



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, October 14, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

A. Call to Order: Chair Allen Bice

Invocation by Invitation; Pledge of Allegiance

B. Approval of Agenda:

C. Approval of Minutes: September 9, 2026, regular meeting.

D. Reports:

City Council and Director of Operations will present updates on meetings and activities.

E. Business:

1. Discussion and possible action to recommend approval for an ordinance amending the zoning map of and For the City of La Verkin to rezone from General Commercial (COMM) to Multi-Family Residential (R-3-6) parcel with the Tax ID# LV-159-A, Located at 740 N Main Street and SR-17.
2. Discussion and possible action to recommend approval for an ordinance 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 Main Street and SR-17.
3. Discussion and possible action to recommend approval for an ordinance amending the zoning map of and for the City of La Verkin to rezone 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.
4. Discussion and possible action to recommend approval of an ordinance amending the zoning map of and for the City of La Verkin to rezone 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.
5. Discussion and possible action to set a public hearing for December 9, 2026, regarding amending the sign ordinance.
6. Discussion and possible action to set a public hearing amending the city of La Verkin general plan December 9, 2026.

F. Adjourn:

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 each member of the governing body, posted on the State website at <http://pmn.utah.gov> posted on the La Verkin City website at www.laverkin.gov and at the city office buildings 111 S. Main and 435 N. Main on October 7, 2026

Nancy Cline, City Recorder

DRAFT

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, September 9, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

DR/

Present: Chair: Allen Bice; Commissioners: Kyson Spendlove, Matt Juluson, Christian Harrison, Richard Howard, Amanda Pectol; Staff: Derek Inlay, Brad Robbins, and Nancy Cline; Public: Carl Beagley, Jillian Ballard, Debra Howard, Karen Dick, T.J. Dick, Hugh Howard, Shawn Tollefsen, Todd O'Brain, Jeffery Smith, Corren Gubler, Daniel McKeehan Brandy Johnson, Stephan Haddaway, Aaron Gubler, Monique Ruesch.

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

The invocation and Pledge of Allegiance were given by Christian Harrison.

B. Approval of Agenda:

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

C. Approval of Minutes: August 26, 2026, regular meeting

The motion was made by Commissioner Harrison to approve the minutes for August 26, 2026, second by Commissioner Richard Howard. Richard Howard-yes, Bice-yes, Juluson-yes, Harrison-yes, Spendlove-yes. The motion carried unanimously.

D. Public Hearing

1. An Ordinance amending the zoning map of and for the City of La Verkin to rezone from General Commercial (COMM) to Multi-Family Residential (R-3-6) parcel with the Tax ID # LV-159-A, Located at 740 N Main Street and SR-17.

Derek reviewed the proposed rezoning map and identified the areas that would remain unchanged. One parcel is already zoned R-3-6, while another is proposed for rezoning from R-1-10 to R-3-6. He noted that R-1-10 already allows some multifamily housing. Because major transmission lines cross much of the triangular commercial parcel below Silver Acres, its development potential is limited; extending the adjacent R-3-6 zone into the parcel therefore appeared practical. Derek explained that R-3-6 permits attached, side-by-side units rather than vertically stacked apartments. Buildings are limited to 35 feet, the same maximum height as a standard single-family home. A four-plex requires 18,000 square feet: 6,000 square feet for the first unit and 4,000 square feet for each additional unit, up to four units. He clarified that high-rise housing would not be permitted and that the proposed zoning would adjoin existing R-3-6 areas, including a nearby phase he believed was Phase 4.

Public Hearing opened at 6:08 p.m.

Carl Beagley: He stated that he, his wife, and two neighbors were concerned about the proposed building heights. The neighbors were unable to attend because they could not leave their homes without assistance. He said he understood the buildings would be no taller than standard homes, but a code provision he reviewed appeared to set a minimum height of 22 feet without specifying a maximum. Because the property is near power lines, he was concerned that a large apartment complex could be built rather than smaller multifamily units. He attended to seek clarification and place these concerns on the record.

Public Hearing closed at 6:10 p.m.

2. An ordinance amending the zoning map of and for the City of La Verkin to rezone La Verkin from Retail Commercial (R-COMM) to Multi-Family Residential (R-3-6) parcel with the Tax ID # LV-

159-A, Located at 740 N Main Street and SR-17.

Public Hearing opened at 6:11 p.m.

Debra Howard: She was concerned about changing the commercial zone in that area. Why are we getting rid of a commercial zone when La Verkin wanted to have commercial property? There're other areas in La Verkin that they're wanting to change to commercial. Why take that one?

Public Hearing closed at 6:12 p.m.

3. An ordinance amending the zoning map of and for the City of La Verkin to rezone La Verkin 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 Main Street and SR-17.

Public Hearing opened at 6:13 p.m.

Shawn Tollefsen: He stated that part of the reason he purchased a home in the community was its character as a neighborhood of single-family homes. At the time of purchase, he understood that the subdivision would remain single-family residential. He expressed concern about what the proposed rezoning could allow and whether it would benefit the community, noting that neighbors had voiced similar concerns. He said rezoning could increase traffic and diminish the area's tranquility. Having moved from Alaska, he had seen the effects of poor zoning decisions and asked that the property remain in a residential zone.

Carl Beagley: He stated that when he moved to the area, the land was considered unbuildable. He said fill material was later excavated from the upper property, moved downhill, and used to support home construction. Having attended most of the public meetings on the development, he felt the subsequent rezoning proposal amounted to a "bait and switch." He said he and his neighbors did not want to move farther into the county and were concerned about increased traffic and whether the water system had sufficient capacity. He noted that residents are frequently asked to conserve water and remove grass while additional development continues.

Jillian Ballard: She said the proposals reflected a broader pattern of converting available land to high-density residential use. She valued La Verkin's small-town character, limited growth, and close-knit community and was concerned that additional townhomes or similar development could increase short-term rentals, transient occupancy, traffic, water use, and long-term property-maintenance problems. She noted that residents are repeatedly asked to conserve water and urged the City to consider limiting growth rather than approving every requested zoning change. She said the Commission was not obligated to rezone property for a developer and should preserve the community's residential character and retain commercial land for businesses. She asked the Commission to consider the many residents who want La Verkin to remain an established, invested community rather than one dominated by transient occupancy.

Coreen Gubler: She directed her comments to the Chair and Commissioner Harrison, stating that it is generally inappropriate—and may violate ethical or procedural standards—for an appointed committee member to approach audience members before a meeting in an effort to influence them. Although public officials retain their First Amendment rights, she said appointed committee members are subject to strict procedural, transparency, and ethical requirements. Because the Commission was considering a specific application, such as a zoning variance or design review, members were required to act impartially and base their decisions solely on evidence presented during the official public hearing. She said attempting to influence attendees beforehand could demonstrate bias or predetermination and potentially invalidate the Commission's decision. She added that appointed officials should listen objectively to public feedback rather than try to create a particular consensus. Such conduct could suggest a hidden agenda, compromise the board's integrity, and create a power imbalance that might make residents feel intimidated, uncomfortable, or uncertain whether the member was speaking personally or on behalf of the City. She stated that a member who wished to advocate as a private citizen should first recuse themselves from the matter, step down from the Commission, sit with the public, and speak only during the designated public-comment period. She raised the issue as a point of order for the Chair's consideration.

Debra Howard: She supported retaining the R-1-10 zoning for this area, echoing concerns raised by an earlier speaker. She said multifamily development would diminish the neighborhood's family-oriented character and asked the Commission to consider the burdens residents have already experienced. While acknowledging that change is inevitable, she urged the City to preserve the community's integrity.

Jeffrey Smith: He said he had spoken with most neighbors in the area above the green section and that their primary concerns were light pollution, building height and appearance, and parking. He noted that residents of nearby multifamily developments often use garages for storage and park vehicles and work trucks in driveways, on streets, or along feeder roads when adequate on-site parking is unavailable. Although he supported growth, he wanted these impacts carefully addressed. He wanted the development completed as soon as possible and accepted the construction impacts because he had purchased early and understood those risks. He said the daily gravel-truck traffic represented progress, but he opposed changing the neighborhood through overcrowding and inadequate parking. He suggested requiring parking permits on existing residential streets while withholding those permits from residents of the new development, who should use parking provided on-site. He was also concerned that no traffic plan showed whether vehicles would enter from Main Street or State Street, raising the possibility that substantial traffic would pass through his neighborhood twice each day. Recognizing that the project was still in an early phase, he asked the developer and City to communicate the plan as soon as it became available so residents could make informed decisions. He added that if development near his home significantly changed and affected his property value, he might consider selling before construction began.

Public Hearing closed at 6:20 p.m.

4. An ordinance amending the zoning map of and for the City of La Verkin to rezone La Verkin 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 Main Street and SR-17.

Public Hearing opened at 6:27 p.m.

