

## LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

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

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

**Present:** Chair: Allen Bice; Commissioners: Sherman Howard, Richard Howard, and Christian Harrison; Staff: Derek Imlay, Brad Robbins, Fay Reber, and Nancy Cline; Public: Doug Beecher.

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

The invocation and Pledge of Allegiance were given by Doug Beecher.

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

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

### **C. Approval of Minutes:** April 8, 2026, regular meeting

**The motion was made by Commissioner Richard Howard to approve the minutes for April 8, 2026, second by Commissioner Sherman Howard. Sherman Howard-yes, Bice-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously.**

### **D. Reports:**

1. Derek reported that they are hoping to get started on the irrigation water project in November when they shut off the irrigation. The goal will be to keep the water on while they transition to the new system. It will be taking 1100 backyard connections and moving them to the front yards. They will provide a map and a stake for the citizens to place the stake in their front yard where they would like that connection to be. That will be a two-year project. The pond project should start in June. That will take the reuse water from Ash Creek's plant through Riverwood, up to 370 West to 800 North, then go underground to 740 North to the intersection of SR17 to the subdivision Cottonwood Hollow to the upper northeastern part of the twist and end up in the pond that will be a seven million gallons. That will be where the secondary water comes from. It will provide more consistent water with less mud and fewer shutdowns. That will be a 12-month project. The bad news is that almost every road will be impacted and the city will be under construction for two years. Then the roads will start to fail, and they will start repairing them.

Commissioner Bice asked if the city would surrender the backyard easements once the connections are moved. Will the irrigation run for 12 months?

Derek replied that unless it is an existing ditch and there are no utilities in the easement, he would think they would but was not sure. He thought it would be a 10-month water system.

Commissioner Sherman Howard asked when they moved the connection from the backyard to the front, how the water system would get to the backyard and some yards were deep.

Derek explained that had been a point of discussion and they have not decided yet. They might provide an amount of money to each person to get the line to run to the backyard. They might provide all the materials then it's up to them to get it to the backyard. There might be more than one connection for bigger lots and different sizes of pipes. There will be some compensation.

## **E. Public Hearing**

### 1. Mixed Use Zone

*Public Hearing opened at 6:11 p.m.*

*No comments were made.*

*Public Hearing closed at 6:12 p.m.*

### 2. HDR-11, continuation from public hearing on HDR-14

Commissioner Bice explained that the original ordinance was for HDR-14 and they thought that was too dense and didn't like the four-story idea. They tabled that public hearing and made changes to HDR-11 with three stories. This is a continuation of that public hearing.

*Public Hearing opened at 6:12 p.m.*

*Doug Beecher* commented that he couldn't find the ordinance of HDR-11. He wanted to know if there was a proposed map of where they would put this or is it a theory.

Commissioner Bice replied that this is a new zone and is not planned anywhere. They would have to come in and ask for a zone change.

*Public Hearing closed at 6:14 p.m.*

## **F. Business:**

### 1. Discussion and possible action to recommend approval for amendments to the Mixed-Use Zone.

Brad explained the ordinance changes. Residential condominiums must have the first floor as commercial. The height of the first floor can be up to 15 feet. They prohibited vacation rentals. The setbacks are graduating if there are residential properties next to it. The structures can only be 70% of the lot size. 75% can be residential with no less than 25% being commercial. They have to have an HOA and the bylaws approved by the city. They must have a manager's office. Maximum height of the structure is no higher than 50 feet.

**The motion was made by Commissioner Richard Howard to recommend approval for an ordinance amending the Mixed-Use Zone, seconded by Commissioner Harrison. Sherman Howard-yes, Bice-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously**

### 2. Discussion and possible action to recommend approval for an Ordinance creating a HDR-11, High Density Residential Zone.

Brad explained the only changes made from last time was that it's now three stories not four stories and 11 units not 14 units. He clarified that this zone does not exist anywhere in town that the developer would have to come in and apply for a zone change and if they didn't like it, they wouldn't recommend it to city council. Then city council would have the opportunity to approve or deny the request.

