



435 North Main Street
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La Verkin City Council Meeting Agenda
Wednesday, May 6, 2026
5:30 Work Meeting, 6:00 p.m. regular meeting
Council Chambers, 111 S. Main, La Verkin, Utah

5:30 p.m. Work Meeting:

1. State Representative-Elison

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

B. Presentation:

1. HVFD

2. Southwest Mosquito Abatement.

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

1. Declarations of conflict of interest

2. Agenda

3. Meeting Minutes: April 1, 2026, work and regular meetings, April 15, 2026, regular meetings.

4. Checks and Invoices: \$ 407,674.25

D. Public Hearing:

1. Adoption of Parameters Resolution No. 2026-08 authorizing the issuance of Water Revenue Bonds.

D. Business:

1. Consideration and possible action to approve the Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands.

2. Consideration and possible action to approve Resolution No. 2026-08, a resolution adopting the parameters of the issuance of Water Revenue Bonds of La Verkin City.

3. Consideration and possible action to set a public hearing for May 20, 2026, regarding Resolution No. 2026-09, a resolution declaring certain property to be surplus property and approving a disposition by public or private sale.

4. Consideration and possible action to approve Ordinance No. 2026-10, amending the Mixed-Use Zone.

5. Consideration and possible action to approve Ordinance No. 2026-11, an ordinance creating an HDR-11, High Density residential Zone.

6. Consideration and possible action to approve Luxury RV Resort application requesting specified RV resort pads be designated for extended occupancy.

7. Update on the precise architectural plan checklist for River's Edge project. (Ruesch property) at 254 South SR9.

8. Update on the precise architectural plan checklist for Canyon Ridge Homes. (Jourdon property) at 151 West Center.

9. Discussion regarding the Ultra Water Efficiency Standard.

10. Consideration and possible action to approve newly appointed Planning commissioners.

E. Mayor & Council Reports:

Mayor Wilson:

Kyle Gubler: City updates

Fay: City updates

Gubler: Public Safety, Recreation/City Festivals

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

Pectol: Fire District, Ash Creek Special Service District

Barr: Washington County Solid Waste, Historical Preservation

Valenti: Planning Commission/Zoning, Southwest Mosquito Abatement

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

G. Adjourn:

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

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the posted on the State website at, posted on the La Verkin City website at www.laverkin.org and at the city office buildings

111 S. Main and 435 N. Main on April 30, 2026

Nancy Cline, City Recorder

City of La Verkin

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La Verkin City Council Meeting Minutes Wednesday, April 1, 2026, 6:00 pm. Council Chambers, 111 S. Main, La Verkin, Utah

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

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

B. Presentation:

1. Nick Wright

No presentation was given.

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

1. Declarations of conflict of interest

2. Agenda

3. Meeting Minutes: March 4, 2026, regular meeting, March 18, 2026, work and regular meetings.

4. Checks & Invoices: \$ 67,730.24

The motion was made by Councilman Pectol to approve the consent agenda as written. Meeting minutes for March 4, 2026, regular meetings, March 18, 2026, regular and work meetings. Checks and invoices in the amount \$67,730.24, second by Councilman Gubler. Roll Call Vote: Barr-yes, Valenti-yes, Price-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

D. Public Hearing:

1. FY 2025/2026 Budget Amendment.

Kyle explained in the general fund, which is fund 10, this is the revenue side and sales tax. Line 3131 where we've increased it by \$53,800, highways by \$15,000, franchise tax by \$20,000. TRT or transit impact by \$10,000. The general fund revenue and taxes is \$98,800. In business licensing we increased it by \$16,000. That's line 3210 in intergovernmental revenue. This is all on page one, class C roads on line 3356 we increased it by \$12,000. The local option tax by \$5,000 for a total of \$17,000. Interest income, which is line 3610 we increase that by \$22,000 street impacts, that is the one that goes over on line page two. We increased that by \$4,000. Contributions and transfers, which is the appropriation of fund balance, which is line number 3990. We increased that by \$130,000, and that is savings account money. There was a total revenue of \$285,800. That was the increase in our revenue. Expenditure part under administration, this is line four. Now, all these would 4140-15. We have increased that by \$7,000. Our website to make us ADA compliant, which is something that we have to do now. A city of our size has until next year to do it. Civic Plus is our website designer, and they will do that for us for an additional \$3,700. Ongoing from that every year, our payments to them will increase by \$3,200. It's a federally mandated thing that we have to do. We just have until April of 2027 to get that done because we're of a population of under fifty thousand. In administration, there is expenditures totaling \$10,700. Building and grounds, we increase our operation maintenance by \$23,500. That will cover door at the rear of the council chambers, power plant park vandalism, and there is a few extra things that need to be fixed to finish the Wanless Park bathrooms. Speaking of the Wanless Park bathrooms, they will be open temporarily for the Easter egg hunt. We'll have it open for several hours for the Easter egg hunt. In tonight's agenda we will be talking about surveillance cameras, and we're going to put some more money into that. Our cameras were for the old setup of what the bathrooms were, but they just showed one side of the door. Someone went around this

past weekend who kicked off the tap and broke it off. Water was shooting out. We had to turn it off, so it's been vandalized. But our cameras unfortunately were set up to watch the doors. We don't know who it was, but we will, with our new camera placement, there will be visuals around the whole building. Building grounds: the total expenditure is \$23,500. In the police the justice court we increased by \$1,000. Part time employees, we've had state grants; it's ongoing. We get the grants, the way the grant works is we pay it and they give us money back. There's \$11,000 for some part time employees, and that's our officers do DUI shifts, overtime shifts, trial training. There is \$1,500 for a mental wellness grant. Equipment, operating supplies, miscellaneous expense additional \$15,000. These are some of the things that the chief talked about in our budget retreat that will help us bring them up to what they need. Utilities is an adjustment of \$2,000. Vehicle maintenance \$17,500. Then just below that, a truck purchased for \$52,500 for a new Ford Explorer for the police department. Animal control line 4253 has \$250 miscellaneous expense \$3,100. Total police come up to \$100,500. Operations maintenance for the industrial washer and dryer that the chief talked about was \$5,000. The total animal control was \$8,100, with total public safety, including police and animal control of \$180,000. Highway street improvements \$440,000. That's 4410-745. That is work on the irrigation tie-in on 100 West. That is out by Hugh Howard. It's something to loop the system. It's \$15,000. We've got the money; we can pay for it. Otherwise, it will come out of money that was set aside for the secondary water project. The sewer district is paying for. We figured if we pay that, it's just going to make it go further at that expense. The block wall by Cottonwood Hollow, \$25,000 for the raise that wall for privacy. That's total \$40,000 in highways, parks \$16,000 for wood chips at Wanlass Park playground that was brought up by Councilwoman Barr. That's how much it would cost to get wood chips for the park, which is needed. \$45,000, we have the payment for Spindler Family Trust for \$18,500. We have that payment every year for them for the next three or four years. That's for that land that we got them to put in the trail. The payment's just coming due, that's what that's for and the final payment on that block wall. The block wall total is going to be about \$51,000. We've got those separated into two different places. We've already paid for the regional block wall to the cottonwood hollow to all the regional trail, and we didn't have money in the parks and trails, but they needed the money, we paid for them out of street improvements. We'll reimburse street improvements with that. That's a total of parks of \$61,000. P and G operations maintenance under recreation, there's \$10,500 that we want an additional outlet or relocate the outlet. It's for power. There's \$10,500 to relocate the electrical box that's down on the ball field. \$4,500 to fix the room in here for the chair rail and the carpets and miscellaneous maintenance stuff. That's a total of \$15,000. Community development \$27,000 additional, and that's Verkada cameras, robotics ULCT dues that we had to pay. The expenditures there are \$285,800 this year. Equal to the same as revenue. That's what I am proposing for the general fund and the water fund. In revenue line, we're proposing that we increase the revenue by \$120,000 in the water fund and expend \$120,000 on a Bobcat Mini X for the public works. We talked about it also in budget retreat. That's proposed in just in the water fund, 51. Sewer fund was proposed to increase the revenue by \$33,000. That's to account for Ash Creek Sewer District payment that all \$32,000. It's passed through funds that will be sent to Ash Creek Sewer District. Then we have the garbage fund. We'll increase the revenue by \$12,000, and our payment to Washington County Solid Waste District will increase to \$12,000 through the year.

Public Hearing opened at 6:13 p.m.

No comments made.

Public Hearing closed at 6:14 p.m.

E. Business:

1. Discussion and possible action to approve Resolution No. R-2026-05, a resolution opening and amending the Fiscal Year 2025-2026 Budget.

Councilwoman Barr commented that she agreed with it and they had talked about it in their budget retreat.

Councilman Pectol expressed gratitude to Derek Imlay for researching the street equipment they were going to purchase.

Councilman Gubler asked Kyle if they were using the water fund to purchase that equipment.

Kyle replied that it would come out of the water fund and be depreciated over five years.

Councilman Price asked if they were satisfied with the Civic Plus that does the city website. They needed more money to update the website to ADA compatible.

The motion was made by Councilwoman Barr to approve Resolution No. R-2026-05, a resolution opening and amending the Fiscal Year 2025-2026 Budget, seconded by Councilman Gubler. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

2. Discussion and possible action to approve plat amendment for 205 S. 100 E.

Fay explained they filed a formal application for amending the plat. However, he had some conversations with him, and he indicated to him that the two sides were talking. And we're very close to reaching an agreement that would allow us to consider that plan amendment as a totally uncontested matter. So, he asked for it to be placed on the agenda for our first meeting in May.

The motion was made by Councilwoman Barr to table approval of the plat amendment for 205 S. 100 E. seconded by Councilman Gubler. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

F. Adjourn:

The mayor closed the meeting at 6:33 p.m.

Date Approved

ATTEST:

Nancy Cline
City Recorder

Mayor Kelly B. Wilson

City of La Verkin

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La Verkin City Council Work Meeting Minutes Wednesday, April 1, 2026, 6:35 pm. 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Amanda Barr, John Valenti, Scot Pectol, Micah Gubler, and Darren Prince; Planning Commission: Allen Bice, Kyson Spendlove, Matt Juluson, Sherman Howard, Richard Howard, and Christian Harrison; Staff: Kyle Gubler, Derek Imlay, Fay Reber, Brad Robbins, and Nancy Cline; Public: Amanda Pectol, Debra Howard.

Called to Order –Mayor Wilson called the work meeting to order at 6:35 pm.

2. Discussion regarding the downtown plan with Mixed-Use.

Brad explained that his guiding philosophy: "If you fail to prepare, prepare to fail." La Verkin is in a unique position with substantial development activity, particularly along the downtown corridor, similar to a fast-growing city Mr. Robbins previously managed. Two major planning efforts are ahead for the city: the downtown area and the "upper bench". The city should focus on controlling what it can, rather than attempting to control too much, which can be a common pitfall for municipalities. A well-designed plan and strategy should allow other elements to fall into place. He urged all participants to be candid and open during the discussion to ensure necessary work is accomplished. A proposed purpose and guiding principle for the downtown area were presented for feedback. As a starting point for discussion, Mr. Robbins presented a potential purpose statement and guiding principles for the downtown plan.

Proposed Downtown Purpose:

To promote the downtown as the heart of the community: its governmental, cultural, commercial, and social center.

To provide an environment for local history and culture to flourish.

To stimulate economic development and reinvestment.

To support economic activity compatible with the downtown character and scale.

To encourage high-quality development and establish flexible zoning regulations.

To create a pedestrian-friendly environment.

To preserve and enhance existing residential neighborhoods while accommodating new housing.

To identify and provide necessary upgrades to public facilities and infrastructure, leveraging the expertise of city staff like Derek and Kyle.

Proposed Guiding Principle:

"Downtown La Verkin should be the heart of the community for the establishment of mixed uses consisting of retail, housing, entertainment and uses with historic housing and commercial buildings as cornerstones. Cumulatively these features will create a vibrant downtown offering quality pedestrian-oriented village environment."

Councilman Gubler noted the need to define what the city considers to be "downtown." A key question was raised regarding the definition and boundaries of "downtown," noting a distinction between the commercial corridor and the historical Main Street, distinguished between two areas: the commercial "downtown" and the historical "Main Street" along the benches, which contained historical buildings and has a rural, residential culture. A distinguished between two areas: the commercial "downtown" and the historical "Main Street" along the benches, which contain historical buildings and have a rural, residential culture.

Councilman Valenti recalled previous discussions about creating transitional zones to potentially expand the downtown area along Route 9 before it becomes Main Street.

Mr. Robbins confirmed that defining the downtown area is a primary objective for the meeting. A prior UDOT corridor study highlights the significant economic development potential from high traffic volume on SR 9 and SR 17. He referenced a UDOT corridor study for SR 9 and SR 17. Key goals of the UDOT study included enhancing all modes of transportation, balancing travel demands with community goals and enhancing economic development. Current traffic volume is approximately 20,000 vehicles per day, with projections showing a doubling to 40,000 vehicles per day within

the next 25 years. He suggested that La Verkin is not currently capturing a significant portion of this traffic for economic benefit but could do so with a well-executed downtown plan, discussed the boundaries and key hubs of the downtown area, identifying a split between economic development zones and historical areas.

Mayor Wilson defined the historical downtown as "the square" and the Wanless Park area, which are used for parades and activities. He stated that economic development should be concentrated along SR 9 and SR 17. A developer looking at property on "top of the hill" expressed interest in investing in Wanlass Park and potentially helping with the elementary school to create a city center.

Councilman Prince identified Wanless Park and the hot springs area near the bridge as two critical hubs that need to be connected via pedestrian and bicycle infrastructure. He noted poor sidewalk conditions between the hot springs and their house, describing the path as a "roller coaster" and unsafe.

Kyle clarified that historical events like parades will continue to use Main Street, as the city has control over it, unlike the state-controlled SR 9.

Brad defined the economic downtown was discussed, roughly circling the area where SR 17 and SR 9 intersect, down to "two hundred."

Mayor Wilson pointed out multiple undeveloped or developing properties were pointed out as opportunities, including the three-acre Kelly Guymon property (reportedly in escrow) and the Squires property across from Hot Springs. The hot springs are becoming a significant destination, attracting visitors who stay at local Airbnb's (like the Silos) and attracting people visiting the national park. The initial focus for a defined downtown area is proposed to be centered on State Street, rather than Main Street.

Commissioner Harrison discussed the difficulty of connecting the two hubs of State Street and Main Street due to the non-commercial and poorly connected areas between them, specifically around 100 South.

Councilman Prince noted the mayor's preference for focusing development on State Street. It was suggested that north of 200 North on Main Street could be a wise area for development as it is largely empty.

Commissioner Bice discussed a walkable downtown should be hubbed at 500 North and State Street, with Main Street serving as a key corridor for alternative transportation. The concept of "downtown" was equated with walkability, distinct from the broader commercial district, with a suggested center at 500 North and State Street, extending down to Wanless park.

Kyle anticipated that Main Street would naturally attract bicyclists and other forms of transportation as a safer alternative to the highway.

Councilman Valenti noted that Main Street has sufficient width for bike lanes, though parking issues and property intrusions exist. He suggested this might make some larger properties on Main Street favorable for mixed-use development, potentially improving accessibility and frontage.

Commissioner Spendlove noted that A past UDOT corridor study indicated a willingness to slow traffic and add parking on State Street, which conflicts with some previous local planning ideas. Speaker 10 referenced a UDOT corridor study that included surprising designs for parallel and diagonal parking, indicating UDOT's intent to slow traffic. This suggests UDOT is willing to work with the city on its downtown "feel" despite the need to move 40,000 vehicles per day. A previous local idea involved a one-way loop to open up more territory for businesses. This was connected to a prior plan to move city offices to the elementary school property to facilitate one-way traffic downtown. Concerns were raised regarding traffic management and the aesthetic challenges of developing State Street.

Councilman Valenti commented the study showed a one-way loop plan would have resulted in three stoplights within a single block on SR-9.

Mayor Wilson mentioned the past improvement, a turning arrow at a stoplight, was cited as critical for preventing traffic from backing up the hill and blocking Main Street access.

Councilwoman Barr noted that the many private properties on the east side of State Street pose a challenge to creating a cohesive, beautiful downtown, as development must contend with potentially unkempt areas like those with "dead trees."

Brad debated the definition of "downtown," contrasting the quiet, residential Main Street with the commercial potential of State Street. Speaker 1 differentiated between the "economic corridor" (the highway/State Street) and the community-focused "downtown" (Main Street), noting that the city's lack of a traditional downtown is a "blessing and a curse" as it offers a clean slate.

Councilwoman Barr found the term "downtown" confusing when applied to a residential area with houses.

Councilman Valenti highlighted that Main Street is currently entirely residential and therefore not inherently walkable for commercial purposes.

Brad framed the core question as whether to focus economic development on State Street and maintain Main Street as a separate community center.

Commissioner Richard Howard used Springdale as an example of a town where the economic corridor and Main Street are one and the same, expressing a desire to preserve the quiet, park-like feel of the city's own Main Street. There is a strong desire to proactively plan for development to preserve Main Street's character and avoid undesirable outcomes seen in past projects.

Councilman Gubler expressed urgency to plan for Main Street's future, prompted by a recent public hearing on R-110 zoning, which could lead to a large section from 200 North to "one less" becoming triplexes. The sentiment is that developers will maximize what ordinances allow, and the negative impacts are often only realized after construction is complete. "The Fields" development was used as an example where the end result, while nice, did not fit the area and surprised the council, despite being compliant with ordinances.

Councilwoman Barr noted observing as an outsider, believed the original vision for that project was lost through a series of small, incremental changes. The discussion addressed the encroachment of commercial development on residential areas and the challenge of managing lots with legacy zoning.

Councilman Gubler expressed concern about the lack of a buffer zone between commercial and residential areas, citing new motels on 300 as an example of commercial creep.

Councilman Valenti noted the town has progressively down-zoned from R-1-14 to R-1-8, leaving many older homes on lots much larger than their current zoning allows. Owners of these large, legacy-zoned lots want to utilize their property, creating pressure for development like duplexes. It was suggested that zoning could be used to manage the appearance of new development by increasing setbacks or controlling home sizes. Current zoning allowances and land use patterns present challenges and opportunities for future development. The recent approval of "casitas" on 10,000 sq. ft. lots effectively allows two homes on such properties, which could be another avenue for managing density. He observed that the center of town is mostly sub-developed, while the edges (gorge side, hills) have larger lots that may or may not be developed in the future.

Kyle reminded the group that the city has already officially designated Main Street as the "active transportation corridor" in partnership with five counties. The availability of grant money for a comprehensive downtown and corridor plan was raised.

Brad confirmed that grant money may be available for creating a formal plan for both the downtown corridor and the "Topside" area. He asked if the city would be interested in pursuing such a plan to consolidate the ideas being discussed.

Mayor Wilson noted the D.R. Horton development on the "STLA property" presents a significant, though potentially fraught, opportunity for a planned community. He announced that D.R. Horton plans to present a planned community development for the property and the city will need to decide on their proposal. This developer's homes in Long Valley start at \$350,000, offering financing, but the housing is more like condo units.

Brad endorsed D.R. Horton as a developer with the resources to execute a large, cohesive plan, which is an advantage over piecemeal development.

Councilwoman Barr cautioned that D.R. Horton has a reputation for declining quality as the company has grown, advising that the city should be "leery."

Brad continued on the pros and cons of the D.R. Horton development, including amenities and affordability. He clarified that D.R. Horton would likely manage the overall plan but subcontract specific parts, like commercial development, to specialists.

Councilman Prince praised the D.R. Horton development in Long Valley for its trails, pools, and walkable, family-friendly amenities.

Councilman Gubler questioned the affordability, citing his daughter's purchase of a 900 sq. ft. fourth-floor apartment for \$400,000, highlighting that developers must maximize profit.

Councilman Prince outlined significant financial challenges facing the city, including raising water rates, a \$100,000 irrigation deficit, and poor road conditions. It was stated that the city cannot continue to tax citizens more and must find ways to generate revenue from visitors and new development. The urgent need for new revenue streams was linked to the necessity of smart development. The goal is to get the "twenty thousand people" passing through to stop and spend money.

Mayor Wilson contrasted this with the Midwest, where home prices are lower, but property taxes are significantly higher to fund city services.

Brad grappled with the strategic choice between maintaining a rural feel or embracing density to create a unified city.

Councilman Prince noted the county has committed substantial funds mentioned as \$30k for a downtown plan after a state grant was not received.

Councilwoman Barr warned that if the city doesn't define its own "cool" downtown, the new development "Up top" will create one for them, leaving the current area behind.

Commissioner Bice explained the General Plan is being reworked and presents two conflicting directions:

1. Maintain a rural, low-density feel "down here" while concentrating high density "up there."
2. Unify the city by allowing more density "down here" to potentially create more affordable housing. The area "down here" is seen as the logical place for immediate development, while "up there" is a longer-term project with a large developer. The discussion concluded by emphasizing the need for a formal plan to guide development, with a focus on State Street.

Brad stated that high land values will inevitably dictate higher density. He framed the final question: Does the city want a formal plan, or will it continue with piecemeal development?

Councilman Valenti recalled a previous idea of having storefronts on Route 9 with residential stories above as a form of mixed-use to be considered in a corridor plan.

Councilman Prince strongly advocated for planning, using Hurricane as a negative example of a "pass through" town and aspiring to an "Ancestor Square type" town where people stop and walk. The final statements clarified that this vision is focused on the economic development of State Street. The discussion addresses the aesthetic and functional relationship

between State Street and Main Street, considering historic preservation versus modern development. He suggested beautifying State Street with elements like improved light posts.

Commissioner Juluson proposed creating a distinct separation between State Street and Main Street to prevent urban spillovers. It also raises the question of whether to maintain an "old style" aesthetic on Main Street, which would involve refurbishing old homes into businesses, or adopting a more modern look. It is noted that development choices on State Street will inevitably influence Main Street.

Brad suggests that with the new UDOT plan, the city could likely apply for funding to upgrade State Street's landscaping and aesthetics, similar to improvements seen in Hurricane.

Kyle noted that UDOT's current stance is that the city must provide its own funding for such beautification projects, but that a designated plan is a prerequisite for any action.

Commissioner Spendlove emphasized the urgency of planning for State Street improvements, such as better landscaping, wider sidewalks, and space for lamp posts, while undeveloped fields still exist. The current state is considered unsafe for pedestrians.

Derek confirmed that the city's construction standards are being updated to require 8-10-foot sidewalks to create more walkable space and distance pedestrians from traffic.

Kyle Lovelady added that if landscaping and lighting plans are codified, future developers will be responsible for paying for these improvements as part of their projects.

Councilman Prince recalled a point made by Brad about another city where one area developed a cohesive, economically sound plan while another area did not, resulting in a "hodgepodge" and "terrible" outcome.

Brad reinforced this concern, stating that without a plan, the city will be forced to accept whatever development comes its way. He proposes focusing economic development efforts and planning on State Street first, with Main Street as a secondary priority. This is met with general agreement. He outlined the necessary components of this future State Street plan: Redefined development standards. A re-evaluation of the streetscape and circulation. New infrastructure requirements. A fiscal approach for development. An economic development strategy for marketing the plan. Community outreach.

The group reviewed a specific proposal for the Vita plex property, involving the redevelopment of an "eyesore" building into a modern hotel with detached units.

Brad introduces the project, explaining that the current building has been vacant for years. The developer, Jacob Ruesch, initially proposed "log cabin" style units, which he rejected as not fitting the area's evolving aesthetic. Ruesch then presented a more modern design for the detached units, which he believed is a significant improvement that complements the city's direction. He expresses concern about rumored unacceptability of this type of development and challenges the group to consider the alternative: the existing derelict building remaining indefinitely.

