plan: Commercial
Existing Land Use: Vacant

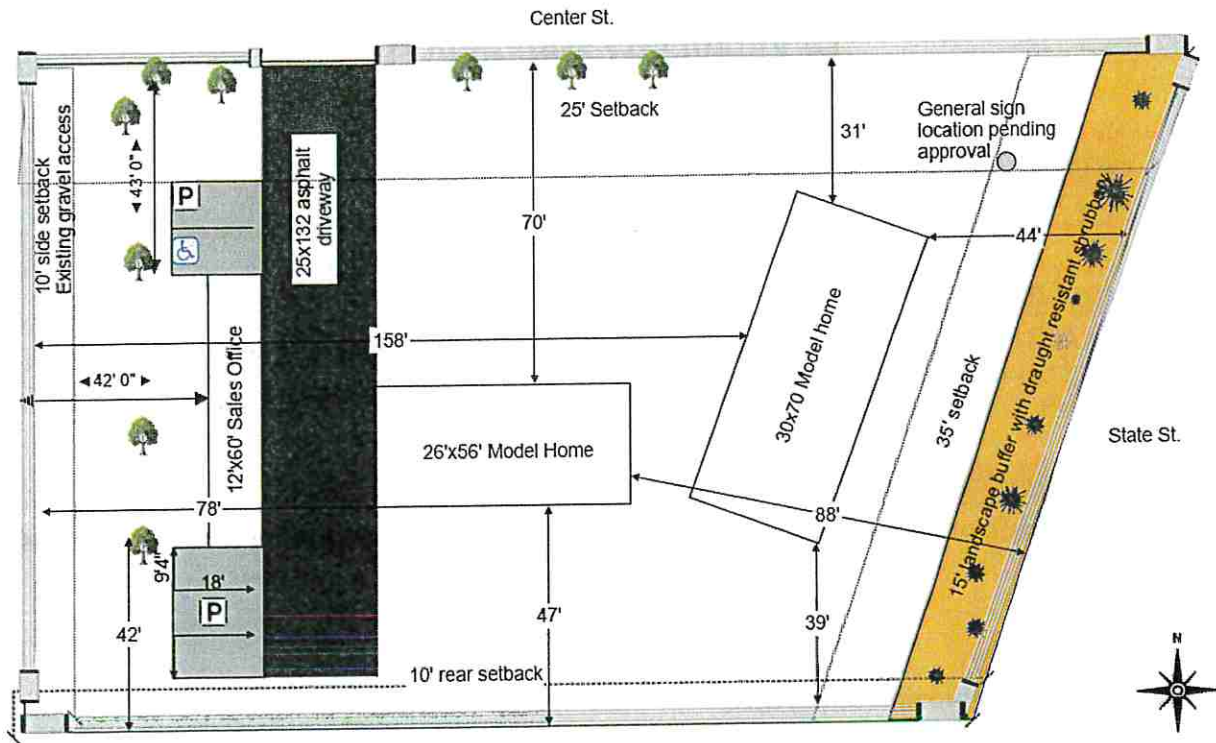
Background:

Presently the subject property is vacant. Grass is located on the property and mature trees are located on Center Street.

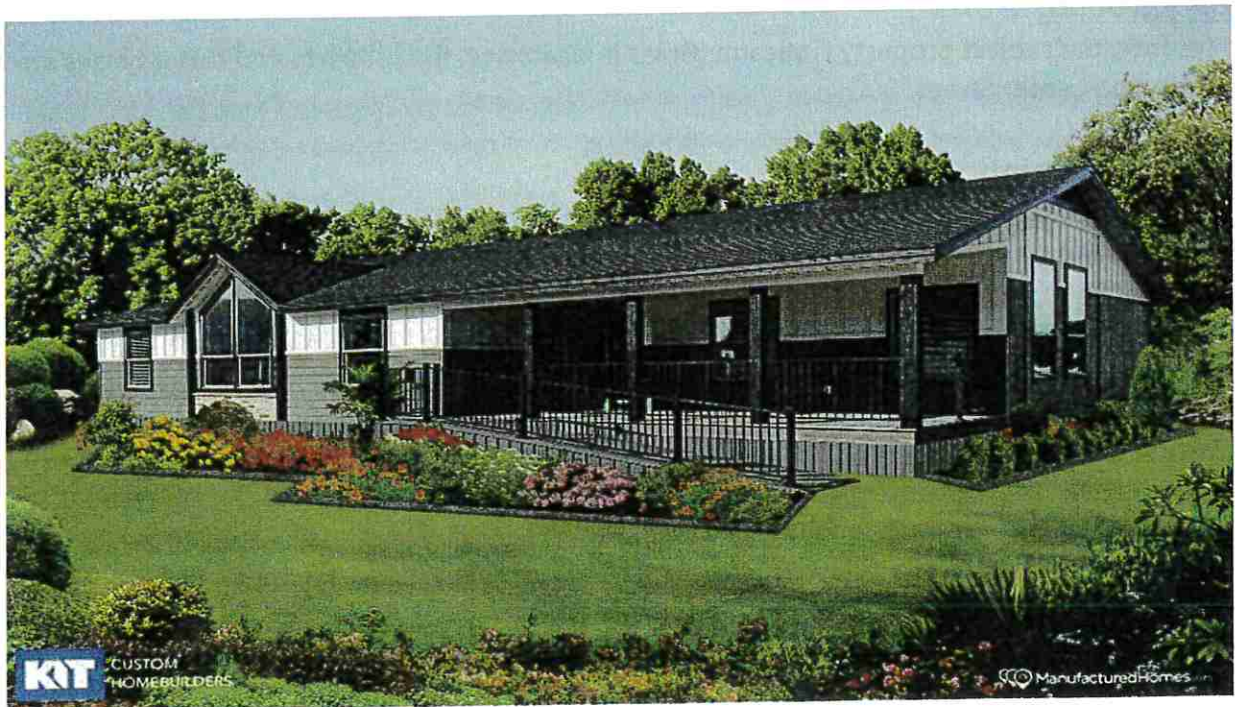
Project Description:

Due to financing constraints the project will be developed in two separate phases. Phase 1 will consist of the construction of a 25 foot wide asphalt driveway, which will take access off of Center Street. Five parking spaces (nine feet four inches in width) will be established and located adjacent to the sales office. A temporary 12 foot by 60 foot sales office will be located to the rear of the property and a 15 foot wide landscaped area will be located adjacent to State Street. This landscaped area will be planted with drought tolerant plants and decorative gravel. Two sales models will be located on the front portion of the property generally fronting State Street. White vinyl fencing will be installed around the perimeter of the subject property. Grass will remain in the areas not being developed on the lot. The city may possibly be increasing the width of the sidewalk along State Street to 10 feet at a future date. As such, there is room for such an expansion of the sidewalk on the subject property. The applicant is also proposing a sign which will be permitted by a separate application through the city.

