



City of La Verkin

435 North Main St., La Verkin Utah, 84745
(435) 635-2581 Fax (435) 635-2104
www.laverkin.org

PUBLIC HEARING

The La Verkin City Planning Commission shall hold a public hearing Wednesday, September 9, 2026, at 6:00 p.m. during the regularly scheduled meeting held at the council chambers at 111 South Main, La Verkin, Utah.

The public hearing will be to take comments on:

1. Amending the zoning map of and for the City of La Verkin to rezone from Commercial (COMM) to Residential (R-3-6) parcel with the Tax ID # LV-159-A, Located at 740 N Mian Street and SR-17.
2. Amending the zoning map of and for the City of La Verkin to rezone from Retail Commercial (R-COMM) to Multi-Family Residential (R-3-6) parcel with the Tax ID # LV-159-A, Located at 740 N Mian Street and SR-17.
3. Amending the zoning map of and for the City of La Verkin to rezone from One and Two Family Residential (R-1-10) to Multi-Family Residential (R-3-6) parcel with the Tax ID # LV-159-A, Located at 740 N Mian Street and SR-17.
4. Amending the zoning map of and for the City of La Verkin to rezone from Residential Agriculture (R-A-1) to Multi-Family Residential (R-3-6) parcel with the Tax ID # LV-3-1-13-3420, Located at 740 N Mian Street and SR-17.
5. Amending the zoning map of and for the City of La Verkin to rezone Five Acres from Low Density Residential (R-1-14) to 1.97 acres General Commercial (COMM) parcel with the Tax ID # LV-49-A-1, Located between 300 S and 100 W.
6. Amending the zoning map of and for the City of La Verkin to rezone Five Acres from Low Density Residential (R-1-14) to 3.03 acres High Density Residential (HDR-11) parcel with the Tax ID # LV-49-A-2, Located between 300 S and 100 W.

Any person or group wishing to submit written comments regarding the above-referenced item may do so prior to 4:00 p.m., June 26, 2024. Written comments

should be directed to Nancy Cline, City Recorder, at the City Offices (above address).

In compliance with the Americans 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 posted on the State website at <http://pmn.utah.gov>, posted on the La Verkin City website at www.laverkin.org, and at the City office buildings

111 S. Main and 435 N. Main, the La Verkin Post Office, and Davis Market on August 27, 2026.

Nancy Cline
City Recorder

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVERKIN, UTAH, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAVERKIN BY CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY KNOWN AS THE SQUIRE PROPERTY LV-49-A-1 FROM LOW DENSITY RESIDENTIAL (R-1-14) TO COMMERCIAL GENERAL (COMM-G)

WHEREAS, the City of LaVerkin has adopted a comprehensive land-use and zoning regulatory system for the purpose of promoting the orderly development of the City, protecting property values, providing for the appropriate location and development of residential and commercial uses, and promoting the health, safety, and general welfare of the City's residents; and

WHEREAS, the official zoning map of the City of LaVerkin designates certain real property known as the Squire property LV-49-A-1 as Low Density Residential (R-1-14); and

WHEREAS, an application has been submitted to the City requesting that the zoning designation of the property described herein be changed from Low Density Residential (R-1-14) to Commercial - General (Comm - G); and

WHEREAS, the requested zone change would permit the property to be developed and used for multiple-family residential purposes consistent with the uses and development standards applicable to the Commercial-General zoning district; and

WHEREAS, the proposed zone change has been reviewed in accordance with the applicable provisions of the LaVerkin City Code and applicable Utah law; and

WHEREAS, notice of a public hearing concerning the proposed zone change was given as required by Utah law and applicable City ordinances; and

WHEREAS, the City Council conducted a public hearing on September 9, 2026, to receive and consider comments and input from interested members of the public concerning the proposed zone change; and

WHEREAS, after considering the application, the applicable provisions of the LaVerkin City Code, the City's land-use policies and planning objectives, the public input received, and other relevant information presented to the Council, the City Council finds that the proposed change in zoning is appropriate for the property and is consistent with the orderly development of the City; and

WHEREAS, the City Council further finds that changing the zoning designation of the property from Low Density Residential (R-1-14) to Commercial General (COMM-G) is in the best interests of the City and promotes the health, safety, and general welfare of the residents of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ordained by the city council of the City of Laverkin, Utah, as follows:

Section 1. Zoning Change.