Commissioner Richard Howard compared the proposed units to the "Flintstone Village" development, which turned out better than expected, suggesting these could be similar.

Brad confirmed he advised the developer to emulate the quality of other recent successful projects and seeks feedback from the group to determine if the project can proceed. The discussion details the new, more rigorous approval process that the Vita plex/Ruesch project would be subject to.

Kyle Gubler emphasized the need for standards to ensure the final product matches the proposed design.

Brad confirmed the developer would be required to follow the new "precise plan" requirement, which mandates detailed submissions for design, streetscape, and site plan for approval.

Derek provided a key update on the city's process. He and Kyle Lovelady have stepped back from initial reviews of commercial projects. Brad has been put in charge of meeting with commercial applicants, guiding them through the precise plan and architectural standards. This change aims to leverage Brad's external perspective and expertise, as he authored the architectural and design criteria, to ensure a better final product before it reaches the Planning Commission. The proposed development would consist of a hotel in the main building with detached units. The Planning Commission will review and approve the complete site plan, landscaping, and signage, which the developer must then build exactly as approved. The conversation returns to specific development requirements, including sidewalks, landscaping, and the hotel-use classification of the proposed Ruesch project.

Mayor Wilson stated that codifying the 8–10-foot sidewalk requirement for State Street is a priority, so all new projects must incorporate it. He notes this may eventually require purchasing property in some areas.

Kyle Lovelady clarified the sidewalk resolution is being drafted and will be presented for a vote.

Brad affirmed the developer can be required to include the wider sidewalk and high-quality, drought-tolerant landscaping similar to other successful local projects.

Kyle Lovelady clarified the project's business model: The main office and lobby will be in the original building. The detached units are an extension of the hotel, not short-term rentals. This use (transient lodging via standalone units) is permitted in the General Commercial and Commercial Retail zones.

Councilwoman Barr questioned the hotel use, suggesting long-term rentals for locals would be more beneficial for housing.

Brad argued that when dealing with an existing, unattractive structure, it is pragmatic to work with a developer willing to invest in significant improvements, as the city has limited power to force demolition or redevelopment. Potential issues with the proposed site plan for the Ruesch project are raised, including parking and circulation.

Commissioner Spendlove expressed concern that the plan, with 23 parking stalls for 23 units, does not account for employee parking and may have inadequate turnaround space for service vehicles like trash trucks. He noted the current design does not meet code requirements.

Brad acknowledged that, suggesting that the developer may need to reduce the number of units to comply. He clarifies that the current plan is a preliminary concept presented to gauge the council's general approval of the direction.

Key Decision: The group grants preliminary approval to continue working with the developer on the modern hotel concept for the Ruesch property, with the understanding that the final plan must meet all code requirements. - **Rationale:** To encourage the redevelopment of derelict property and achieve a higher-quality outcome than leaving it as is. The group affirms the value of the revised, more structured pre-application process for new developments.

Councilman Gubler asked for clarification on the new workflow, confirming that developers now go through city staff (Brad) for extensive review before reaching the Planning Commission. He compared this favorably to the process in Springdale, where thorough vetting ensures projects are "ready and can be approved" by the time they reach the commission, saving time. He supported this proactive approach, stating that as the city has grown, having a clear vision and preparing developers beforehand will help the city achieve its desired outcomes.

Kyle Lovelady described his department's initial role as simply checking a box to confirm permitted use before handing the project off for detailed review.

3. Discussion regarding preliminary concept design.

Derek explained the conceptual development plan for a property that was presented, proposing commercial zoning adjacent to high-density residential, which then transitions to lower-density housing. The proposed plan was developed in consultation with Micah and is intended to align with the SR-9 corridor study. The plan features a commercial section (orange), a high-density residential section (pink, possibly R-36), and a transition to R-18 before reaching 100 West. The rationale is that high-density residential developments pay for their own road infrastructure, unlike lower densities, which can become a financial burden on the city. This model is seen as a good transition, placing high density behind commercial areas while buffering existing single-family homes (R-18) and promoting a walkable downtown. This discussion was initiated to provide directions to developers, as the city is receiving many proposals. The goal is to establish a clear path forward to avoid losing developers or receiving fewer desirable projects later. For this specific property, the proposed concept is considered a good fit and aligns with previous city studies. Concerns were raised about the impact of high-density development on the historical "Main Street feel" of the area around 100 West.

Commissioner Sherman Howard expressed hesitation about sacrificing single-family residential areas, even for smaller lots, to high-density stacked housing, feeling it pushes back the historical character of the area.

Derek noted that the character of the area had already changed significantly with the allowance of the Hot springs project. The argument was made that to create a uniform look La Verkin development must be considered across the board, not just pushed to Interstate Rock property. He stated that progress that benefits all citizens, such as developments that pay for their own infrastructure and reduce the need for city funds for road repair, is a higher priority than maintaining the area's previous state. The idea presented was reiterated as a conceptual starting point.

Debra Howard, A local resident voiced neighbors' opposition to the proposed high density and questioned the inflexibility of zoning once it is set. A neighbor from 100 West and 300 South stated that residents in that area are not in favor of condensing that much housing into existing family neighborhoods. She proposed modifying the plan to reduce the encroachment into residential areas, citing concerns about traffic congestion from a large number of townhouses on 300 South and 100 West.

Kyle Lovelady framed it as an opportunity for existing R-1-4 zone homeowners to have a buffer (like multifamily housing) between their properties and commercial developments, such as the hot springs parking lot. The economic reality of development was highlighted: high land costs make developing large, single-family lots (R-1-4) financially unfeasible for developers, often resulting in the land remaining undeveloped. It was noted that while R-16 was once a workable zoning option, it is becoming less due to rising property expenses.

Debra Howard asked how to prevent zones from being constantly revisited if a property fails to develop.

Kyle Lovelady replied that such changes can and will happen and it's the City Council who ultimately change zoning.

Councilman Micah shifted to the strategic placement of high-density housing and the principles of a healthy community mix. It was suggested that placing high-density housing directly behind commercial properties on State Street seems like the most logical location if high density is necessary.

Debra Howard countered that this specific location is the first turn into the main residential area of La Verkin and that much density would overcrowd it.

Amanda Pectol, a resident, A key point was raised about the need to create a "village in La Verkin," which requires a mix of housing types, not just multifamily. She stated that a healthy, successful community structure consists of a gradient: commercial, followed by high-density, then lower-density, and finally larger single-family homes. This mix helps avoid creating "crime corners" associated with homogenous high-density areas.

Debra Howard asked if the plan was limited to townhomes or if it could include 3-4 story apartment complexes.

Kyle Lovelady clarified housing types and a future road access point near the property under consideration. that the conceptual plan shown actually depicts more units than currently permitted under R-36 zoning. Under R-36, a base lot is 6,000 sq. ft., with each additional unit requiring another 4,000 sq. ft. The meeting's purpose is to decide on a future plan, as current zoning is restrictive. For example, the largest apartment complex that can be built is a fourplex. The city currently lacks zoning for duplexes/triplexes (if removed from R-110) or larger apartment complexes. The core question is for the city to define what it "wants to be when it grows up" regarding development.

A future access road at 200 South was discussed, which would provide another connection to the highway from the north side of the property. It was clarified that this is 200 South and is not currently a road.

Commissioner Richard Howard drew an analogy between undeveloped property and Hiroshima before the atomic bomb, suggesting it is a prime, "clean slate" area for significant development that is inevitable. While expressing initial reluctance ("swallowing rocks"), Speaker 11 agrees with the concept of a planned development with wide streets, sidewalks, and State Street access, viewing it as a better alternative to unplanned growth. Key concerns are raised about the proposed townhomes, specifically the high density, lack of detailed plans, potential for insufficient green space, and the impact of more children in the area.

Debra Howard agreed that development should be done "right" but objects to the currently proposed density, fearing it will eliminate the small-town "La Verkin is my home" feeling.

Brad summarized the sentiment, confirming that the group is generally aligned on the concept, even if the details like density are not yet agreed upon. Discussion shifts to specific design strategies to improve the concept, focusing on open space, mixed-use buildings, and building height.

Councilman Prince proposed incorporating multi-use buildings along the commercial front to potentially create more open space elsewhere in the development, suggesting residential units could be placed above retail.

Mayor Wilson suggested another method for creating open space would be to remove a section of the planned residential units from the concept drawing, which currently shows no open space.

Brad noted that developers typically propose the maximum possible density, and it is the city's role to "peel back" the proposal in collaboration with residents.

Debra Howard expressed concern about how quickly the development transitions to high density from State Street and reiterates a preference for commercial development along the main road. A clear objection to buildings being three or four stories high, with a desire for new structures to fit the scale of the existing neighborhood. Any townhome development must include dedicated open space.

Councilman Gubler stated the group needs to provide the developer with guidance on the details if they are in agreement on the general concept.

Commissioner Bice added that the city should be "jealous" of its commercial areas and be cautious about allowing vacation rentals on State Street, noting the fire department would likely prevent it anyway due to access limitations.

Derek clarified that their initial concept for the high-density portion involved single-level units, not stacked multi-story buildings.

Councilman Gubler confirmed their understanding was also that the high-density component would consist of single-level units.

Councilman Prince suggested that creating and presenting renderings of different concepts would make it much easier for the public to understand and provide feedback. Using visual renderings and conducting community outreach would improve the development planning process.

Councilwoman Barr emphasized the need for proactive community outreach to invite residents, including neighbors of those present, to planning commission meetings.

Commissioner Harrison supported this, referencing the successful use of multiple design options for the Wanless Park redesign, which allowed the community to choose their preferred direction.

Councilman Pectol articulated that a concept like this signal to developers that the community is "open for business" and willing to be flexible and creative to meet both community and investor needs.

Debra Howard acknowledged that recently passed ordinances have clarified zoning, which will help the process.

1. Discussion regarding amending title 10 Chapter 6B removing Two-Family Dwelling from the list of permitted uses in the R-1-10.

Derek explained that an analysis was conducted on R-1-10 zoned properties to identify which ones met the size requirements for a duplex. The current requirement is 16,000 sq. ft. for a duplex, which must be a single connected structure. 72 properties met this criterion. They also analyzed a hypothetically-increased requirement of 20,000 sq. ft., which reduced the number of qualifying properties to 43. The purpose was to visualize which properties had the potential for duplex conversion. A de facto moratorium was placed on duplexes in this zone.

Kyle Lovelady reported having to stop conversations with interested parties about duplexes since the issue went to the Planning Commission, noting they previously averaged 2-3 calls per week on the topic.

Fay explained the legal strategy for pausing duplex applications is explained, citing the "pending ordinance doctrine" over a standard moratorium. He outlines the city's concern: preventing a rush of applications for duplexes that would gain "vested rights" once word got out that the ordinance might change. A vested right means an application must be considered under the law in effect when it is submitted.

Two options were available to prevent this:

1. Moratorium: An ordinance that halts applications for up to six months. This requires demonstrating a "compelling countervailing public interest" and is subject to legal challenges.
2. Pending Ordinance Doctrine: This alternative was chosen. By drafting an ordinance, advertising a public hearing, and holding the hearing, the city legally prevents new applications from gaining vested rights while the ordinance is actively being considered.

This "hurriedly drafted" ordinance was intentionally presented to the Planning Commission and City Council without prior discussion to enact the protection quickly, which is why it caught them off guard. He clarified that there is no strict time limit on the pending ordinance, as long as the city is "actively engaged in good faith" in considering the changes and does not let it languish.

Derek asked where we go from here.

Commissioner Bice asked if there was a time frame.

Fay replied there is no time frame, but they need to be in good faith working on it.

Commissioner Spendlove expressed confusion about the motivation to abandon the duplex option, stating a need for a full understanding before making any recommendations.

Commissioner Harrison echoed this, asking directly: "Are we anti-duplexes on these lots? And why are we anti-duplex on these lots if we are?"

Counselman Valenti introduced an alternative path for consideration: instead of duplexes, could the code be modified to allow larger lots (e.g., 16,000 sq. ft. in R-1-10) to be subdivided into R-1-8 lots, which would still permit two separate structures. He notes that under current code, a 20,000 sq. ft. lot in an R-1-10 zone is restricted to a single home, and changing this on a plot-by-plot basis is not feasible.

Councilman Prince described a high-density model seen in downtown St. George where single lots were developed with two small homes plus a back garage with a rental unit above, creating four class, independent units on one lot. Commissioner Sherman Howard questions the consistency of pushing for higher density in some areas while simultaneously blocking duplexes, suggesting duplexes could help relieve density pressure.

Commissioner Harrison observed that most of the properties identified as eligible for duplexes already have houses on them. It would require a significant investment to tear down an existing home to build a duplex, making it unlikely that every eligible property owner would do so.

Commissioner Bice pointed out that many of the identified lots are long and thin, making duplex development with proper parking and access infeasible under current code.

Councilman Gubler clarified the issue came to his attention from resident complaints about a subdivision (Chaco Ridge) where duplexes were built as allowed by the R-1-10 ordinance, but not as part of a deliberate plan. His primary concern is whether duplexes are part of a conscious plan for the city's future or just an overlooked allowance in the ordinance. He specifically questions whether the community wants a large, key property like the "Mangum property" on Main Street to become all duplexes. He notes that interest in the change has come from realtors, not residents.

Commissioner Harrison clarified that a single large lot, as it currently stands, could only have one duplex unless it is first subdivided, a process which would require separate approval.

The group discussed the implications of duplex zoning, using the Chaco Ridge development as an example, and the potential effects of changing minimum lot sizes. If a project like Chaco Ridge had gone through the standard approval process, it would have been difficult to deny as it would have already been zoned.

Councilman Valenti noted that if the option for duplexes in Chaco Ridge had been removed, the developer likely would have subdivided the lots into smaller, 8,000 sq. ft. parcels and built more individual buildings, achieving a similar density. Chaco Ridge, which was identified as being near 100 North/100 East where the road turns to dirt

Councilman Prince added that allowing duplexes in the downtown area was a "travesty" and that work/live units would have been a better fit. He would like to see the live-work zone there.

Councilwoman Barr asked whether to keep the minimum lot size for duplexes at 16,000 sq. ft., raise it to 20,000 sq. ft., or disallow them entirely.

Kyle Lovelady concern was raised that increasing the minimum property size would incentivize property owners to split lots or use flag lots to maximize density, potentially turning a single-house lot into four units (e.g., two lots, each with a primary house and a casita).

Derek said that the night's discussion had successfully identified the group's desired direction for the Planning Commission to review.

Fay outlined the formal process: The Planning Commission will review the issue, which may take multiple meetings, and then make a recommendation to the City Council (approve as is, approve with changes, or deny). The City Council will make the final determination.

Councilman Gubler noted their primary concern is the vision for State Street and Main Street, specifically a large parcel on Main Street that could significantly change the character of the street if developed under current rules. The desire is to support housing affordability with duplexes in general, but the specific parcel on Main Street is an "alarm."

Commissioner Harrison questioned whether there is a way to specifically address the development of that one parcel to encourage a more commercial or work/live use without broadly affecting duplex allowances elsewhere.

Councilwoman Barr noted that control ultimately lies with the property owner. The property in question is owned by two different siblings, with a fence line separating the portions. The northern section is owned by one brother and the southern section by another.

2. Mixed Use

Brad made key decisions regarding a long-standing mixed-use ordinance, focusing on its structure, requirements, and timeline for approval. The group has been working on a mixed-use ordinance for a long time and needed to resolve several key questions. Key Questions Addressed: Should the ordinance be a standalone zone or an overlay zone? If there is an overlay, which zones should it apply to (e.g., tourist commercial, retail commercial)? Should it have property size limitations?

Mayor Wilson added that the owners of the property across from Davis Market are waiting to see what the city decides to do with that zoning.

Councilman Gubler clarified that the difference between "live/work" (one building with combined uses) and "mixed-use" (a property with separate commercial and residential buildings) was clarified.

Derek replied that the proposed mixed-use ordinance allows for a maximum of four stories, with the bottom floor required to be commercial. The minimum height for the commercial ground floor in the mixed-use zone will be set to 15 feet. Rationale: This accommodates mechanical systems and provides a more open, spacious feel, a practice learned from St. George's experience. It was confirmed that the ordinance draft explicitly disallows vacation rentals. Get the revised mixed-use ordinance on the Planning Commission agenda for the meeting after next, aiming for City Council review by the first meeting in May.

The group discussed the details of the mixed-use zone that would have a public hearing. The height of ceilings, how many stories are allowed and what the mix will be.

The group decided they liked the open work meeting to sit around a table and have both commissioners and council to make decisions together and have an overall plan.

Mayor Wilson closed the meeting at 8:15 p.m.

**B. Adjourn:
The meeting adjourned at 8:11 p.m.**

Date Approved

Mayor Kelly B. Wilson

ATTEST: _____
Nancy Cline
City Recorder

City of La Verkin

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La Verkin City Council Meeting Minutes Wednesday, April 15, 2026, 6:00 pm. Council Chambers, 111 S. Main, La Verkin, Utah

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

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

In honor of Child Abuse Prevention Month, she prepared a statement. Child abuse prevention is not just a policy issue; it's a community responsibility. Here in Utah, thousands of children are impacted by abuse and neglect each year, but what's important to remember is this: Abuse is preventable. Prevention starts with awareness. When we understand the signs, changes in behavior, withdrawal, unexplained injury, we are better equipped to step in early. It also starts with strengthening families. Many cases of abuse are linked to stress, isolation, denial, and lack of resources. By supporting parents with education, access to services, and community connection, we reduce the risk before harm occurs. In Utah, we have strong partnerships between schools, social services, and community organizations working to protect children. But they cannot do it alone. Each of us has a role whether it's checking in on a neighbor. Reporting concerns or simply being a safe, trusted adult in a child's life. Prevention is powerful because it changes the story before it begins. When we invest in prevention, we're not just stopping abuse, we're building stronger families, healthier communities and brighter futures for our children. Every child deserves to grow up safe, supported and valued. And together we can make that happen. Be aware, be open and be active in the lives of our children.

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

1. Declarations of conflict of interest
2. Agenda

The motion was made by Councilwoman Barr to approve the consent agenda as written, second by Councilman Valenti. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

C. Business:

1. Presentation, discussion, and possible action to accept the fiscal year ending June 30, 2025. Financial Audit.

Kyle read a statement by Caleb Rees the city auditor. We conducted our audit in accordance with auditing standards, generally accepted in the United States of America standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of financial statements section of our report. We are required to be independent, be independent of our city, Utah, and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. Caleb gave the city an unqualified opinion or a clean report. There are a couple of highlights beginning on page six. Total net position city as a whole increased by one million one hundred and six thousand nine hundred and seven dollars. Total unrestricted net position for the city as a whole, increased by two hundred, ninety-one thousand four hundred twenty-two dollars. Total net position for governmental activities increased by five hundred sixty-nine thousand eight hundred, seventy-four dollars. And total net position for business type activities increased by five hundred and thirty-seven thousand and thirty-two dollars. Caleb made the statement that all the funds are healthy. He mentioned the last few years that the irrigation fund is healthy but is being supplemented by the water fund or general fund. He advised action to be taken to change that. He explained what the four funds functions are. The total net position is the money so increased, the city has increased by

those million dollars. We have roughly six million dollars. The unrestricted money is money that we have that is available for us to use. If we want to, we can take that out of the rainy-day fund. The net position for government activities, he didn't know exactly what those are. Rees CPA's opinion, the city of La Verkin, Utah complied in all material respects with the state compliance requirements referred to above for the year ending June 30, 2025. There was one finding; For the fiscal year ended June 30, 2025, the capital project funds had a negative fund balance. The negative fund balance arose from a lack of reimbursing the fund for expenses incurred on behalf of other funds or projects capital in nature. Utah law prohibits negative fund balance accumulation for governmental activities. Furthermore, when a negative fund balance has been incurred, Utah State Code annotated 10-6-1172 - 11172 requires that any shall include a line item of appropriation within the budget to begin removing the negative fund balance. The management did not contain such an appropriation within the budget established for the fiscal year ended June 30, 2025. Kyle forgot to tell the treasurers to make that transfer. Caleb's recommendation was that the management review the budget and identify funds available to begin removing the negative fund balance within the capital projects fund. Once the funds have been identified, then we recommend that management ensure that new bylaws are followed by conforming to budgets. Kyle identified the money and wrote a letter to the state tax commission explaining that to them. They had the money, it wasn't transferred to the proper account. This was a minor finding.

The motion was made by Councilman Prince to approve the Financial Audit for FY ending June 30, 2025, second by Councilman Pectol. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

2. Consideration and possible action to set a Public Hearing on May 20, 2026, regarding the FY 2026-2027 Preliminary Budget.

Kyle explained that this was a preliminary budget to address the department's request. A few key changes were the money for a new building at the cemetery. Phase one is around \$60,000. The 2% COLA and 2% merit increase is incorporated into the budget. The insurance increase was 4%. A small amount for trails was included. The General Fund Revenue and expenses of \$3,151,622. The debt service fund, which pays our bonds, has a budget revenue and expense of \$92,700 for bond payments. Water funds have budgeted revenue and expense of \$1,646,500. Sewer fund \$958,000. Irrigation fund \$157,500. Garbage fund \$388,500, drainage fund \$282,000, and the cemetery fund \$250,000. The total overall budget for the working city is \$6,691,822. All those funds balance right now.

The motion was made by Councilman Gubler to approve the preliminary Budget for FY 2026-2027 and set a Public Hearing on May 20, 2026 for the FY 2026-2027 Budget, second by Councilwoman Barr. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

3. Consideration and possible action to approve Resolution 2026-07, a resolution adopting a policy governing the preparation of city council meeting agendas and the submission of agenda items.

Fay explained the reason he drafted the resolution was to improve clarity and transparency, giving the mayor primary agenda setting authority with a safeguard for two council members to add an item. A council member was concerned that a application would be submitted to the city for duplexes on a piece of land that they would not want duplexes on in that neighborhood. He drafted the resolution to have the process start for the city to change the ordinance for R-1-10 allowance of duplexes. They did the public hearing first to start the process before anyone could gain vested rights by applying for duplexes on that property. Placing it on the planning commission agenda as a public hearing was confusing since the council and commission had not yet discussed it. This caused concern and confusion with the commission. This resolution outlines the process they have been doing all along.

Mayor Wilson asked if they had been doing something wrong by setting up the agenda that way.

Fay responded that we have been doing nothing improper about the way we set the agenda. He thought this would make members more comfortable having an outline.

Councilman Valenti replied he didn't have a problem with the process. He wanted the new council members to understand how they could get items on the agenda. He felt that the code was outdated on the rights of the council members, the duties of the mayor have changed, what type of government they are, having two members get items on the agenda, and special meeting rules. He wanted time to clear up the language and discuss updating the code.

Fay responded that the state legislators make changes to the municipal code every year. There is no way for cities to constantly change the code. If it isn't in the city code, then the city code reverts to the state code.

Basically, the state code is the preeminent authority of the state of Utah. Now, they've delegated authority to the cities to enact certain rules and ordinances within the powers granted by the state code. If we don't do some of those things, then we just simply look at the state code revisions. That's what we frequently do. For the city to adopt every change that comes down the road into our ordinances every year, we would have to have somebody on it several months out of the year to do that.

Mayor Wilson added that when he first was elected as mayor, he was on the city council. They needed to have a replacement for him, and at that time, if there was a tie, the mayor could vote. This last time when they replaced Dick's place with Scot, the mayor couldn't vote even if there was a tie.

Fay explained that was a matter of state law. Just to clarify, if we have conflicts between the city code and state code, then we certainly would want to clarify that. But even if we don't do that, even if our code is not up to date, all that simply means is we don't use our city code with respect to that issue.