Shawn Tollefsen: He said that when he moved to Southern Utah, he chose La Verkin because of its small-town character and had enjoyed living there. When he purchased his home, a representative of Interstate Homes told him that the agriculturally zoned land, along with nearby residential property to the south, would not be developed but would instead become a natural park. That assurance was an important factor in his and his wife's decision to buy. Learning that the agricultural property might be rezoned for multifamily housing made him feel the situation was a "bait and switch." He asked the Commission to reject the proposed rezoning.

Todd O'Bray: He said when he moved here, he received the same information. He was told that we would never have development; that would be a park. He moved here knowing that the gravel trucks were there. He also moved here because there was going to be a school across from my house as well. There's going to be more traffic for kids as well, if that ever does develop for the school as well. He assumed multi family would help the school eventually to be built. He understood there would be low-income units and a lot of different families moving in. He planned to stay here for the rest of his life. But if it becomes developed, he may move. The reason is he built a pool into my home, so that I could enjoy the view with an iron fence. Then all of a sudden, they built a trail behind it, so he lived with that. The fence was raised up. Now I'm going to have possible development back there. After he was told that would never ever be developed. He lives right on the corner so privacy hasn't been great but with multi-family housing it would be worse.

Commissioner Bice read an email from Gary Johnson. "We moved from Springdale to La Verkin in July of 2023. We retired and always loved Laverkin. And like a lot, I bought a lot in Cottonwood Subdivision, owned by Interstate Rock. When they sat down with Interstate Rock, we explained to them that we retired and picked this lot, but we were concerned about our view on our backyard patio. Our backyard faces 740 North, and we asked them if they were building houses on the other side of 740 that would take our view away. They said no they're putting in a park with walking trails. So, before we signed papers, we asked several times. Interstate

Rock assured us they are not going to put any home across from us at 740. So now we received a letter from La Verkin City stating that Interstate Rock wants to rezone 740 to multifamily residential parcel right across from us. We put our trust and our retirement funds in our new home. I talked to our realtor, and they told us this would affect the value of our new home in a negative way. Not good, I guess. I was brought up in a different way and was taught always to be honest in what you say and truthful. I did not see that in Interstate Rock. I was told they were an outstanding and trustworthy company I guess we could not see through their lies. I'm sorry for the handwritten letter. I do not own a computer and might make it nice. One other thing, because of the nice view, we went with a wrought iron fence instead of a block wall. So, if they build, we will not have any privacy. To put a block wall in would be out of our budget. I hope you consider our concerns and our neighbors. Thank you."

Commissioner Juluson read an email from Gary McPherson, "Councilman, I'm writing to express my opposition to the proposed zoning change allowing multi-family housing in our neighborhood. La Verkin has been my home my entire life, and when it came time to choose where I wanted to put down roots, I could have chosen anywhere in Washington County, but I chose to come back to La Verkin. A huge reason for that was the character of the neighborhood, the quiet, the space, the small town feel and pride. People take care of their homes. We've invested heavily in our home with the hope of being here long term. One of my biggest concerns and one I've heard from several neighbors is the potential impact higher density housing could have on our property values and the overall desirability of the neighborhood. I'm not against multi-family housing in general. There is a new Multifamily community being developed roughly a mile away in Toquerville that allows multi-family housing, and I think that makes sense. Being planned that way from the beginning and doesn't change the character of existing neighborhood. But La Verkin is different. We're a small town with limited space to build, and I believe that is part of what makes it desirable. Once we change the character of these neighborhoods, we can't easily get it back. There are families, retirees, and long-term residents here who choose this area for the same peace and quality of life. This matters enough to our family that we would genuinely consider moving if the character changes substantially. I understand that growth is necessary. I just hope we can grow thoughtfully in the right places while protecting what has made La Verkin such a special place to call home. I respectfully ask you to keep the existing zone in place. Thank you for listening to those who call the La Verkin home."

Public Hearing closed at 6:38 p.m.

E. Business:

1. Discussion and possible action to approve an ordinance amending the zoning map of and for the City of La Verkin to rezone from General Commercial (COMM) to Multi-Family Residential (R-3-6) parcel with the Tax ID# LV-159-A, Located at 740 N Main Street and SR-17.

Commissioner Richard Howard commented that he appreciated that so much of the public would show up tonight to care about what's happening to La Verkin because we see it everywhere, and you wonder what other city planning commissions and councils are doing and making the decisions for the future of their town. He felt Mrs. Ballard spoke it well when she talked about how we are blocked in, and because we are, if you've ever been to Manhattan, you can see what they did with intensity building because of the nature of New York City. We have our little controlled area here that we really are responsible for, and the planning commissioners that came before us set up a zoning plan without the ability to see what's happening in the last ten years, and we don't know what will happen in the next ten years. But they gave us a general zoning plan that, at the time, seemed to keep La Verkin in a growth pattern that would maintain who we are as a town. He agreed with the zone change on the pink parcel matching the gray area. That would be beneficial to change that zone. He was concerned about the limited commercial properties and why we would lose that opportunity on the corner. He agreed that corner is not a very good access for Commercial ideas, because of the way the block walls are built, in the way it's separated from the highway, but still commercial property, and we have very little of it. So I do have some interest in why we would change that to residential right along the highway when we have the opportunity to keep that. The one in lime green, I have the same concerns as the public here when we talk about.

What's the driving need? We already have a zone where it's multi family here. What is the driving need to change it and to change the nature of the neighborhood? That little fingernail parcel that goes down there, he imagined that would be an easement that wouldn't be able to be used for multi-family anyway. He felt there could still be some commercial there, and because of this other zone, it seems to match in terms of the multi-family properties.

Commissioner Juluson apologized if they ever told someone that R-A-1 cannot be developable. It is developable land. It's 1-acre parcels. You can have animals and barns and houses and everything else on it. And it is next to the R-3-6. It's kind of a weird parcel.

Commissioner Spendlove declared a conflict of interest. He was concerned about the existing commercial property because across the street from SR-17 it's difficult to access. He didn't see the benefit. There's not great access for that property for businesses. He felt it made more sense, and there would be less traffic with a higher density than the commercial. He lives in this same subdivision and prefers not to see a commercial building there. He believed it's more harmonious with the community based off of our points that we should be looking at. The dark blue zone made sense to him. The general commercial section, the silver, the south side, the majority of that silver is slope or easement for power. There was a benefit for the developer would be to possibly have some better densities and help with open space that would be required, which means there could be potential for some better open space amenities. The green zone that's south of phase three that's pretty close to his house. He understood the concerns with having higher density there but felt it's a good transition zone going to the silver acres and moving into R-3-6. Maybe it could transition lighter if there was an adjustment where the road closest to Main Street had some more Residential and then transitioned those towards SR-17 to higher density. He believed the developer was still in the planning phase. Todd already mentioned there's a trail behind his house. That's the Zion Corridor trail that will be going through that upper section. He didn't see a significant amount of high density on it, other than what's already been approved and existing as the high-density areas.

Commissioner Juluson commented on the pink area maybe extending over into some of that orange and green area. We kind of highlighted in past planning commissions and other reviews that that would be a spot that the city could look at for high density just because of issues where it does slope down. Taller buildings would look lower in height and more single family and higher density. He agreed that would be a good fit. He couldn't think of any commercial business wanting to build there with little access and the slope. A standalone building with a big wall blocking it wouldn't be profitable.

Commissioner Harrison wanted to make some comments on his actions with the public weren't inopportune. He simply wanted to gauge public opinion by talking with people and communicating with people. His goal wasn't to sway anyone's opinions, but to hear and try to understand better. He appreciated everybody coming out to the public hearing. He agreed with Commissioner Howard on that section of commercial. He was hesitant to give up what commercial we have. There's the question of viability of that spot as a commercial zone of what could actually be done there, commercial, and if it's not a viable commercial zone, it's better served to be mixed with that residential. The green area, which does seem to be a point of a lot of concern. The way it is currently zoned they could have duplexes, and the new zone would open up quadplexes. He didn't know if it was worth it to get a couple extra houses in that area compared to what they could already do with it zoned as is. The upper zone is already zoned for development. The question is what kind of density do we want to put in there. He appreciated all the public input of wanting smaller density zone out there. That's valid input and a valid desire to want. It's just a question of what we do with what little we have, and where the growth is going to go eventually, and what happens when we're done growing. You know, there's Consequences to not growing as they are to growing too much.

Commissioner Richard Howard commented they have very little opportunity to do much further work, changing the zoning in the future. He was of two minds with the blue parcel because Matt and Kyson's suggestion is probably more aesthetic and more functional because the neighborhood that Interstate Rock is built along. It's really nice when you go up there. It would probably be able to flow much better than commercial. He didn't like losing commercial property. He could see both points of view.