Phase 1 – Canyon Ridge Homes Site Plan



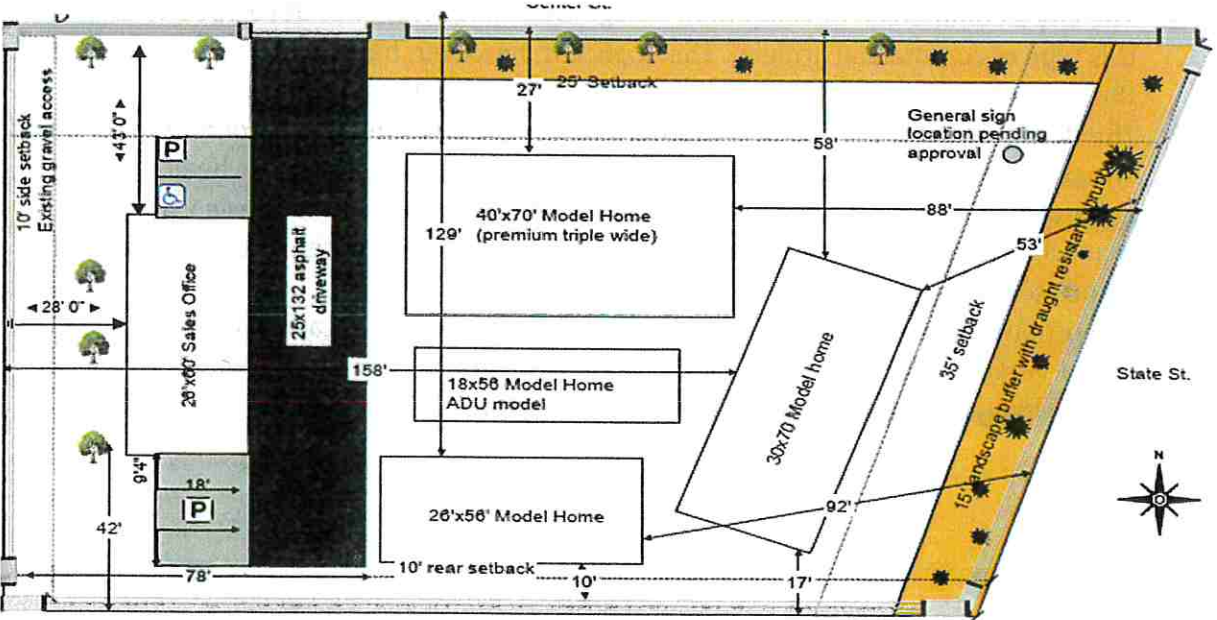
Proposed Modular Home Models





Phase 2 development will take place within three years of the issuance of the certificate of occupancy for Phase 1. The temporary sales office will be replaced with an upgraded office (see attachment) and another model home will be added to the lot. Drought tolerant landscaping and decorative rock will be added adjacent to Center Street as well.

Phase 2 Site Plan



Phase 2 Proposed Office Building



Fiscal Impact:

The applicant has paid all processing fees for this application. The city will receive its share of increased property tax associated with the improvements associated with this development. In addition, the city will receive its share of sales tax since a percentage of a new manufactured home is assessed a sales tax by the state.

Findings:

1. The city's Commercial Development Design Guidelines were not developed to address this type of commercial project. The applicant, however, has tried to bring in aspects of the Commercial Development Design Guidelines in the design of this project.
2. The design of the proposed development meets the city's municipal code requirements.
3. The proposed development will not result in adverse impacts to public health, safety or general welfare because the project is designed in accordance with design standards that are in place to ensure orderly development of the project site and improvements associated with the project.
4. The proposed development is consistent with the Commercial Land Use designation of the La Verkin General Plan and Land Use Element Goal 3 of the La Verkin General Plan by providing for a mix of land uses within city limits.

Conditions of Approval:

1. The applicant shall comply with all requirements of the La Verkin Municipal Code.
2. An approval of this application grants the applicant the ability to construct the proposed project in accordance with the information provided by the applicant at time of the approval. Any modifications or changes to the approval of PP-26-2 shall be subject to the approval of the city.
3. An approval of this application is valid for one year from the approval date. This approval will become null and void if permits are not pulled prior to the one year period.
4. Phase 2 of this development shall commence three years from the final issuance of a certificate of occupancy for Phase 1 development.

Attachment



TBD Center St.

La Verkin UT 84745

Preliminary Plat Submittal Checklist

Submit the City of La Verkin's precise plan application

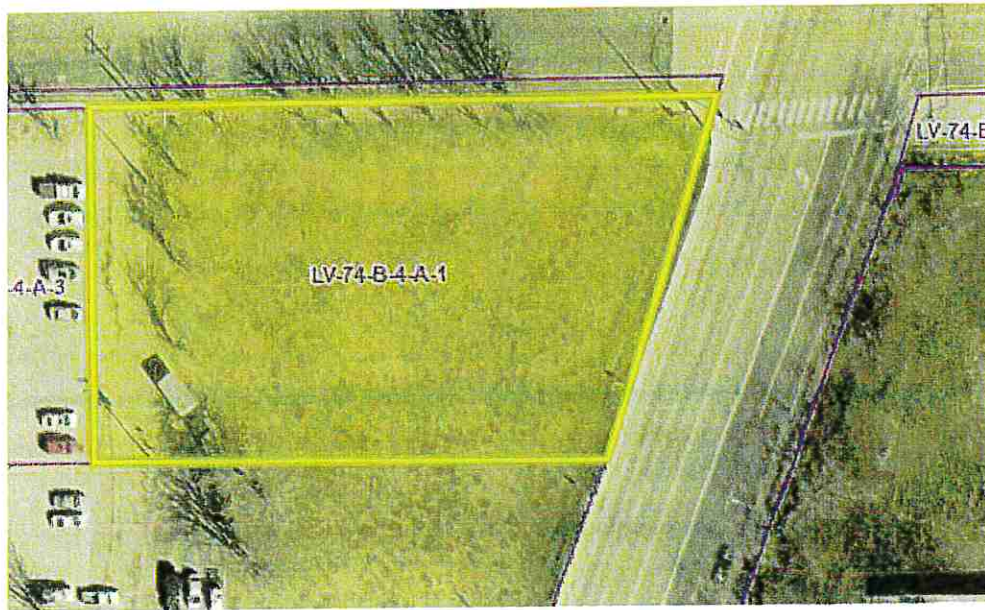
Pay Required application fees

Provide electronic copy of the following

A dimensional site plan showing the entire development under consideration



Building Location



The dealership will be located at the corner of center and state street in La Verkin on Parcel # LV-74-B-4-A-1. Access to the property will be at the far northwest corner of the parcel.

Setbacks

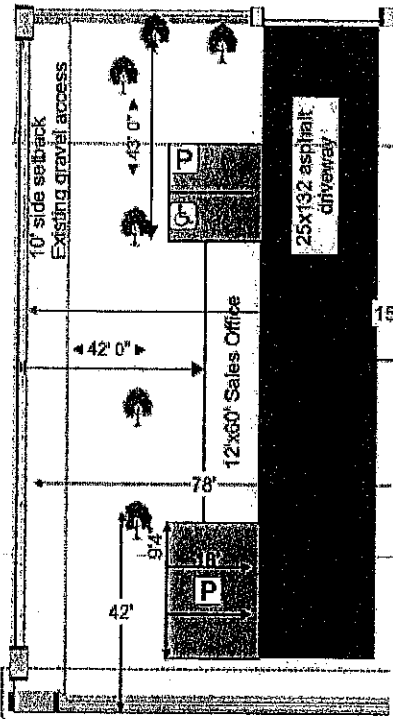
- Front (from center street): 40ft
- Sides: 42ft (from west) and 160ft (from east property line)
- Rear: 45ft

Lot Coverage

- Total square footage: 33,973sqft
- Phase 1 Building Coverage (office only): 720sq ft (2% of total square footage) although I will have 2 lot models varying in size to start. They are not permanent structures and should be treated as cars for sale at a lot are treated.
- Phase 2 building Coverage (office only): 1560sq ft and I will have 2 additional lot models (4 total)
- Phase 1 will add (1) Parking (20x20), and a 30x20 asphalt pad off driveway (1%). I will have gravel behind the office that can be used for additional client and staff parking.