Mayor Wilson wanted to clarify that it says two council members to add an item, but he has always talked with council members and put things on the agenda they had concerns about even if it was one person. He advised the new council members to talk to him if they want something on the agenda.

Fay explained that this policy is as crafted now gives primary authority to the city to the mayor to determine what goes on the agenda. However, if two council members want something on there, or if the council decides at a council meeting that it wants to have something appear on the agenda, simply pass a motion and it's out on the agenda. And the reason for those kinds of rules is to prevent a mayor from simply stonewalling and not putting something on the agenda that he doesn't want to have on. So, there are safeguards in what he drafted.

Councilwoman Barr commented that she liked the lay out and the explanations. It is a lot easier to understand than looking at other resources for explanation.

Councilman Gubler commented it looks pretty similar to what we've been doing. He hadn't ever seen it written down but always understood the process. It would take two of us if the mayor wasn't putting it on the agenda, then we could get it placed. If it made Councilman Valenti more comfortable to review it longer, he had no objection to that.

Councilman Valenti added that the city code had a lot of archaic things in it. Municipal governments and policies in Utah are controlled by the city council. Legislative authority is done through resolutions in the state of Utah.

The motion was made by Councilman Valenti to table until the next meeting Resolution 2026-07, a resolution adopting a policy governing the preparation of city council meeting agendas and the submission of agenda items, second by Councilman Gubler. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

4. Consideration and possible action to approve Ordinance No. 2026-10, an Ordinance creating MDR-8, Medium Density Residential Zone.

Derek explained that the planning commission is getting ahead of the game with the Topside for sale. They created this zone that has eight units per acre, thirty-five feet height restriction, three story building, lot coverage 70%, 200 square feet active open space, 100 square feet for common recreational area, and 100 square feet open space like a patio per unit.

Councilman Valenti wanted to know if it would allow for duplexes on the lower bench on Main Street.

Derek explained this isn't an overlay, it's its own zone. They would have to ask for a zone change for the lower bench.

Kyle added that it would require them to go to the planning commission, submit application for a zone change. Public hearing would be held at the planning commission level. Then they would make recommendation to city council, which you may or may not approve.

Councilman Valenti was concerned if it would go to the ALUA since they cover multifamily dwelling, and single family. This seems like it would go before them.

Derek explained if it is four units or greater it would come to the city council. Right now, there are no designated zones for this so they would have to ask for a zone change and that would send them down the path to get city council approval or not.

Councilman Gubler asked if they have designated zones for the Topside.

Derek explained they have come up with percentages of different commercial properties and density areas, they have no zones.

Kyle added that the development agreement was very vague because they didn't know who the buyer was yet. They will look at our zones and then give us the proposal about this area.

Derek explained that the planning commission was concerned there would be a run on the Top Side and they would get behind and end up with something the city didn't want. This way they take the lead proving a lot of zoning options. It's easier to amend a zone than to create one.

Mayor Wilson noted that D R Horton's idea is a planned community development. They're going to come up with their plan and since we will have the zones ready if they fit with their plan, we agree to it, if not then we will work on it together. We're at least going to have a say on it. But they will come asking for specifics on the property.

Councilwoman Barr was concerned about them having a three-story building and the effect it has on the small-town feeling.

The motion was made by Councilman Valenti to approve the Ordinance No. 2026-10, an Ordinance creating MDR-8, Medium Density Residential Zone, second by Councilman Prince. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

5. Consideration and possible action to approve Ordinance No. 2026-11, an Ordinance creating R-1-6, One Family Residential Zone.

Derek explained this had two issues. It allows one unit on 6,000 square foot lot and the rest on 4,000 square foot lots. If it was a R-3-6 zone they could enter into a development agreement and become an R-1-6. Instead of going through that process, they have added a provision for R-1-6. The key factors for R-1-6 are front set back of 20 feet, 5 feet on the sides, and the garage at 25 feet. The front of the houses has to be landscaped before the C of O is given. He sees this working on some Interstate Rock property and the Topside.

The motion was made by Councilman Pectol to approve Ordinance No. 2026-11, an Ordinance creating R-1-6, One Family Residential Zone, second by Councilman Prince. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

6. Consideration and possible action to approve the mayor signing a letter of support for the next phase of the Pah Tempe Virgin River Trail

The council discussed the accessibility of the trail and use of ATV's. There are no ATV's allowed. The trail would take years to complete.

Patty Wise noted that they changed the trail alignment going up the hill. The road has to stay there for water conservation purposes. The trail will actually take a longer switch back there. Part of it will be parallel to the road, and the trail might come back onto the top of the road somewhat. The slopes were no more than ten percent at most, which is what they'll have on the Zion Corridor trail. They're hoping for less than ten percent.

Kyle added that that Zion Corridor Trail added a tremendous amount of money to get up over the hill because they tried to keep them to eight percent. He didn't see how they could do this trail and have it ADA compatible. He thought maybe they would put stairs in.

Patty Wise commented the committee was concerned about the amount of money and the extended timeline this trail would take to complete and asked Councilman Prince to share his idea.

Councilman Prince explained that they wanted to focus on the areas that they could actually utilize. It wouldn't be wise to start with phase one up on the switchbacks, we couldn't even get to them. They broke it into five sections. They thought the most important section would be right as it comes down from La Verkin or come down from Hurricane. Phase one would basically start there at the old bridge and go up to the second bridge, so people could at least hike in that area.

Patty Wise explained the letter was to get an updated letter of support for the grant they are applying for. The NEPA and thirty percent design. We've actually already approved this work in our original letter of support, but because we only got partial funding of eighty-thousand out of the two hundred thousand that we asked for we have to do a new grant.

The motion was made by Councilwoman Barr to approve the Mayor signing a letter of support for the next phase of the Pah Tempe Virgin River Trail, second by Councilman Valenti. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes, Gubler-yes. The motion carried unanimously.

D. Mayor & Council Reports:

Mayor Wilson: Asked for a volunteer from the council to attend the scholarships at the High School scholarship night from La Verkin. Councilman Pectol said he would go. They only have had one applicate so far and they give \$500.

Kyle Gubler: The contract's been awarded for the SR 9 bridge. They're waiting for supplies. There was a good turnout at the ribbon cutting at the county fair. La Verkin was the spotlight city. The 4th grade foresters is on April 23rd. They will plant a tree outside the council chambers. AFCU informed him that the Topside property is under contract with a group out of Arizona. He will keep them updated as it progresses. D R Horton is just waiting for whoever gets that because the infrastructure up there is going

to be. Tied together between the two properties, but there are going to be approximately eight or nine hundred acres up there that will be developed.

Fay: No comments

Gubler: The Rec department is in the process of organizing the summer events. With emphasis and focus on the Fourth of July with the two-hundred-and-fifty-year celebration. He showed a picture of the new city bell tower. The royalty participated in the parade at the county fair with decorations for the America 250 on the float. The police department have been helping out with the fair.

Prince: The county has been pushing the cities to celebrate America 250. The city will have events on July 4th, July 24th, and Winterfest. Confluence Park committee met and they will start planting trees down there to make it beautiful along with native plants and flowers. Ash Creek said they have no problem with a packed trail coming off of 600 to get to confluence. The Rim to River trail has gravel on it and it has worn out and they had someone fall on the trail. They are going out to look at it and try to solve that problem. As the new Ash Creek system comes online, they have a ton of water that they have to get flushed out. They don't want to just put it back into the river. So those fields down there, at Confluence Park, are going to have incredible greenery because it's like four hundred thousand gallons a day.

Pectol: The fire district chose an oversight group to be able to help with finances. Ash Creek talked about upcoming projects. They don't have a date yet for the opening of the sewer plant.

Barr: No updates

Valenti: The planning commission has been working hard to get zones in place, signs, and parking code updated. Brad Robbins has been a big asset to city planning. He will be attending the ULCT interim meeting and will update them on the legislature for next session. If anyone has mosquitoes at their homes the abatement will come out and treat them.

E. Citizen Comment & Request for Future Agenda Items:

Patty Wise Thanked the city on behalf of the Southern Utah Bicycle Alliance. Their focus is on bike safety on the trails. They designed an art mural on one of the trails in St. George. On River Road at 585 E behind the Hot Yoga there is a retaining wall that they did the mural on. She showed a video of the mural. There are 22 panels and they have got sponsors to pay for paint and supplies. She thanked them for sponsoring a panel.

F. Adjourn:

The mayor closed the meeting at 7:20 p.m.

Date Approved

ATTEST: _____

Nancy Cline
City Recorder

Mayor Kelly B. Wilson

La Verkin City
 Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
RFD 100040541.	Nally, Kimberly	55039	4/17/2026	4/17/2026	\$107.35	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100040541 - ^N
PR040326-258	AFLAC	55017	4/7/2026	4/7/2026	\$27.90	102224	Health Savings Account	AFLAC EE
PR041726-258	AFLAC	55017	4/22/2026	4/22/2026	\$27.90	102224	Health Savings Account	AFLAC EE
	Vendor Total:				\$55.80			
40137	ALPHA ENGINEERING CO	55040	4/16/2026	4/16/2026	\$480.00	104240.460	Inspect ENGINEER	ROW staking for 200 South
LSTG1233899	ALSCO	54944	3/30/2026	3/30/2026	\$43.76			
					0.87	104160.250	Bldg EQUIPMENT OPERATING	
					7.44	104410.250	Streets EQUIPMENT OPERATI	
					3.06	104510.250	Parks EQUIPMENT OPERATIN	
					18.38	516340.250	O&M EQUIPMENT OPERATIN	
					6.13	536310.250	Irrigation EQUIPMENT OPERA	
					7.88	556350.250	Drainage EQUIPMENT OPERA	
LSTG1235052	ALSCO	55041	4/6/2026	4/6/2026	\$43.76			
					0.87	104160.250	Bldg EQUIPMENT OPERATING	
					7.44	104410.250	Streets EQUIPMENT OPERATI	
					3.06	104510.250	Parks EQUIPMENT OPERATIN	
					18.38	516340.250	O&M EQUIPMENT OPERATIN	
					6.13	536310.250	Irrigation EQUIPMENT OPERA	
					7.88	556350.250	Drainage EQUIPMENT OPERA	
LSTG1236254	ALSCO	55041	4/13/2026	4/13/2026	\$43.76			
					0.87	104160.250	Bldg EQUIPMENT OPERATING	
					7.44	104410.250	Streets EQUIPMENT OPERATI	
					3.06	104510.250	Parks EQUIPMENT OPERATIN	
					18.38	516340.250	O&M EQUIPMENT OPERATIN	
					6.13	536310.250	Irrigation EQUIPMENT OPERA	
					7.88	556350.250	Drainage EQUIPMENT OPERA	
LSTG1237432	ALSCO	55041	4/20/2026	4/20/2026	\$43.76			
					0.87	104160.250	Bldg EQUIPMENT OPERATING	
					7.44	104410.250	Streets EQUIPMENT OPERATI	
					3.06	104510.250	Parks EQUIPMENT OPERATIN	
					18.38	516340.250	O&M EQUIPMENT OPERATIN	
					6.13	536310.250	Irrigation EQUIPMENT OPERA	
					7.88	556350.250	Drainage EQUIPMENT OPERA	
LSTG1238560	ALSCO	55041	4/27/2026	4/27/2026	\$43.76			
					0.87	104160.250	Bldg EQUIPMENT OPERATING	
					7.44	104410.250	Streets EQUIPMENT OPERATI	
					3.06	104510.250	Parks EQUIPMENT OPERATIN	
					18.38	516340.250	O&M EQUIPMENT OPERATIN	
					6.13	536310.250	Irrigation EQUIPMENT OPERA	
					7.88	556350.250	Drainage EQUIPMENT OPERA	
	Vendor Total:				\$218.80			
0326	ASH CREEK SPECIAL SERVICE DIST		3/31/2026	3/31/2026	\$75,956.51	526260.520	Sewer PAYMENT TO ASH CRE	March
APR26-2139	BLOMQUIST HALE CONSULTING GR	54945	4/1/2026	4/1/2026	\$104.04	101562	PEHP/AFLAC Insurance Cleanr	Employee assistance coverage
UT202600415	BLUE STAKES OF UTAH 811	54968	3/31/2026	3/31/2026	\$67.55	516340.450	O&M SYSTEMS MAINTENANC	Billable notifications

**La Verkin City
Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices**

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
370121	BUCK'S ACE HARDWARE	54946	3/30/2026	3/30/2026	\$89.13	104160.250	Bldg EQUIPMENT OPERATING	Derek's office
370159	BUCK'S ACE HARDWARE	54946	3/31/2026	3/31/2026	\$25.99	104510.250	Parks EQUIPMENT OPERATIN	Parks
370257	BUCK'S ACE HARDWARE	54991	4/6/2026	4/6/2026	\$39.98	104410.745	Streets STREET IMPROVEME	Gloves
370301	BUCK'S ACE HARDWARE	54991	4/8/2026	4/8/2026	\$79.99	104160.250	Bldg EQUIPMENT OPERATING	Kilzall
					1.59	104410.250	Streets EQUIPMENT OPERATI	
					13.60	104410.250	Parks EQUIPMENT OPERATIN	
					5.60	104510.250	O&M EQUIPMENT OPERATIN	
					33.60	516340.250	Irrigation EQUIPMENT OPERA	
					11.20	536310.250	Drainage EQUIPMENT OPERA	
					14.40	556350.250		
370302	BUCK'S ACE HARDWARE	54991	4/8/2026	4/8/2026	\$28.49	104160.250	Bldg EQUIPMENT OPERATING	Drive Shaft
					0.57	104410.250	Streets EQUIPMENT OPERATI	
					4.84	104510.250	Parks EQUIPMENT OPERATIN	
					1.99	104510.250	O&M EQUIPMENT OPERATIN	
					11.97	516340.250	Irrigation EQUIPMENT OPERA	
					3.99	536310.250	Drainage EQUIPMENT OPERA	
					5.13	556350.250		
370314	BUCK'S ACE HARDWARE	54991	4/9/2026	4/9/2026	\$7.99	104160.250	Bldg EQUIPMENT OPERATING	Knife
					0.15	104410.250	Streets EQUIPMENT OPERATI	
					1.36	104510.250	Parks EQUIPMENT OPERATIN	
					0.56	104510.250	O&M EQUIPMENT OPERATIN	
					3.36	516340.250	Irrigation EQUIPMENT OPERA	
					1.12	536310.250	Drainage EQUIPMENT OPERA	
					1.44	556350.250		
370457	BUCK'S ACE HARDWARE	54991	4/15/2026	4/15/2026	\$429.99	104160.250	Bldg EQUIPMENT OPERATING	Edger
					8.59	104410.250	Streets EQUIPMENT OPERATI	
					73.10	104510.250	Parks EQUIPMENT OPERATIN	
					30.10	104510.250	O&M EQUIPMENT OPERATIN	
					180.60	516340.250	Irrigation EQUIPMENT OPERA	
					60.20	536310.250	Drainage EQUIPMENT OPERA	
					77.40	556350.250		
370674	BUCK'S ACE HARDWARE	55042	4/27/2026	4/27/2026	\$66.37	104160.270	Bldg B&G OPERATION AND M	Piler set and Power Grab HD AD
370697	BUCK'S ACE HARDWARE	55042	4/28/2026	4/28/2026	\$16.99	104160.270	Bldg B&G OPERATION AND M	Parks
	Vendor Total:				\$784.92			
17150	BUSINESS SOLUTIONS GROUP	54992	4/7/2026	4/7/2026	\$695.24	104140.240	Admin OFFICE EXPENSE, SUP	
					368.48	516660.240	Irrigation OFFICE EXPENSE, S	
					208.57	536310.240	Drainage OFFICE EXPENSE, S	
					34.76	556350.240		
					83.43			
010326	Carl's Laundry Repair Inc	54969	4/7/2026	4/7/2026	\$3,588.01	104263.270	Animal B&G OPERATIONS AN	Speed Queen Washer and Dryer
PO# 6410					3,588.01			
4366-0426	CenturyLink	55043	4/7/2026	4/7/2026	\$73.05	104510.280	Parks UTILITIES	Power plant park
					73.05			
780533825	CenturyLink	55043	4/12/2026	4/12/2026	\$178.50	104140.280	Admin UTILITIES	111 S Main
					89.25			

La Verkin City
 Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
780535194	CenturyLink	55043	4/12/2026	4/12/2026	89.25	104210.280	Police UTILITIES	111 S Main
9024-0426	CenturyLink	55043	4/19/2026	4/19/2026	\$305.44	104140.280	Admin UTILITIES	435 N Main
	Vendor Total:				\$305.44			
26-0409&10 PO# 6412	CHURCH CONSTRUCTION	54993	4/13/2026	4/13/2026	\$10,383.70			Work on Wanlass Park Bathroo
					8,883.70	104160.270		Cemetery Storage Engineering
					1,500.00	104620.610		
26-0423EASTER	CHURCH CONSTRUCTION	55044	4/24/2026	4/24/2026	\$450.00			Easter set up and take down
					450.00	104540.120		
26-0424FAIR	CHURCH CONSTRUCTION	55044	4/24/2026	4/24/2026	\$200.00			Fair display set up and take dow
					200.00	104540.120		
	Vendor Total:				\$11,033.70			
01-1175923	Davis Food & Drug #4/Farmers Market	54994	4/4/2026	4/4/2026	\$220.98			Drinks & Cups
					220.98	104540.610		
01-1176357	Davis Food & Drug #4/Farmers Market	54970	4/3/2026	4/3/2026	\$22.74			Easter supplies
					22.74	104540.610		
01-21727	Davis Food & Drug #4/Farmers Market	55045	4/24/2026	4/24/2026	\$83.61			Cleaning supplies
					83.61	104160.250		
02-337910	Davis Food & Drug #4/Farmers Market	54970	4/7/2026	4/7/2026	\$117.01			Supplies for Wanlass Park Bathr
					117.01	104540.270		
65-669843	Davis Food & Drug #4/Farmers Market	54948	3/27/2026	3/27/2026	\$18.32			True Value Hardware
					18.32	104210.240		
65-660020	Davis Food & Drug #4/Farmers Market	55045	4/21/2026	4/21/2026	\$59.98			For sign on 300 South State
					59.98	104410.745		
66-577126	Davis Food & Drug #4/Farmers Market	54994	4/2/2026	4/2/2026	\$50.36			Royalty float paint
					50.36	104540.610		
66-590472	Davis Food & Drug #4/Farmers Market	55045	4/23/2026	4/23/2026	\$0.83			TrueValue
					0.01	104160.250		
					0.14	104410.250		
					0.06	104510.250		
					0.35	516340.250		
					0.12	536310.250		
					0.15	556350.250		
	Vendor Total:				\$573.83			
596698756	Del.Lage Landen Financial Services	55046	4/20/2026	4/20/2026	\$342.07			Admin OFFICE EXPENSE, SUP
					181.30	104140.240		Admin OFFICE EXPENSE, SUP
					102.62	516660.240		Irrigation OFFICE EXPENSE, S
					17.10	536310.240		Drainage OFFICE EXPENSE, S
					41.05	556350.240		
1266 PO# 6452	Diamond W Construction LLC	55047	4/28/2026	4/28/2026	\$2,750.00			Removal of 100 ft of sidewalk an
6213 PO# 6419	EMERGENCY VEHICLE SYSTEMS	54995	4/13/2026	4/13/2026	2,750.00	104410.745		
					\$4,381.00			Equipment, Repairs and Fuel
					87.62	104160.250		Equipment, Repairs and Fuel
					744.77	104410.250		Equipment, Repairs and Fuel
					306.67	104510.250		Equipment, Repairs and Fuel
					1,840.02	516340.250		Equipment, Repairs and Fuel

La Verkin City
 Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
6216 PO# 6445	EMERGENCY VEHICLE SYSTEMS	55048	4/24/2026	4/24/2026	\$9,918.00	104210.450	Police VEHICLE MAINTANCE	New patrol car equipment
6249 PO# 6446	EMERGENCY VEHICLE SYSTEMS	55048	4/24/2026	4/24/2026	\$2,883.00	104210.450	Police VEHICLE MAINTANCE	Radar for patrol truck-lag Grant
6252 PO# 6424	EMERGENCY VEHICLE SYSTEMS	54995	4/9/2026	4/9/2026	\$2,206.00	104210.250	Police EQUIPMENT OPERATIN	On Board Vehicle Black Box Ca
	Vendor Total:				\$19,388.00			
COMM47412026	EMI Health	55019	4/21/2026	4/21/2026	\$2,724.00	101562	PEHP/AFLAC Insurance Clearin	Dental and Vision Insurance
260404	Empire Waste Services	54950	3/28/2026	3/28/2026	\$134.21		Admin UTILITIES	
					96.63	104140.280	Admin UTILITIES	
					33.55	516660.280	Drainage EQUIPMENT OPERA	
					4.03	556350.250		
260405	Empire Waste Services	54950	3/28/2026	3/28/2026	\$134.21		Admin UTILITIES	
					96.63	104140.280	Admin UTILITIES	
					33.55	516660.280	Drainage EQUIPMENT OPERA	
					4.03	556350.250		
260406	Empire Waste Services	54950	3/28/2026	3/28/2026	\$73.18		Admin UTILITIES	
					52.68	104140.280	Admin UTILITIES	
					18.30	516660.280	Drainage EQUIPMENT OPERA	
					2.20	556350.250		
	Vendor Total:				\$341.60			
3269-0426	Enbridge	55049	4/24/2026	4/24/2026	\$62.59		Admin UTILITIES	1/2 111 S Main
					31.29	104140.280	Police UTILITIES	1/2 111 S Main
9275-0426	Enbridge	55049	4/24/2026	4/24/2026	\$7.16	104510.280	Parks UTILITIES	579 N Main Street
9924-0426	Enbridge	55049	4/23/2026	4/23/2026	\$23.65		Admin UTILITIES	435 N Main
					23.65	104140.280		
	Vendor Total:				\$93.40			
RFD 100041925.	Eves, David	55050	4/27/2026	4/27/2026	\$230.79	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041925 - Ev
041426	Fish, Theresa	54996	4/14/2026	4/14/2026	\$500.00	103691	Subdivision set up fee	Refund for planning commission
1045	Foam Innovations and Creations LLC	55051	4/21/2026	4/21/2026	\$499.99	104540.610	Rec EVENTS, FAIRS, & FESTI	Foat foam creations
F2609E00840	FUEL NETWORK	54971	4/1/2026	4/1/2026	\$3,477.62		Admin EQUIPMENT OPERATIN	Fuel Amount
					27.26	104140.250	Bldg EQUIPMENT OPERATING	Fuel Amount
					40.96	104160.250	Police EQUIPMENT OPERATIN	Fuel Amount
					1,371.67	104210.250	Animal EQUIPMENT OPERATI	Steve M
					30.53	104253.250	Streets EQUIPMENT OPERATI	
					348.19	104410.250	Parks EQUIPMENT OPERATIN	
					143.37	104510.250	O&M EQUIPMENT OPERATIN	
					860.23	516340.250	Irrigation EQUIPMENT OPERA	
					286.74	536310.250	Drainage EQUIPMENT OPERA	
					368.67	556350.250		
LVPD041	G-PA'S CUSTOM CARTRIDGE	55052	4/26/2026	4/26/2026	\$417.00	104210.410	Police DAT/INVESTIGATION/DI	Ammo
					417.00			