Commissioner Bice commented that it's not prime commercial property. They haven't had anyone interested in buying it because of access issues. At the Utah League of Cities and Towns, where the community's leaders meet and discuss things, we are tens of thousands of housing units short of having enough housing units for people. And the place that we're short isn't at the high-end houses; those are popping up. It is more affordable houses. And by more affordable, they're still going to be expensive. Everybody wants affordable housing. Everyone wants their children to be able to come back and live here. Nobody wants it in their backyard, and every place is somebody's backyard. He appreciated the concerns. He wouldn't want R--36 in his backyard, but it's a need for the city. We originally thought about everything we didn't want in town we'd put on topside, and I'm not sure that's practical. I'm not sure that's going to be affordable. He appreciated the comment and understood those of them who have moved here for a certain reason. We don't get to decide how La Verkin can grow, or we don't get to decide whether La Verkin can grow. We get to decide how. He suggested they should take a little bit more time and discuss this, having heard the concerns.

Commissioner Richard Howard was concerned about the citizens having to return in two weeks for the vote. Some have a hard time getting here. He wanted them to know how they voted. He didn't feel it needed more examining or more discussion. If they needed more discussion, they should do it now. He didn't agree to wait until next meeting, so these people would miss the opportunity to see what has been discussed and how we're going to vote.

Commissioner Bice responded that didn't want to feel like we were unnecessarily hasty. He wanted to take some time to consider the comments made that night. Sometimes doing that changes his mind or possibly comes to discover a different possibility.

Commissioner Spendlove suggested the developer talk about the plans they have for this property.

Chase Stratton said the proposal had been revised in response to comments from the previous Planning Commission meeting. He explained that developers typically seek a zone change before investing substantial time and money in detailed subdivision plans, so the exact layout, streets, and building locations had not yet been finalized. However, he agreed that residents and the Commission would benefit from reviewing a clearer plan tied to a development agreement that would specify what would be built and why the zone change was needed. Stratton said the developer was confident in moving forward with the blue and pink parcels but preferred to withdraw the two green parcels from consideration because they had generated the greatest neighborhood concern. The developer could return later with a more detailed proposal. He explained that large transmission and power lines south of 740 North make commercial development difficult, while R-3-6 zoning would allow townhomes to be situated more effectively. He said the company monitors property values because it owns substantial property in the area and plans to sell additional single-family homes. Its research indicated that mixing single-family and multifamily housing has only marginal effects on property values and can create strong communities with varied housing types and income levels. Drawing on his own positive experience living in multifamily housing as a young parent, he objected to assumptions about the people who would live there. Stratton thanked residents for attending and apologized for any inaccurate or misleading information they may have received from real estate agents or others. He reiterated that the developer would postpone the two green parcels but wished to proceed with the commercial and pink parcels because of the power-line constraints and the limited viability of the commercial site. He asked the Commission to consider moving those two requests forward, while acknowledging that it could table them for further review.

Commissioner Richard Howard made a motion to not approve the zone change. However, there was not a second for his motion.

Commissioner Harrison had more questions about what was allowed in a R-3-6 zone as far as duplexes, townhomes, triplexes, quadplexes.

The motion was made by Commissioner Christian Harrison to recommend ordinance amending the zoning map of and for the City of La Verkin to rezone from General Commercial (COMM) to Multi-Family Residential (R-3-6) parcel with the Tax ID# LV-159-A, Located at 740 N Main Street and SR-17 to be table until September 23, 2026, seconded by Commissioner Richard Howard. Bice-yes, Juluson-yes, Harrison-yes, Spendlove-yes. The motion carried unanimously

2. Discussion and possible action to approve an ordinance 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 Main Street and SR-17.

Commissioner Harrison commented he had the same questions about this piece of property. What exactly would be allowed in it. He thought it was a strange piece of property, so he agreed more with the rezoning possibilities.

Commissioner Spendlove added that there is only access from the residential neighborhood and not off of SR9 so he agreed the zone change would make more sense.

Commissioner Juluson responded that they should either table both 1 & 2 or vote on them both. That made more sense to him. Just extends the high residential into a little piece of property that won't have other utility. The smaller lots could actually help the topography and the slopes. Adding that R-3-6 would make that a nice piece of land.

The motion was made by Commissioner Kyson Spendlove to recommend ordinance 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 Main Street and SR-17 to be table for further discussion on September 23, 2026, seconded by Commissioner Matt Juluson. Spendlove-yes, Bice-yes, Juluson-yes, Harrison-yes, Richard Howard-no. The motion passed.

3. Discussion and possible action to approve an ordinance 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 Main Street and SR-17.

Chase Stratton revoked the application for this property until they have a rough idea of what they want to put on the property to show the public.

4. Discussion and possible action to approve an ordinance 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 Main Street and SR-17.

Chase Stratton revoked the application for this property until they have a rough idea of what they want to put on the property to show the public.

D. Public Hearing:

5. An ordinance amending the zoning map of and for the City of La Verkin to rezone La Verkin 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.

Chase Stratton outlined the developer's plan for the next two applications. The 1.97-acre western parcel, currently zoned R-1-14, would be rezoned General Commercial, while the 3.03-acre eastern parcel would be rezoned HDR-11, allowing up to 33 units per acre. The proposed plan includes 32 units. He requested a development agreement so the approved concept would be binding, and the project would be built substantially as presented, avoiding concerns about a later "bait and switch." Along 100 West, the plan shows 12 individually owned single-family lots averaging about 4,400 square feet. The interior would contain attached townhome-style rental units with shared side walls, generally two bedrooms and one bathroom, rather than vertically stacked apartments. The rentals would be limited to long-term occupancy, not short-term rentals such as Airbnb's, and that restriction could be included in the development agreement. Access would be provided from 100 West, with a wall separating the residential area from commercial development. In response to concerns raised at the previous meeting about multifamily housing in front of 100 West, the plan was revised to place single-family homes along the street as a transition between the commercial area and nearby residential neighborhoods. The townhomes would be approximately 1,200 square feet over two stories and would have designated parking and garages. Stratton noted that the building arrangement, parking, and open-space amenities—such as a park, playground, dog park, or pickleball court—would be refined during detailed planning, while the overall unit count and placement of the single-family lots would remain consistent with the proposal.

Public Hearing opened at 7:15 p.m.

Debra Howard: This highly impacts everyone east of State Street and south of Main Street, of Center Street, along Main Street, along 300 South, along 100 West. This would totally change our neighborhood. There is no purpose to change more residential to commercial. When other areas in La Verkin. We don't need to make this be the commercial sacrifice. These are residential neighborhoods. If anything, we need to keep it residential to save how our city looks. If we were to make it commercial they could build whatever business, they wanted. I agree with the development agreement. That would make them build what they promise to. This neighborhood was already bombarded with the Hot Springs and now a hotel built on a .65-acre lot. How that ever was allowed is beyond me. That we didn't have zoning laws in place to protect our neighborhood. There are three separate properties that back that motel. If it all changes to commercial, what's going to go there? She didn't want that change to commercial. Thank you.

Jillian Ballard: She said she owns the small parcel at 300 South and 100 West, so the proposed changes would directly affect her. Although she had wanted to build on the property, she had delayed doing so until plans for the adjacent five acres became clear because she did not want a high-density development across the street. Referring to a map, she noted that some land near the hot springs had previously been residential while other land was commercial.

She said the map showed residential land near the hot springs being converted to commercial use and warned that approving this request would continue that pattern, leaving only a narrow residential strip. She argued that the City's responsibility is to protect residents and uphold its land-use plan, not ensure that developers can profit from property they purchased. Ballard suggested dividing the site into smaller single-family lots instead of adding 32 permanent rental units. She questioned whether rents of approximately \$1,800 to \$2,500 per month would be affordable, noting that tenants would be paying a developer's mortgage rather than building equity. She also worried that expanding the commercial zone could allow a future hotel or another intensive use. She urged the Commission to preserve the residential character of the area.

Hugh Howard: He respectfully asked the Planning Commission to deny the proposed rezoning from R-1-14 to HDR-11. Although he supported growth and recognized the need for additional housing, he said development should be carefully planned, appropriately located, and compatible with surrounding neighborhoods. He explained that the existing R-1-14 zone was intended to preserve the area's quiet, low-traffic character and that

residents had invested in their homes with the expectation that nearby development would remain compatible. Citing the City's zoning standards, he said new development should align with the general plan, harmonize with the neighborhood, and avoid adverse effects on adjacent properties. In his view, placing 32 residences on three acres would be a substantial and permanent departure from the current zoning rather than a transition. He suggested that R-1-6 zoning, which could allow approximately 18 single-family homes, might provide a more balanced alternative. He acknowledged the pressure to identify locations for high-density housing but argued that the center of town was not appropriate. He urged the Commission to protect the community's long-term interests and avoid a decision residents might later regret.

Stephen Haddaway: He has one of the two houses directly impacted by this on the north end of the property, just across the street. When he built his house, he had to do the infrastructure. Changing the zoning would be devastating for those who live close. The amount of commercial property would change what businesses would be allowed, changes to traffic patterns, and roads. He asked they carefully consider how this would affect those who live nearby.