Commissioner Bice explained that it was created for the Topside development, but when it becomes part of the code anyone could apply for a zone change.

Commissioner Richard Howard asked about Squires property and the concept plan they looked at in the last few meetings. This zone would have to apply to that. He would like it to only be on the Topside but realizes they could ask for a zone change on the lower bench.

**The motion was made by Commissioner Sherman Howard recommended approval for the HDR-11, High density residential zone, seconded by Commissioner Christian Harrison. Sherman Howard-yes, Bice-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously**

3. Discussion and possible action to recommend approval of the precise architectural plan checklist for River's Edge project. (Ruesch property) at 254 South SR9.

Brad explained with this type of development he would provide a staff report. The zoning is commercial. The general plan is commercial. There is an existing motel on the property, and they're presently renovating. The municipal code requires 1.1 parking spaces for each motel unit, plus three additional ones for employees. The applicant is providing that the width of the main drive aisle was increased to twenty-five feet. He was made aware that the city will possibly be increasing the width of the sidewalk along State Street to ten feet. He included a provision in the site plan. They're also providing a hardtop gazebo, which we hope will be on the rear of the property. The proposed architecture of the motel units will be modern design. It will include higher end features and materials. In regard to the fiscal impact, the city will receive its share of increased property taxes associated with improvements, and in addition, we receive a share of transient occupancy tax. They are converting some of their commercial property into some financial benefit. The staff recommends approval of precise plan 26-1 to the findings and conditions for approval. He told them to copy the landscaping of The Dwelling hotel site along with their modern design.

The commissioners were happy to see the property upgrades. It has been an eyesore for many years. They all liked the look of the proposed plans.

Fay commented that when they make a motion on this type of approval they need to include, they are adopting the findings of the staff report and are conditioned on the conditions of the staff report.

**The motion was made by Commissioner Sherman Howard to recommend approval of the findings and conditions as laid out in the staff report for the precise architectural plan checklist for River's Edge project. (Ruesch property) at 254 South SR9, seconded by Commissioner Richard Howard. Sherman Howard-yes, Bice-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously**

4. Discussion and possible action to recommend approval for the precise architectural plan checklist for Canyon Ridge Homes. (Jourdon property) at 151 West Center.

Brad explained that it is an application of Canyon Ridge Homes, and they requested to establish a modular home sales facility located in the southwest corner of the site. State Street Zoning is commercial. The planned designation is commercial. And that piece of property right now is a convenience. The project will be built in two phases. Phase one will consist of the construction of twenty-five-foot asphalt driveway, which would take the access off Center Street. Five parking spaces. It'll have a temporary twelve-by-sixty-foot sales office located to the rear of the property. The front of the property, located on State Street, will have a fifteen-foot-wide landscape area and it will also have a reserve area or possible turn for right side. White vinyl fencing will be installed around the perimeter of the subject property. In the application, they are going to propose a sign and go through that process. Phase two will take place within three years of issuance of certificate of occupancy for phase one. The temporary sales office will be replaced with an upgraded office. Another model home will be added to the lot and landscaping and decorative rock. He advised them to match the Dwellings hotel in regard to the landscaping. Regarding the fiscal impact, the city will receive a share of increased property tax associated with these improvements. In addition, the city will receive a share of sales tax since the percentage of the manufacturing home to assess sales tax. The staff recommends approval of precise plans, and these are the findings.

Commissioner Richard Howard commented about the grassy areas will remain, according to the plan. The pictures look really good. He asked if the model homes will look better than an R V sales lot. The plans look a little more like a mini subdivision.

Brad replied that it's going to look better than an RV sales lot. They are not going to have them stacked right next to each other, they are going to have three models out there in an office with landscaping.

Commissioner Bice asked if they would have electricity and plumbing.

Brad wasn't sure if each mobile home would be plumbed and have electrical. They are bringing them to the property.