La Verkin City
 Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
LVPD042	G-PAS CUSTOM CARTRIDGE	55052	4/26/2026	4/26/2026	\$330.00	104210.410	Police DAT/INVESTIGATION/DI	Ammo
	Vendor Total:				\$747.00			
030326	Gerberding, Jane	54972	4/6/2026	4/6/2026	\$266.00	104253.250	Animal EQUIPMENT OPERATI	Reimbursement for Sweet Pea
419678 PO# 6427	Great Western Supply Inc	55016	4/15/2026	4/15/2026	\$3,356.22	516340.450	O&M SYSTEMS MAINTENANC	12 Setters for culinary water met
11211-4	GREEN TREE LAWN & LANDSCAPE	54952	3/29/2026	3/29/2026	\$450.00	104510.250	Parks EQUIPMENT OPERATIN	Mowing service
11212-1	GREEN TREE LAWN & LANDSCAPE	55053	4/29/2026	4/29/2026	\$450.00	104510.250	Parks EQUIPMENT OPERATIN	Mowing service
	Vendor Total:				\$900.00			
R10401261	GUBLER, KYLE W	54973	4/1/2026	4/1/2026	\$500.00	104140.250	Admin EQUIPMENT OPERATIN	Car allowance
040826	Health Equity	40727	4/8/2026	4/8/2026	\$21.00	104140.130	Admin EMPLOYEE BENEFITS	
					7.75	104210.130	Police EMPLOYEE BENEFITS	
					7.75	516660.130	Admin EMPLOYEE BENEFITS	
PR040326-6099	Health Equity	40727	4/7/2026	4/7/2026	\$4,495.54	102224	Health Savings Account	PEHP Health Equity-Family
					3,844.56	102224	Health Savings Account	PEHP Health Equity-Double
					138.76	102224	Health Savings Account	PEHP Health Equity -Single
PR041726-6099	Health Equity		4/22/2026	4/22/2026	\$961.40	102224	Health Savings Account	PEHP Health Equity-Family
					736.40	102224	Health Savings Account	PEHP Health Equity-Double
					225.00	102224	Health Savings Account	PEHP Health Equity-Double
	Vendor Total:				\$5,477.94			
2026-2909	HURRICANE CITY JUSTICE COURT	54974	3/31/2026	3/31/2026	\$250.00	104121.240	Police JUSTICE COURT	April Court Billing
2026-2923	HURRICANE CITY JUSTICE COURT	55020	4/15/2026	4/15/2026	\$791.05	104121.240	Police JUSTICE COURT	Indigent Councel Billing
	Vendor Total:				\$1,041.05			
11-768	HURRICANE CITY WATER DEPT	54955	3/27/2026	3/27/2026	\$229.00	516340.410	O&M PRODUCT OR SERVICE	Power for Ash Creek Springs @
					35.00	516340.410	O&M PRODUCT OR SERVICE	Chlorine & Cylinder rental for bot
11-771	HURRICANE CITY WATER DEPT	55021	4/22/2026	4/22/2026	\$958.00	516340.410	O&M PRODUCT OR SERVICE	Power for Ash Creek Springs @
					633.00	516340.410	O&M PRODUCT OR SERVICE	Chlorine & Cylinder rental for bot
					325.00	516340.410	O&M PRODUCT OR SERVICE	Chlorine & Cylinder rental for bot
	Vendor Total:				\$1,187.00			
104078	HURST'S TOTAL PEST CONTROL	54956	3/28/2026	3/28/2026	\$170.00	104140.280	Admin UTILITIES	
					122.40	516660.280	Admin UTILITIES	
					42.50	556350.250	Drainage EQUIPMENT OPERA	
					5.10	516660.450	Admin SYSTEMS MAINTENAN	Clay
600029716	Intermountain WorkMed	55022	4/7/2026	4/7/2026	\$75.00	516660.450	Admin SYSTEMS MAINTENAN	Clay
					75.00	516660.450	Admin SYSTEMS MAINTENAN	Clay
RFD 100041905.	Interstate Homes	54975	4/1/2026	4/1/2026	\$233.76	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041905 - Int
					233.76	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041905 - Int
2026065 PO# 6436	INTERSTATE ROCK PRODUCTS	55023	4/15/2026	4/15/2026	\$15,680.00	104410.745	Streets STREET IMPROVEME	Road work on 100 West
					15,680.00	104410.745	Streets STREET IMPROVEME	Road work on 100 West

La Verkin City
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0426	Iverson, Moses	55054	4/28/2026	4/28/2026	\$405.00	104540.120	Rec PART TIME EMPLOYEES	27 hours @ \$15 per hour
79-154548 PO# 6414	JOHNSON, MARIDEE	54998	4/9/2026	4/9/2026	\$721.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Donut order for Easter breakfast
042026	LaVerkin City Office	55038	4/23/2026	4/23/2026	\$1,000.00	516340.455	O&M FUTURE REPAIR & REPL	Opening deposit for capital facilit
9614659	Layton, Heather	55025	4/7/2026	4/7/2026	\$54.34	104540.610	Rec EVENTS, FAIRS, & FESTI	Float paint
PR040326-147	LEGAL SHIELD	55026	4/7/2026	4/7/2026	\$100.28	102225	Misc Payable	LegalShield
PR041726-147	LEGAL SHIELD	55026	4/22/2026	4/22/2026	\$112.26	102225	Misc Payable	LegalShield
	Vendor Total:				\$212.54			
EA1668338	Les Olson	54958	3/27/2026	3/27/2026	\$232.13	104140.240	Admin OFFICE EXPENSE, SUP	
					123.03	516660.240	Admin OFFICE EXPENSE, SUP	
					69.64	536310.240	Irrigation OFFICE EXPENSE, S	
					11.60	536350.240	Drainage OFFICE EXPENSE, S	
					27.86			
032626	McMahon, Macon	54959	3/26/2026	3/26/2026	\$53.60	104210.230	Police TRAVEL & TRAINING	Helping at Chiefs Conference
972792	NAPA AUTO PARTS	55000	4/7/2026	4/7/2026	\$83.83	104160.250	Bldg EQUIPMENT OPERATING	
					1.67	104410.250	Streets EQUIPMENT OPERATI	
					14.25	104510.250	Parks EQUIPMENT OPERATI	
					5.87	516340.250	O&M EQUIPMENT OPERATI	
					35.21	536310.250	Irrigation EQUIPMENT OPERA	
					11.74	556350.250	Drainage EQUIPMENT OPERA	
					15.09			
974178	NAPA AUTO PARTS	55000	4/15/2026	4/15/2026	\$25.98	104160.250	Bldg EQUIPMENT OPERATING	
					0.51	104410.250	Streets EQUIPMENT OPERATI	
					4.42	104510.250	Parks EQUIPMENT OPERATI	
					1.82	516340.250	O&M EQUIPMENT OPERATI	
					10.91	536310.250	Irrigation EQUIPMENT OPERA	
					3.64	556350.250	Drainage EQUIPMENT OPERA	
					4.68			
974417	NAPA AUTO PARTS	55027	4/16/2026	4/16/2026	\$142.36	104160.250	Bldg EQUIPMENT OPERATING	Yellow paint, WD40 and FST GR
					2.85	104410.250	Streets EQUIPMENT OPERATI	
					24.20	104510.250	Parks EQUIPMENT OPERATI	
					9.97	516340.250	O&M EQUIPMENT OPERATI	
					59.79	536310.250	Irrigation EQUIPMENT OPERA	
					19.93	556350.250	Drainage EQUIPMENT OPERA	
					25.62			
975357	NAPA AUTO PARTS	55027	4/22/2026	4/22/2026	\$374.29	104160.250	Bldg EQUIPMENT OPERATING	Hitch
					7.49	104410.250	Streets EQUIPMENT OPERATI	
					63.63	104510.250	Parks EQUIPMENT OPERATI	
					26.20	516340.250	O&M EQUIPMENT OPERATI	
					157.20	536310.250	Irrigation EQUIPMENT OPERA	
					52.40	556350.250	Drainage EQUIPMENT OPERA	
					67.37			
975360	NAPA AUTO PARTS	55027	4/22/2026	4/22/2026	\$92.94	104160.250	Bldg EQUIPMENT OPERATING	Battery
					1.86			

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975364	NAPA AUTO PARTS	55027	4/22/2026	4/22/2026	\$28.79	104160.250	Streets EQUIPMENT OPERATI	Hitch lock and Black Ice 3pk
					0.58	104410.250	Parks EQUIPMENT OPERATI	
					4.89	104510.250	O&M EQUIPMENT OPERATI	
					2.02	516340.250	Irrigation EQUIPMENT OPERA	
					12.09	13.01	Drainage EQUIPMENT OPERA	
					4.03	536310.250		
					5.18	556350.250		
	Vendor Total:				\$748.19			
3431	NORFIELD	54960	4/1/2026	4/1/2026	\$431.25	104160.250	Bldg EQUIPMENT OPERATING	Annual Renewal-Locator LOGIX
					8.61	104410.250	Streets EQUIPMENT OPERATI	
					73.31	104510.250	Parks EQUIPMENT OPERATI	
					30.19	516340.250	O&M EQUIPMENT OPERATI	
					181.13	104510.250	Irrigation EQUIPMENT OPERA	
					60.38	536310.250	Drainage EQUIPMENT OPERA	
					77.63	556350.250		
	Vendor Total:				\$126.95			
RFD 100040953.	Peart, Willard J.	55028	4/17/2026	4/17/2026	\$126.95	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100040953 - Pe
788855	PEHP	55029	4/15/2026	4/15/2026	\$22,589.04	101562	PEHP/AFLAC Insurance Clearin	Health Insurance
					22,589.04			
042026	PEHP Group Insurance	55030	4/20/2026	4/20/2026	\$967.80	101563	PEHP Life Insurance Clearing	Life Insurance
					967.80			
US450199-6 PO# 6399	Pictometry	54976	4/2/2026	4/2/2026	\$1,200.00	104240.460	Inspect ENGINEER	Mapping used by us and our eng
58781	Pro Playgrounds	54978	4/6/2026	4/6/2026	\$14,999.00	104510.270	Parks B&G OPERATION AND	Wood Fiber Playground Mulch
					14,999.00			
R10401262	REBER, FAY E	ACH.0406260917.11017	4/1/2026	4/1/2026	\$11,000.00	104140.311	Admin ATTORNEY	
					11,000.00			
1252513	RED MOUNTAIN TECHNOLOGY SOLU	55001	4/15/2026	4/15/2026	\$438.38	104210.250	Police EQUIPMENT OPERATI	Phone System
					438.38			
1252514	RED MOUNTAIN TECHNOLOGY SOLU	55001	4/15/2026	4/15/2026	\$429.60	104140.290	Admin TELEPHONE/COMMUNI	Phone system
					429.60			
20833A PO# 6443	RED MOUNTAIN TECHNOLOGY SOLU	55055	4/24/2026	4/24/2026	\$4,065.17	104160.270	Bldg B&G OPERATION AND M	Work on Door Access
20898 PO# 6430	RED MOUNTAIN TECHNOLOGY SOLU	55031	4/16/2026	4/16/2026	\$525.00	104160.270	Bldg B&G OPERATION AND M	Work on Council Chambers Doo
	Vendor Total:				\$5,458.15			
2354 PO# 6406	RESCUE PLUMBING LLC	55002	4/7/2026	4/7/2026	\$1,015.00	516340.450	O&M SYSTEMS MAINTENANC	Work on Water Repairs at 625 N
77946	ROADRUNNER AUTOMOTIVE AND DI	55003	4/14/2026	4/14/2026	\$143.31	104210.450	Police VEHICLE MAINTANCE	Front brake pads for 21 Dodge-T
					143.31			
78031	ROADRUNNER AUTOMOTIVE AND DI	55056	4/27/2026	4/27/2026	\$40.76	104210.450	Police VEHICLE MAINTANCE	Install wiper blade
					40.76			
	Vendor Total:				\$184.07			
0016-0426	ROCKY MOUNTAIN POWER	55032	4/15/2026	4/15/2026	\$109.11	104253.280	Animal UTILITIES	Animal shelter
					109.11			

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0017-0426	ROCKY MOUNTAIN POWER	55032	4/15/2026	4/15/2026	\$4,268.16	104140.280	Admin UTILITIES	1/2 111 S Main + 435 N Main
					644.63	104210.280	Police UTILITIES	1/2 111 S Main
					204.18	104410.280	Streets UTILITIES	Street lights
					2,736.74	104510.280	Parks UTILITIES	Parks
					232.61	516660.280	Admin UTILITIES	pump station
					424.50	536310.250	Irrigation EQUIPMENT OPERA	filter station
					25.50			
					\$30.55			
					30.55	104510.280	Parks UTILITIES	84 W 500 N park
					\$4,407.82			
0124-0426	ROCKY MOUNTAIN POWER	55032	4/7/2026	4/7/2026	\$125.00	104210.230	Police TRAVEL & TRAINING	Professional Services with Rowd
52534	S & S Counseling	54979	3/30/2026	3/30/2026	125.00	104210.230	Police TRAVEL & TRAINING	Professional Services with Rowd
52620	S & S Counseling	54979	4/7/2026	4/7/2026	\$1,500.00	104210.230	Police TRAVEL & TRAINING	Professional Services with Rowd
PO# 6409					1,500.00			
					\$1,625.00			
6976631	SCHOLZEN PRODUCTS CO INC	54961	3/26/2026	3/26/2026	(\$251.80)	516340.450	O&M SYSTEMS MAINTENANC	Return female adapter, insert sti
					-251.80			
6977335	SCHOLZEN PRODUCTS CO INC	54961	3/30/2026	3/30/2026	\$21.54	516340.450	O&M SYSTEMS MAINTENANC	Plug threaded PVC and cap thre
					21.54			
6977378	SCHOLZEN PRODUCTS CO INC	54961	3/30/2026	3/30/2026	\$24.10	516340.450	O&M SYSTEMS MAINTENANC	Coupling, Bushing, Female adap
					24.10			
6977823	SCHOLZEN PRODUCTS CO INC	54961	3/31/2026	3/31/2026	\$77.37	104160.250	Bldg EQUIPMENT OPERATING	Blades and wrench set
					1.54	104410.250	Streets EQUIPMENT OPERATI	
					13.15	104510.250	Parks EQUIPMENT OPERATIN	
					5.42	516340.250	O&M EQUIPMENT OPERATI	
					32.50	536310.250	Irrigation EQUIPMENT OPERA	
					10.83	556350.250	Drainage EQUIPMENT OPERA	
					13.93			
					\$1,540.07			
6978076	SCHOLZEN PRODUCTS CO INC	54980	4/2/2026	4/2/2026	1,540.07	516340.450	O&M SYSTEMS MAINTENANC	Leak Repair
PO# 6404								
6978270	SCHOLZEN PRODUCTS CO INC	54980	4/2/2026	4/2/2026	\$343.05	516340.450	O&M SYSTEMS MAINTENANC	PVC, blue glue, purple primer an
					343.05			
6978322	SCHOLZEN PRODUCTS CO INC	54980	4/2/2026	4/2/2026	\$24.48	516340.450	O&M SYSTEMS MAINTENANC	Coupling and compression PVC
					24.48			
6978853	SCHOLZEN PRODUCTS CO INC	55004	4/6/2026	4/6/2026	\$42.80	516340.450	O&M SYSTEMS MAINTENANC	Mesh Screen
					42.80			
6978911	SCHOLZEN PRODUCTS CO INC	55004	4/6/2026	4/6/2026	\$13.28	516340.450	O&M SYSTEMS MAINTENANC	Coupling
					13.28			
6978997	SCHOLZEN PRODUCTS CO INC	55004	4/6/2026	4/6/2026	\$472.80	516340.450	O&M SYSTEMS MAINTENANC	90 PVC, Coupling, Bushing and
					472.80			
6979299	SCHOLZEN PRODUCTS CO INC	55004	4/7/2026	4/7/2026	\$7.69	516340.450	O&M SYSTEMS MAINTENANC	90 PVC and couplings
					7.69			
6979564	SCHOLZEN PRODUCTS CO INC	55004	4/8/2026	4/8/2026	\$69.68	516340.450	O&M SYSTEMS MAINTENANC	Irrigation supplies
					69.68			
6979597	SCHOLZEN PRODUCTS CO INC	55004	4/8/2026	4/8/2026	\$23.86	516340.450	O&M SYSTEMS MAINTENANC	3 Tee SST PVC
					23.86			
6979946	SCHOLZEN PRODUCTS CO INC	55004	4/9/2026	4/9/2026	\$217.70	516340.450	O&M SYSTEMS MAINTENANC	Brass gate valve and compressi
					217.70			

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6980844	SCHOLZEN PRODUCTS CO INC	55004	4/13/2026	4/13/2026	\$2.79	516340.450	O&M SYSTEMS MAINTENANC	CAP SS PVC 2 different sizes
6980647	SCHOLZEN PRODUCTS CO INC	55004	4/13/2026	4/13/2026	\$44.17	516340.450	O&M SYSTEMS MAINTENANC	Chlorine pillows
6980727	SCHOLZEN PRODUCTS CO INC	55004	4/13/2026	4/13/2026	\$123.87	516340.450	O&M SYSTEMS MAINTENANC	360 West supplies
6981003 PO# 6438	SCHOLZEN PRODUCTS CO INC	55033	4/22/2026	4/22/2026	\$546.37	516340.450	O&M SYSTEMS MAINTENANC	Water Main repair
6981060	SCHOLZEN PRODUCTS CO INC	55004	4/14/2026	4/14/2026	(\$62.14)	516340.450	O&M SYSTEMS MAINTENANC	Refund for 500 North project
6982145	SCHOLZEN PRODUCTS CO INC	55033	4/20/2026	4/20/2026	\$212.35	516340.450	O&M SYSTEMS MAINTENANC	Refund for 500 North project
6982938	SCHOLZEN PRODUCTS CO INC	55057	4/22/2026	4/22/2026	\$55.90	516340.450	O&M SYSTEMS MAINTENANC	3 Compression CPLG PVC
6984200	SCHOLZEN PRODUCTS CO INC	55057	4/28/2026	4/28/2026	\$18.72	516340.450	O&M SYSTEMS MAINTENANC	Irrigation supplies
6984264	SCHOLZEN PRODUCTS CO INC	55057	4/28/2026	4/28/2026	\$102.30	516340.450	O&M SYSTEMS MAINTENANC	Irrigation supplies
					2.05	104160.250	Bldg EQUIPMENT OPERATING	Water
					17.39	104410.250	Streets EQUIPMENT OPERATI	
					7.16	104510.250	Parks EQUIPMENT OPERATI	
					42.97	516340.250	O&M EQUIPMENT OPERATI	
					14.32	536310.250	Irrigation EQUIPMENT OPERA	
					18.41	556350.250	Drainage EQUIPMENT OPERA	
					\$3,670.95			
53584041326	Shred St. George	55005	4/13/2026	4/13/2026	\$39.95	104140.280	Admin UTILITIES	
					28.76	516660.280	Admin UTILITIES	
					1.20	556350.250	Drainage EQUIPMENT OPERA	
73835	Smith Hartvigsen, PLLC	55006	3/31/2026	3/31/2026	\$67.00	104140.311	Admin ATTORNEY	Change Application with Division
Refund: 1000406	Soto, Silvia	55034	4/20/2026	4/20/2026	\$121.92	511311	Accounts Receivable	Refund: 100040687 - Soto, Silv
6260076562 PO# 6422	Southern Tire Mart	55007	4/14/2026	4/14/2026	\$873.24	104210.450	Police VEHICLE MAINTANCE	Patrol truck tires F-150
418153	Southwest Utah Public Health Departme	55008	4/2/2026	4/2/2026	\$225.00	516660.460	Admin CONTRACTED SERVIC	Bacterial Analysis for drinking w
0426 PO# 6402	Spendlove Family Trust	54981	4/2/2026	4/2/2026	\$18,259.71	104510.415	Parks Trails	Payment for regional trail
7009369129	STAPLES	54982	4/1/2026	4/1/2026	\$365.38	104140.240	Admin OFFICE EXPENSE, SUP	
					193.65	516660.240	Admin OFFICE EXPENSE, SUP	
					18.27	536310.240	Irrigation OFFICE EXPENSE, S	
					43.85	556350.240	Drainage OFFICE EXPENSE, S	
040126	State Of Utah	54962	4/1/2026	4/1/2026	\$315.89	103221	Building Permits	Building permit fee surcharge

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040126	Steglich, Chayse	54983	4/1/2026	4/1/2026	\$195.00	104540.120	Rec PART TIME EMPLOYEES	Wanlass Park Bathroom
R10401263	STEGlich, RYKER	54984	4/1/2026	4/1/2026	\$400.00	104540.120	Rec PART TIME EMPLOYEES	Website / Social media
5370894 PO# 6416	STEPHEN WADE CHRYSLER	55009	4/13/2026	4/13/2026	\$1,245.75	104210.450	Police VEHICLE MAINTANCE	Patrol truck engine repair and ne
040126	STEWART, MICHELE	54985	4/1/2026	4/1/2026	\$180.00	104540.120	Rec PART TIME EMPLOYEES	Power Plant Park cleaning
ARIV1011763	SUNRISE ENGINEERING INC	55035	4/6/2026	4/6/2026	\$10,336.00		Construction in progress	East SD Trunk Line PH1
ARIV1011764	SUNRISE ENGINEERING INC	55010	4/7/2026	4/7/2026	\$1,128.75	511601	Subdivision set up fee	Miscellaneous Services
					456.75	103691	Subdivision set up fee	Chaco Ridge
					432.00	103691	O&M SYSTEMS MAINTENANC	Sunset View Booster Pump revi
					48.00	516340.450	O&M SYSTEMS MAINTENANC	2025 Lead Service Line Replace
					192.00	516340.450		
ARIV1011765	SUNRISE ENGINEERING INC	55035	4/7/2026	4/7/2026	\$2,614.00	104240.120	Inspect PART TIME EMPLOYE	City Planner Services
					2,614.00			
	Vendor Total:				\$14,078.75			
435-0426	TDS BAJA Broadband	55058	4/19/2026	4/19/2026	\$36.04	104140.280	Admin UTILITIES	435 N Main
PPP-0426	TDS BAJA Broadband	55058	4/22/2026	4/22/2026	\$109.95	104510.280	Parks UTILITIES	Power Plant Park
RWP-0426	TDS BAJA Broadband	55058	4/22/2026	4/22/2026	\$109.95	104510.280	Parks UTILITIES	Riverwood Park
VP-0426	TDS BAJA Broadband	55058	4/19/2026	4/19/2026	\$109.95	104510.280	Parks UTILITIES	Vintage park
ZVP-0426	TDS BAJA Broadband	55058	4/19/2026	4/19/2026	\$109.95	104510.280	Parks UTILITIES	Zion View Park
	Vendor Total:				\$475.84			
11287	Tech Legion	54964	4/1/2026	4/1/2026	\$1,903.10	104140.315	Admin COMPUTER EQUIPME	
					570.93	104210.315	Police COMPUTER EQUIPMEN	
					570.93	516660.315	Admin SOFTWARE OR INFOR	
					456.74	536310.315	IrrigationCOMPUTER EQUIPM	
					152.25	556350.315	Drainage SOFTWARE & COMP	
176008	THE DESERT VET ANIMAL HOSPITAL	55011	3/26/2026	3/26/2026	\$15.80	104253.250	Animal EQUIPMENT OPERATI	Glucose test for Cami
					15.80			
0426	U.S. POSTAL SERVICE	54942	4/1/2026	4/1/2026	\$804.49	104140.240	Admin OFFICE EXPENSE, SUP	
					426.38	516660.240	Admin OFFICE EXPENSE, SUP	
					241.35	536310.240	Irrigation OFFICE EXPENSE, S	
					40.22	556350.240	Drainage OFFICE EXPENSE, S	
					96.54			
0526	U.S. POSTAL SERVICE	55059	4/28/2026	4/28/2026	\$788.11	104140.240	Admin OFFICE EXPENSE, SUP	
					417.70	516660.240	Admin OFFICE EXPENSE, SUP	
					236.43	536310.240	Irrigation OFFICE EXPENSE, S	
					39.41	556350.240	Drainage OFFICE EXPENSE, S	
					94.57			
	Vendor Total:				\$1,592.60			
178898-1	Uniform Center	54988	4/3/2026	4/3/2026	\$191.00	104210.250	Police EQUIPMENT OPERATIN	Gino
					191.00			