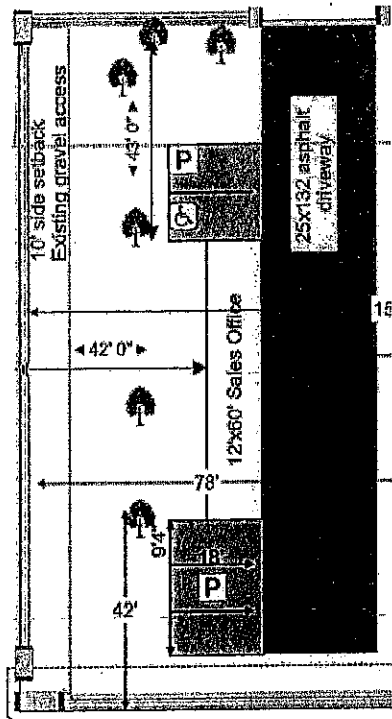
Access Locations

The only entrance to the dealership will be approximately 60' from the northwest corner and will be a concrete apron with curb cut. see site plan



Parking Lot design

Phase 1 will install 5 parking spaces. 2 on the north end and 3 on the south end of the sales office. Overflow parking is available behind the dealership in the gravel.



Required parking Calculations:

The code states 1 space per 200ft of floor area. During phase 1 the office will be 720 sq ft which I will be providing 5 stalls in the asphalt on either side of the sales office.

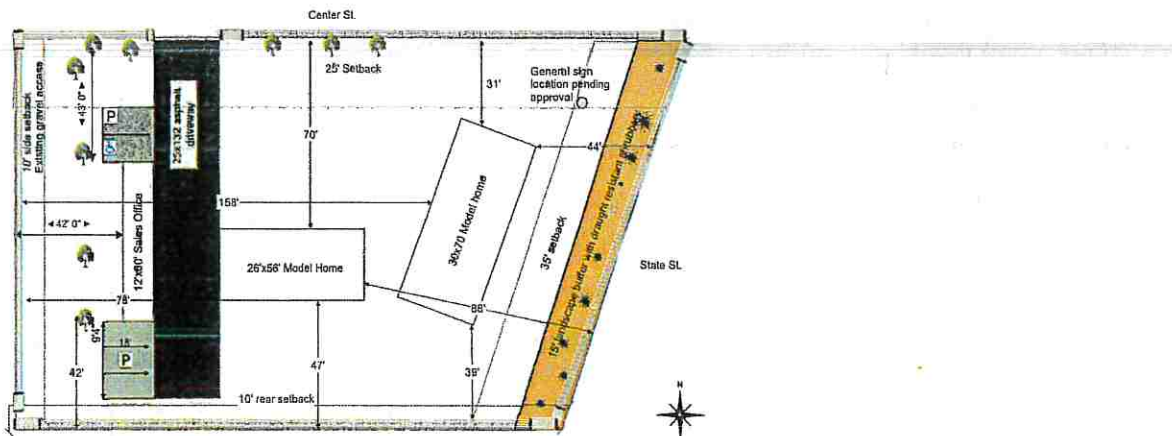
Perimeter walls

There are currently no perimeter walls around the entirety of the parcel. I will be adding a 4' tall horizontal vinyl fence around the four property boundaries to make sure my boundaries are clearly marked and offer some security to my inventory.



Wall location and design

White vinyl fencing (seen above) will be along all 4 property lines. Which will be completed during phase 1.



Loading Spaces

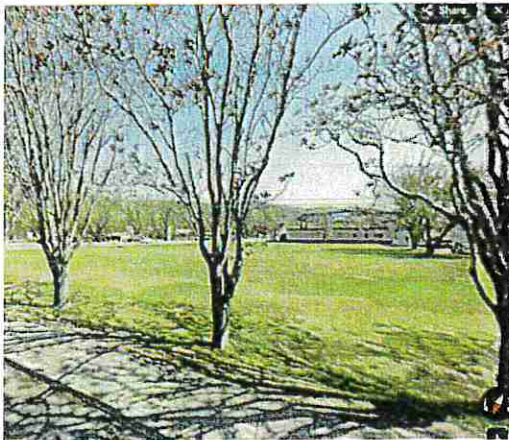
N/A

Lighting Location and type

The only lighting on the lot will be outside of the office building by access doors, and on the front of my lot models and exterior doors as well. They will be left off for the most part. Unless I'm meeting someone after hours etc.

Preliminary Landscape plan

The entire lot is covered in grass already and has access to irrigation. With some nice trees along center st. I plan to keep the grass and trees.

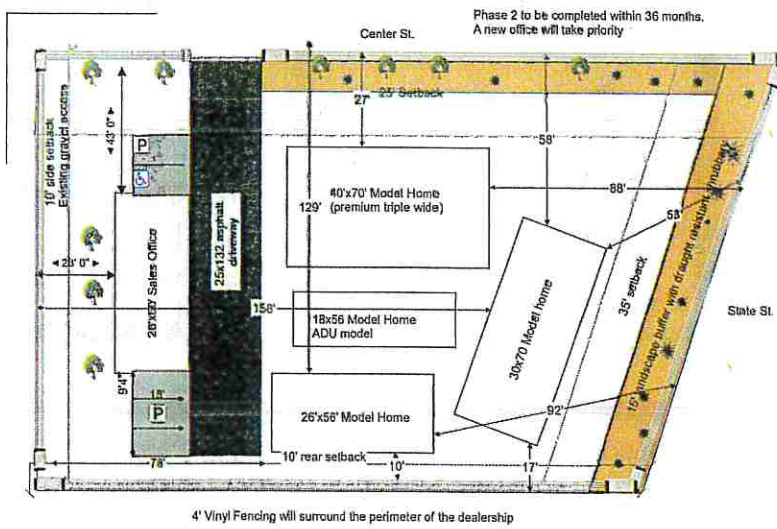


Here is a photo of the existing trees and landscaping

During Phase 1, I will be adding a 15' buffer of gravel matching the area and drought resistant shrubbery along the entirety of State St. See below for gravel and vegetation examples.