Daniel McKeehan: He owns his house and the lot next store. He agrees with growth but also planning matters. He grew up in Henderson and watched what he liked about that city destroyed by bad planning. He had a chance to sit down with Mr. Stratton, and he put some concerns at ease because he was under the impression there were going to be high-rise apartments there, and he was glad to see that that wasn't the case. He agreed with Mr. Howard; these plans and these zones are set to protect residents and careful planning matters. His opinion was that if they stay at R-1-14 or R-1-6 would be a happy compromise. But high density in that area just doesn't fit. It adds traffic. People who live in high density are just starting out and there's a need for that, and every city has a place where they need to zone that. The south end of town, and you know whether it's a historic district or not, it's a part of this community, a big part of this community, and he hated seeing it changed. Hurricane cities put their high density all in one area, so it fits the community. It doesn't fit the community needs. It doesn't fit the residents' needs in that area, and he would be against the HDR move. He hoped that they would consider their comments and their thoughts, like you did with those on the north of town.

Brandy Johnson: Pointed out that the road where they want to put the townhomes and apartments, has so much traffic in the morning to get kids to school and the construction traffic for the new Motel. That is not something we want for our neighborhoods. She was concerned about the multifamily units not having garages and parking on an already narrow street. Even if they improve that road it will be crowded. She wanted neighbors who owned their property not to rent it. Who would stay and contribute to the town. They rented for the first 10 years of their marriage, but the kids can't afford \$1800-2500 for rent. How will that be limited or controlled to make affordable. Commercial property has so many guidelines, but once you give them that green light, the proposal is not set in stone. She also thought that Mr. Spendlove, having a conflict of interest, should recuse himself.

Monique Ruesch: Expressed her concerns for her neighbors that live in the area. Some are veterans sensitive to noise. There are handicapped kids as well. She was concerned about the suicide risk on the bridge and the police having to go there and kids seeing this. Not to mention heavier traffic that is already heavy for that neighborhood.

Karen Dick: Commented she was concerned about the character of the neighborhood and what it means to those of us who live in it. We do have a veteran in our neighborhood who struggles with noise, and even the noise that he experiences in this very quiet neighborhood is sometimes overwhelming. He's an extreme example of what I think a lot of us have experienced in the neighborhood. We've come to get away from the noise, and we're happy to be in a place where we can be away from traffic and be away from pileups. And that street that you're wanting to build on is very narrow, and introducing a lot of families into that area could certainly compromise the experience of those.

T.J. Dick: He echoed the concerns expressed by other residents and said the proposed change was inconsistent with the established low-density zoning on the south end of town. He argued that the site is not merely at the neighborhood's edge but extends into an existing low-density residential area, so rezoning it for high-density housing would alter the neighborhood's character. He said the City Council and Planning Commission should prioritize protecting the community residents chose to live in rather than increasing a developer's potential profit. Although he recognized the need for affordable housing, including options for younger families, he did not believe high-density housing belonged in the middle of one of the city's lowest-density residential neighborhoods. This neighborhood has been established low - density residential for a purpose. Please keep it that way. That's what everybody wants in this neighborhood. Please consider that. Thank you.

Aaron Gubler: Echoed everything that has been said. He agreed we should keep it in harmony with the community around it. He felt we have a gem here with the hot springs, and we should, as a city, be mindful of that and protect that. Face of the town, people come from all over the world to recreate at those hot springs. He thought there's more opportunity than apartments or high-density stuff there that would have a better face value for the hot springs and give the town a little bit more of a better-looking face.

Public Hearing closed at 7:40

6. An ordinance amending the zoning map of and for the City of La Verkin to rezone La Verkin 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.

Public Hearing opened at 7:40

Jillian Ballard: Commented if you look at the history of home prices, homes are the things that actually appreciate, and your home values, not apartments and townhouses. And so, if we want to have a better life and living, we need to have more homes, not townhouses, not apartments, not high density. Those things will eventually depreciate instead of appreciating with time. She was concerned about parking on an already narrow street. If you get the zoning change, what is to say that he sells it to a different developer, and now the zoning is changed, and that we can't do anything about it? We've seen this before with other pieces of property where you'll change it, and then they go, "Oh, well, this didn't work out. I'm going to sell it to somebody else," and then now they can put whatever they want. They're not accountable to the plan that you guys promised with them, or they promised with you, and you don't have any say in that. She suggested they think more about it and what is good for La Verkin. They could say no, like we've done multiple times before. If people wanted to move here, they wanted to build homes, and if the people build homes, they're going to stay in those homes. She pointed out that people in apartments won't be invested in the community. She brought up the fields project and how people could work and live there. And now they're vacant, and they're going to be Airbnb's again. If you want La Verkin to stay local, you have to have people who are willing to stay, who will invest in La Verkin. It's easy to leave an apartment or town home. You're not going to get the local feel that you want, and that we have here.

Debra Howard: Commented she was married thirty-nine years ago, where did we move to? La Verkin. We only left for four years while my husband finished his degree. Where did we come back? La Verkin. We have been here for over 34 years since then. When she thinks of her neighborhood, she walks those streets. Who has been there? Who is still coming? Where did it go after? After Gently passed away, after Anne Haldeman, after Emily Gubler. What about Doug and Vicky Gubler? This neighborhood has so much rich history that if we just throw it out, she listed who else lived on Main Street: Lauren and Amelia Squire. That is her husband's grandparents. They owned that field. They originally farmed that field. It passed down to their son. Their son would not sell. He, Save it. He would not do that to his La Verkin. His children now that he passed has sold it. We need to protect what our neighborhood is. It means so much. We raised our family here. She wanted them to come back. She wanted her grandkids to be around. She didn't want it to be a mess that going commercial and putting extra townhomes. We can keep it. People want single-family homes. We can do that and keep the aesthetics of our La

Verkin. This was important to her. She thought it should be important to each of them. She agreed that change happens, and things do need to move forward. But we don't need to make it a mess. What already is there? Keep it to that standard. Don't let everybody pressure them. She understood Governor Cox is pushing high density. Make it happen. It does not belong in this spot. If we need high density, then plan it in a new area, such as Topside. She knows everybody thinks Topside is going to be our savior for our city but plan it now so that that will be what our legacy can be to keep our La Verkin what it needs to be. Thank you.

Hugh Howard: Wanted the commissioners to please consider the long-term consequences. He knows the developer wants to maximize use of this property, and one of his greatest regrets about selling the property in the Hot Springs is not using that money to turn around and buy this piece of land, so he could keep something like this from happening. They want to maximize profit. But maximizing the density and the profit should not come at the expense of people who already live here and have invested their lives here. So please consider the long-term consequences of this, and please recommend voting against this change. Thank you.

Public Hearing closed at 7:48

E. Business:

5. Discussion and possible action to approve an ordinance amending the zoning map of and for the City of La Verkin to rezone 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.

Fay explained a misconception of the speakers that if the zone change were granted, and the developer then at some point said, "Oh, I don't really want to do this, or I'm going to sell the property to somebody else," there would be nothing that would prevent someone coming in doing something completely different than what was approved. That's wrong. Not true. The city has at its disposal a tool that we often use in zone changes, and that's called a development agreement. So that if in fact the city council were to approve the zone change, it likely would be contingent upon entering into a development agreement that spells out very specifically what the development is going to entail. And then that development agreement will get recorded at the Washington County Recorder's Office, so that in the event the developer says, "Oh, I don't want to do this anymore. I'm going to sell the property to somebody else." Whoever comes in and purchases that property takes that property subject to the terms of the development agreement. So that developer has to comply with the terms of that agreement, or he's got to come back into the city and go through this kind of a process to modify that development agreement.

Commissioner Harrison thanked Fay for the clarification. That was a concern of his as well of something being able to switch that. He thanked the public for attending and speaking. They seem to be of the same opinion and that weighs a lot on him and his decision. Being able to hear their input and consider their ideas he felt like there might possibly be a way to keep it as medium density residential and leave the commercial the same. He understood the city needs more commercial for the revenue but would like to come to a compromise.

Commissioner Juluson added that as time goes on, the R-1-14 has been changed. He has been on planning commission for six years and R-1-14 has not been viable. When the Hot Springs came in, he thought the entire piece of land would go commercial. There is a sliver of residential left which is helpful. Not too long ago in an earlier meeting the public wanted affordable housing. The public was concerned their kids couldn't move back because it was too expensive and now, we are trying to balance it, and the public doesn't want it. He lives on what used to be the Cherry Orchard. The neighbors talked about their kids running through there and riding horses, but he still feels that neighborhood, that old cherry orchard, still feels the same. Progress happens whether we like it or not. He wants what is best to handle the needs of this community.

Commissioner Harrison added that he didn't really like the HDR plan. The traffic flows and moves from such big residential properties to high residential.