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042826	UTAH DEPARTMENT OF TRANSPORT	55060	4/28/2026	4/28/2026	\$342.17	104620.610	Comm COMMUNITY DEVELOP	Work on Fence for SR-9 La Verk
2654100144	UTAH DEPARTMENT OF TRANSPORT	55060	4/14/2026	4/14/2026	\$90.00	104160.270	Bldg B&G OPERATION AND M	Annual Outdoor Advertising Per
	Vendor Total:				\$432.17			
1625163	UTAH LOCAL GOVERNMENT TRUST	40727	4/1/2026	4/1/2026	\$2,363.78	101564	Workers Comp Clearing	Workers Compensation Monthly
04162026	UTAH RETIREMENT SYSTEMS	40729	4/7/2026	4/7/2026	(\$0.01)	104140.130	Admin EMPLOYEE BENEFITS	Offsetting URS payment - off by
041726	UTAH RETIREMENT SYSTEMS	40730	4/17/2026	4/17/2026	\$2.73	104140.130	Admin EMPLOYEE BENEFITS	URS interest charge
PR040326-501	UTAH RETIREMENT SYSTEMS	40729	4/7/2026	4/7/2026	\$13,266.91	102223	Retirement Payable	401k Retirement
					890.58	102223	Retirement Payable	457 Roth IRA
					10,587.55	102223	Retirement Payable	457 Roth IRA
					928.90	102223	Retirement Payable	Additional 401k
					649.00	102223	Retirement Payable	457 Loan
					210.88	102223	Retirement Payable	
PR041726-501	UTAH RETIREMENT SYSTEMS	42227	4/22/2026	4/22/2026	\$14,044.84	102223	Retirement Payable	401k Retirement
					757.04	102223	Retirement Payable	457 Roth IRA
					11,299.02	102223	Retirement Payable	Additional 401k
					928.90	102223	Retirement Payable	457 Loan
					649.00	102223	Retirement Payable	
					200.00	102223	Retirement Payable	
					210.88	102223	Retirement Payable	
	Vendor Total:				\$27,314.47			
16 - 2010 Irrigatio	UTAH STATE DIVISION OF FINANCE	55013	4/8/2026	4/8/2026	\$11,000.00	532510.2	2010 Irrigation Water Revenue	Principal - 2010 Irrigation Water
PR040326-449	Utah State Tax Commission		4/7/2026	4/7/2026	\$2,634.69	102222	State Withholding	State Income Tax
PR041726-449	Utah State Tax Commission		4/22/2026	4/22/2026	\$2,726.49	102222	State Withholding	State Income Tax
	Vendor Total:				\$5,361.18			
6140996864	VERIZON WIRELESS	55036	4/13/2026	4/13/2026	\$728.59	104140.290	Admin TELEPHONE/COMMUNI	
					106.94	104210.290	Police TELEPHONE	
					412.06	104253.250	Animal EQUIPMENT OPERATI	
					82.68	516860.290	Admin TELEPHONE & COMMU	
					71.60	536310.290	Irrigation TELEPHONE & COM	
					27.66	556350.250	Drainage EQUIPMENT OPERA	
					27.65			
206609	WASHINGTON CO SOLID WASTE	55014	3/31/2026	3/31/2026	\$30,034.94	546260.410	Garbage PAYMENT TO WASH	March 2026
					30,034.94			
1QuarterHCP202	WASHINGTON COUNTY TREASURER	54990	4/6/2026	4/6/2026	\$1,022.31	103801.4	Impact fees - HCP	HCP Pass through fees 1st Quar
VA FY25-26 2	WASHINGTON COUNTY TREASURER	54966	3/31/2026	3/31/2026	\$2,000.00	104210.410	Police DAT/INVESTIGATION/DI	Jan 26-June 26 Victim Advocate
	Vendor Total:				\$3,022.31			
100	WCWCD	55015	4/3/2026	4/3/2026	(\$906.30)	516660.260	Admin WCWCD Excess surchar	Excess Water Surcharge
					-906.30			

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54834	WCWCD	55015	3/31/2026	3/31/2026	\$3,270.16	516660.410	Admin PRODUCT OR SERVIC	Water Development Surcharge
54842	WCWCD	55015	3/31/2026	3/31/2026	\$1,854.85	516660.260	Admin WCWCD	Excess surchar Excess Water Conservation Sur
54853	WCWCD	55015	3/31/2026	3/31/2026	\$6,842.30	516660.440	Admin CONNECTION COSTS	Residential connections
	Vendor Total:				\$11,961.01			
R10401264	Weeks, James	ACH.0406260917.7220	4/1/2026	4/1/2026	\$1,500.00	104140.311	Admin ATTORNEY	
SS000610408 PO# 6439	WHEELER CAT	55037	4/22/2026	4/22/2026	\$5,667.21	104410.250	Streets EQUIPMENT OPERATI	Backhoe repair
					2,000.00	516340.450	O&M SYSTEMS MAINTENANC	Backhoe repair
INV-XPR033856	Xpress Bill Pay	40726	3/31/2026	3/31/2026	\$1,343.25	104140.460	Admin CONTRACT SERVICES	
007080 PO# 6407	ZIONS FIRST NATIONAL BANK CC		4/7/2026	4/7/2026	\$20.65	104140.230	Admin TRAVEL & TRAINING	Managers Monthly Luncheon
008267	ZIONS FIRST NATIONAL BANK CC		4/8/2026	4/8/2026	\$15.90	104210.250	Police EQUIPMENT OPERATIN	Chick-til-A
013439	ZIONS FIRST NATIONAL BANK CC		4/13/2026	4/13/2026	\$80.00	104253.230	Animal TRAVEL & TRAINING	Las Lupitas Mexican
016041	ZIONS FIRST NATIONAL BANK CC		4/16/2026	4/16/2026	\$87.22	104160.270	Blgd B&G OPERATION AND M	Walmart
016323	ZIONS FIRST NATIONAL BANK CC		4/16/2026	4/16/2026	\$177.35	104210.450	Police VEHICLE MAINTANCE	Costco
016555	ZIONS FIRST NATIONAL BANK CC		4/16/2026	4/16/2026	\$89.16	104111.230	Council TRAVEL & TRAINING	Coffee Kettle
022680	ZIONS FIRST NATIONAL BANK CC		4/22/2026	4/22/2026	\$63.42	104540.610	Rec EVENTS, FAIRS, & FESTI	Treats for 4th Grade Foresters
029379	ZIONS FIRST NATIONAL BANK CC		4/29/2026	4/29/2026	\$198.15	104210.240	Police OFFICE EXPENSE, SUP	Gift cards
033126	ZIONS FIRST NATIONAL BANK CC		3/31/2026	3/31/2026	\$28.34	104140.210	Admin BOOKS, SUBSCRIPTION	Notary stamp -Christy
0410625 PO# 6397	ZIONS FIRST NATIONAL BANK CC		3/30/2026	3/30/2026	\$1,519.38	516660.315	Admin SOFTWARE OR INFOR	Processor and 4 memory update
					558.63	516660.315	Admin SOFTWARE OR INFOR	Processor and 4 memory update
042426	ZIONS FIRST NATIONAL BANK CC		4/24/2026	4/24/2026	\$8.50	104160.250	Bldg EQUIPMENT OPERATING	Wash Kaige's truck
					0.16	104410.250	Streets EQUIPMENT OPERATI	
					1.45	104510.250	Parks EQUIPMENT OPERATI	
					0.60	516340.250	O&M EQUIPMENT OPERATI	
					3.57	536310.250	Irrigation EQUIPMENT OPERA	
					1.19	556350.250	Drainage EQUIPMENT OPERA	
042926 PO# 6417	ZIONS FIRST NATIONAL BANK CC		4/14/2026	4/14/2026	\$799.98	104210.250	Police EQUIPMENT OPERATIN	2 Insta360 Camera
062626	ZIONS FIRST NATIONAL BANK CC		3/26/2026	3/26/2026	\$23.68	104140.240	Admin OFFICE EXPENSE, SUP	Wondershare and Foreign Tran
1041213	ZIONS FIRST NATIONAL BANK CC		4/21/2026	4/21/2026	\$351.82	104410.745	Streets STREET IMPROVEME	Warne

La Verkin City
 Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
1277816826 PO# 6429 1801847	ZIONS FIRST NATIONAL BANK CC		4/16/2026	4/16/2026	\$871.62	104140.315	Admin COMPUTER EQUIPME	Animal Control Laptop Computer
2026	ZIONS FIRST NATIONAL BANK CC		4/2/2026	4/2/2026	\$39.60	104540.610	Rec EVENTS, FAIRS, & FESTI	Float supplies
20260428000060	ZIONS FIRST NATIONAL BANK CC		4/1/2026	4/1/2026	\$130.00	104140.210	Admin BOOKS, SUBSCRIPTION	UMCA Membership annual fee
3548707321506 PO# 6444	ZIONS FIRST NATIONAL BANK CC		4/28/2026	4/28/2026	\$225.00	104140.230	Admin TRAVEL & TRAINING	Nancy Business License Trainin
3597849	ZIONS FIRST NATIONAL BANK CC		4/27/2026	4/27/2026	\$19.48	104140.240	Admin OFFICE EXPENSE, SUP	Staff Picture for the Highway
376737	ZIONS FIRST NATIONAL BANK CC		4/6/2026	4/6/2026	\$33.18	104140.240	Admin OFFICE EXPENSE, SUP	Wall Clock for Christy
5397867	ZIONS FIRST NATIONAL BANK CC		4/1/2026	4/1/2026	\$445.00	104140.230	Admin TRAVEL & TRAINING	UMCA conf for N Cline
611200531536 PO# 6441	ZIONS FIRST NATIONAL BANK CC		4/3/2026	4/3/2026	\$56.72	104540.610	Rec EVENTS, FAIRS, & FESTI	Grand Marshal Float
6227437	ZIONS FIRST NATIONAL BANK CC		4/23/2026	4/23/2026	\$141.93	104540.610	Rec EVENTS, FAIRS, & FESTI	Tree for 4th Grade Foresters
7261-1	ZIONS FIRST NATIONAL BANK CC		4/2/2026	4/2/2026	\$195.71	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
7261-1a	ZIONS FIRST NATIONAL BANK CC		4/27/2026	4/27/2026	\$319.10		Bldg EQUIPMENT OPERATING	Sod cutter rental H.E.R.
					6.38	104160.250	Streets EQUIPMENT OPERATI	
					54.25	104410.250	Parks EQUIPMENT OPERATIN	
					22.34	104510.250	O&M EQUIPMENT OPERATIN	
					134.02	516340.250	Irrigation EQUIPMENT OPERA	
					44.67	536310.250	Drainage EQUIPMENT OPERA	
					57.44	556350.250		
					(\$48.18)		Bldg EQUIPMENT OPERATING	Refund from sod cutter rental H.
					-0.96	104160.250	Streets EQUIPMENT OPERATI	
					-8.19	104410.250	Parks EQUIPMENT OPERATIN	
					-3.37	104510.250	O&M EQUIPMENT OPERATIN	
					-20.24	516340.250	Irrigation EQUIPMENT OPERA	
					-6.75	536310.250	Drainage EQUIPMENT OPERA	
					-8.67	556350.250		
7799441	ZIONS FIRST NATIONAL BANK CC		4/2/2026	4/2/2026	\$408.80	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
8455461	ZIONS FIRST NATIONAL BANK CC		4/2/2026	4/2/2026	\$19.90	104540.610	Rec EVENTS, FAIRS, & FESTI	Float supplies
9395 PO# 6396	ZIONS FIRST NATIONAL BANK CC		3/30/2026	3/30/2026	\$1,250.00	104410.250	Streets EQUIPMENT OPERATI	Spray in bed
9735458	ZIONS FIRST NATIONAL BANK CC		4/2/2026	4/2/2026	\$21.26	104540.610	Rec EVENTS, FAIRS, & FESTI	Festival Christmas tree
HX0023224558	ZIONS FIRST NATIONAL BANK CC		4/21/2026	4/21/2026	\$253.78	104210.250	Police EQUIPMENT OPERATIN	
VP_69MDN9TV	ZIONS FIRST NATIONAL BANK CC		3/27/2026	3/27/2026	\$36.27	104210.240	Police OFFICE EXPENSE, SUP	Business cards- Police
VWN5TM1YJ7 PO# 6432	ZIONS FIRST NATIONAL BANK CC		4/16/2026	4/16/2026	\$370.00	104111.230	Council TRAVEL & TRAINING	Registration for League - Amand

**La Verkin City
Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices**

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
PR033126-234	ZIONS FIRST NATIONAL BANK	40626	4/3/2026	4/3/2026	\$8,252.72			
	Vendor Total:				\$8,252.72			
PR040326-234	ZIONS FIRST NATIONAL BANK	40726	4/7/2026	4/7/2026	\$16,265.38			
	Vendor Total:				\$16,265.38			
PR041726-234	ZIONS FIRST NATIONAL BANK	42226	4/22/2026	4/22/2026	\$16,821.03			
	Vendor Total:				\$16,821.03			
					8,285.92	102221	FICA & FWT Withholding	Social Security Tax
					1,937.90	102221	FICA & FWT Withholding	Medicare Tax
					6,597.21	102221	FICA & FWT Withholding	Federal Income Tax
					\$33,687.23			
					\$407,674.25			
					25,417.08	101562	PEHP/AFLAC Insurance Clearin	GL Account Summary
					987.80	101563	Workers Comp Clearing	PEHP Life Insurance Clearing
					2,363.78	101564	FICA & FWT Withholding	Workers Comp Clearing
					33,687.23	102221	FICA & FWT Withholding	FICA & FWT Withholding
					5,361.18	102222	Retirement Payable	State Withholding
					27,311.75	102223	Health Savings Account	Retirement Payable
					5,512.74	102224	Misc Payable	Health Savings Account
					212.54	102225	Building Permits	Misc Payable
					315.89	103221	Subdivision set up fee	Building Permits
					1,388.75	103691	Impact fees - HCP	Subdivision set up fee
					1,022.31	103801.4	Council TRAVEL & TRAINING	Impact fees - HCP
					459.16	104111.230	Police JUSTICE COURT	Council TRAVEL & TRAINING
					1,041.05	104121.240	Admin EMPLOYEE BENEFITS	Police JUSTICE COURT
					10.47	104140.130	Admin BOOKS, SUBSCRIPTION	Admin EMPLOYEE BENEFITS
					158.34	104140.210	Admin TRAVEL & TRAINING	Admin BOOKS, SUBSCRIPTION
					690.65	104140.230	Admin OFFICE EXPENSE, SUP	Admin TRAVEL & TRAINING
					1,786.88	104140.240	Admin EQUIPMENT OPERATI	Admin OFFICE EXPENSE, SUP
					527.26	104140.250	Admin TELEPHONE/COMMUNI	Admin EQUIPMENT OPERATI
					1,580.85	104140.280	Admin ATTORNEY	Admin TELEPHONE/COMMUNI
					536.54	104140.290	Admin COMPUTER EQUIPME	Admin ATTORNEY
					12,567.00	104140.311	Admin CONTRACT SERVICES	Admin COMPUTER EQUIPME
					1,442.55	104140.315	Bldg EQUIPMENT OPERATING	Admin CONTRACT SERVICES
					1,343.25	104140.460	Police EMPLOYEE BENEFITS	Bldg EQUIPMENT OPERATING
					353.57	104160.250	Police TRAVEL & TRAINING	Bldg B&G OPERATION AND M
					13,734.45	104160.270	Police OFFICE EXPENSE, SUP	Police EMPLOYEE BENEFITS
					5.50	104210.130	Police EQUIPMENT OPERATI	Police TRAVEL & TRAINING
					1,678.60	104210.230	Police UTILITIES	Police OFFICE EXPENSE, SUP
					252.74	104210.240	Police TELEPHONE	Police EQUIPMENT OPERATI
					5,276.71	104210.250	Police COMPUTER EQUIPMEN	Police UTILITIES
					324.73	104210.280	Police DAT/INVESTIGATION/DI	Police TELEPHONE
					412.06	104210.290	Police VEHICLE MAINTANCE	Police COMPUTER EQUIPMEN
					570.93	104210.315	Inspect PART TIME EMPLOYE	Police DAT/INVESTIGATION/DI
					2,747.00	104210.410	Inspect ENGINEER	Police VEHICLE MAINTANCE
					15,281.41	104210.450	Animal TRAVEL & TRAINING	Inspect PART TIME EMPLOYE
					2,614.00	104240.120	Animal EQUIPMENT OPERATI	Inspect ENGINEER
					1,680.00	104240.460		Animal TRAVEL & TRAINING
					80.00	104253.230		Animal EQUIPMENT OPERATI
					395.01	104253.250		Animal EQUIPMENT OPERATI

La Verkin City
 Invoice Register: 3/26/2026 to 4/29/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					3,588.01	104253.270	Animal B&G OPERATIONS AN	
					109.11	104253.280	Animal UTILITIES	
					4,787.85	104410.250	Streets EQUIPMENT OPERATI	
					2,736.74	104410.280	Streets UTILITIES	
					18,881.78	104410.745	Streets STREET IMPROVEME	
					1,559.23	104510.250	Parks EQUIPMENT OPERATIN	
					14,999.00	104510.270	Parks B&G OPERATION AND	
					783.17	104510.280	Parks UTILITIES	
					18,259.71	104510.415	Parks Trails	
					1,830.00	104540.120	Rec PART TIME EMPLOYEES	
					117.01	104540.270	Rec B&G OPERATION AND MA	
					2,516.75	104540.610	Rec EVENTS, FAIRS, & FESTI	
					1,842.17	104620.610	Comm COMMUNITY DEVELOP	
					243,122.29		Total	
					121.92	511311	Accounts Receivable	
					10,336.00	511601	Construction in progress	
					698.85	512330	Turn on Fee/Renter Deposit	
					3,799.40	516340.250	O&M EQUIPMENT OPERATIN	
					1,187.00	516340.410	O&M PRODUCT OR SERVICE	
					11,624.91	516340.450	O&M SYSTEMS MAINTENANC	
					1,000.00	516340.455	O&M FUTURE REPAIR & REPL	
					7.75	516660.130	Admin EMPLOYEE BENEFITS	
					968.22	516660.240	Admin OFFICE EXPENSE, SUP	
					948.55	516660.260	Admin WCWCD Excess surchar	
					562.39	516660.280	Admin UTILITIES	
					71.60	516660.290	Admin TELEPHONE & COMMU	
					1,976.12	516660.315	Admin SOFTWARE OR INFOR	
					3,270.16	516660.410	Admin PRODUCT OR SERVIC	
					6,842.30	516660.440	Admin CONNECTION COSTS	
					75.00	516660.450	Admin SYSTEMS MAINTENAN	
					225.00	516660.460	Admin CONTRACTED SERVIC	
					43,715.17		Total	
					75,956.51	526260.520	Sewer PAYMENT TO ASH CRE	
					11,000.00	532510.2	2010 Irrigation Water Revenue	
					161.36	536310.240	Irrigation OFFICE EXPENSE, S	
					1,291.98	536310.250	Irrigation EQUIPMENT OPERA	
					27.66	536310.290	Irrigation TELEPHONE & COM	
					152.25	536310.315	IrrigationCOMPUTER EQUIPM	
					12,633.25		Total	
					30,034.94	546260.410	Garbage PAYMENT TO WASH	
					387.30	556350.240	Drainage OFFICE EXPENSE, S	
					1,672.54	556350.250	Drainage EQUIPMENT OPERA	
					152.25	556350.315	Drainage SOFTWARE & COMP	
					2,212.09		Total	
					\$407,674.25		GL Account Summary Total	

DRAFT

COOPERATIVE AGREEMENT

This Cooperative Agreement (the “Agreement”) is made and entered into this ____ day of _____ 2026 (the “Effective Date”), by and between the Utah Division of Forestry, Fire and State Lands (“FFSL”) and LA VERKIN CITY (the “Participating Entity”). FFSL and the Participating Entity may sometimes be referred to in this Agreement individually as a “Party” or, collectively, as the “Parties.”

RECITALS

- A. Pursuant to Utah Code Section 65A-8-203, this Agreement is required for a county, municipality, or certain other Eligible Entities and the State of Utah, by and through FFSL, to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
- B. The Participating Entity is a county, municipality, or other Eligible Entity, as defined in Section I of this Agreement.
- C. The Participating Entity is eligible to enter into a Cooperative Agreement under Utah Administrative Code R652-121 and R651-122.
- D. FFSL provided to the Participating Entity, and the Participating Entity signed and returned to FFSL, the Annual Participation Commitment Statement before the Effective Date of this Agreement.
- E. The fire department or equivalent fire service provider under contract with, or delegated by, the Participating Entity on unincorporated land meets minimum standards for wildland fire training, certification, and suppression equipment based upon nationally accepted standards, determined by FFSL.

AGREEMENT

I. Definitions

For the purposes of this Agreement:

- 1. “Annual Participation Commitment Report” means a report prepared by the Participating Entity, detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past calendar year.
- 2. “Annual Participation Commitment Statement” means a statement, signed by both FFSL and the Participating Entity, detailing both the monetary value of the Participation Commitment for the upcoming calendar year and the detailed activities the Participating Entity plans to perform to fulfill their Participation Commitment for that year.
- 3. “Catastrophic Wildfire” means wildland fires whose size and intensity cause significant impacts to State and local economies, critical infrastructure, the environment, and private landowners.

4. "Cooperative Agreement" means the same as the term is defined in Utah Administrative Code R652-1-200.
5. "Delegation of Fire Management Authority" means the acceptance by FFSL of responsibility for:
 - i. Managing a wildfire; and
 - ii. The cost of fire suppression, as described in Utah Code Section 65A-8-203.
6. "Direct Expenditure" means funds spent by a Participating Entity to implement wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL.
7. "Direct Payment" means an alternative method of meeting all, or part, of the participation commitment by paying FFSL directly, as identified in Utah Code Section 65A-8-203.
8. "Director" means the division director of FFSL.
9. "Eligible Entity" means the same as the term is defined in Utah Code Section 65A-8-203.
10. "Extended Attack" means actions taken in response to wildland fire after Initial Attack.
11. "Firefighter" means an individual trained in wildland firefighting techniques and assigned to a position of hazardous duty.
12. "Initial Attack" means actions taken by the first resources to arrive at any wildland fire incident, including—without limitation—size-up, patrolling, monitoring, holding action, or aggressive suppression action.
13. "In-Kind Activity" means an activity for wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL. The value of an In-Kind Activity shall be determined by using the rate calculated by the Independent Sector, <https://www.independentsector.org/>.
14. "Minimum Billing Threshold" means the dollar value of expenses not charged to the Participating Entity but incurred by FFSL, on behalf of the Participating Entity, on Initial Attack prior to Delegation of Fire Management Authority.
15. "Participation Commitment" means prevention, preparedness, and mitigation actions and expenditures, including those identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan, undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code Sections 65A-8-202 and 65A-8-202.5.
16. "Participating Entity" means an Eligible Entity with a valid Cooperative Agreement.