The zoning designation of the following described real property located within the City of LaVerkin, Utah, is hereby changed from Low Density Residential (R-1-14) to Commercial General (COMM-G):

[Legal Description]

Site Location: Located at the North corner of 300 South 100 West (unofficially called the front half of the Squiers property), 1.97 acres, rezone from R-1-14 to Commercial General (COMM-G)

BEG SE COR LOT 12 LVFS TH W 200'; TH W 130'; TH N 600' TO N B/L; TH E 130' TO NE COR LOT 12; TH S 600'.

R-1-14 TO COMMERCIAL GENERAL (COMM-G)

The property described above shall thereafter be subject to all applicable provisions, requirements, restrictions, and development standards of the Commercial General (COMM-G) zoning district, as provided in the LaVerkin City Code.

Section 2. Amendment of Official Zoning Map.

The official zoning map of the City of LaVerkin is hereby amended to reflect the change in zoning designation approved by this Ordinance. The City Recorder, or other appropriate City official, is authorized and directed to make the necessary notation or other amendment to the official zoning map to accurately reflect the zoning designation established by this Ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction,

such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect as provided by Utah law following its passage and publication or posting as required by law.

PASSED AND APPROVED by the City Council of the City of LaVerkin, Utah, this _____ day of _____, 2026.

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Amanda Barr	_____	_____
John Valenti	_____	_____
Scot Pectol	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVERKIN, UTAH, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAVERKIN BY CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY KNOWN AS THE SQUIRE PROPERTY LV-49-A-2 FROM LOW DENSITY RESIDENTIAL (R-1-14) TO HIGH DENSITY RESIDENTIAL (HDR-11)

WHEREAS, the City of LaVerkin has adopted a comprehensive land-use and zoning regulatory system for the purpose of promoting the orderly development of the City, protecting property values, providing for the appropriate location and development of residential and commercial uses, and promoting the health, safety, and general welfare of the City's residents; and

WHEREAS, the official zoning map of the City of LaVerkin designates certain real property known as the Squire property LV-49-A-2 as Low Density Residential (R-1-14); and

WHEREAS, an application has been submitted to the City requesting that the zoning designation of the property described herein be changed from Low Density Residential (R-1-14) to High Density Residential (HDR-11); and

WHEREAS, the requested zone change would permit the property to be developed and used for multiple-family residential purposes consistent with the uses and development standards applicable to the High Density Residential (HDR-11) zoning district; and

WHEREAS, the proposed zone change has been reviewed in accordance with the applicable provisions of the LaVerkin City Code and applicable Utah law; and

WHEREAS, notice of a public hearing concerning the proposed zone change was given as required by Utah law and applicable City ordinances; and

WHEREAS, the City Council conducted a public hearing on September 9, 2026, to receive and consider comments and input from interested members of the public concerning the proposed zone change; and

WHEREAS, after considering the application, the applicable provisions of the LaVerkin City Code, the City's land-use policies and planning objectives, the public input received, and other relevant information presented to the Council, the City Council finds that the proposed change in zoning is appropriate for the property and is consistent with the orderly development of the City; and

WHEREAS, the City Council further finds that changing the zoning designation of the property from Low Density Residential (R-1-14) to High Density Residential (HDR-11) is in the best interests of the City and promotes the health, safety, and general welfare of the residents of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ordained by the city council of the City of Laverkin, Utah, as follows:

Section 1. Zoning Change.

The zoning designation of the following described real property located within the City of LaVerkin, Utah, is hereby changed from Low Density Residential (R-1-14) to High Density Residential (HDR-11):

[Legal Description]

Site Location: Located at the North corner of 300 South — 100 West (unofficially called the back half of the Squiers property), 3.03 acres, re-zone from R-1-14 to HDR-11

BEG SE COR LOT 12 LVFS TH W 200'; TH N 600' TO N B/L; TH E 200' TO NE COR LOT 12;
TH S 600' TO BEG BEING TH E 5 AC LOT 12.

R-1-14 TO HIGH-DENSITY RESIDENTIAL (HDR-11)

The property described above shall thereafter be subject to all applicable provisions, requirements, restrictions, and development standards of the High Density Residential (HDR-11) zoning district, as provided in the LaVerkin City Code.

Section 2. Amendment of Official Zoning Map.

The official zoning map of the City of LaVerkin is hereby amended to reflect the change in zoning designation approved by this Ordinance. The City Recorder, or other appropriate City official, is authorized and directed to make the necessary notation or other amendment to the official zoning map to accurately reflect the zoning designation established by this Ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect as provided by Utah law following its passage and

publication or posting as required by law.