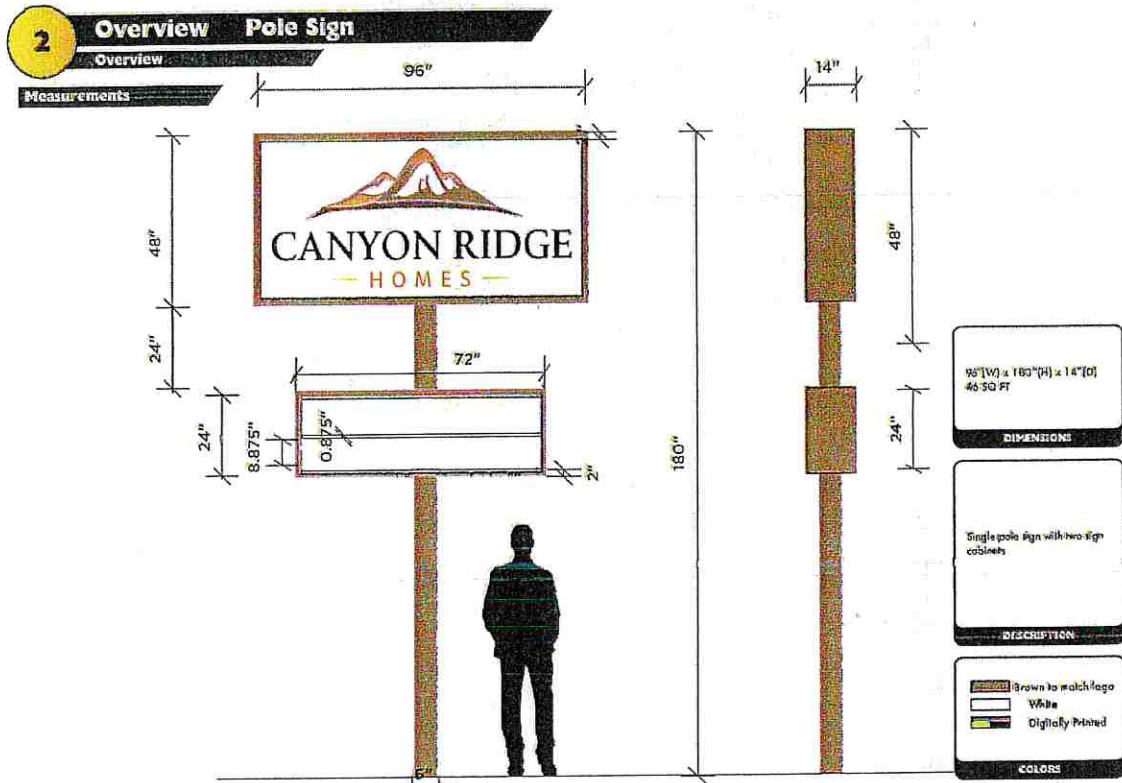


Phase 2 will add the rock and vegetation along center street as well in conjunction with the trees and grass. See additional landscaping done along center street below



Sign Program details

My sign will be an LED cabinet style sign with readerboard to be placed somewhere along the property line that borders state street powered with low voltage lighting.



Trash enclosure

I will not have a dumpster at the dealership. Just a trash bin therefore needing no enclosure but it will be stored behind the dealership away from public eye.

Storage Locations (if any)

I do not plan to store any materials at the sales lot. Any storage needed will be sourced off site.

Utilities

Rocky mountain power has been contacted and will be meeting me at the lot shortly to get power installed on the property.

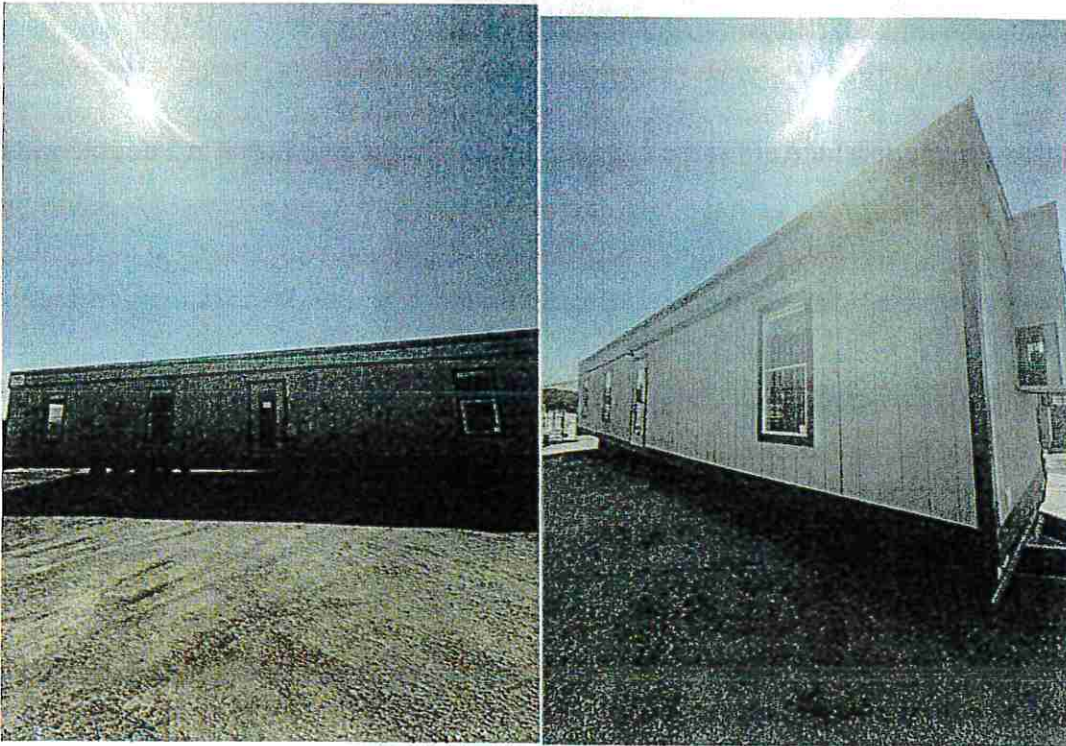
Ash creek special service district has been contacted I have met with a contractor to bring water and sewer from center street into the sales lot.

Equipment Locations and screening

No site prep equipment (machinery) will be stored at the lot. The hvac for the office is attached to the building on the far side away from the road hidden from public eye. Lot models will receive power but not have hvac installed.

Building elevation

Phase 1: The sales office building will be a placed FAS unit rated for commercial use. Here are some photos of the one coming. **The sales office will not be generally visible from state street as my show model will be the forefront of the view from the street.**

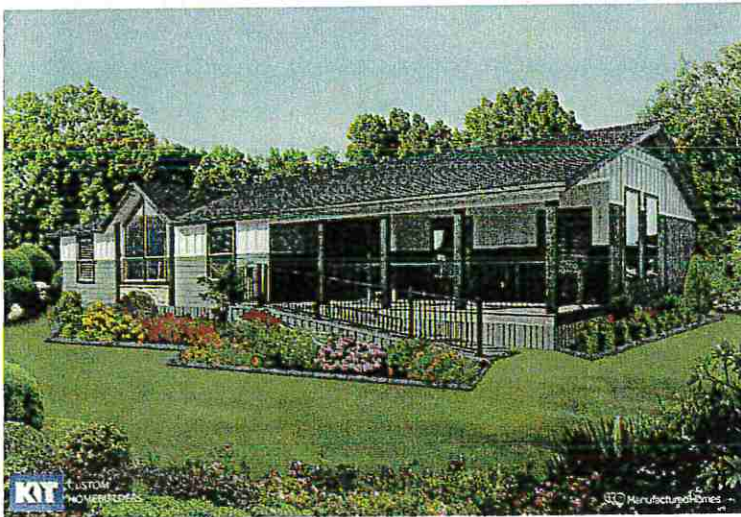


It will be pit set, tied down, and viewed in the counties eyes as a permanent structure. Tongues will be removed upon arrival.

Phase 2 I will bring in a permanent new office for the dealership. See Below for the office I plan on bringing in. (first part of phase 2)



As for my lot models here are some concept designs I plan on bringing in 2 double wides to start