II. Term.

1. The term of this Agreement shall be five (5) years from the Effective Date.

III. Participation Commitment.

1. Annual Statement.
 - a. FFSL shall send the Participating Entity an Annual Participation Commitment Statement at least three (3) months in advance of the end of each calendar year during the term of this Agreement.
 - b. Upon receipt of an Annual Participation Commitment Statement, the Participating Entity shall complete the annual plan portion of the Annual Participation Commitment Statement outlining the actions it intends to take that address the wildfire threat. Within sixty (60) days of receipt of an Annual Participation Commitment Statement, the Participating Entity shall send the completed annual plan to FFSL for review and approval.
 - c. Upon receipt of the Participating Entity's annual plan, FFSL shall review the annual plan. FFSL may request additional information before approving the annual plan. Upon FFSL's approval of the annual plan, FFSL shall sign and send the Annual Participation Commitment Statement to the Participating Entity for signature.
 - d. Upon receipt of the signed Annual Participation Commitment from FFSL, the Participating Entity's chief executive shall sign and return the fully executed Annual Participation Commitment Statement to FFSL by the deadline provided. In the event the Participating Entity fails to sign and return the Annual Participation Commitment Statement by the deadline provided, this Agreement will terminate at the conclusion of the last calendar year in which the Participating Entity complied with this requirement.
2. Fulfillment.
 - a. The Participating Entity shall meet its Participation Commitment, as determined by FFSL, pursuant to Utah Administrative Code R652-122.
 - b. The Participating Entity shall meet its Participation Commitment through direct expenditures, direct payment, in-kind activities, or any combination of the three that are mutually agreed upon by the Parties.
3. Consultation.
 - a. The Participating Entity may consult with FFSL to identify valid Participation Commitment actions and activities, based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.
4. Accounting.
 - a. The Participating Entity shall account for its respective Participation Commitment activities and expenditures through the Utah Wildfire Assessment Risk Portal ("UWRAP").

- b. Beginning January 1, 2025, all qualifying Participation Commitment expenditures and activities count toward the Participating Entity's first full-year Participation Commitment.
 - c. The value of Participation Commitment expenditures and activities may, with approval of FFSL, carry-over to the next calendar year.
 - d. With the Director's approval, or approval of a designee, the value of capital improvement actions may carry-over for up to five (5) years and the value of non-capital improvement actions may carry-over for up to three (3) years.
 - e. The Participating Entity must receive written approval from the Director, or designee, before pursuing carry-over for a specific action or activity under this Section III(4).
 - f. Amounts reported annually in excess of Participation Commitment do not carry-over without written approval from the Director, or designee, under this Section III(4).
5. Reporting.
- a. The Participating Entity shall record and account for its Participation Commitment actions and expenditures in UWRAP.
 - b. The Participating Entity shall provide an annual accounting of its activities and expenditures to FFSL for review and approval in the manner and form specified by FFSL.
 - c. The Participating Entity shall account for, track, and report any year-to-year carry-over under Section III(4) of this Agreement in UWRAP.
 - d. FFSL may review and verify records related to the Participating Entity's Participation Commitment at any time.
 - e. FFSL may reject records related to the Participating Entity's Participation Commitment deemed by FFSL to be unverifiable, incorrect, or not approved in the Participating Entity's signed Participation Commitment Statement.
6. Calculation.
- a. FFSL shall calculate the Participation Commitment based on a wildfire risk assessment by acres (the "Risk Assessment"), conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in the Participating Entity's jurisdiction, pursuant to Utah Administrative Code R652-122.
 - b. The Risk Assessment calculation shall be adjusted for inflation using the Consumer Price Index.
 - c. FFSL shall calculate the Fire Cost Average based on historic suppression costs accrued within the Participating Entity's jurisdiction. The Fire Cost Average shall only include wildland fire suppression costs accrued and paid by FFSL on behalf of a Participating Entity within the Participating Entity's jurisdiction. The

Fire Cost Average may include State-paid costs after Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred within the Participating Entity's jurisdiction.

- d. The Fire Cost Average shall be calculated on a rolling, ten-year average, dropping the highest and lowest cost years and adjusting for inflation using the Consumer Price Index. Each ten-year average shall contain eight data points.
7. Appeals.
 - a. Where permitted by Utah Administrative Code R652-122 and within ninety (90) days of the occurrence, the Participating Entity may appeal a decision regarding its Participation Commitment by submitting to the Director a written appeal that states the reasons for the appeal.

IV. Initial Attack.

1. The Participating Entity shall have primary responsibility for Initial Attack ("IA") on all nonfederal lands within the response area of the Participating Entity or within the response area of any delegee of the Participating Entity.
2. IA may include different resources based on fire danger, fuel type, values to be protected, and other factors.
3. Pursuant to Utah Code Sections 65A-8-202–202.5 and in accordance with this Agreement, FFSL shall determine reasonable and effective wildfire IA by verifying that the Participating Entity has adequate resources and equipment to manage IA.
4. The Participating Entity shall have financial responsibility for all IA costs within its jurisdiction, other than aviation costs.
5. FFSL shall have financial responsibility for all IA aviation costs.

V. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility.

1. Delegation of Fire Management Authority and the transfer of fiscal responsibility to FFSL for a wildland fire shall occur simultaneously with one of the following events:
 - a. The involvement of state-owned or federally-owned lands in the wildland fire;
 - b. The order, beyond pre-planned dispatch, of firefighting resources through an Interagency Fire Center;
 - c. The request of the Participating Entity with jurisdiction through its local fire official on scene with authority to do so; or
 - d. The decision of the Director, after consultation with local authorities.
2. Upon Delegation of Fire Management Authority to FFSL, FFSL, or its designee, shall be the primary incident commander in a unified command environment with the agency having jurisdiction.

3. Deployment of aviation assets on pre-planned dispatch, as established by the State, does not cause an automatic Delegation of Fire Management Authority.

VI. Extended Attack.

1. Immediately upon Delegation of Fire Management Authority, the incident commander shall record a timestamp via radio with the Interagency Fire Center servicing the incident.
2. The Crew Time Report (“CTR”) or Shift Ticket of all resources not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement, shall also reflect the timestamp recorded in Section VI(1).
3. Immediately upon Delegation of Fire Management Authority, a new CTR or Shift Ticket shall be started for all resources to be used in the Extended Attack.
4. All incident commanders named on the incident organizer shall sign delegation documentation. Resource needs shall be reevaluated in the transition from IA to Extended Attack.
5. Upon Delegation of Fire Management Authority, and if the Participating Entity is compliant with relevant statutes, regulations, and the terms of this Agreement, FFSL shall be financially responsible for wildland fire suppression costs incurred beyond IA.

VII. Wildland Fire Response Training and Certification.

1. The Participating Entity shall ensure Firefighters providing IA within the Participating Entity’s jurisdiction are trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior.
2. The Participating Entity shall ensure firefighters providing IA within the Participating Entity’s jurisdiction have completed RT130 Annual Fireline Safety Refresher Training prior to each statutory “closed fire season,” as defined in Utah Code Section 65A-8-211.
3. Upon Delegation of Fire Management Authority, FFSL may release from IA, or reassign to other firefighting duties, any Firefighter not certified as a NWCG Wildland Firefighter II.

VIII. Wildland Fire Response Equipment Standards.

1. The Participating Entity shall ensure engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on nonfederal land within the Participating Entity’s jurisdiction meet the National Wildfire Coordinating Group standards and, if applicable, the FFSL Fire Department Manual standards.

IX. Wildland Fire Cost Recovery Actions.

1. Pursuant to Utah Code Title 65A and Utah Administrative Code R652, and when an investigation reasonably shows a person or persons started a wildfire by acting in a negligent, reckless, or intentional manner, the Participating

Entity shall initiate a civil action to recover all wildland fire costs incurred for a particular wildland fire (“Cost Recovery Action”), except for when Delegation of Fire Management Authority has occurred. FFSL may assist the Participating Entity in a Cost Recovery Action under this Section IX(1).

2. The Participating Entity shall notify FFSL once it has initiated a Cost Recovery Action.
3. If the Participating Entity recovers from a Cost Recovery Action, the Participating Entity shall provide to FFSL documentation verifying wildland fire costs by the Participating Entity and the legal costs incurred for the Cost Recovery Action.
4. The Participating Entity may retain costs recovered up to and not exceeding its incurred wildland fire costs—including legal fees in pursuing the Cost Recovery Action. All other recovered costs shall be tendered to FFSL for distribution amongst other entities with incurred suppression costs.
5. The value of costs incurred and recovered by the Participating Entity may reduce the Participating Entity’s Historic Fire Cost Average and Participation Commitment.
6. FFSL may initiate a Cost Recovery Action at any time, including when Delegation of Fire Management Authority has occurred and upon notice by the Participating Entity under Section IX(4).

X. Probation Status.

1. At the end of each calendar year, FFSL shall review the Participating Entity’s compliance with the terms of this Agreement.
2. If the Participating Entity is out of compliance, FFSL shall place the Participating Entity on “Probation Status” and provide the Participating Entity with a “Probation Notice” including:
 - a. Notice of the Probation Status;
 - b. The reason for the Probation Status;
 - c. The action(s) the Participating Entity must take to remedy the Probation Status; and
 - d. The time frame within which the Probation Status may be remedied.
3. If the reason for the Probation Status is the Participating Entity’s failure to fulfill its Participation Commitment for the previous calendar year:
 - a. The Participating Entity shall fulfill its Participation Commitment for the previous year and its Participation Commitment for the current calendar year within the Probation Notice time frame;
 - b. FFSL shall credit the Participating Entity’s Participation Commitment expenditures and actions toward the Participating Entity’s outstanding obligation before it may credit the expenditures and actions toward the current obligation;
 - c. FFSL may, based on evidence of a good faith effort to comply with Section X(3)(a) and at the sole discretion of FFSL, extend the

- Probation Notice time frame if the underlying noncompliance is not timely remedied; and
- d. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.
4. If the reason for the Probation Status is the Participating Entity's noncompliance with one or more terms of this Agreement, apart from a failure to fulfill its Participation Commitment:
 - a. The Participating Entity shall remedy the underlying noncompliance that led to the Probation Status within the Probation Notice time frame;
 - b. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame; and
 - c. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.
 5. For the duration of the Probation Status, this Agreement remains valid.

XI. Revocation.

1. FFSL may revoke this Agreement by providing written notice to the Participating Entity no later than forty-five (45) days from the start or end of the statutory fire season, as defined in Utah Code Section 65A-8-211.
2. If the Participating Entity signed and returned the Annual Participation Commitment Statement to FFSL, a revocation by FFSL shall be effective in the calendar year following the year the Annual Participation Commitment Statement was signed and returned.
3. The Participating Entity may revoke this Agreement by:
 - a. Providing written notice to FFSL of its intent to revoke this Agreement; or
 - b. By failing to sign and return the Annual Participation Commitment Statement to FFSL, unless a written extension for return has been granted by FFSL.
4. Any revocation of this Agreement is considered a termination of the Agreement.
5. If either FFSL or the Participating Entity revokes this Agreement, the Participating Entity may only enter into a new CWS cooperative agreement with FFSL if the Participating Entity meets the requirements under Utah Administrative Code R652-121 and the Participating Entity pays FFSL all outstanding wildland fire suppression costs in full.
6. If FFSL revokes this Agreement after the Participating Entity was placed on Probation Status, the Participating Entity shall be responsible for all costs of wildland fire suppression incurred by FFSL within the Participating Entity's jurisdiction from the date of the Probation Notice to the revocation of this Agreement.

7. A revocation of this Agreement by FFSL may be informally appealed to the Director within thirty (30) days of the notice of revocation being provided.

XII. Renewal, Amendment, and Compliance with Applicable Laws.

1. If neither FFSL nor the Participating Entity revoke this Agreement under Section XI, this Agreement may renew for a consecutive five (5) year term.
2. There is no renewal limit.
3. The terms of this Agreement may be amended at any time by written agreement, signed by the Parties.
4. The terms of this Agreement shall be subject to and, at the end of each five (5) year term, amended as necessary to comply with Utah Code Title 65A and Utah Administrative Code R652.
5. This Agreement is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in effect and to such laws, rules, and regulations as may be hereafter promulgated.

XIII. Community Wildfire Preparedness Plan.

1. The Participating Entity shall adopt a Community Wildfire Preparedness Plan ("CWPP") or, subject to FFSL's approval, equivalent wildland fire preparedness plan.
2. Following adoption, the Participating Entity shall update the CWPP or equivalent wildland fire preparedness plan at least every five (5) years initial adoption from initial adoption.
3. The Participating Entity shall implement prevention, preparedness, and mitigation actions identified in its CWPP or equivalent wildland fire preparedness plan.

XIV. Wildland Urban Interface.

1. The Participating Entity has adopted the Utah Wildland Urban Interface Code, as defined in Utah Code Section 65A-8-401.
2. The Participating Entity shall annually report on enforcement of the wildland urban interface building standards adopted by the Participating Entity.
3. If the State adopts a different version of the Code, the Participating Entity shall adopt within two years the same version of the Code.
4. The Participating Entity designates the following position as responsible to enforce the WUI code: _____.
5. The Participating Entity shall provide to FFSL the map of the zone where the wildland urban interface building standards are enforced. If the Participating Entity makes changes to the map they shall provide to FFSL the current map within 90 days of adoption.
6. The Participating Entity shall comply with all statutes, regulations, policies, and other requirements relating to wildland urban interface property.

7. If the Participating Entity chooses to perform lot assessments under the High Risk Wildland Urban Interface program, they must do so in accordance with policy established by FFSL.

XV. Miscellaneous.

1. This Agreement is governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
2. At all times during this Agreement, the Participating Entity shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
3. The Participating Entity shall be fully liable for the actions of its agents, employees, officers, and partners and shall fully indemnify, defend, and hold harmless FFSL and the State of Utah from all claims, losses, suits, actions, damages, and costs of every name and description arising out of the Participating Entity's performance of this Agreement to the extent caused by any intentional wrongful act or negligence of the Participating Entity, its agents, employees, officers, or partners, without limitation; provided, however, the Participating Entity shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of FFSL. In the event there is a conflict between this provision and Utah Code Sections 65A-8-101-403 or other provisions of State law, State law shall govern. The Parties are governmental entities under the Utah Governmental Immunity Act (the "Immunity Act"). Nothing contained herein shall be construed in any way to modify the limits of liability set forth in the Immunity Act or the basis for liability as established in the Immunity Act. Nothing contained herein shall be construed as a waiver by any Party of any defenses or limits of liability available under the Immunity Act and other applicable law. The Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.
4. The Participating Entity agrees to abide by the following federal and State employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order 2019-1, dated February 5, 2019, which prohibits unlawful harassment in the workplace. The Participating Entity further agrees

- to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of the Participating Entity's employees.
5. The Participating Entity may not assign, sell, transfer, subcontract, or sublet rights, or delegate any right or obligation under this Agreement, in whole or in part, without the prior written approval of FFSL.
 6. A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege. No waiver of any term of this Agreement is valid unless in writing.
 7. The invalidity or unenforceability of any provision, term, or condition of this Agreement shall not affect the validity or enforceability of any other provision, term, or condition of this Agreement, which shall remain in full force and effect.
 8. This Agreement may only be modified by the mutual written agreement of the Parties. If modified, the modification will be attached and made part of this Agreement.
 9. This Agreement, constitutes the entire agreement between the Parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.
 10. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

SIGNATURES ON FOLLOWING PAGE

UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS

FFSL Area Manager Signature Name Date


State Forester/Division Director Signature Name Date

PARTICIPATING ENTITY

Chief Executive Signature Name Date

APPROVED AS TO FORM

UTAH ATTORNEY GENERAL'S OFFICE



Connor Arrington (Jan 15, 2026 13:27:10 MST) **Connor Arrington** 01/15/2026
Assistant Attorney General Signature Name Date

Question: What is a Parameters Resolution?

In plain terms, a parameters resolution is the City's way of saying: "We are going to issue bonds for this project, here are the outer limits of the deal, and we authorize the Mayor to finalize the details later, provided that those details stay within those limits."

It's more about setting the rules and giving authority than locking in every last number.

Here's what that means in practical, non-bond-lawyer language:

1. It gives the green light to move forward with financing

The City is formally declaring its intent to fund the water system project (replacing aging lines, etc.) by issuing revenue bonds.

2. It sets the guardrails (the "parameters")

Instead of fixing exact terms now, the resolution establishes ceilings and limits, such as the maximum total amount of the bonds, the maximum interest rate, the longest repayment period, and basic repayment structure.

Think of this as: *"You can make the deal, but it has to stay within these boundaries."*

3. It delegates flexibility to finalize the deal

Bond markets move. Interest rates change. Final project costs may shift. So the City authorizes the Mayor to lock in the interest rate, set final principal amounts, determine maturity schedule, redemption terms, etc.- all without having to bring everything back for another full council resolution, as long as the terms stay within the approved parameters.

4. It triggers required public process

Utah law requires public notice of the bond issuance and a public hearing. This resolution formally calls that hearing and starts the statutory "contest period" (the window in which someone could legally challenge the bonds).

5. It pledges the repayment source

The City is committing that the bonds will be paid from water system revenues, not general taxes, and that they will be on parity with existing water revenue bonds (i.e., same level of claim)

6. It positions the City to actually sell the bonds

Once the hearing is held, the contest period runs and market conditions are favorable, the Mayor can finalize and execute the bond issuance quickly.

Bottom line

A parameters resolution is essentially a pre-approval with boundaries. It authorizes the project financing, sets maximum limits, delegates final decision-making authority, and starts the legally required public process. It does not lock in the final bond terms- that comes later when the deal is actually priced and sold.

LaVerkin, Utah

May 6, 2026

The Mayor and City Council of LaVerkin City, Washington County, Utah met in regular session at its regular meeting place in said Municipality at 6:00 p.m. on the 6th day of May, 2026, with the following members of the Governing Body present:

Kelly Wilson	Mayor
Micah Gubler	Councilmember
Darren Prince	Councilmember
Amanda Barr	Councilmember
John Valenti	Councilmember
Scot Pectol	Councilmember

Also present:

Nancy Cline	City Recorder
Kyle Gubler	City Administrator

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Bond Resolution had been discussed, the City Recorder presented to the Mayor and City Council a Certificate of Compliance With Open Meeting Law with respect to this May 6, 2026, meeting.

STATE OF UTAH)
 : SS.
COUNTY OF WASHINGTON)

I, NANCY CLINE, the undersigned City Recorder of LaVerkin City, Washington County, Utah (the "City") do hereby certify according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the May 6, 2026, public meeting held by the City as follows:

- (a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting;
- (b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting; and
- (c) By causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the City (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Mayor and City Council to be held during the year, by causing said Notice to be (i) posted in December 2, 2025, at the principal office of said Governing Body, (ii) posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and (iii) posted on the City's official website.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 6th day of May, 2026.

City Recorder

(SEAL)

NOTICE OF AGENDA OF REGULAR MEETING

* * * * *

PLEASE TAKE NOTICE that the Mayor and members of the City Council of LaVerkin City, Washington County, State of Utah, will hold a Regular Meeting on Thursday, the 6th day of May, 2026, at its regular meeting place, 111 South Main Street, LaVerkin, Utah, at the hour of 6:00 o'clock P.M.

The Agenda for the meeting consists, in part, of the following:

- (1) Consideration for and adoption of Parameters Resolution authorizing the issuance of Water Revenue Bonds of LaVerkin City and calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project; and
- (2) Any other business that may come before said meeting.

DATED this 8th day of May, 2026.

City Recorder

Thereupon, after the conduct of other business not pertinent to the following, the following resolution was introduced in written form by the Mayor and, pursuant to motion duly made by _____ and seconded by _____, was adopted and approved by the following vote:

Yea: Micah Gubler
Darren Prince
Amanda Barr
John Valenti
Scot Pectol

Nay: None

The Resolution was thereupon signed by the Mayor, was attested and countersigned by the City Recorder and was ordered recorded in the official records of the Issuer.

The Resolution is as follows:

LAVERKIN CITY, WASHINGTON COUNTY, UTAH
RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ISSUANCE OF WATER REVENUE BONDS (THE "BONDS") OF LAVERKIN CITY, WASHINGTON COUNTY, UTAH (THE "ISSUER"), CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE AND LOCATION FOR SAID PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF BONDS AND ANY POTENTIAL ECONOMIC IMPACT TO THE PRIVATE SECTOR FROM THE CONSTRUCTION OF THE PROJECT TO BE FUNDED BY THE BONDS; PROVIDING FOR A PLEDGE OF WATER REVENUES FOR THE PAYMENT OF THE BONDS; FIXING THE MAXIMUM PRINCIPAL AMOUNT OF THE BONDS; THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE; THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS subject to the limitations set forth herein, LaVerkin City, Washington County, State of Utah, desires to issue its Parity Water Revenue Bonds (the "Bonds") for the construction of culinary water system improvements for the City, including the replacing of aging lead and galvanized service lines, together with related improvements (the "Project"), and to pay costs of issuance of the Bonds, pursuant to this Resolution and a Master Resolution (the "Master Resolution"), in substantially the form presented at the meeting at which this Resolution was adopted and which is attached hereto as Exhibit "B"; and

WHEREAS in order to allow for flexibility in setting the financial terms of the Bonds once costs of the Project are finally determined and to optimize debt service costs to the Issuer, the Governing Body of the Issuer desires to grant to the Mayor, in accordance with state law, the authority to approve the interest rates, principal amounts, terms, maturities, redemption features and purchase price at which the Bonds shall be sold and any changes with respect thereto from those terms which were before the Governing Body at the time of adoption of this Resolution, provided that such terms do not exceed the parameters set forth for such terms in Section 1 of this Resolution (the "Parameters"); and

WHEREAS the Issuer, LaVerkin City, considers it desirable and necessary and for the benefit of the Issuer to construct the Project to be owned and operated by the Issuer, but does not have on hand money sufficient to pay for the Project; and

WHEREAS the revenues to be derived by the Issuer from the operation of the System (as hereinafter defined) have not been pledged or hypothecated in any manner or for any purpose except to pay principal and interest on the Issuer's Parity Water Revenue Bond, Series 2010 in the original principal amount of \$720,000 payable to the Utah Board of Water Resources; its Water Revenue Bond, Series 2014 in the original principal amount of \$274,000 payable to the Utah Permanent Community Impact Fund Board; and its Parity Water Revenue Bond, Series 2022 in the original principal amount of \$1,151,000 payable to the Utah Drinking Water Board (the "Prior Lien Bonds") and to issue its Bonds (as hereinafter defined), payable from such revenues in the manner for which provision is hereinafter made in order to pay all or part of the cost of the Project; and

WHEREAS the Utah Local Government Bonding Act, Sections 11-14-1 et seq., Utah Code Annotated, 1953, as amended, provides that, prior to issuing bonds an issuing entity must (i) give notice of its intent to issue such bonds and (ii) hold a public hearing to receive input from the public with respect to the issuance of such bonds and any potential economic impact to the private sector from the construction of the Project to be funded by the Bonds; and

WHEREAS the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing, including a notice of bonds to be issued, in compliance with the Act with respect to the Bonds; and

WHEREAS the Utah Drinking Water Board has offered to purchase the Parity Water Revenue Bonds and on the general terms and conditions as set forth herein;

NOW, THEREFORE, Be It and It Is Hereby Resolved by the Mayor and City Council of LaVerkin City, Washington County, Utah, as follows:

Section 1. The Mayor and City Council (the "Governing Body") of LaVerkin City, Washington County, Utah (the "Issuer"), hereby finds and determines that it is in the best interests of the residents within the City for the Issuer to issue its Parity Water Revenue Bonds in the aggregate principal amounts of not to exceed \$2,000,000 at interest rates not to exceed 3.0% per

annum, to mature in not more than thirty-five (35) years from its date or dates, pursuant to a resolution to be adopted by the Governing Body authorizing and confirming the issuance and sale of the Bonds. Therefore, the Issuer hereby declares its intention to issue the Bonds according to the provisions of this Section. The Bonds are to be issued for the purpose of paying all or part of the cost of for construction of culinary water system improvements for the City, including the replacing of aging lead and galvanized service lines, together with related improvements (the "Project") of the Issuer.