PASSED AND APPROVED by the City Council of the City of LaVerkin,
Utah, this _____ day of _____, 2026.

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

Yes No

Darren Prince _____

Amanda Barr _____

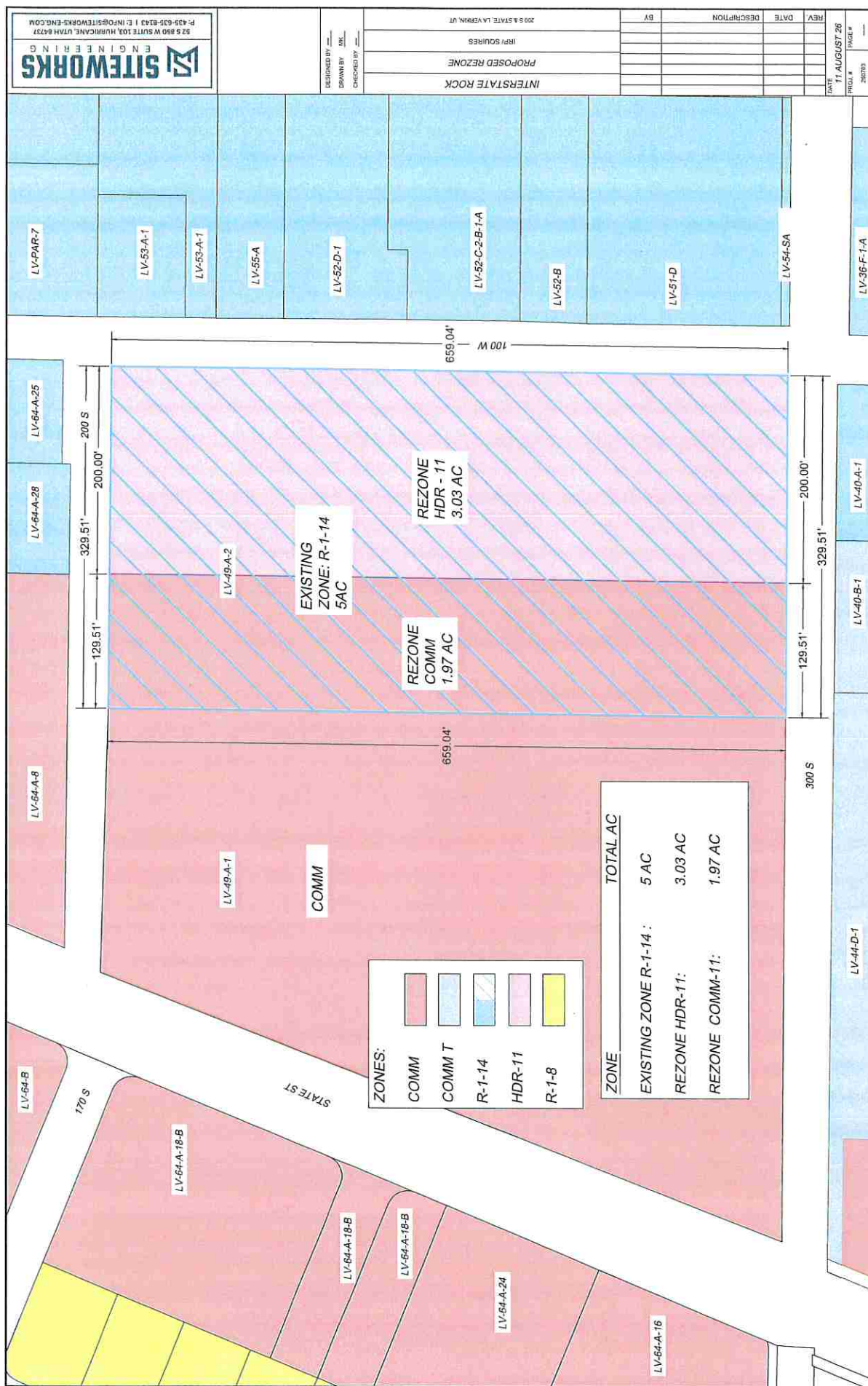
John Valenti _____

Scot Pectol _____

Micah Gubler _____

Nancy Cline, City Recorder

DRAFT



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVERKIN, UTAH, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAVERKIN BY CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY KNOWN AS COTTONWOOD HOLLOW FROM COMMERCIAL GENERAL (COMM-G) TO MULTIPLE-FAMILY RESIDENTIAL (R-3-6)

