

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, May 13, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Kyson Spendlove, Sherman Howard, Matt Juluson, Christian Harrison, Richard Howard and Amanda Pectol; Staff: Derek Imlay, Fay Reber, and Nancy Cline; Public: John Valenti, Brad Robbins.

A. Call to Order: Chair Allen Bice called the meeting to order at 6:00 pm. The invocation and Pledge of Allegiance were given by Derek Imlay.

B. Appointments:

Commissioner Christian Harrison was sworn in as planning commissioner. Amanda Pectol was sworn in as 2nd alternate planning commissioner.

C. Approval of Agenda:

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

D. Approval of Minutes: April 22, 2026, regular meeting

The motion was made by Commissioner Christian Harrison to approve April 22, 2026, regular meeting, second by Commissioner Sherman Howard. Sherman Howard-yes, Bice-yes, Harrison-yes, Spendlove-yes, Juluson-yes. The motion carried unanimously.

E. Reports:

1. John Valenti reported on the city council meeting held on May 6, 2026.

2. Derek reported that there will be four projects going on in La Verkin for the next two years that will impact about 85% of the roads. The Pond, Lead and copper replacement, secondary water lines, and drainage. The Pond project will start in June, secondary water project in November, Lead and copper project when bids come back in.

F. Business:

1. Discussion and possible action to set a public hearing for May 27, 2026, for an Ordinance amending the parking ordinance.

Brad explained that they made some updates on Off-Street Parking. They changed the size of the stall to nine feet by twenty feet and provided truck parking. When it comes to the multifamily residential, those parking requirements are the same as before. When it comes to location, some developers come in and want to use parking spaces from other places instead of actually on their property. Derek had some concerns about the maintenance of parking lots we added maintenance requirements for parking lots. We now have parking lot standards for angle parking and ninety-degree parking. With the stall depth being nine by twenty they felt the backup area wasn't wide enough at twenty-four feet. They increased that to twenty-seven feet. There is a whole section about landscaping in the parking lot. It's pretty detailed and will work well for your commercial and industrial zones. They added loading space requirements since there was nothing in the code about loading spaces. He added some ideas for bicycle racks.

Derek added that Commissioner Spendlove submitted information on design criteria and the city engineers are formatting that. They included pictures that will be added. He also added Auto dismantling as a section.

Commissioner Bice commented on single family dwellings and two spaces in the garage. Could they still convert garages into living space?

Derek replied that if they do that, they still must have two car garages on the property somewhere.

Commissioner Bice asked about transit lodging to say 1.1 space per unit but in another section requires only one space. They need to make those the same.

Brad agreed to change that to one space per unit.

Commissioner Bice asked if that would be three spaces for employees of hotels no matter how big or small the hotels are.

Brad replied its two spaces for employees, that big hotels will add more because they know what they need.

Commissioner Bice asked about driveways being twelve feet apart from each other, does that include flag lots? They could be closer if a flag lot happens to be a neighbor. The house in front would be limited to where their driveway is.

Commissioner Spendlove commented that section 8, 10-7-12 listed an exception for flag lots.

Commissioner Bice asked about maintenance of lots. They made an exception for six-foot fences if they are preexisting. That needs to be added in.

Derek agreed. If the wall already existed at six feet, they would have to do engineering to add an additional two feet to the wall. That is why there is an exception for existing walls.

Commissioner Spendlove commented about 10-8 section C saying that the drainage of the parking area shall be so graded as to dispose of all surface water. If such water is available, then it should be piped under sidewalks. He thought they should not be allowing any drainage to just be piped under sidewalks. It should have to follow our standard drainage requirements, which should be through a detention pond and then out to the streets. He wanted that clarified. He advised they didn't want any public street to take on more water without being detained first. You're adding additional flows to developments adjacent to them. He would like it to be clarified to actually call out whether they have a drainage section, it needs to go through some sort of detention system.

Derek clarified it would go into the detention basin where it would be held. Then, if it's more than what was historically there, they would release it from a historic rate.

Commissioner Spendlove added that just like Zion Hot Springs. They have a big parking lot. His concern, if it wasn't called out a developer would say they didn't have to detain this water, even though they are adding an excess amount of water. It's all going to be on the street. It needs to go through detention pond or some sort of way to be stored and only released at the .2 CFS per acre which is our historic allowance.

Commissioner Bice asked if existing parking lots are grandfathered in.

Derek replied yes, they are unless they have made modifications then they would have to be up to date. If they expand their parking lot.

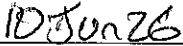
The motion was made by Commissioner Sherman Howard to set a public hearing for June 10, 2026, for an Ordinance amending the parking ordinance, second by Commissioner Kyson Spendlove. Sherman Howard-yes, Bice-yes, Harrison-yes, Spendlove-yes, Juluson-yes. The motion carried unanimously.

G. Adjourn:

Commissioner Allen Bice adjourned the meeting at 6:30.



Planning Commission Chair



Date Approved

