

## 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 added 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 pile 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 Brads' 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.

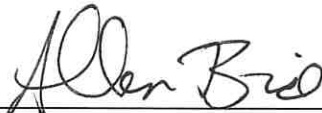
Brad agreed and added it's going to take a while to go through these sign ordinances as opposed to the parking, but it's a worthwhile exercise. They can include a type of permit for those temporary signs.

**G. Adjourn:**

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

22 Apr 26

Date Approved



Planning Commission Chair