WHEREAS, the City of LaVerkin has adopted a comprehensive land-use and zoning regulatory system for the purpose of promoting the orderly development of the City, protecting property values, providing for the appropriate location and development of residential and commercial uses, and promoting the health, safety, and general welfare of the City's residents; and

WHEREAS, the official zoning map of the City of LaVerkin designates certain real property known as Cottonwood Hollow as Commercial General (COMM-G); and

WHEREAS, an application has been submitted to the City requesting that the zoning designation of the property described herein be changed from Commercial General (COMM-G) to Multiple-Family Residential (R-3-6); and

WHEREAS, the requested zone change would permit the property to be developed and used for multiple-family residential purposes consistent with the uses and development standards applicable to the R-3-6 zoning district; and

WHEREAS, the proposed zone change has been reviewed in accordance with the applicable provisions of the LaVerkin City Code and applicable Utah law; and

WHEREAS, notice of a public hearing concerning the proposed zone change was given as required by Utah law and applicable City ordinances; and

WHEREAS, the City Council conducted a public hearing on September 9, 2026, to receive and consider comments and input from interested members of the public concerning the proposed zone change; and

WHEREAS, after considering the application, the applicable provisions of the LaVerkin City Code, the City's land-use policies and planning objectives, the public input received, and other relevant information presented to the Council, the City Council finds that the proposed change in zoning is appropriate for the property and is consistent with the orderly development of the City; and

WHEREAS, the City Council further finds that changing the zoning designation of the property from Commercial General (COMM-G) to Multiple-Family Residential (R-3-6) is in the best interests of the City and promotes the health, safety, and general welfare of the residents of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ordained by the city council of the City of Laverkin, Utah, as follows:

Section 1. Zoning Change.

The zoning designation of the following described real property located within the City of LaVerkin, Utah, is hereby changed from Commercial General (COMM-G) to Multiple-Family Residential (R-3-6):

[Insert Legal Description for Cottonwood Hollow]

A PARCEL OF LAND TO BE REZONED, BEING A PART OF LV-159-A, BEGINNING AT THE SOUTH WEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN RUNNING THENCE SOUTH $87^{\circ}08'55''$ EAST 584 FT TO THE POINT OF BEGINNING; COMMENCING THENCE S $87^{\circ}08'55''$ E 665.81 FT; THENCE S $06^{\circ}43'49''$ W 1.06 FT; THENCE S $78^{\circ}35'32''$ W 521.40 FT; THENCE S $17^{\circ}23'11''$ W 157.77 FT; THENCE N $62^{\circ}10'17.2''$ W 101.68 FT TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT A LENGTH OF 241.25 FT THROUGH AN ANGLE OF $09^{\circ}31'58.4''$, HAVING A RADIUS OF 1450 FT (CHORD N $03^{\circ}58'21.41''$ W 240.9733 FT) TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE AT THE POINT OF BEGINNING.

CHANGE FROM COMM-G TO R-3-6

The property described above shall thereafter be subject to all applicable provisions, requirements, restrictions, and development standards of the R-3-6 zoning district, as provided in the LaVerkin City Code.

Section 2. Amendment of Official Zoning Map.

The official zoning map of the City of LaVerkin is hereby amended to reflect the change in zoning designation approved by this Ordinance. The City Recorder, or other appropriate City official, is authorized and directed to make the necessary notation or other amendment to the official zoning map to accurately reflect the zoning designation established by this Ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is

for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect as provided by Utah law following its passage and publication or posting as required by law.

PASSED AND APPROVED by the City Council of the City of LaVerkin, Utah, this _____ day of _____, 2026.

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Amanda Barr	_____	_____
John Valenti	_____	_____
Scot Pectol	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVERKIN, UTAH, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAVERKIN BY CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY KNOWN AS COTTONWOOD HOLLOW FROM COMMERCIAL RETAIL (COMM-R) TO MULTIPLE-FAMILY RESIDENTIAL (R-3-6)

WHEREAS, the City of LaVerkin has adopted a comprehensive land-use and zoning regulatory system for the purpose of promoting the orderly development of the City, protecting property values, providing for the appropriate location and development of residential and commercial uses, and promoting the health, safety, and general welfare of the City's residents; and

WHEREAS, the official zoning map of the City of LaVerkin designates certain real property known as Cottonwood Hollow as Commercial Retail (COMM-R); and