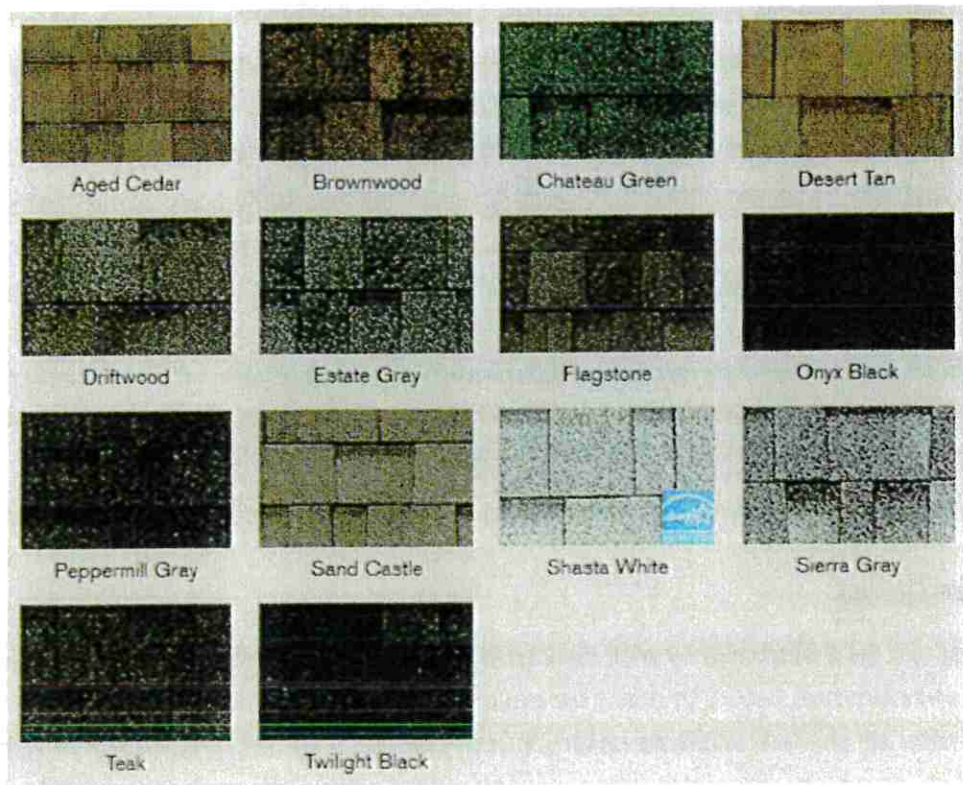


Proposed Colors:

The office will be a neutral gray with dark trim. My lot models will all be brought in with neutral and common colors to make for ease of sale when it's comes time to switch them out. We offer all sherwin williams colors, but the siding of my lot models will be primarily kilim beige, porpoise, otter, stone lion, etc. All siding on the office and lot models will be made of either t1-11, fibercement lap horizontal siding and trim.

Roof type and color

The roof of my office and lot models will be owens corning architectural shingles offered in a variety of neutral colors (gray, brown, black, etc.)



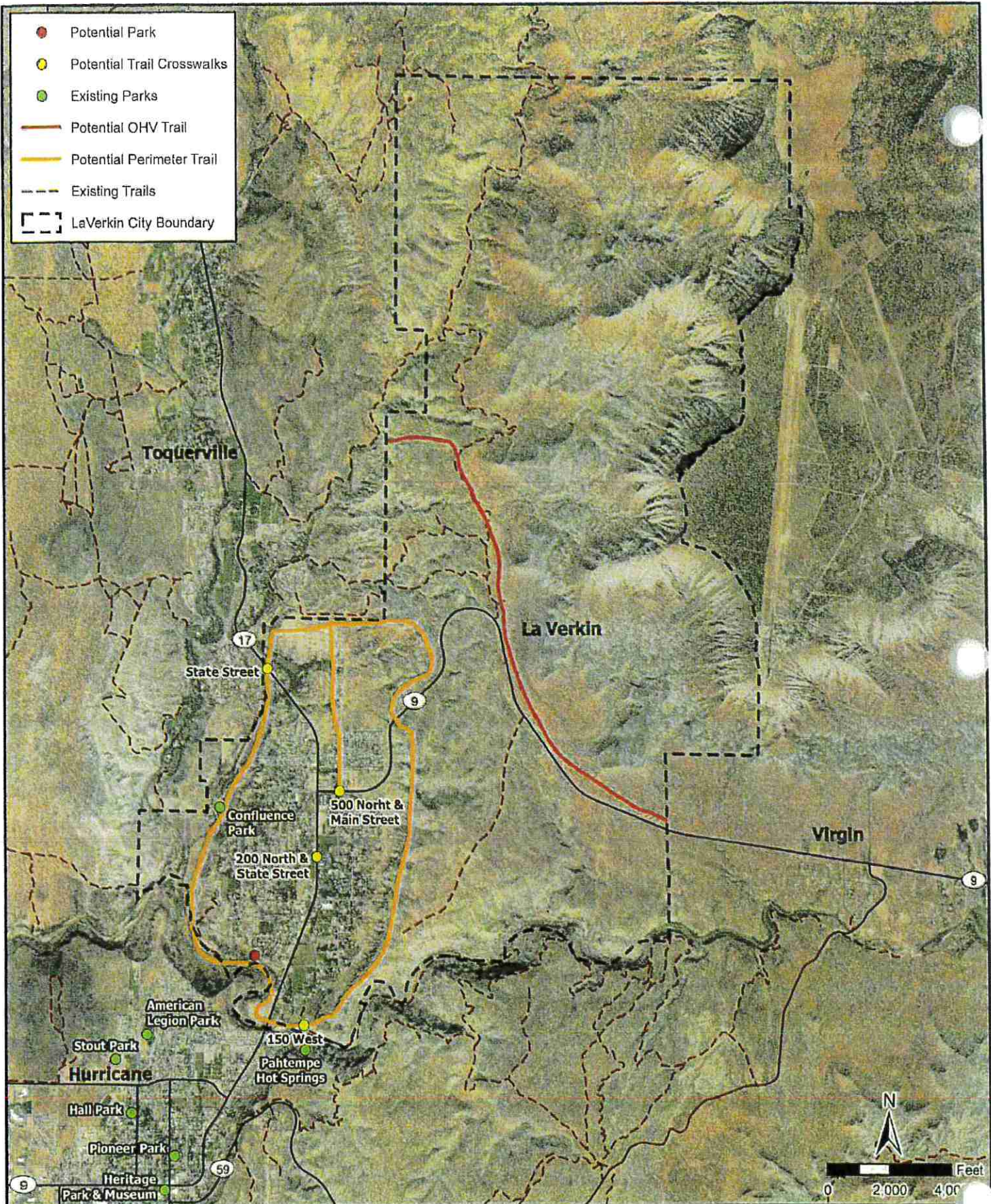
Owens Corning Oakridge® Shingles featuring Artisan Colors


Material Pallet

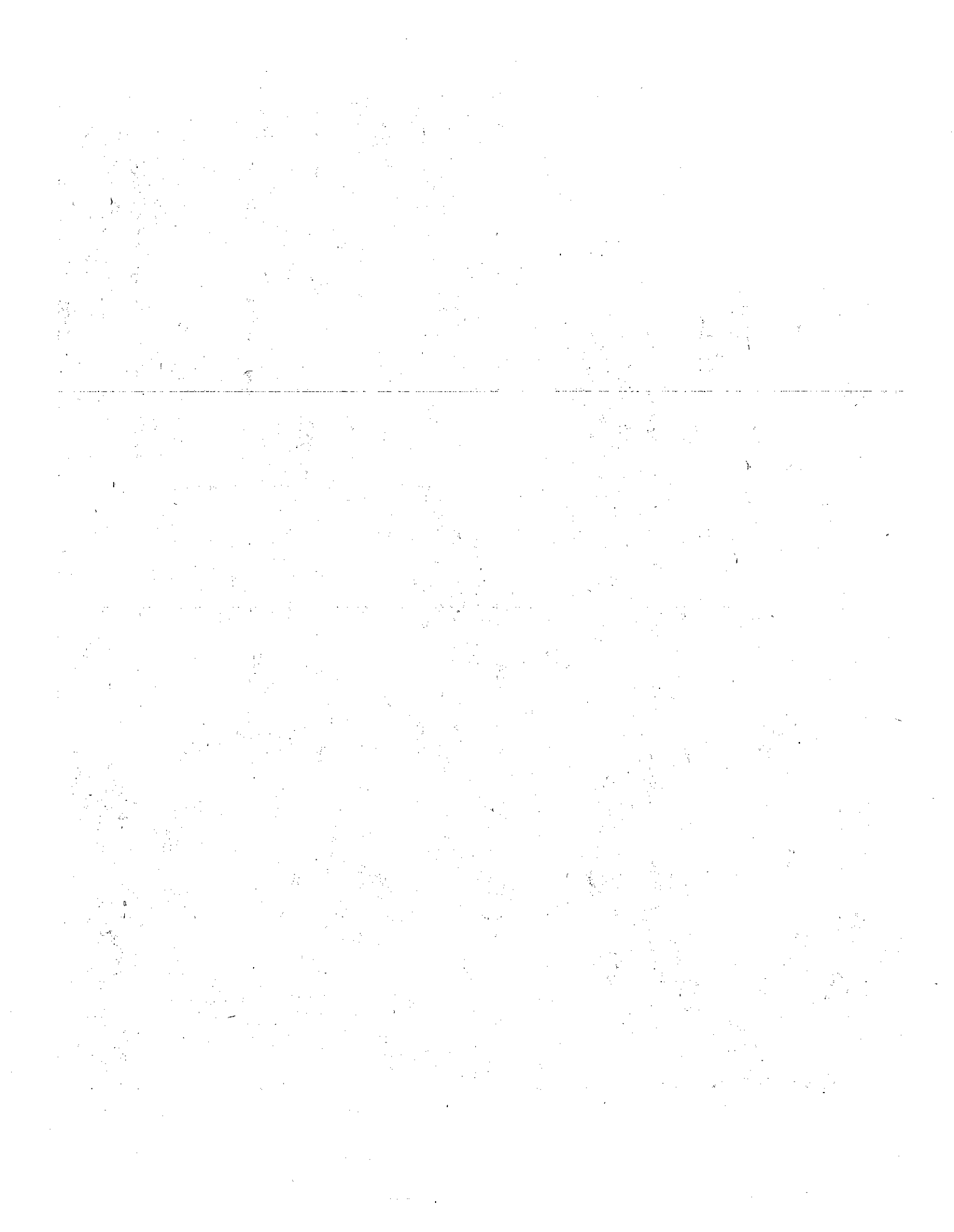
Siding: Fibercement lap, t1-11, rock accent

