

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

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

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair: Allen Bice; Commissioners: Amanda Pectol, Matt Juluson, and Christian Harrison; Staff: Derek Imlay, Brad Robbins, Fay Reber and Nancy Cline; Public: Kevin Smeadly.

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

The invocation and Pledge of Allegiance were given by Amanda Pectol.

B. Approval of Agenda:

The motion was made by Commissioner Christian Harrison to approve the agenda, second by Commissioner Amanda Pectol. Bice-yes, Juluson-yes, Pectol-yes, Harrison-yes. The motion carried unanimously.

C. Approval of Minutes: June 10, 2026, regular meeting

The motion was made by Commissioner Amanda Pectol to approve the minutes for June 10, 2026, second by Commissioner Christian Harrison. Bice-yes, Juluson-yes, Harrison-yes, Pectol-yes. The motion carried unanimously.

D. Reports:

1. John Valenti reported the city council meeting on July 15, 2026, was canceled.

Derek reported an update on several major city infrastructure projects. The pipe and pond project, awarded to the contractor Whitaker, is set to begin by the second week of August. This 180-day contract involves installing a pipeline from the reuse station to Cottonwood Hollow, tunnel under SR 17, and constructing a 7.5-million-gallon pond. Following this, the 18-month secondary water project is scheduled to commence in the first week of November. Plans for this project are already 90% complete. Additionally, a federally mandated lead and copper replacement project will take place primarily in Stowell's subdivision. This initiative will move water lines from backyards to the front of properties and extend service lines directly into homes. It was noted that this project and the secondary water project must run separately due to their distinct federal and state funding mechanisms, which cannot be mixed.

E. Business:

1. Discussion regarding the Sign Regulations Ordinance.

The commission conducted a detailed, line-by-line review of the proposed sign regulations ordinance. An initial amendment was made to the appeals process, clarifying that an appeal must be filed within 15 days of notification of a decision, not the decision date itself. A significant discussion arose regarding political signs, particularly their common placement in corner "cut-off" areas. Citing public safety and city liability concerns over impaired driver sightlines, the commission decided to maintain the strict prohibition of signs in public rights-of-way and corner cut-offs. To ensure compliance, it was agreed that the city would provide a flyer to all political candidates upon registration, clearly outlining the rules for sign placement.

The debate then turned to temporary window signs, with the commission adding a rule that they cannot be displayed for more than 120 consecutive days within a calendar year. The most extensive discussion centered on dynamic (digital) signs. To balance business promotion with community aesthetics and safety, the commission established a size-based regulatory approach. Stricter rules—including limitations on transitions and animations—will apply to dynamic displays exceeding 32 square feet. However, all dynamic signs, regardless of size, will be required to have automatic dimmer controls to comply with the city's night sky

ordinance. Lastly, it was affirmed that the Planning Commission, rather than the Board of Adjustment, will serve as the appellate body for sign-related matters, citing the commission's greater familiarity with the technical ordinance.

2. Discussion regarding the General Plan.

The commission reviewed proposed updates to the public facilities element of the city's general plan. A key change involved simplifying the language on page 43 to a single paragraph, clarifying the intent and scope of the bond project. To ensure clarity, the phrase "additional capacity" in the culinary water section was amended to include "all the needed infrastructure," explicitly stating that expansion requires new physical support systems.

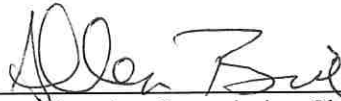
A new section was introduced to designate "activity centers" or "gathering places" within the city, with the goal of fostering a more vibrant community and sense of place. The commission endorsed the term "vibrant" to describe the desired character of these areas. There was strong consensus on the need to integrate goals for creating a walkable downtown area, which would encourage pedestrian activity and allow visitors to patronize multiple businesses easily. The commission agreed that the terms "activity centers" and "gathering places" could be used interchangeably. As a next step, a mapping exercise will be conducted at the next meeting to visually identify potential locations for these centers.

G. Adjourn:

Commissioner Bice adjourned the meeting at 7:00 p.m.

11 Aug 26

Date Approved



Planning Commission Chair