WHEREAS, an application has been submitted to the City requesting that the zoning designation of the property described herein be changed from Commercial Retail (COMM-R) to Multiple-Family Residential (R-3-6); and

WHEREAS, the requested zone change would permit the property to be developed and used for multiple-family residential purposes consistent with the uses and development standards applicable to the R-3-6 zoning district; and

WHEREAS, the proposed zone change has been reviewed in accordance with the applicable provisions of the LaVerkin City Code and applicable Utah law; and

WHEREAS, notice of a public hearing concerning the proposed zone change was given as required by Utah law and applicable City ordinances; and

WHEREAS, the City Council conducted a public hearing on September 9, 2026, to receive and consider comments and input from interested members of the public concerning the proposed zone change; and

WHEREAS, after considering the application, the applicable provisions of the LaVerkin City Code, the City's land-use policies and planning objectives, the public input received, and other relevant information presented to the Council, the City Council finds that the proposed change in zoning is appropriate for the property and is consistent with the orderly development of the City; and

WHEREAS, the City Council further finds that changing the zoning designation of the property from Commercial Retail (COMM-R) to Multiple-Family Residential (R-3-6) is in the best interests of the City and promotes the health, safety, and general welfare of the residents of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ordained by the city council of the City of Laverkin, Utah, as follows:

Section 1. Zoning Change.

The zoning designation of the following described real property located within the City of LaVerkin, Utah, is hereby changed from Commercial Retail (COMM-R) to Multiple-Family Residential (R-3-6):

[Legal Description for Cottonwood Hollow]

A PARCEL OF LAND TO BE REZONED, BEING A PART OF LV-154-A, BEGINNING AT THE SOUTH WEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN RUNNING THENCE NORTH $1^{\circ} 12' 11''$ EAST 324.28 FT;

THENCE SOUTH $88^{\circ} 47' 57''$ 479.44 FT TO THE POINT OF BEGINNING; COMMENCING AT A POINT OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT A LENGTH OF 181.26 FT THROUGH AN ANGLE OF $07^{\circ} 09' 43.8''$, HAVING A RADIUS OF 1450 FT (CHORD N $26^{\circ} 27' 01.71''$ W 181.1373 FT) TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N $59^{\circ} 58' 06.1''$ E 1.60 FT TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 38.35 FT THROUGH AN ANGLE OF $87^{\circ} 53' 25.0''$, HAVING A RADIUS OF 25 FT, (CHORD N $13^{\circ} 54' 24.3''$ E 34.6985 FT); THENCE N $57^{\circ} 51' 06.8''$ E 73.0800 FT TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 137.62 FT THROUGH AN ANGLE $05^{\circ} 45' 43.2''$, HAVING A RADIUS OF 1368.4763 FT (CHORD N $60^{\circ} 43' 41.71''$ E 137.5641 FT) TO THE BEGINNING OF A NONTANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 29.23 FT THROUGH AN ANGLE OF $83^{\circ} 44' 31.31''$, HAVING A RADIUS OF 20 FT (CHORDS $74^{\circ} 31' 16.5''$ E 26.6982 FT); THENCE S $32^{\circ} 39' 00.8''$ E 136.2162 FT TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 85.70 FT THROUGH AN ANGLE OF $09^{\circ} 49' 13.3''$, HAVING A RADIUS OF 500 FT (CHORDS $27^{\circ} 44' 24.2''$ E 85.5940 FT); THENCE S $67^{\circ} 10' 12.5''$ W 271.2221 FT TO THE POINT OF BEGINNING.

CHANGE FROM COMM R TO R-3-6

The property described above shall thereafter be subject to all applicable provisions, requirements, restrictions, and development standards of the R-3-6 zoning district, as provided in the LaVerkin City Code.

Section 2. Amendment of Official Zoning Map.

The official zoning map of the City of LaVerkin is hereby amended to reflect the change in zoning designation approved by this Ordinance. The City Recorder, or other appropriate City official, is authorized and directed to make the necessary notation or other amendment to the official zoning map to accurately reflect the zoning designation established by this Ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect as provided by Utah law following its passage and publication or posting as required by law.

PASSED AND APPROVED by the City Council of the City of LaVerkin, Utah, this _____ day of _____, 2026.