Commissioner Richard Howard asked what is driving the need? We've got a zoning plan here. We've got the public that came and spent two hours with us because they're so concerned about the change that was already there. He agreed with Matt with the idea that 10 years ago R-1-14 was pretty standard. He brought up that they changed residential to commercial and stuck a hotel there and that shouldn't have been put on a small piece of property. Now they want to do it across the street. He knows the bigger lots are not affordable but agrees there should be some other viable way to utilize something to be in line with what the community is expecting. He wanted to know what was driving them to want more commercial property.

Commissioner Bice commented we do not have the ability to expand like Toquerville or Hurricane has. We don't have that, and we have our little commercial corridor. We tried some years ago to create a transition zone and let light commercial go outside of our commercial corridor, and there was a tremendous amount of opposition to that. This change lines up with the east end of the Hot Springs. It seemed to him like a rational place to expand the commercial zone a little bit.

Commissioner Richard Howard if we expand it, it gives the opportunity to build something huge there. Is it Walmart? What is it? In Pheasant Glen and some other places, we had slow growth, but it's old growth. A community growth, families and homes. He didn't want to lose that in the center of Old Town, La Verkin. When you look at Riverwood and Cottonwood Hollow down there, it was a nice way to expand the town in a coordinated and developed way. But where's critical junction here if we change the zone here in the center of Old Town, La Verkin, it's going to change the whole nature. It already has with the Hot Springs. So as much as we might need commercial, he doesn't know why they want more with this strip, unless they're adding something really big there.

The motion was made by Commissioner Harrison to Not recommend granting a zone change for ordinance amending the zoning map of and for the City of La Verkin to rezone 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, seconded by Commissioner Richard Howard. Spendlove-no, Bice-no, Juluson-no, Harrison-yes, Richard Howard-no. The motion did not carry.

The public disagreed with Commissioner Spendlove voting because of his conflict of interest.

Fay explained that under the Utah Municipal Employees' Novels Ethics Act, if someone has a conflict of interest, their duty under the act, under the law is to disclose that conflict, and then it's up to the individual to be. Whether or not they can exercise impartiality in making the determination, if they can, they're entitled to vote, and that's what he's done. He's declared the conflict but feels like he can make a vote that's impartial and fair, considering the needs of the community. So, he's fulfilled his obligation.

The public disagreed with commissioner Spendlove voting.

Commissioner Spendlove said he knew many of those present and was hurt by suggestions that financial gain might influence his decisions. He explained that he disclosed the conflict of interest precisely to be transparent and emphasized that he had devoted substantial time and effort to serving the community. He asked the public to remain respectful during the Commission's discussion, as commissioners had been while listening to public comments. He reiterated that the Commission serves the city and its residents and said he hoped the public understood his long-standing commitment to the community.

Commissioner Juluson agreed with the commercial part. Extending that would give more access, three more roads. Access points to it instead of just one off the state street — a much better layout and will help with traffic by having those two extra private roads coming in and then more access points to the property.

Fay explained that we voted on is there was a motion made to recommend a denial of the zone change, and so we voted against that motion to recommend denial. So now what remains is. We either make a motion to recommend approval, or we make a recommendation, a vote to recommend continuing this hearing, for further discussion amongst.

Commissioner Spendlove addressed concerns about the width of 100 West, noting that any development would likely require the road to be widened and significantly improved. He viewed this as a benefit regardless of the project being ultimately approved. He added that 300 South would also be affected and remained a concern, but he believed the proposed development could improve that roadway as well.

The motion was made by Commissioner Kyson Spendlove to recommend ordinance amending the zoning map of and for the City of La Verkin to rezone 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 to be table for further discussion on September 23, 2026, seconded by Commissioner Matt Juluson.

Spendlove-yes, Bice-yes, Juluson-yes, Harrison-yes, Richard Howard-no. The motion passed.

6. Discussion and possible action to approve an ordinance amending the zoning map of and for the City of La Verkin to rezone 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.

Commissioner Harrison commented that having heard the public now and looking at this, maybe HDR eleven is just not the right zone there. Maybe there's something else that could look at a change. Maybe there is something more like a medium density or R-1-6, R1-8. That could give us a bit more density, without it having to go to the high density that does seem to concern the residents.

Commissioner Richard Howard agreed and again asked what was driving the proposed change. He acknowledged the need for developer profitability and additional housing and emphasized that he did not oppose growth. However, he was concerned about the development's lasting effect on the community. What is built today will remain for decades, making this a pivotal decision about the future character of central La Verkin. Recalling Mrs. Ballard's photographs and his own view of the town from the hill that morning, he described La Verkin as a charming small town and said the Commission had a responsibility to respect its established zoning. Although R-1-14 lots may no longer be practical, he did not believe that justified introducing high-density housing in the center of town, where it had never been envisioned. Comparing development to strip mining, he noted that developers eventually move on while the community lives with what remains. He therefore saw no compelling need for high-density zoning at this location.

Commissioner Harrison said he lives with his family in a 990-square-foot modular home on a lot of just under one-fifth acre. Although modest, it provides enough space and a small yard for his children. He acknowledged that R-1-14 zoning may no longer be practical but suggested a middle-ground solution that better fits the neighborhood and preserves the single-family housing residents clearly prefer.

Commissioner Bice thought everyone should make as much money as they possibly can, including developers. He sees a need for this kind of housing. He was not sure this is the place for it and wanted more time to consider the options than they have had in the public hearing.

Commissioner Spendlove disagreed with the claim that high-density housing does not belong in the center of town. He noted that UDOT's SR-9 corridor study and the City's experience with commercial projects have

shown the difficulties created when residential and commercial uses directly adjoin one another. In several cases, the City has had to rezone property or revise development standards, including building-height requirements. Although he was unsure of the best solution for this site, he cautioned against placing low-density residential development immediately next to commercial property and repeating the same conflicts experienced elsewhere. He emphasized the need for a transition zone between commercial and residential areas, noting that this site offers an opportunity to create one. He was concerned that the Commission might overlook options for medium- to high-density development while maintaining the lowest practical residential density along 100 West. A thoughtful transition would provide a better buffer and help avoid placing commercial uses directly behind homes, as occurred near the Hot Springs..

The motion was made by Commissioner Matt Juluson to recommend ordinance amending the zoning map of and for the City of La Verkin to rezone 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. to be table for further discussion until September 23, 2026, seconded by Commissioner Kyson Spendlove. Spendlove-yes, Bice-yes, Juluson-yes, Harrison-yes, Richard Howard-no. The motion passed.

7. Discussion and possible action to set a public hearing for September 23, 2026, regarding amending the Sign ordinance.

The motion was made by Commissioner Richard Howard to recommend postponing the public hearing regarding the sign ordinance amendments to a future meeting, seconded by Commissioner Christian Harrison. Spendlove-yes, Bice-yes, Juluson-yes, Harrison-yes, Richard Howard-yes. The motion carried unanimously.

8. Discussion regarding the City of La Verkin's Development Agreement.

The motion was made by Commissioner Richard Howard to the discussion for the City of La Verkin's Development Agreement be postponed to a future meeting, seconded by Commissioner Christian Harrison. Spendlove-yes, Bice-yes, Juluson-yes, Harrison-yes, Richard Howard-yes. The motion carried unanimously.

F. Adjourn:

Commissioner Bice adjourned the meeting at 8:30 p.m.

