

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, August 12, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

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

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

The invocation and Pledge of Allegiance were given by Matt Juluson.

B. Approval of Agenda:

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

C. Approval of Minutes: July 22, 2026, regular meeting

The motion was made by Commissioner Harrison to approve the minutes for July 22, 2026, second by Commissioner Sherman Howard. Bice-yes, Juluson-yes, Harrison-yes, Spendlove-yes, Sherman Howard-yes. The motion carried unanimously.

D. Reports:

1. John Valenti reported the city council meeting on August 5, 2026.

Derek reported that Nick Davis from High Desert signs would be giving them a presentation about the sign ordinance and answer any questions they had.

E. Business:

1. Discussion and possible action to set a public hearing for August 26, 2026, regarding the Sign Ordinance.

Nick Davis and the commissioners discussed sign ordinance. The discussion delved into the technical specifications and regulatory challenges of digital signs. The current draft ordinance proposes a maximum size of 64 square feet for dynamic signs. Nick noted that a 32-square-foot sign, which was discussed as a threshold for different rules, is "minuscule" for modern multi-tenant commercial centers that require much larger freestanding signs to be visible.

Key technical points included:

Brightness (Nits): Standard digital signs start at around 10,000 nits during the day and can dim to about 5% of that at night. Larger signs, like those for theaters, often start at a lower brightness (e.g., 6,500 nits) due to power and heat considerations.

Dimming Control: Reputable signs feature automatic dimming technology tied to local sunrise/sunset times and allow for 1% incremental adjustments.

Residential Proximity: Rather than a blanket ban on digital signs on properties adjacent to residential zones, the commission should consider performance-based rules. These could include mandatory turn-off times (e.g., one hour after business closing) and specific brightness limits when facing a residence.

Compliance and Certification: It was suggested that the city require sign companies to certify that new installations meet specific brightness tolerances (measured in nits or candelas). The city would also reserve the right to request re-certification if complaints are received. This approach ensures accountability for both the business and the sign provider.

Dark Sky Compliance: Adding a large louver or hood to the top of a sign would likely be ineffective in meeting Dark Sky initiatives, which typically require light to be directed straight down.

The commission debated how to balance the economic need for small businesses to be visible against the community's desire to protect its quality of life. Members acknowledged that businesses generate essential revenue, preventing property tax increases. Nick emphasized that digital signs are a critical tool for local businesses competing against large corporations with extensive marketing budgets.

Patty Wise raised concerns about the impact of light from new developments. She urged the commission to consider not just property lines but "what the light does," protecting future residential areas and preserving the dark skies over the city's hillsides and Confluence Park. She noted that maintaining dark skies is an economic benefit and a quality-of-life issue.

The commission agreed that its final ordinance must be a balancing act between business visibility and resident protection. With a current proposed sign height limit of 25 feet, the commission decided to postpone a final vote on the ordinance to allow for more research, particularly on the rules for dynamic displays.

2. Presentation and discussion regarding the current development Agreement.

Brad Robbins advised them the current Development agreement was very confusing and had too many parts. The city's current code on development agreements is antiquated, confusing, and overly restrictive. The code's specific references to an "R-14 zone" and lot size reductions suggest it was written for a specific past project and is no longer practical. State code, in contrast, offers municipalities broad flexibility to define terms for development agreements. The recommendation was to completely discard the existing ordinance and replace it with a new, simpler version based directly on state law. The commission unanimously agreed with this approach, and a member volunteered to draft the new code.

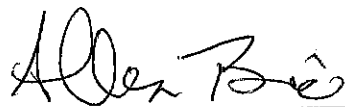
3. Presentation and discussion regarding the proposed 2026 Construction Standards and Drawings.

The commissioners discussed the magnitude of the construction standards and drawings and wanted more time to go over the document. They will discuss it further in the September meetings.

G. Adjourn:

Commissioner Bice adjourned the meeting at 7:10 p.m.

26 Aug 26
Date Approved



Planning Commission Chair