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Amanda Barr	_____	_____
John Valenti	_____	_____
Scot Pectol	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVERKIN, UTAH, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAVERKIN BY CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY KNOWN AS COTTONWOOD HOLLOW FROM ONE AND TWO FAMILY RESIDENTIAL (R-1-10) TO MULTIPLE-FAMILY RESIDENTIAL (R-3-6)

WHEREAS, the City of LaVerkin has adopted a comprehensive land-use and zoning regulatory system for the purpose of promoting the orderly development of the City, protecting property values, providing for the appropriate location and development of residential and commercial uses, and promoting the health, safety, and general welfare of the City's residents; and

WHEREAS, the official zoning map of the City of LaVerkin designates certain real property known as Cottonwood Hollow as One and Two Family Residential (R-1-10); and

WHEREAS, an application has been submitted to the City requesting that the zoning designation of the property described herein be changed from One and Two Family Residential (R-1-10) to Multiple-Family Residential (R-3-6); and

WHEREAS, the requested zone change would permit the property to be developed and used for multiple-family residential purposes consistent with the uses and development standards applicable to the R-3-6 zoning district; and

WHEREAS, the proposed zone change has been reviewed in accordance with the applicable provisions of the LaVerkin City Code and applicable Utah law; and

WHEREAS, notice of a public hearing concerning the proposed zone change was given as required by Utah law and applicable City ordinances; and

WHEREAS, the City Council conducted a public hearing on September 9, 2026, to receive and consider comments and input from interested members of the public concerning the proposed zone change; and

WHEREAS, after considering the application, the applicable provisions of the LaVerkin City Code, the City's land-use policies and planning objectives, the public input received, and other relevant information presented to the Council, the City Council finds that the proposed change in zoning is appropriate for the property and is consistent with the orderly development of the City; and

WHEREAS, the City Council further finds that changing the zoning designation of the property from One and Two Family Residential (R-1-10) to Multiple-Family Residential (R-3-6) is in the best interests of the City and promotes the health, safety, and general welfare of the residents of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ordained by the city council of the City of Laverkin, Utah, as follows:

Section 1. Zoning Change.

The zoning designation of the following described real property located within the City of LaVerkin, Utah, is hereby changed from Commercial Retail (COMM-R) to Multiple-Family Residential (R-3-6):

[Legal Description for Cottonwood Hollow]

A PARCEL OF LAND TO BE REZONED, BEING A PART OF LV-154-A, BEGINNING AT THE SOUTH WEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN RUNNING THENCE SOUTH 87°08'55" EAST 784.64 FT TO THE POINT OF BEGINNING; COMMENCING THENCE N 03°31' 13" W 169.22 FT; THENCE S 79°51'33" E 24.93 FT; THENCE N 04°57' 05" W 65.90 FT; THENCE N 14°21' 056" W 168.84 FT; THENCE N 07°25'20" W 67.56 FT; THENCE N 67°11'2" E 44.09 FT; THENCE N 81°033" E 281.59 FT; THENCE S 01°04'24" W 55.61 FT; THENCE S 88°55' 36" E 201.43 FT; THENCE S 01°19' 02" W 472.56 FT; THENCE S 06°43' 49" W 13.25 FT; THENCE N 87°08' 55" W 465.16 FT TO THE POINT OF BEGINNING.

CHANGE FROM R-1-10 TO R-3-6

The property described above shall thereafter be subject to all applicable provisions, requirements, restrictions, and development standards of the R-3-6 zoning district, as provided in the LaVerkin City Code.

Section 2. Amendment of Official Zoning Map.

The official zoning map of the City of LaVerkin is hereby amended to reflect the change in zoning designation approved by this Ordinance. The City Recorder, or other appropriate City official, is authorized and directed to make the necessary notation or other amendment to the official zoning map to accurately reflect the zoning designation established by this Ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect as provided by Utah law following its passage and publication or posting as required by law.

PASSED AND APPROVED by the City Council of the City of LaVerkin, Utah, this _____ day of _____, 2026.