Roof: Owens Corning architectural 30 year shingle

The lot models will be skirted to hide wheels and give a cleaner look.



 <p>Jones & DeMille Engineering</p> <p>- Shaping the Quality of Life - 800.748.5275 www.jonesanddemille.com</p>	La Verkin City		Washington County
	<i>La Verkin City - General Plan Future Recreation</i>		Scale: 1" = 4,000'
	Map Name: H:\CD\Proj\RCC 1716-R09\Orig\GIS\Project\LaVerkin General Plan\LaVerkin General Plan 2015 - Future Recreation	Project Number: 1716-R09	Drawn by: JWW 07-18
1			



ECONOMIC DEVELOPMENT

Chapter Contents

Introduction

Current Conditions

~~Community Survey~~

Areas of Potential

Goals & Policies

Potential Action Steps

INTRODUCTION

La Verkin is well known for its small-town charm and proximity to beautiful landscapes. According to surveys, it is important to residents that the City retain its small-town feeling, and that any growth is planned strategically. A certain degree of economic growth will provide employment opportunities and more public services while expanding the tax base.

While cities cannot control when and which businesses locate in the city, La Verkin seems to have a unique opportunity to capitalize on its location. The projected population growth and the continued interest in Zion National Park will generate demand for commercial businesses like restaurants and hotels if the right policies are in place to create a **business business**-friendly environment.

CURRENT CONDITIONS [Review below April meeting]

~~According to the 2012 survey of business owners, La Verkin is home to 365 companies. That may seem like a high number, but this includes every business, including home occupations, within the community. The top three industries with the most establishments in La Verkin are retail trade (4), healthcare / social assistance (4), and transportation / warehousing (3). The three industries that employ the most residents of La Verkin are educational and healthcare services, retail trade, and accommodation / food services. The county has similar patterns, with the top three industries with the most establishments being construction, retail trade, and healthcare or social assistance~~
As of April 2026, there



are 281 licensed businesses in La Verkin. Many are in commercial buildings along State Street and 500 North. A large number of them are home businesses, which can include short-term rentals, offices for construction and other businesses that operate at their customers site, and other types of businesses. Each of these businesses contribute to the economic viability and quality of life in La Verkin.

The development of the hot springs and other tourism-related accommodations have contributed to the economy of La Verkin. These have attracted the establishment of small businesses that serve travelers but also employ and benefit residents.

The county's economy is crucial to La Verkin's residents. A large amount number of La Verkin residents work outside the city. 40.2% of residents travel 30 to 34 minutes to work, which is well outside the city boundaries. Also, 75.3% of residents reported working outside of their place of residence. The 2024 American Community Survey, 5-Year Estimates predicted there were 1,919 workers who lived in La Verkin. The majority of them worked outside the city. The average travel time to work was 29 minutes. Twenty-three people walked to work and 130 worked at home.

COMMUNITY SURVEY

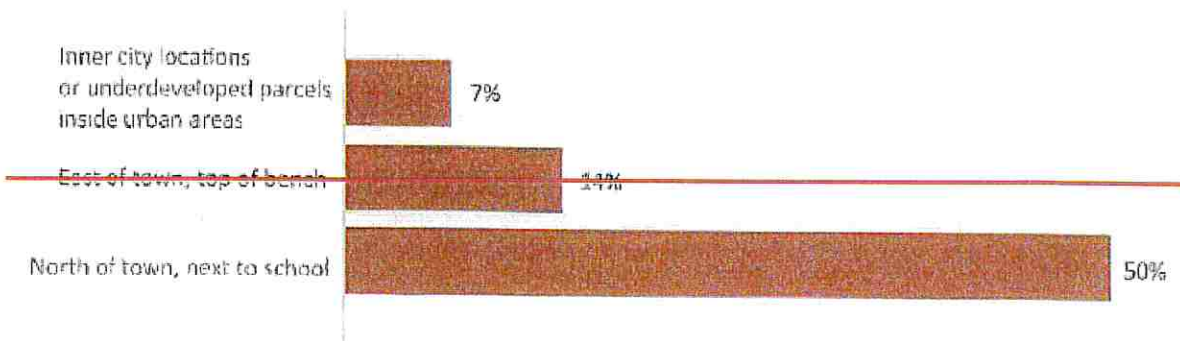
In the 2018 survey, 21% of residents responded that La Verkin is underdeveloped and needs improvement. When asked about what areas could be utilized for economic development and housing 50% of residents identified an area north of the City next to the new school, 14.3% said east of the City (top side of the bench), 7% said inner city locations or underdeveloped parcels inside urban areas. All three areas have potential to be developed and would help respond to resident concerns that La Verkin is underdeveloped.

AREAS OF POTENTIAL

In a general plan City meeting, La Verkin residents have identified the intersection of State Street and 500 North as a prime area for to continue economic development. Some Many businesses that would do well in this location could be another grocery store, restaurant, or a regional farmers market and benefit from the synergy of a city commercial activity center. All of these These opportunities can increase and support that the tax base in La Verkin. Industries that currently have a large impact should be a focus in the City because the regional economy already supports them.

With the projected increase in population, demands for business like these are realistic in the coming future, and the city can make policy decisions now that make development and entry into La Verkin's economy easy.

[This paragraph seems un-needed – there is a cap on the number of STRs. Ensuring that the existing ones are licensed and contribute to the economy seems sufficient.] Another area of potential are short-term rentals. Cities around the state are trying to learn how to capture the revenue that short-term rentals can produce. La Verkin will have to be willing to embrace innovative techniques to do so successfully.



GOALS AND POLICIES

Goal 1. Priority Areas

Recognize the Economic Opportunity Areas identified by the community, and prioritize them for long-term development. [Do the areas need to be defined better?]