Planning Commission Chair

Date Approved



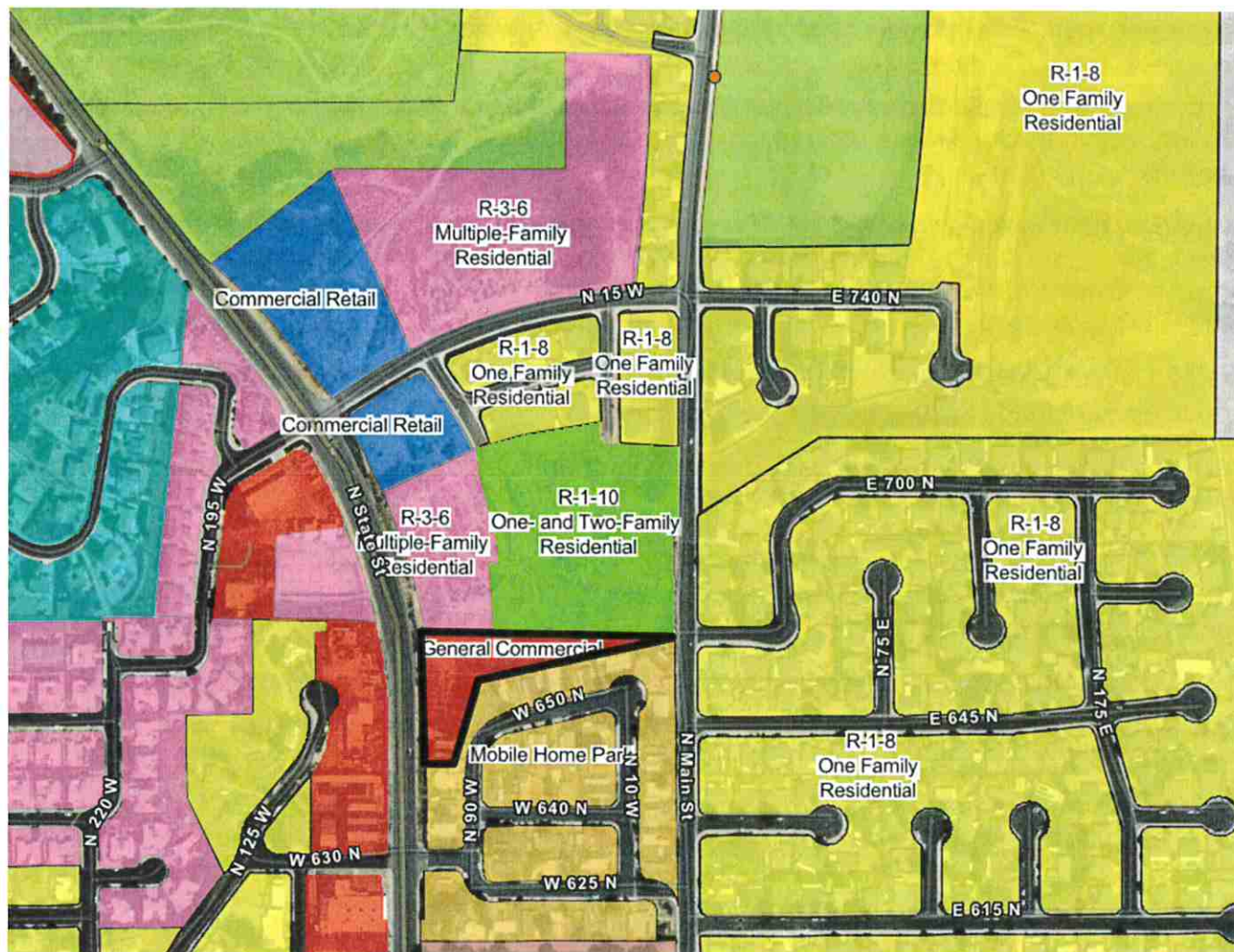
STAFF COMMENTS

Agenda Date:	10/07/2026
Application Number:	
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Lazell Preator
Request:	Zone Change from General Commercial to R-3-6 (Multiple-Family Residential)
Location:	Directly below Silver Acres Mobile Home Park, west of Main Street and east of SR17
Zoning:	General Commercial
General Plan Map:	Medium Density Residential

The applicant requests rezoning of the 1.35-acre parcel (LV-159-A) directly below Silver Acres Mobile Home Park, west of Main Street and east of SR17, currently zoned General Commercial to R-3-6 (Multiple-Family Residential)



General Plan Future Land Use Map



ZONING		ADJACENT LAND USE
North	R-3-6 R-1-10	Multiple-Family Residential Two-Family Residential
East	R-1-8	One-Family Residential
South	MH	Mobile Home Park
West	GC R-3-6	General Commercial Multiple-Family Residential

Zone changes on any parcel of land within the City of LaVerkin City requires consideration of the following factors.

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in (10-2-8) of the LaVerkin City Code.

In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement

Planning Commission's Consideration of the Five Factors to Be Considered for Rezoning

In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property;
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement