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

Yes No

Darren Prince _____

Amanda Barr _____

John Valenti _____

Scot Pectol _____

Micah Gubler _____

Nancy Cline, City Recorder

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVERKIN, UTAH, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAVERKIN BY CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY KNOWN AS COTTONWOOD HOLLOW FROM RESIDENTIAL AGRICULTURAL (R-A-1) TO MULTIPLE-FAMILY RESIDENTIAL (R-3-6)

WHEREAS, the City of LaVerkin has adopted a comprehensive land-use and zoning regulatory system for the purpose of promoting the orderly development of the City, protecting property values, providing for the appropriate location and development of residential and commercial uses, and promoting the health, safety, and general welfare of the City's residents; and

WHEREAS, the official zoning map of the City of LaVerkin designates certain real property known as Cottonwood Hollow as Residential Agricultural (R-A-1); and

WHEREAS, an application has been submitted to the City requesting that the zoning designation of the property described herein be changed from Residential Agricultural (R-A-1) to Multiple-Family Residential (R-3-6); and

WHEREAS, the requested zone change would permit the property to be developed and used for multiple-family residential purposes consistent with the uses and development standards applicable to the R-3-6 zoning district; and

WHEREAS, the proposed zone change has been reviewed in accordance with the applicable provisions of the LaVerkin City Code and applicable Utah law; and

WHEREAS, notice of a public hearing concerning the proposed zone change was given as required by Utah law and applicable City ordinances; and

WHEREAS, the City Council conducted a public hearing on September 9, 2026, to receive and consider comments and input from interested members of the public concerning the proposed zone change; and

WHEREAS, after considering the application, the applicable provisions of the LaVerkin City Code, the City's land-use policies and planning objectives, the public input received, and other relevant information presented to the Council, the City Council finds that the proposed change in zoning is appropriate for the property and is consistent with the orderly development of the City; and

WHEREAS, the City Council further finds that changing the zoning designation of the property from Residential Agricultural (R-A-1) to Multiple-Family Residential (R-3-6) is in the best interests of the City and promotes the health, safety, and general welfare of the residents of LaVerkin.

NOW, THEREFORE, BE IT HEREBY ordained by the city council of the City of Laverkin, Utah, as follows:

Section 1. Zoning Change.

The zoning designation of the following described real property located within the City of LaVerkin, Utah, is hereby changed from Residential Agricultural (R-A-1) to Multiple-Family Residential (R-3-6):

[Legal Description for Cottonwood Hollow]

A PARCEL OF LAND TO BE REZONED, BEING A PART OF LV-3-1-13-3420, BEGINNING AT THE SOUTH WEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN RUNNING THENCE NORTH $1^{\circ}12'11''$ EAST 965.05 FT; THENCE SOUTH $88^{\circ}48'03''$ EAST 72.23 FT TO THE POINT OF BEGINNING; COMMENCING AT A POINT ALONG THE SR-17 R/W AND RUNNING N $28^{\circ}52'45''$ W 144.89 FT, THENCE N $01^{\circ}11'57''$ E 211.88 FT; THENCE S $87^{\circ}35'56''$ E 666.68 FT; THENCE N $01^{\circ}16'18''$ E 12.40 FT; THENCE S $87^{\circ}05'52''$ E 17.0 FT; THENCE N $03^{\circ}02'14''$ E 137.66 FT, THENCE S $87^{\circ}44'51''$ E 269.07 FT; THENCE S $01^{\circ}11'23''$ W 288.19 FT; THENCE N $89^{\circ}29'14''$ W 597.61 FT; THENCE S $53^{\circ}22'08''$ W 56.48 FT; THENCE N $88^{\circ}11'38''$ W 52.74 FT, THENCE S $55^{\circ}03'26''$ W 234.65 FT TO THE POINT OF BEGINNING.

CHANGE FROM R-A-1 TO R-3-6

The property described above shall thereafter be subject to all applicable provisions, requirements, restrictions, and development standards of the R-3-6 zoning district, as provided in the LaVerkin City Code.

Section 2. Amendment of Official Zoning Map.

The official zoning map of the City of LaVerkin is hereby amended to reflect the change in zoning designation approved by this Ordinance. The City Recorder, or other appropriate City official, is authorized and directed to make the necessary notation or other amendment to the official zoning map to accurately reflect the zoning designation established by this Ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect as provided by Utah law following its passage and publication or posting as required by law.

PASSED AND APPROVED by the City Council of the City of LaVerkin, Utah, this _____ day of _____, 2026.