The Issuer hereby declares its intention to issue the Bonds according to the provisions of this section; provided, however, that the Bonds shall only be issued by the Issuer after adoption of a Master Resolution by the Governing Body of the Issuer (the "Master Resolution") setting forth the specific terms of the Bonds within the maximum terms herein provided.

The form of Master Resolution attached hereto as Exhibit "B" is in all respects hereby authorized and approved, and the Mayor and City Recorder of the Issuer are hereby authorized and directed to execute and deliver the same on behalf of the Issuer.

The Mayor, within the parameters set forth herein, is hereby authorized to approve the interest rates, principal amounts, terms, maturities, redemption features and purchase price at which the Bonds shall be sold.

Section 2. The form, terms and provisions of the Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Master Resolution. The Mayor and City Recorder of the Issuer are hereby authorized and directed to execute and seal the Bonds.

Section 3. The designated officials of the Issuer are authorized to make any alterations, changes or additions to the Master Resolution and the Bonds or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Governing Body or the provisions of the laws of the State of Utah or the United States.

Section 4. The Issuer shall hold a public hearing on June 3, 2026, to receive input from the public with respect to the issuance of the Bonds and any potential impact to the private sector from the construction of the Project to be funded by the Bonds, which hearing date shall be not less than fourteen (14) days after notice of the public hearing is (A) first published once a week for two consecutive weeks in the Spectrum, a newspaper of general circulation in the Issuer and (B) published on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended. The Issuer directs its officers and staff to publish a Notice of Public Hearing and Bonds to be Issued in substantially the following form:

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that on May 6, 2026, the Mayor and City Council of LaVerkin City (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Parity Water Revenue Bonds in the principal amount of up to \$2,000,000 with interest at a rate not to exceed 3.0% per annum payable over a period of not more than 35 years (the "Bonds") pursuant to the Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and to call a public hearing to receive input from the public with respect to the issuance of the Bonds.

The Issuer shall hold a public hearing on June 3, 2026, at the hour of 6:00 p.m. The location of the public hearing is 111 South Main Street, LaVerkin, Utah. The purpose of the meeting is to receive input from the public with respect to the issuance of the Bonds and any potential economic impact to the private sector from the construction of culinary water system improvements for the City, including the replacing of aging lead and galvanized service lines, together with related improvements (the "Project") to be funded by the Bonds. All members of the public are invited to attend and participate.

DATED this 6th day of May, 2026.

/s/ Nancy Cline
City Recorder

[Publish once each week for two consecutive weeks.]

Section 5. The Issuer shall also cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Issuer's principal offices for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of publication thereof. The Issuer directs its officers and staff to publish a Notice of Bonds to be Issued in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

PUBLIC NOTICE IS HEREBY GIVEN that on May 6, 2026, the Mayor and City Council of LaVerkin City (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Parity Water Revenue Bonds (the "Bonds") pursuant to the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended.

The Issuer intends to issue the Bonds in the principal amount of not to exceed \$2,000,000, to bear interest at a rate not to exceed 3.0% per annum, to mature in not to more than 35 years from their date or dates, and to be sold at a price not less than 100% of the total principal amount thereof, plus accrued interest to the date of delivery. The Bonds will specify that any installment of principal and/or interest on the Bonds which shall not be paid when due shall bear interest at the rate of 18% per annum from the due date thereof until paid.

regularity, formality or legality of this Resolution or the Bonds for any cause whatsoever.

Section 7. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

PASSED AND APPROVED this 6th day of May, 2026

LAVERKIN CITY

By _____
Mayor

ATTEST AND COUNTERSIGN:

By _____
City Recorder
[SEAL]

After the conduct of other business not pertinent to the foregoing, it was moved and carried that the Mayor and City Council adjourn.

LAVERKIN CITY

By _____
Mayor

ATTEST:

By _____
City Recorder
[SEAL]

STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

I, NANCY CLINE, the undersigned, do hereby certify that I am the duly qualified and acting City Recorder of LaVerkin City, Washington County, Utah (the "Issuer"). I further certify that the above and foregoing constitutes a true and correct copy of the minutes of a regular public meeting of the Mayor and City Council of the Issuer, held on May 6, 2026, including a Resolution adopted at such meeting, together with exhibits and appendices attached thereto, as said minutes, resolution and appendices are recorded in the regular official book of minutes of the proceedings of the Governing Body kept in the office of the City Recorder that said proceedings were duly had and taken as therein shown, that the meeting thereon shown was in all respects called, held and conducted in accordance with law, and that the persons therein named were present at said meeting, as therein shown.

I further certify and I caused a true and correct copy of the above-referenced resolution (including all exhibits and appendices attached thereto) to be filed in the office of the City Recorder for examination by any interested person during the regular business hours of the office of the City Recorder.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the Issuer, this 6th day of May, 2026.

City Recorder

[SEAL]

EXHIBIT "B"

[Form of Master Resolution]

RESOLUTION NO. R-2026-07

A RESOLUTION OF THE CITY COUNCIL OF LAVERKIN, UTAH, DECLARING CERTAIN PROPERTY TO BE SURPLUS PROPERTY AND PROVIDING FOR DISPOSITION BY PUBLIC OR PRIVATE SALE.

WHEREAS, the City of LaVerkin (hereinafter referred to as "the City") owns or asserts an ownership interest in certain Public Works and Administration vehicles and utility trailer described hereafter (the Property); and

WHEREAS, neither the City nor the LaVerkin City Public Works Division currently has a foreseeable need for the Property sufficient to justify its retention and anticipated costs of storage, servicing, security, and/or maintenance; and

WHEREAS, it is the desire and intention of the City to declare the Property surplus, pursuant to the terms and provisions of Section 1-11-2 of the La Verkin City Code ("the code") and to dispose of the Property in a manner consistent with the Provisions of said section; and

WHEREAS, said Section provides for the flexible disposition of the Property, provided that the Property is disposed of in a fair and reasonable manner or on terms that the City Council deems to be in the best interests of the City and consistent with any criteria established by the City for such sale and/or other disposition—including but not limited to terms that are financially advantageous to the City and its residents; and

WHEREAS, it is the desire and intention of the City to offer the Property for public sale, trade (including as part of a trade-in for other property), and/or other disposition by one or more of the following means or methods (in order to maximize—to the extent practicable under the circumstances—the benefit accruing to the City and its residents through such transaction or set of transactions), viz., public auction, public offering at a price set or negotiated publicly by those employed or contracted by the City, Internet offering and sale (via eBay or Amazon.com, or similar Internet sales methods/entities), and/or the solicitation of private written offers and/or bids; and

WHEREAS, it has been recommended by City Staff that (a) no set, specified or minimum purchase price for the Property has been or shall be required as a condition of such disposition;

RESOLUTION NO. R-2026-07

and

WHEREAS, it is the current desire of the City and/or the City's Public Works Division, to utilize the proceeds from any such sales, trade, and/or other disposition to acquire or apply towards the acquisition of one or more public works equipment or a vehicles capable of providing the same or similar services to the City as the Property, but at a reduced price and/or higher rate of efficiency; and

WHEREAS, the City has given notice in the manner provided by law of the proposal to declare the Property surplus property and to sell and/or exchange the property, and notice of the time and place of the public hearing in connection therewith; and

WHEREAS, on _____ 2026 said City Council held a public hearing on the proposal to declare all or a portion of the Property surplus property and to sell, trade and/or otherwise dispose of the same; and

WHEREAS the matter was further discussed by the City Council at its subsequent regular session on the _____, 2026; and

WHEREAS the LaVerkin City Council finds, determines and declares that it is in the best interest and welfare of the residents of the City of LaVerkin;

~~NOW THEREFORE BE IT RESOLVED~~ by the City Council of LaVerkin, Utah, as follows:

1 - That the following described Property shall be, and is hereby, declared surplus property subject to disposition as provided for herein:

Year	Vehicle Type	Vehicle	Vin #	Model #
1986	International	Dump - Truck	1HTZPG3ROHHA23996	F2574
	John Deere	Grader		JD772-A
1996	Ford	Bucket - Truck	1GCHC24UB5E137636	F-350
2005	Chevy	2 - Wheel Truck	1GCHC24UB5E137636	2500 - HD
2000	Bobcat	Skid Steer	517614456	

2. That said Property is hereby authorized to be offered for public sale by one or more of the following means or methods: public auction, public offering at a price set or negotiated publicly by those employed or contracted by the City, Internet offering and sale (via eBay or Amazon.com, or similar Internet sales methods/entities), and/or the solicitation of written offers / bids, private sale or such other method as may reasonably likely to result in a sale or transfer on such terms as are fair, reasonable and beneficial to the residents of the City.
3. That said, Property shall be sold, traded or disposed of on terms that are fair, reasonable, and equitable to the City.
4. That in the event that the Property (or some portion thereof) is not sold, traded, and/or otherwise disposed of, or it is hereafter determined that the City does have a foreseeable use therefor, this declaration of surplus property—as pertaining to said item of personal property—may be revoked and withdrawn by the City.

DRAFT

Exhibit A

1986 International Dump Truck

DRAFT

1986 International Dump Truck

This truck has been used for parts for the rebuild of our newer dump truck and will not be for sale, but once surplus, it will be taken to a salvage yard

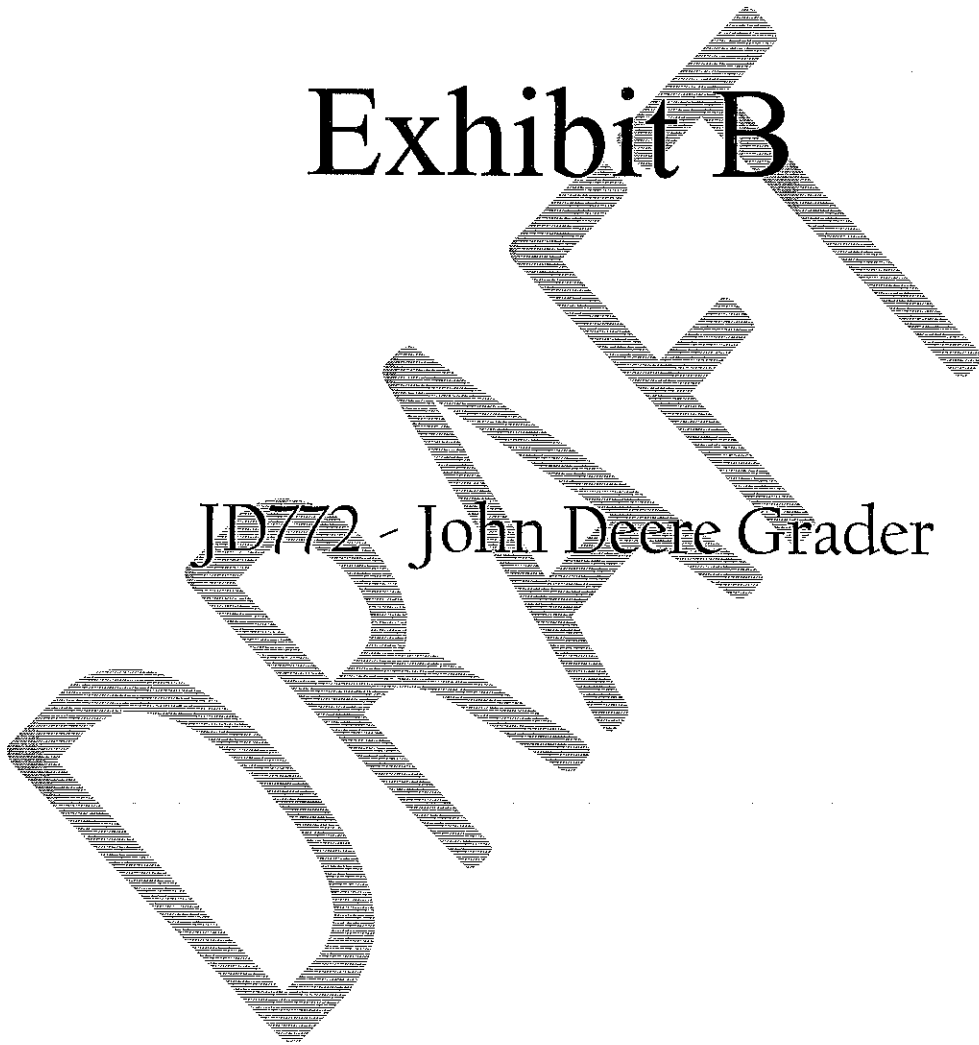
General Information

- Vehicle Type: Dump Truck
- Year: 1986
- VIN #: 1HTZPG3ROHHA23996
- Make: International
- Model:
- Fuel: Diesel
- Transmission:



Exhibit B

JD772 - John Deere Grader



John Deere JD772-A Grader

General Information

- Vehicle Type: Grader
- Year: 1984 - 1986
- VIN:
- Make: John Deere
- Model: JD772
- Fuel: Diesel

Condition of

- Wheels and Tires: Fair
- Interior: Poor
- Body: Fair
- Runs very strongly. It just uses a lot of power steering fluid





DA



Exhibit D

1986 Ford Bucket Truck

DRAFT

Ford Bucket Truck

General Information

- Vehicle Type: Buket Truck
- Year: 1986
- VIN #: VIN # 1FDLF47FXTEA32230
- Make: Ford
- Model: F-350
- Body Style: Buckey Truck
- Cylinders: V-8
- Fuel: Diesel
- Odometer: 174,581.90
- Transmission: Manual
- Steering: Power

Condition of

- Wheels and Tires: Fair
- Exterior: Fair
- Body: Fair



174,581.90 MILES





DRAFT

Exhibit E

2005 Chevy 2500 HD 2 Wheel Drive

DRAFT

2005 Chevy 2500 (2) Wheel Drive Truck

General Information

- Vehicle Type: 2005 Chevy 2500 (2) Wheel Drive Truck
- Year: 2005
- VIN #: VIN # VIN # 1GCHC24UB5E137636
- Make: Chevy
- Model: 2500
- Body Style: 2500 HD
- Cylinders: V-8
- Fuel: Gas
- Odometer: 121,065
- Transmission: Auto
- Steering: Power

Condition of

- Wheels and Tires: Fair
- Exterior: Fair
- Body: Fair

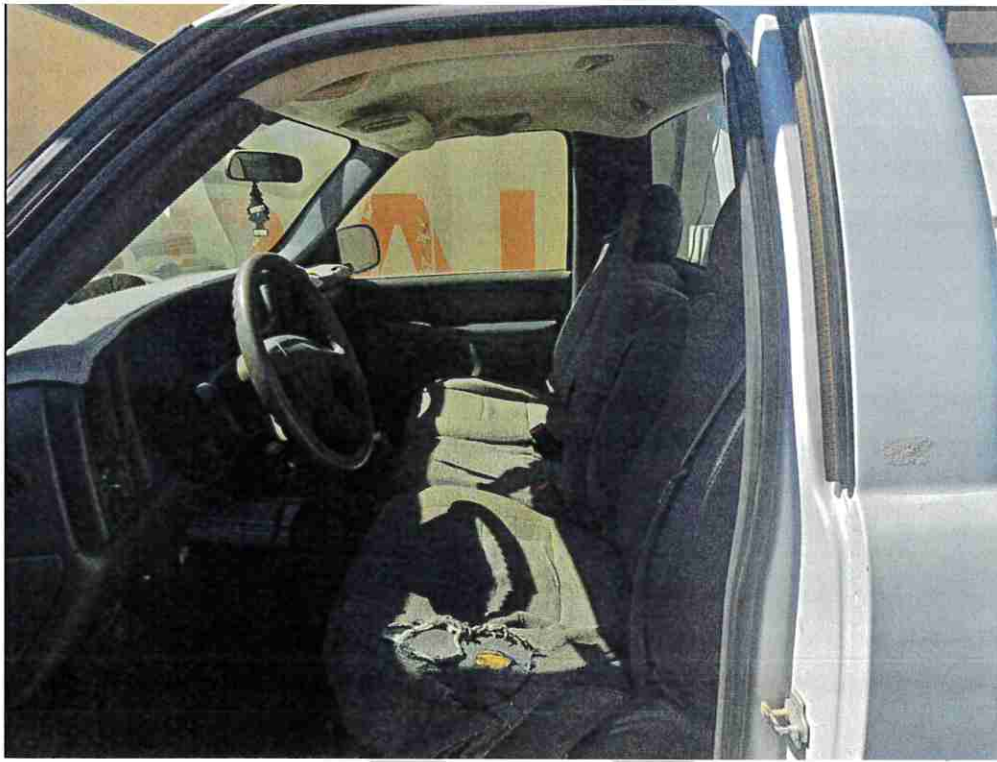




Exhibit G

2000 Bobcat Skid Steer



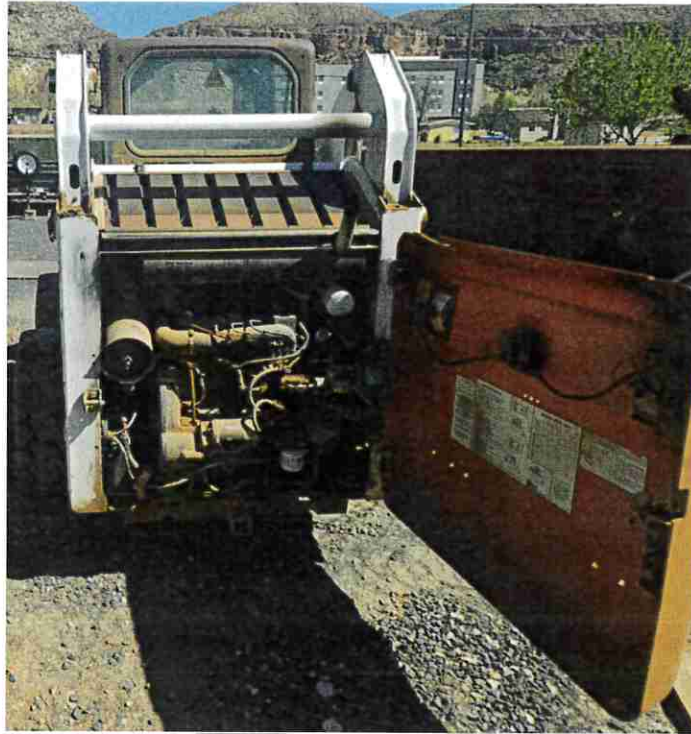
2000 Bobcat Skid Steer

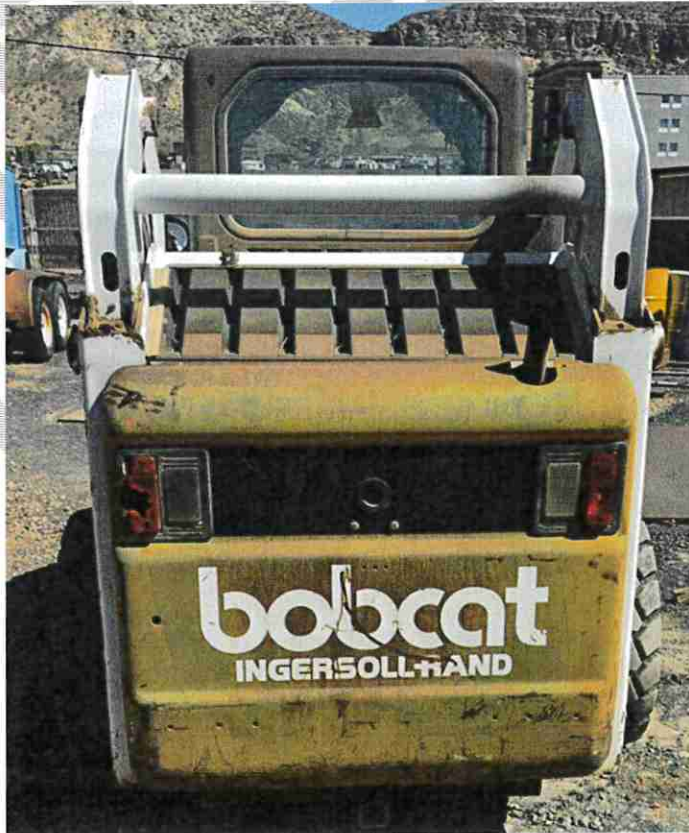
General Information

- Vehicle Type: Bobcat
- Year: 2000
- VIN #: *517614456
- Model: 773
- Fuel: Diesel
- Hours: 2,091

Condition of

- Wheels and Tires: New
- Exterior: Fair
- Body: Good





Ordinance No. 2026--10

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

Antique shop

Appliance sales, including electronics

Art school

Bakery products

Bank, savings and loan or other financial institution

Barber shop

Beauty and/or nail salon

Beauty school

Bicycle shop

Blueprinting and copying

Book and stationery store

Business college

Camera shop

Cards/gifts shop

Check cashing shop

Childcare center

Clothing and wearing apparel shop

Clothes cleaning

Computer/electronics store

Confectionery store

Convenience store

Cosmetics store

Crafts and supplies store

Custom dressmaking shop

Cutlery shop

Dance studio

Decorating or drapery shop

Delicatessen

Doughnut shop

Eyeglass and lens store

Fabric store

Fitness center

Flower shop

Food specialties store

Furniture store

General merchandise store

Gift shop

Grocery store – neighborhood

Hardware and appliance store

Health/nutrition store

Hobby shop

Home furnishings store

Home occupations subject to LVMC Section 10-7-17

Indoor recreational facilities

Interior decorator

Jewelry store

Kitchenware store

Leather goods shop

Library

Locksmith

Mail center

Martial arts studio

Medical office

Medical supplies sales

Microbrewery

Music instruments shop

Nursery or day care

Offices, business or professional

Office products and supply store

Paint store

Parking structures

Party goods store

Pet shop

Post office and related services

Printing, photocopying

Radio, television and appliance store

Residential (condominiums, apartments). **Must be associated with a bottom floor commercial component (See Section 10-6G5-5 Note 4).**

Restaurant or other eating place, including ice cream, yogurt, cookies

Retail sales

Shoe store

Sporting goods store

Studio, art or music

Supermarket

Swimming pool/supplies store

Tailor shop

Thrift store

Toys/hobbies store

Variety store

10-6G5-3: PROHIBITED 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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District	Area			Front	Side	Rear
MU See note 3	1/2 acre (21,780 square feet) ²	The maximum residential units shall be 14 dwelling units per acre. See Note #4	70ft	35 for commercial buildings abutting SR-9 and SR-17; 25 when abutting City streets – 15 feet of which shall be landscaped.	See Note # 1	See Note # 1

Notes:

1. Building setbacks adjacent to residentially zoned areas shall be 20 feet. 10 feet of the setback area adjacent to residentially zoned property shall be landscaped. **Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.**
2. Commercial condominium projects shall meet the 1/2 acre minimum requirement for the project, but buildings may be divided into subunits and platted for individual ownership within the project: (Ord. 2007-16, 4-4-2007; amd. Ord. 2007-24, 8-15-2007)
3. Structures on a lot shall not exceed **70%** of the total lot area.
4. **Seventy-five (75) percent of the total floor area of a development can be developed as residential. Twenty-Five (25) percent of the total floor area of a development shall be developed as commercial.**

10-6G5-7: DEVELOPMENT STANDARDS:

- A. Block Walls:** As a condition of any use granted under this article, an eight foot (8') masonry or concrete wall shall be required when abutting a residential zone for proper visual and sound screening; provided that where a masonry or concrete wall of at least six feet (6') already exists, no new wall shall be required. (Ord. 2008-07, 5-7-2008)
- B. Balconies:** Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development as well as the first ten (10) feet turning back into the interior. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project. Balconies separating the units must be enclosed with a solid material wall up to the roofs edge.
- C. Bicycle Racks:** E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location.
- D. Buildings:** All buildings shall front a street unless determined otherwise by the city.
- E. Common recreation area:** Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbeque areas, canopies, enclosed gym and workout

areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.