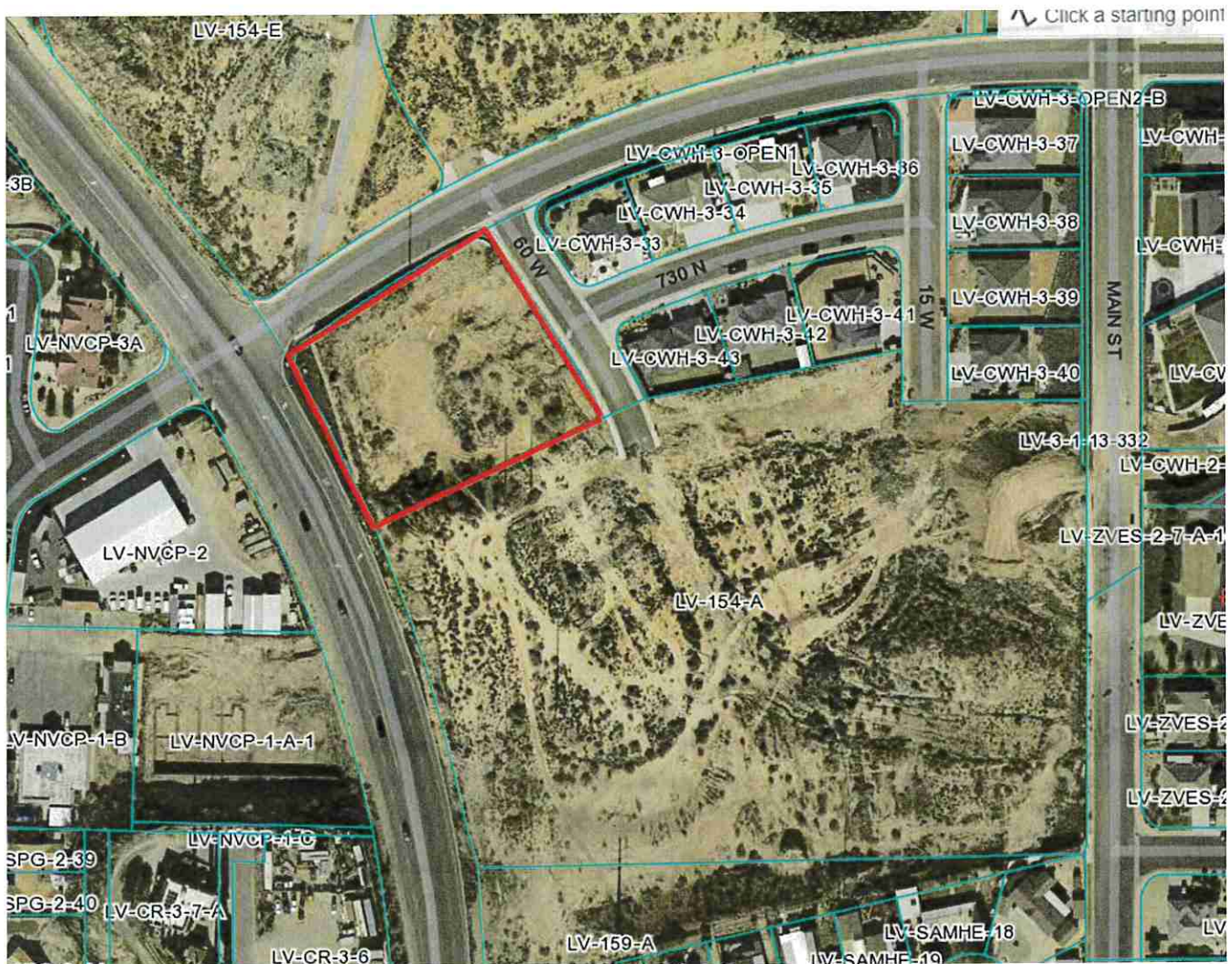


STAFF COMMENTS

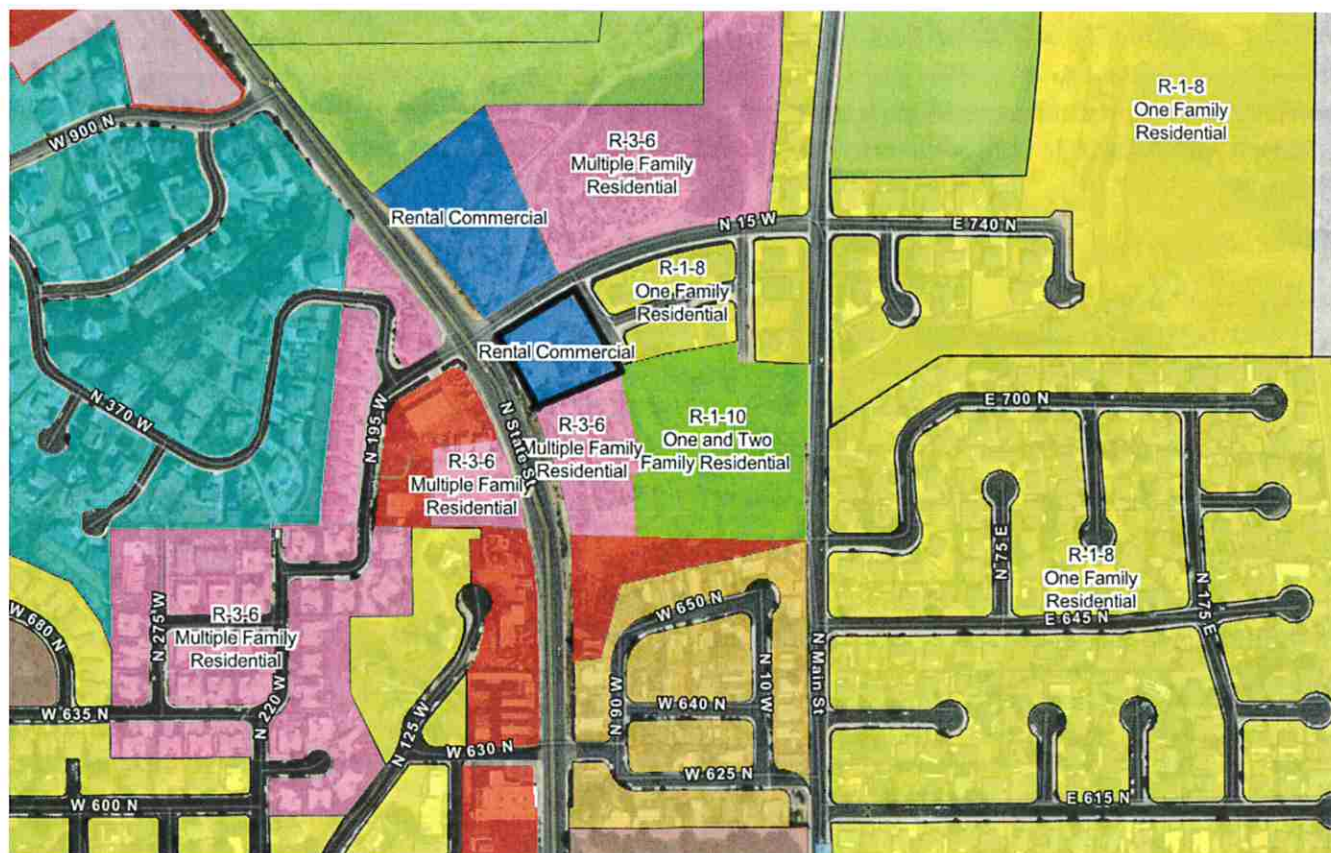
Agenda Date:	10/07/2026
Application Number:	
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Lazell Preator
Request:	Zone Change from Retail Commercial to R-3-6 (Multiple-Family Residential)
Location:	At the South intersection of SR17 and 740 North
Zoning:	Retail Commercial
General Plan Map:	Medium density transitioning to Lower density as you cross 740 North

Discussion:

The applicant requests rezoning of the 1.35-acre parcel (LV-159-A) directly below Silver Acres Mobile Home Park, west of Main Street and east of SR17, currently zoned General Commercial to R-3-6 (Multiple-Family Residential)



General Plan Future Land Use Map



ZONING		ADJACENT LAND USE
North	R-3-6 Comm--T	Multiple-Family Residential Retail Commercial
East	R-1-8 R-1-10	One-Family Residential One and Two Family Residential
South	GC R-3-6	General Commercial Multiple-Family Residential if the previous zone change is approved
West	GC R-3-6	General Commercial Multiple-Family Residential

Zone changes on any parcel of land within the City of LaVerkin City requires consideration of the following factors.

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement

Planning Commission's Consideration of the Five Factors to Be Considered for Rezoning

In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property;
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement



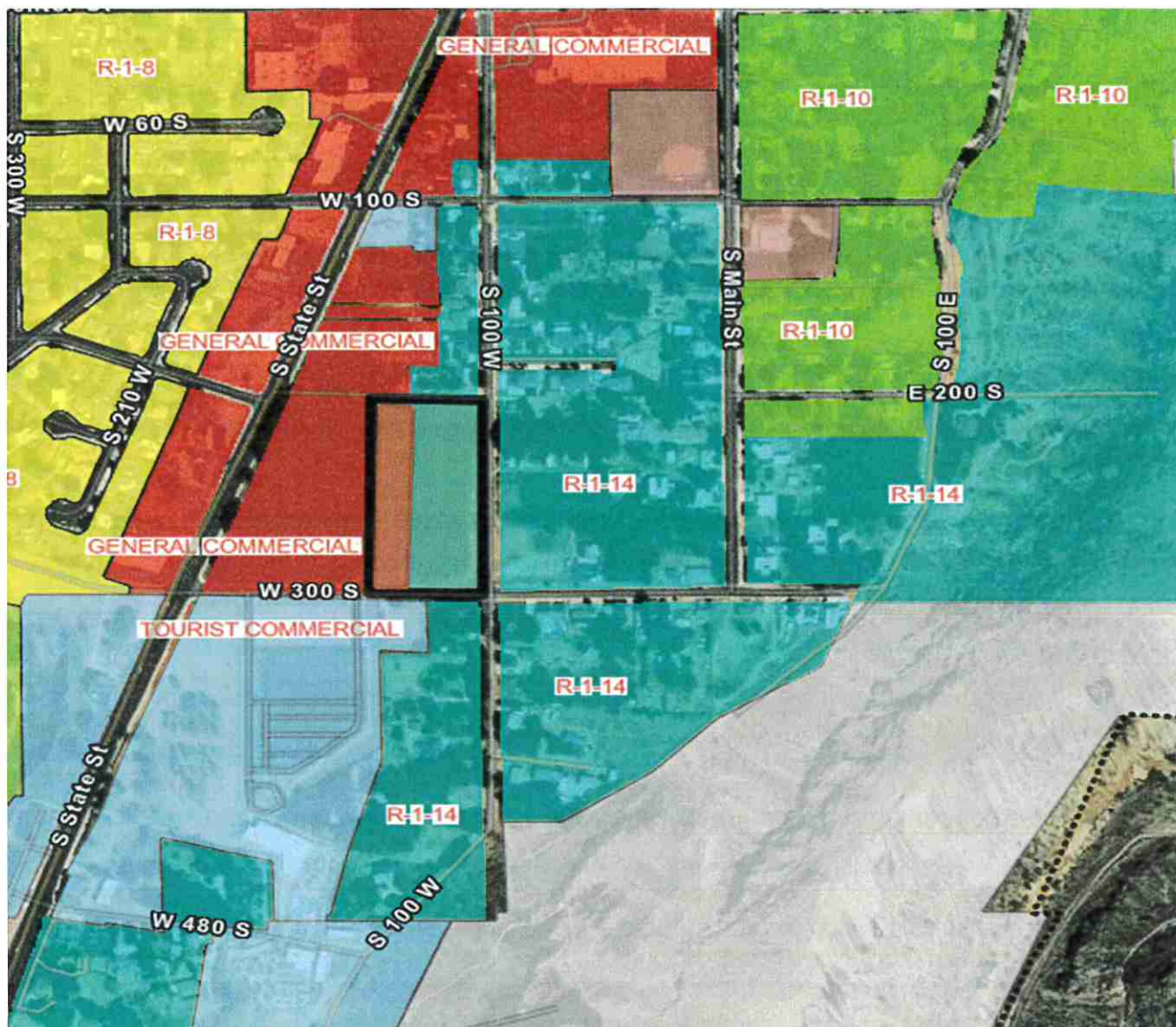
STAFF COMMENTS

Agenda Date:	10/07/2026
Application Number:	
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Lazell Preator
Request:	Zone Change from R-1-14 to HDR-11
Location:	North corner of SR9 & 300 South & the North intersection of 300 South and 100 West
Zoning:	R-1-14
General Plan Map:	Medium Density Residential

Discussion:

The applicant requests rezoning of the eastern five-acre parcel (LV-49-A-2), currently zoned R-1-14 (Low Density Residential). The request addresses approximately 200 feet, or 3.03 acres, at the easternmost end of the parcel, fronting 100 West.





ZOINING		ADJACENT LAND USE
North	GC R-1-14	General Commercial Low Density Residential
East	R-1-14 R-1-10 TP	Low Density Residential One-two-Family Residential Trailer Park
South	TC	Tourist Commercial Low Density Residential
West	GC	General Commercial Truist Commercial to the South

Zone changes on any parcel of land within the City of LaVerkin City requires consideration of the following factors.

10-2-9: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in (10-2-8) of the LaVerkin City Code.