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

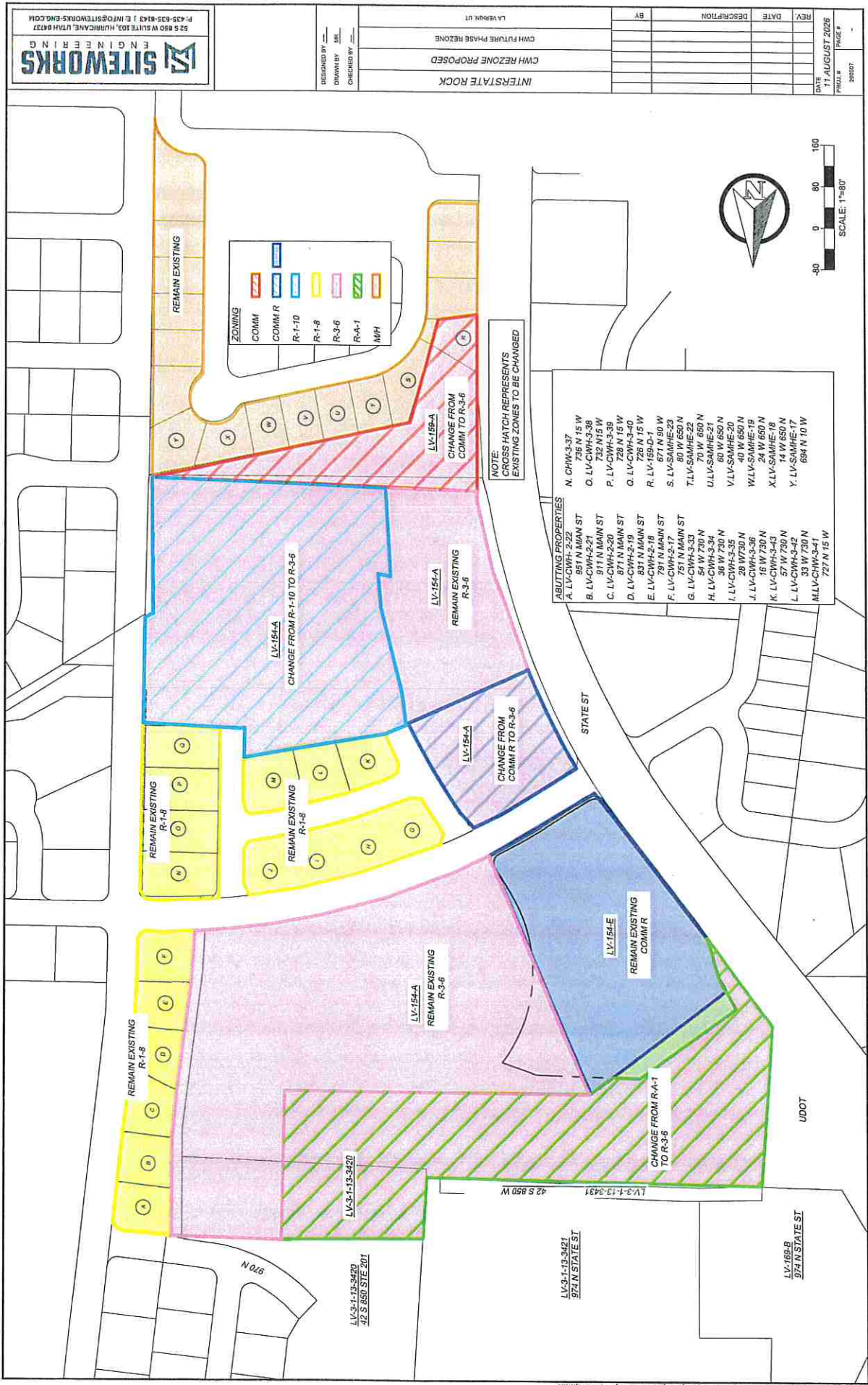
Nancy Cline, City Recorder

On the _____ day of _____, at a regular meeting of the LaVerkin City Council held at 111 South Main Street in LaVerkin, Utah, the foregoing Ordinance was presented to the LaVerkin City Council, whereupon a motion to approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Amanda Barr	_____	_____
John Valenti	_____	_____
Scot Pectol	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

DRAFT



LV-3-1-13-3421
974 N STATE ST

LV-3-1-13-3420
42 S 850 SITE 201

LV-169-B
974 N STATE ST

LV-164-E
REMAIN EXISTING
COMM R

LV-154-A
REMAIN EXISTING
R-3-6

LV-154-A
REMAIN EXISTING
R-3-6

LV-154-A
REMAIN EXISTING
R-1-8

LV-154-A
REMAIN EXISTING
R-3-6

LV-154-A
CHANGE FROM R-1-8 TO R-3-6

LV-154-A
CHANGE FROM COMM TO R-3-6

LV-154-A
REMAIN EXISTING