Commissioner Bice asked if they are setting the fence back ten feet that the city will require for a sidewalk and if so, will they be responsible for maintaining that strip.

Brad explained normally, whoever did the development is responsible for maintaining that strip of property.

Commissioner Harrison asked if the axles and wheels would be removed from the models.

Jourdan Collis, the owner, explained that the modular homes would be skirted since he will change them out yearly for newer models. He will finish the insides, clean them, furnish them, connect power to them. They won't have plumbing. He will add the fence ten feet off the sidewalk to ensure the city code is being met.

Commissioner Richard Howard explained that in the past La Verkin was a mixture of business and not nice or have a standard look. He wanted to make sure he was going to do what his plans said. They have been working hard to clean up the city and create zones and codes.

Commissioner Harrison asked if the diagrams were correct for his plans on landscaping and placing the model homes.

Jourdan explained that the pictures are concepts. That he will have landscaping, but he will be switching out the models with double and triples wide. He might pour concrete to place them on. He ensured he will keep the land nice. Mowing the lawns and keeping it clean. He plans on laying pavers up to the models and a walkway to the sales office.

Commissioner Richard Howard thought his plans looked nice but wanted to make sure they wouldn't look like an RV sales lot.

Jourdan reassured them it would not look like an RV lot. That the models are a lot harder to move so he wouldn't be doing that often. He will be switching them out yearly. He knows there is a negative stigma with manufactured homes. He plans on changing that. He explained his background and that he plans on staying in southern Utah. The closes sales office is in Kanab. He thinks this is a great area to have one.

Commissioner Harrison asked if there was a big demand for manufactured homes.

Jourdan replied that there is. There's a massive affordable housing crisis, particularly in southern Utah. He will be putting the homes on a pad of cement and finishing them, so they look like a stick-built house when he is done. There is a loan program that if they meet certain criteria and add a carport or garage and even a patio the appraisal value increases. They can compare it then to a stick-built house. These homes are manufactured in Phoenix.

Commissioner Harrison added that the only way he could afford a home was a manufactured home and he thinks it looks like a stick home. He is in favor of this project.

**The motion was made by Commissioner Richard Howard to recommend approval of the precise architectural plan checklist for the Canyon Ridge Homes. (Jourdon property) at 151 West Center, we adopt the findings in the staff report and approve the conditions, seconded by Commissioner Christian Harrison. Bice-yes, Sherman Howard-yes, Richard Howard-yes, Harrison-yes. The motion carried unanimously.**

5. Discussion regarding the General Plan.  
Kevin Smeadly was not able to attend the meeting.

Brad wanted to discuss Zion Hot Springs sign they are proposing. He passed out pictures of the proposed sign.

Commissioner Sherman Howard was concerned about how distracting an animated sign could be.

Commissioner Bice asked how far from State Street the sign would be.

Derek replied they would have to sit back 30-40 feet. He assumes it will take the place of the sign they have now that seems to block the view. They are proposing this idea, but it could be smaller. It will be oriented East and West at an angle. They asked about off-site signage, but they decided that wouldn't work because the city would have to allow all businesses to do it. They are doing good business, but they are set back off the road, so they are trying to capture more tourists.

Commissioner Sherman Howard was concerned about the view down State Street. The sign they have now with the angle of State Street blocks the view of traffic.

Derek thought with them pushing it back 10-15 feet and putting it to an angle that would solve the problem of not being able to see to cross the street. Brad will sit down with the owner, and they will provide a display so they can see where exactly the sign will be and the size.

Commissioner Harrison asked if it would be the size of the Hurricane theaters sign.

Derek replied they just got this information a few hours ago and they don't know the size yet, but it would be smaller than that sign. They will be doing more research and looking at the placement. This can work under a conditional use.

**G. Adjourn:**

**Commissioner Bice adjourned the meeting at 6:49 p.m.**



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Planning Commission Chair

13 May 26  
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Date Approved