1. Support the creation of a local chamber of commerce. [Still needed?]
2. Zone priority areas strategically Ensure that as the Top Side develops, commercial areas are established that contribute to the economy and quality of life in La Verkin.

Goal 2. Administrative Business Incentives Friendly Community

La Verkin is a ~~business-business~~-friendly community that actively seeks ways to encourage business.

1. Streamline the development process for priority businesses like restaurants and other tourism-related businesses Continue participation in the local Chamber of Commerce, as well as regional economic forums and discussions.
2. Utilize incentives for desired businesses (i.e. tax increment financing). Review opportunities and, where appropriate, apply for state programs which provide funding for business recruitment and infrastructure to support business.



POTENTIAL ACTION STEPS

1. ~~Designate a council member who is responsible for~~The city administration will continue work in business recruitment, relationship building, or ensuring regulations that fit the local economy.
2. ~~Zon the intersection of N State St and W 500 N for commercial development.~~
- 3.2. ~~_____~~ As resources become available, work with the ~~Salt Lake Chamber of Commerce to receive the~~ Governor's Office to receive the award for being a business-friendly community Business Friendly Community.
- 4.3. ~~_____~~ Periodically Review business licensing and the development process for commercial business for to remove inefficiencies that may cause the process to be more expensive for potential businesses.
5. ~~Identify, inventory and assemble underutilized parcels for redevelopment within the commercial corridors and nodes.~~

HOUSING

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INTRODUCTION

Quality housing is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, quality of life, pride in the community, and the long-term viability of the City as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contributes to the City's vibrancy and economic success.

Yet, affordability continues to be a problem in Washington County, the state, and the country. Tourism and high growth rates create a significant demand. In recent years, housing costs have risen faster than household incomes. Higher land prices, excessive lot sizes, low density zoning, and stringent infrastructure requirements drive up the cost of housing, excluding many people of limited means. Low density means high taxes for maintaining infrastructure. Higher-density and mixed use neighborhoods have a lower tax requirement to maintain needed infrastructure.

COMMUNITY SURVEY [Is the information from the 2018 Community Survey still viable?]

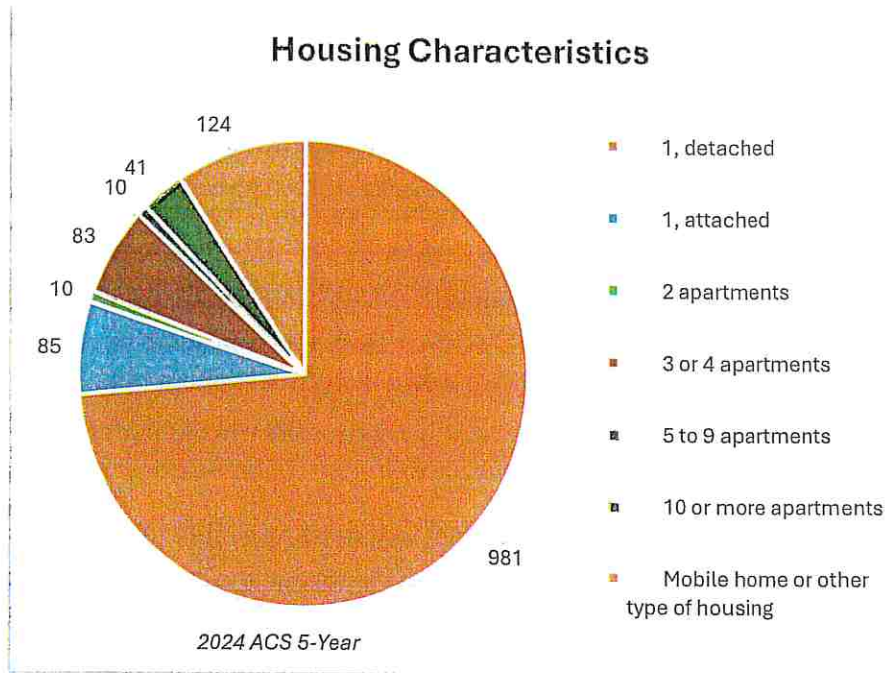
As part of ~~the a~~ 2018 survey, residents were asked ~~about~~ why people live and move to La Verkin. 36% ~~of residents~~ responded that ~~people they~~ moved to La Verkin because of the affordable housing costs. When asked what they ~~would~~ look for when moving, 21% said large lots with space between neighbors, 21% neighborhood character and aesthetics, 14.3% said feeling safe, and 7% said affordability. [These seem like multiple choice responses, so they were being led in how they responded.]

[Graph of survey results above]

EXISTING CONDITIONS

~~Assessing/Reviewing~~ the ~~community's~~ housing stock ~~in a general plan ensures that~~ helps us to do what we can to address future housing needs ~~are addressed before the issues of supply, cost, and quality become problematic~~. La Verkin is a city of high community character, quality housing stock, and a welcoming and diverse population. ~~Member Residents of the~~ La Verkin ~~community~~ share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

According to the ACS ~~in 2012-2016~~ 2024 data there ~~is/were~~ a total of 1,3721,334 occupied housing units. ~~Of those units, 144 24 are units were~~ vacant for seasonal or recreational use. ~~A majority of the housing types are~~ There were 1,066 single-family ~~attached or~~ detached homes ~~with 64 attached~~ single-family units. There ~~are/were~~ 46 144 multi-family units ~~where 2 or more were together~~, and 92 124 mobile homes ~~or other type of housing units~~.



MODERATE INCOME HOUSING

Accurate data is limited for smaller communities like La Verkin. According to the 2016 American Community Survey Zillow, the median home value of an owner-occupied home in La Verkin is \$136,500 431,725. The county is reported by Zillow as having the same a \$520,302 median home value.

Based on the standard that “moderate income housing” is intended for citizens at 80% of the annual median income, the median income for the county is \$52,865 86,715. Therefore, the income level that defines La Verkin’s moderate income supply is \$42,292 69,372. The median household income for La Verkin is \$68,269, just below that level. This means that some households have challenges with affordable housing.

Using the assumption that 1/3 of a monthly income goes to housing expenses, including utilities and insurance, total housing cost for a moderate-income household would not exceed \$1,174 1,927 per month in Washington County. Also, assuming that a mortgage has a 30-year loan fixed at 3.71% interest, approximately 63% of La Verkin housing units are affordable or 862 units.

FUTURE DEMAND

With population growth is difficult to predict. It is impacted by available land for development, timing of development, market demand, availability of a construction

~~workforce, distance from employment, and many other factors. The 2024 population estimate is 4,476. Population projections predicting approximately 7,682 people in La Verkin in 2030, completed by for the city culinary water system in 2025 estimate that by 2030, the population will be 5,509 and by 2035 it will be 6,233. From this we can get an idea of how many additional housing units will be required. If the same average household size of 3.21 2.78 people per household (from 2010-2024 Census estimates) is assumed, it can be predicted that approximately 1,021 372 additional housing units will be required in 2030, with 261 more by 2035. That-These projected numbers is are not an exact number, but an estimates that can help decision makers get an idea of to help the city know what to plan for in the future. That many These new units will need areas to locate to and public services to support them.~~

~~Areas have already been identified by the city that would be favorable to new housing developments. One in particular is include what residents call the “topside” or “east bench” area of the City. This area has been identified by the city to be a location where they would like to see some as an area for master planned developments or a planned unit development. Housing in this area should mainly be single-family residential with varying lot sizes. The whole purpose of a planned community is to allow flexibility in configuration, density, and use. [Does this just apply to the Top Side?] Certain housing types should not be permitted like RV parks, mobile homes, and other temporary housing.~~

GOALS AND POLICIES

Goal 1. Housing Stock

~~La Verkin seeks to develop have an assortment of housing opportunities.~~

- ~~1. Support the development of single-family dwellings, multi-family dwellings, retirement housing, and vacation homes dispersed throughout the city. [What type housing do you want to list here?]~~

Goal 2. Moderate Income Housing

~~La Verkin seeks to equitably provide housing for its residents.~~

- ~~1. La Verkin will continue to monitor and the supply and demand of the local housing market to ensure allow for a variety of housing sizes and layouts that meet the needs of residents are met and that housing stays more households can affordable.~~

Goal 3. Quality Housing

La Verkin should approve development proposals that meet the high expectations of residents.