- F. Curb, gutter, sidewalk and paving:** All facilities/uses shall have curb, gutter and sidewalk, and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- G. Development agreement:** A development agreement is required for review and approval in the MU zone (Reference LVMC Section 10-6G3-7).
- H. Homeowner's association –** For sale housing/property owner's association: Establishment of a homeowner's association/property owner's association is required for attached units, condominium housing and commercial development as determined by the city. **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

feet of restaurant floor area (excluding kitchen, storage, etc.), whichever is greater. All drive aisles shall be a minimum of 25 feet in width. Each residential dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed. One additional nine (9) foot by 18 foot parking space shall be required for every three dwelling units for guest parking.

10-6G5-8: COMMERCIAL DESIGN GUIDELINES:

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

10-6G5-9: APPLICATION REQUIREMENTS:

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

- A. **Precise Plan:** A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) must show the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any) and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.
- B. **Architectural drawings:** Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color and any other design feature. Material and color palettes shall be included as part of the submission.
- C. **Studies:** The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. **Landscaping:** A landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.

E. **Signage:** A comprehensive sign plan shall be submitted and approved by the city at the time of precise plan approval. The comprehensive sign plan shall include and where applicable comply with the following:

1. **Site plan:** Site plans shall include locations, dimensions of the sign area and structure, building materials and colors and sketches and elevations of the signs to scale showing the architectural detail and overall size of the proposed signage.
2. **Sign structures:** Sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture.
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. 2026-11

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 FOURTEEN (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 (7¹/₂') 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 6th day of May, 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 6th day of May, 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

(1) On or before May 1 of each year, the RV resort owner shall submit an application to the LaVerkin City Council, requesting that specified RV resort pads be designated for extended occupancy.

(2) If, after review by the LaVerkin City Council, the application is approved, the period of extended occupancy shall be limited to a maximum of six (6) months, commencing on October 1 and ending on March 31.

(3) The number of RV resort pads approved for extended occupancy shall be limited to twenty-five percent (25%) of a development's RV rental pads or twenty-one (21) RV resort rental pads, whichever is less.

(4) The use of small transient living quarters, cabins or yurts for extended stay is strictly prohibited.

(5) Within five (5) days of the end of each month of the extended occupancy period, the RV resort owner shall provide a written report to the city stating:

(i) The total number of RV resort pads being used for extended occupancy;

(ii) The name, RV resort pad number and date of check in/check out for each extended occupancy guest; and

(iii) The make, model and license plate number of each guest's RV or trailer used for extended occupancy.

(6) In the event that the RV resort owner fails or refuses to submit to the city on a timely basis the report required by (5) above, all use of RV resort rental pads for extended stay shall, at the election of the city, be terminated.

(7) At the end of the extended use period on March 31, all RV resort rental pads used for extended stay shall revert to a period of occupancy not exceeding twenty-nine (29) consecutive days.

(8) The RV resort owner shall take all steps necessary to ensure that at the end of the extended occupancy period all RV resort rental pads used for extended stay shall revert to a period of occupancy not exceeding twenty-nine (29) days. (Ord. 2017-02, 2-15-2017; amd. Ord. 2017-05, 4-19-2017; Ord. 2022-02, 3-2-2022; Ord. 2024-20, 10-16-2024)

Derek Imlay**From:** Travis Marx <tmarx@gatewayresort.com>**Sent:** Wednesday, April 1, 2026 9:59 PM**To:** Derek Imlay**Subject:** Re: submit an application to the LaVerkin City Council, requesting that specified RV resort pads be designated for extended occupancy.

Arrival Date	Site #	Name	RV Description	Address	Additional Vehicle/s	Departure Date
10/1/2025	24	C. Miller	2022 5th Wheel	Riverton, UT	N/A	March 20, 2026
10/2/2025	23	D. Hansen	2022 Rockwood Travel Trailer	Layton, UT	N/A	March 24, 2026
10/7/2025	22	L. Gable	2023 Cougar 5th Wheel	Farmington, UT	Ford F350 (Beige)	March 28, 2026
10/19/2025	31	R. Van Otten	5th Wheel	Bluffdale, UT	2023 GMC Denali 4 Dr (black)	January 3, 2026
10/30/2025	28	E. Cervantes	Cougar Travel Trailer	Fruit Heights, UT	N/A	March 24, 2026
11/1/2025	44	L. McGuffee	2017 Grand Design Class A	Draper, UT	2023 White Subaru Forester	March 29, 2026
11/3/2025	51	B. Kuzmic	2022 Shadow Cruiser Travel Trailer	Albuquerque, NM	2023 Ford F-350 (Gray)	March 28, 2026
11/10/2025	39	J. Ruffin	2019 Jayco Pinnacle 5th Wheel	Taylorville, UT	Black Chevy Silverado	December 16, 2025
11/10/2025	21	R. Kingery	2024 Brinkley 5th Wheel	Taylorville, UT	N/A	March 6, 2026
11/10/2025	72	J. Trinidad	2025 Forest River 5th Wheel	Genola, UT	N/A	January 21, 2026
12/1/2025	1	J. Gierloff	2023 Redwood 5th Wheel	Herriman, UT	2023 GMC Denali 4 Dr (black)	April 10, 2026
12/1/2025	34	S. Mudd	2019 Lance Travel Trailer	Box Elder, SD	2021 GMC Sierra 2500 (Silver)	January 28, 2026
12/8/2025	35	S. Novatnak	2023 Brinkley 5th Wheel	Livingston, TX	Black Ford F350 Dually	February 9, 2026

1/11/2026	52	M. Gledhill	2024 Forest River 5th Wheel	Vernal, UT	2016 Chevy 2500 (White)	April 21, 2026
1/24/2026	65	B. Popovich	2022 Tiffin Class A	Comox, BC, Canada	2023 White Jeep Wrangler	March 22, 2026
2/1/2026	5	K. Ransom	Keystone 5th Wheel	Box Elder, SD	2023 Ford F-250 (Blue)	March 31, 2025
2/2/2026	31	T. Timothy	2018 Grand Design 5th Wheel	West Jordan, UT	N/A	April 1, 2026
2/9/2026	21	T. Anderson	2020 Grand Design Travel Trailer	Idaho Falls, ID	White Honda	April 18, 2026

Hi Derek! Here is the final list of guests who were using the 'snowbird' clause. Is there an application that I need to fill out? If so, where can I find that.
 Thanks!
 Travis

Kind
 Regards,

Travis
 Marx





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:

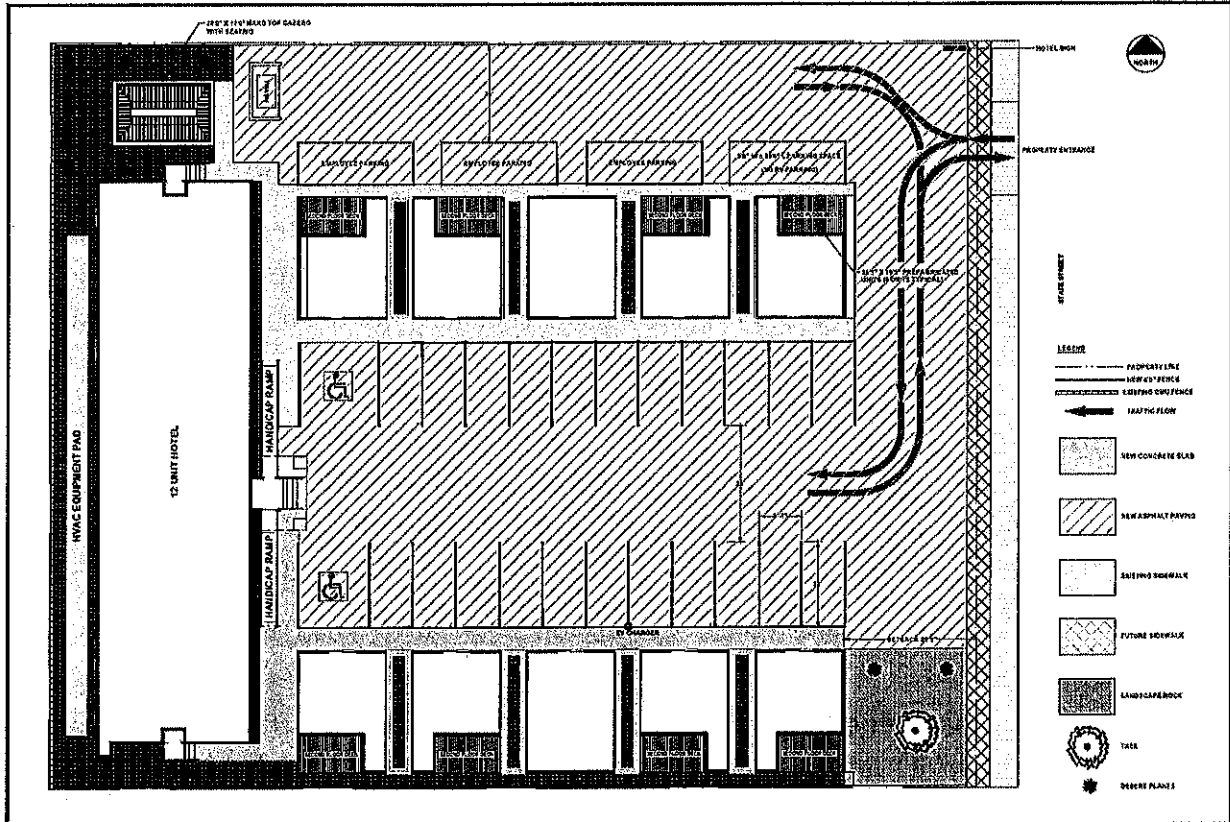
An older existing 13 unit motel presently exists on the subject property. The applicant has applied for and received a permit to renovate this existing 13 unit motel. The applicant has been working with La Verkin staff in regard to the site layout, architecture and design of the additional 10 motel units.

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.

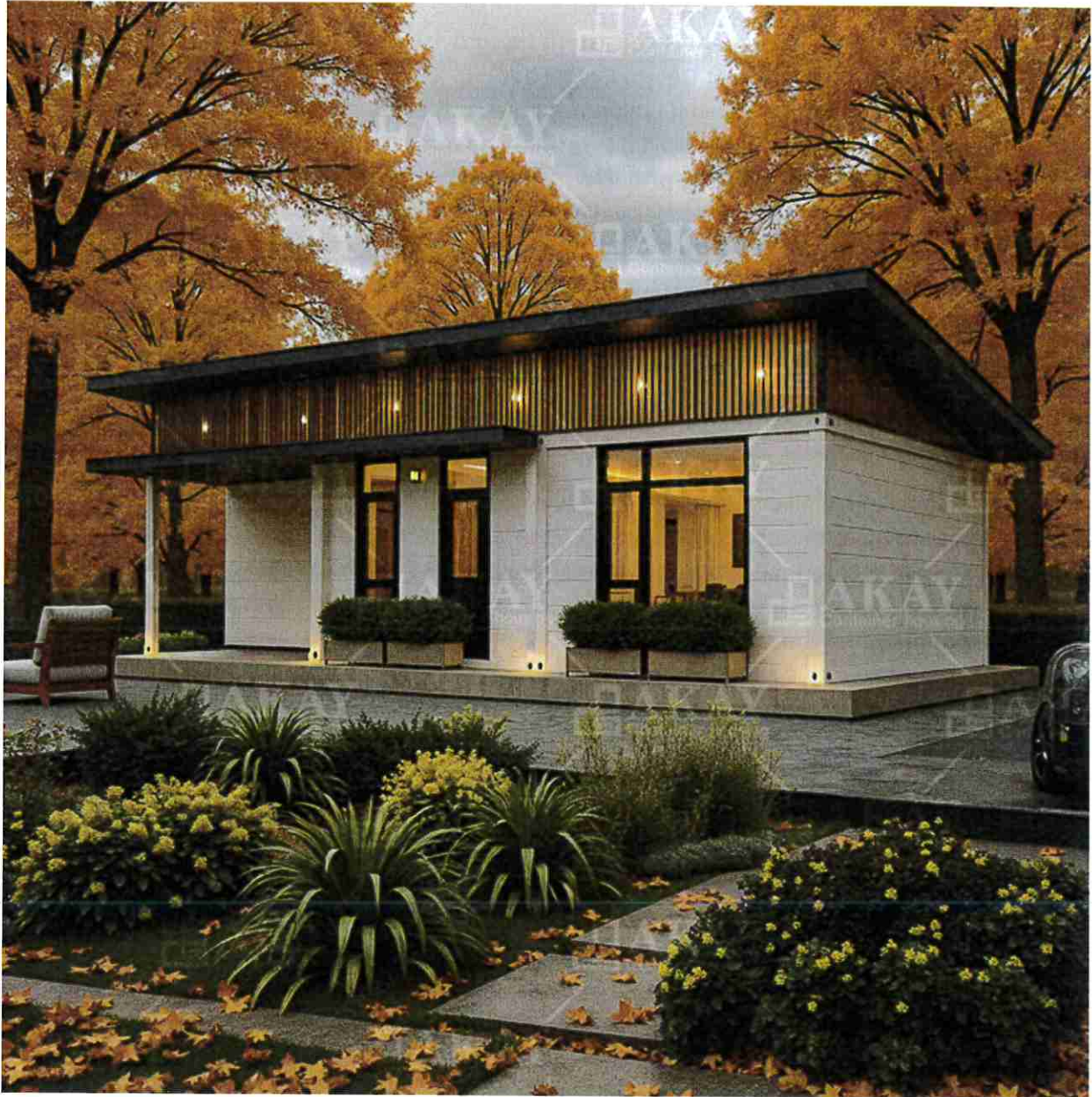
The applicant was made aware that the city will possibly be increasing the width of the sidewalk along State Street to 10 feet. As such, the provision for increase of sidewalk width has been provided for and shown on the site plan. A hard top gazebo will be located to the rear of the property with seating 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 temporary 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



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

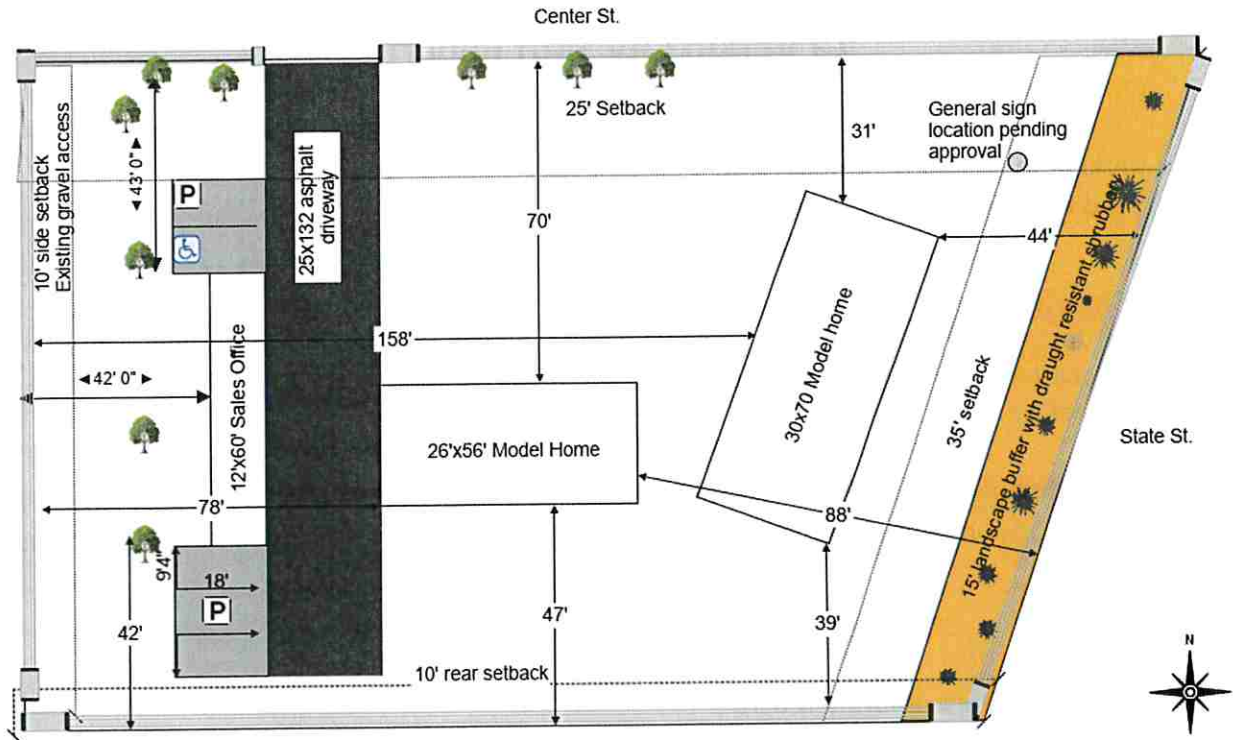
Background:

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



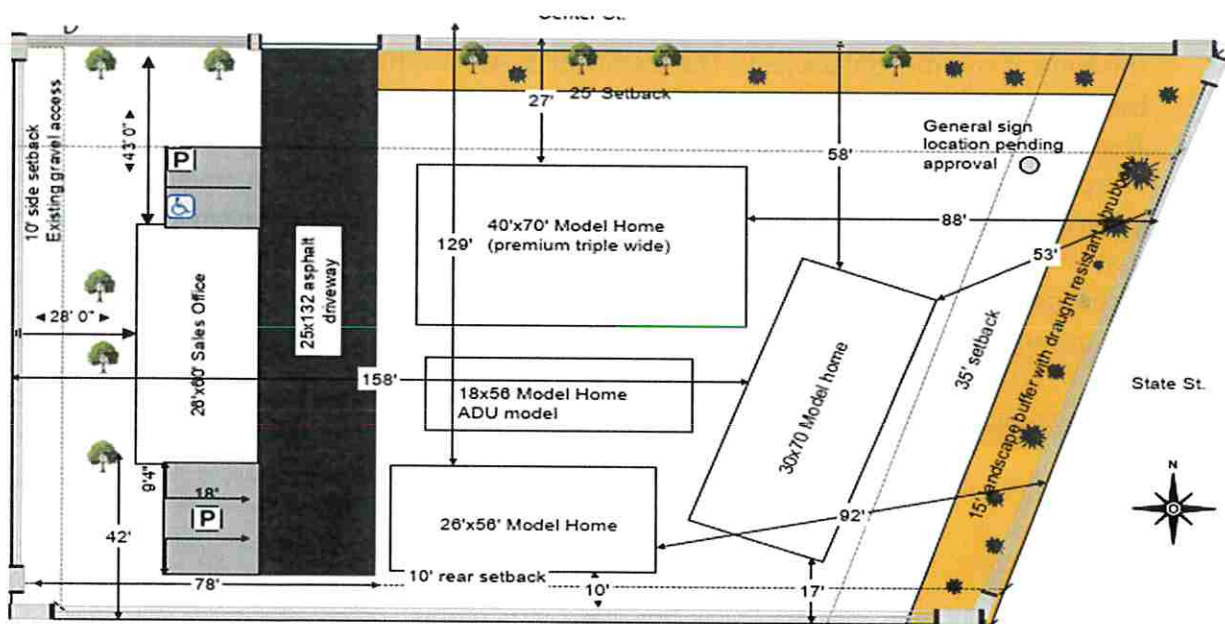
Proposed Modular Home Models





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

Implementation of Ultra Water Efficiency Standards

1. Adopt Resolution
2. Set amount of excess water surcharge over 8,000 gallons
3. Coordinate with Water District and Developers to ensure that all requirements of the standards are met.
4. Coordinate with Water District and Developers to ensure that all appropriate plat notes, conservation easements, etc. are included in any subdivision plat
5. Obtain District signature on subdivision plat prior to recordation.



A RESOLUTION OF THE CITY COUNCIL OF LAVERKIN, UTAH,
AUTHORIZING THE IMPLEMENTATION OF ULTRA WATER EFFICIENCY
STANDARDS FOR NEW DEVELOPMENTS.

WHEREAS the City Council of the City of LaVerkin, Utah recognizes water as a limited and essential public resource; and

WHEREAS water conservation is an important mechanism for ensuring a sustainable water supply and making water available for new development; and

WHEREAS water efficiency standards help conserve the public's water resources by establishing minimum water conservation standards for new development; and

WHEREAS new development presents a critical opportunity to incorporate water efficient technologies and design standards that significantly reduce water use without compromising public health, safety, or welfare; and

WHEREAS the City Council previously adopted water conservation ordinances that are mandatory for all new development; and

WHEREAS the Washington County Water Conservancy District has developed Ultra Water Efficiency Standards to provide an additional mechanism for reducing water consumption of new development in order to extend the water supply available to new development while at the same time provide a basis for reduction of the regional wholesale water impact fee paid to the district by new development; and

WHEREAS the Ultra Water Efficiency Standards are not intended to be mandatory for all new development; rather, it is intended that owners of property to be developed who desire the corresponding reduction in the impact fee may choose to voluntarily subject properties to the Ultra Water Efficiency Standards; and

WHEREAS the City Council finds that authorizing the acceptance of Ultra Water Efficiency Standards for new development will advance the City's conservation goals and help further the City's interests in attainable housing; and

WHEREAS the City Council finds that enforcement mechanisms are necessary to ensure compliance with the standards for properties that have been voluntarily subjected to the standards in return for a reduced impact fee; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of LaVerkin, Utah as follows:

Section 1 . Purpose and Authority

This Resolution is adopted pursuant to the City's authority to promote the general welfare as well as state law authorizing the City to promote water conservation and attainable housing.

Section 2. Definitions

- 1 . "New Development" means any newly proposed single-family subdivision which applies for plat approval after the effective date of this Resolution.
2. "Ultra Water Efficiency Standards" means the standards of the same name adopted by the Board of Trustees of the Washington County Water Conservancy District on May 5, 2025, a copy of which is attached hereto as Exhibit A and incorporated herein.
3. "Excess Water Use Surcharge" means the surcharge adopted by the City Council on _____.

Section 3. Application of Ultra Water Efficiency Standards

An applicant for new development may voluntarily subject itself to the Ultra-Water Efficiency Standards by indicating the desire to do so on forms provided by the City prior to final plat approval. Upon such indication, the applicant will be referred to the Washington County Water Conservancy District for the appropriate plat note language and property encumbrances. The City will require a signature on the final plat from the Washington County Water Conservancy District certifying that its requirements with regard to the Ultra Water Efficiency Standards have been met prior to final plat approval by the City.

Section 4. Inspection

When a building permit or other development permit (e.g., pool permit) is applied for on a subject property, the City will inspect the lot for compliance with the Ultra Water Efficiency Standards and will issue approvals only where the subject property is compliant.

Section 5. Excess Water Use Surcharge

When a meter is installed on the subject property, the City will bill the Excess Water Use Surcharge applicable to new connections on the property for water use exceeding 8,000 gallons per month for all months of the year.

Section 6. Enforcement

Compliance with the Ultra Water Efficiency Standards will be incorporated into existing code enforcement practices.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon passage and approval.

City of LaVerkin

Kelly L. Wilson
Mayor

Attest:

Nancy Cline, City Recorder