1. Due to the ~~high amounts of growing need for~~ moderate income housing, support housing developments that are constructed out of high quality materials and are intended for owner occupancy, even in the case of multi-family developments.

POTENTIAL ACTION STEPS

1. ~~Develop Monitor and adjust~~ zoning regulations that incentivize infill and redevelopment of aging housing stock.
2. Regularly evaluate regulations of vacation homes based on current state statutes and their effects on the community.
3. Periodically perform moderate income housing analysis to ensure demand has not overcome supply.
4. Adopt design guidelines for multi-family and master planned development proposals.
5. ~~[Is this already being done?]~~ Update zoning ordinances to require amenities for large subdivisions, master planned developments, and multi-family housing.

PARKS AND RECREATION

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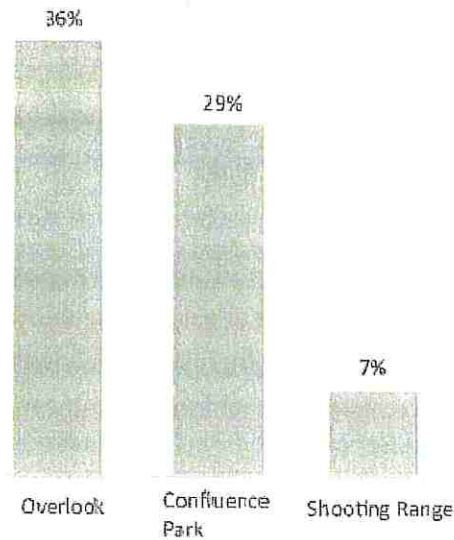
INTRODUCTION

Quality parks and recreation services and facilities help ~~improve the~~ maintain a good quality of life for La Verkin residents. La Verkin desires to ~~maintain~~ continue and cultivate recreational opportunities that serve the interests of both residents and visitors. Recreation opportunities are crucially important drivers of the local and regional economy. La Verkin ~~can~~ seeks capitalize on visitation to nearby national parks and beautiful areas through the City's parks and recreation assets. ~~If the~~ Nicely designed and well maintained City's parks and recreation assets are ~~improved~~ attractive to people who drive through the City to get to national parks ~~will be more inclined and~~ can entice them to stay and experience La Verkin.

COMMUNITY SURVEY

Residents were asked in 2018 if they were trying to impress someone visiting La Verkin, where they would take them. Thirty-six percent (36%) mentioned the ~~overlook~~ Overlook, 29% mentioned ~~confluence~~ Confluence park Park, and 7% mentioned the shooting range.

Respondents also commented on the need to improve existing trails. In a 2018 public meeting, residents indicated a desire for a trail going around the rim of the city. Another topic of discussion in the meeting was a potential community recreation and events center that could be built in the future.



EXISTING CONDITIONS

The most significant existing recreation opportunities in La Verkin include Confluence Park and the Overlook Trail. Currently the Overlook Trail ends abruptly, and large developments with community parks are rare. The City recently purchased land for a new park to the south of the City that will be developed in the near future. There are a number of Parks and Recreation facilities located throughout the community.

La Verkin Parks and Recreation Facilities

Name	Acres	Location	Features
Confluence Park	344	City Trailheads @ end of 900 N, Power Plant Park, & Rim to River Trailhead.	County managed hiking trails - access to Virgin River, La Verkin Creek, and Ash Creek.
Crescent Park	0.3	State Street / 500 North	Flag, Zion Canyon Corridor monument sign, landscaping
Power Plant Park	3.8	410 W 210 S	Lawn, restrooms, gorge view, trailhead
Riverwood Park	4.47	324 W 900 N	Pavillion, picnic tables, lawn
Vintage Park	1.49	600 N 300 W	Playground equipment, lawn, shade trees
Wanlass Park	5.61	300 N Main	Playground equipment, basketball, pavilion with picnic tables, soccer fields
Zion View Estates Park	0.29	73 E 700 N	Playground equipment, basketball
La Verkin Overlook Trail	0.22	402 S 100 W	Trailhead
Rim to River Trailhead	0.3	300 S / State Street	Trailhead

Softball Field	2.88	51 W Center	Softball field
	363.36	Parks & Rec Acres with Confluence	
	19.36	Total City Parks and Rec Acres	

Overall, La Verkin has many additional opportunities to supply amenities for its residents. Some of these may include improvements at existing parks, that have not been provided yet. The city also has ordinances that require open space within developments. Parks and recreational facilities will be a requirement of large developments on the Top Side.

POTENTIAL IMPROVEMENTS

[We will review this in the meeting before making changes.] Areas of the City that are not suitable for commercial and residential development can be preserved and used as park locations. For example, the overlook and rim of the City are prime areas for a trail that are relatively undisturbed by development. Currently, there is a trail but it does not extend as far as it could. A trail could improve the quality of life for residents and protect sensitive areas from development. It could become a perimeter trail that encircles the entire City. Also, some trails could be developed for OHV along the pipeline trail.

Also, areas within the City that are vacant or dilapidated can be acquired by the city to develop a multi-purpose center that can be used for a variety of community activities. Some examples of activities that could take place in such a multi-purpose center are a farmers market, reception space, splash pads, classes, and exercise space. Residents have also expressed an interest in pickleball courts. A prime area for this could be next to already existing City Buildings like the City Office.

The City also wished to express a desire to annex the Pah Tempe Hot Springs. It is currently an amenity but could be used more efficiently if under the City's jurisdiction.

Overall, improvements to the current parks and recreation system should be evaluated by both current resident interest, and for strategic purposes to get people who drive through La Verkin for national parks to stay and enjoy La Verkin itself.

[Future Recreation map]

GOALS AND POLICIES

Goal 1. Park Improvement and Maintenance [Could Goals 1 and 2 be combined?]

La Verkin ~~seeks to~~ maintains park and recreation facilities to improve quality of life ~~and area~~ property values for residents.

1. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.
2. Use citizen volunteers for park maintenance projects. [Is this desired?]

Goal 2. Provide Recreation Opportunities

La Verkin encourages the development and maintenance of parks with quality recreational facilities dispersed throughout the community.

1. As resources are available, work with county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future park and recreational needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.

Goal 3. Public/Private Cooperation

La Verkin supports public/private cooperation in developing park improvements, recreational services, and facilities.

1. Support joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
2. Encourage When size and location of developments warrant, development agreements will require developers to improve and/or construct parks and recreational facilities in lieu of paying fees and in partial fulfillment of park and recreational requirements in developments that will generate need beyond current recreation infrastructure capacity.

POTENTIAL ACTION STEPS

1. [Is further work needed on this?] Develop a trails master plan that includes a trail that connects the east and west sides of the city through natural areas.
2. [Is this already done?] Develop a parkland dedication ordinance as part of zoning ordinance and development exactions.
3. Seek ~~out state~~ funds for recreation programs and facilities.

4. Acquire ROW for trail network as development is proposed.
5. ~~Explore suggestions in this plan and determine how much improvements would cost~~Regularly review park needs and facilities to set priorities to set aside and/or secure funding for maintenance, improvements, and expansion.