In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement

Planning Commission's Consideration of the Five Factors to Be Considered for Rezoning

In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property;
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement



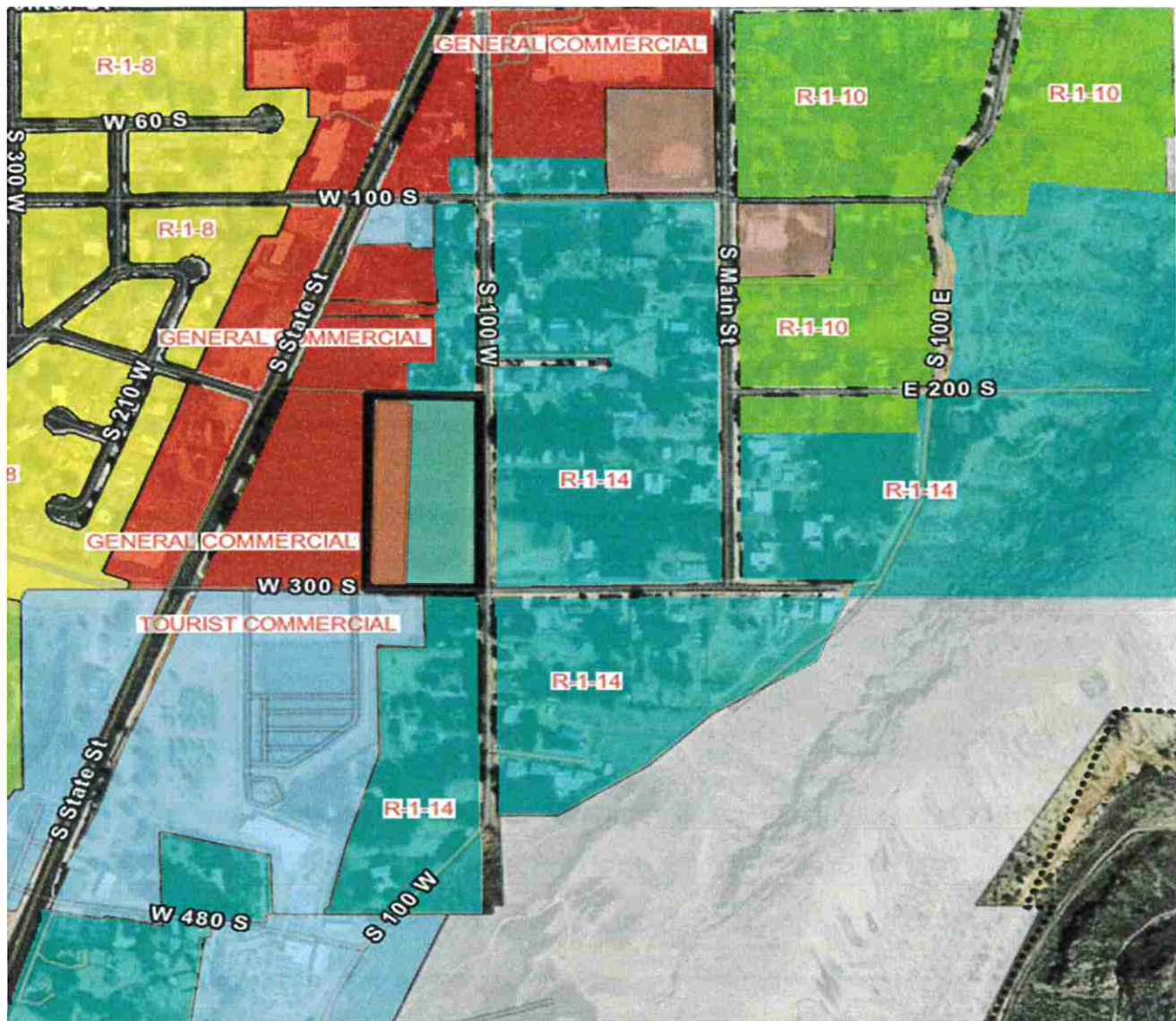
STAFF COMMENTS

Agenda Date:	10/07/2026
Application Number:	
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Lazell Preator
Request:	Zone Change from R-1-14 to HDR-11
Location:	North corner of SR9 & 300 South & the North intersection of 300 South and 100 West
Zoning:	R-1-14
General Plan Map:	Medium Density Residential

Discussion:

The applicant requests rezoning of the eastern five-acre parcel (LV-49-A-2), currently zoned R-1-14 (Low Density Residential). The request addresses approximately 200 feet, or 3.03 acres, at the easternmost end of the parcel, fronting 100 West.





ZOINING		ADJACENT LAND USE
North	GC R-1-14	General Commercial Low Density Residential
East	R-1-14 R-1-10 TP	Low Density Residential One-two-Family Residential Trailer Park
South	TC	Tourist Commercial Low Density Residential
West	GC	General Commercial Truist Commercial to the South

Zone changes on any parcel of land within the City of LaVerkin City requires consideration of the following factors.

10-2-9: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in (10-2-8) of the LaVerkin City Code.

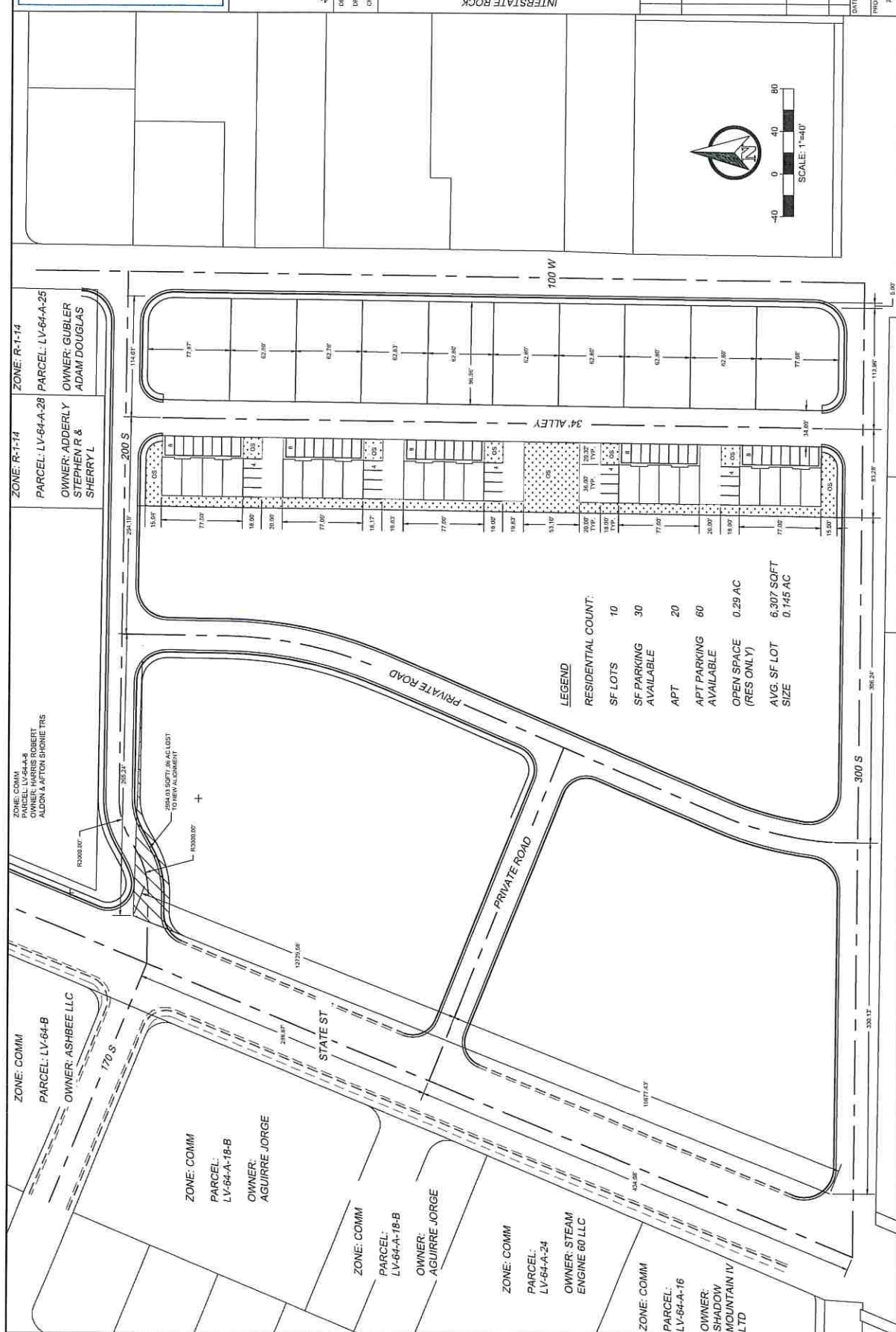
In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement

Planning Commission's Consideration of the Five Factors to Be Considered for Rezoning

In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property;
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. Can the concerns stated be ameliorated with a development agreement



Issues To Discuss

- Does the Planning Commission want dynamic display (electronic message center) signs that do the following:
 - 1) Create the illusion of movement providing for action scenes similar to movies or sports?
 - 2) Fluctuate in light intensity?
 - 3) Signs completely turned off during certain times of the evening?
 - 4) Allow for an 8 second sign copy change as opposed to 25 seconds?
- Does the Planning Commission want to have different standards for EMC signs of 32 square feet in size and larger?
- Does the Planning Commission want to change from nits to foot candle as a light measurement in the ordinance (See info from the International Sign Association).

Already decided:

- Signs must have a dimmer control.

10-11-8: SIGN STANDARDS - PROPOSED

G. Dynamic Display Signs (Electronic Message Centers). Any business using a dynamic display in excess of 32 square feet in size shall meet the requirements of this ordinance and the following operational standards. Dimmer control as defined in Section 4 below applies to all dynamic display signs regardless of size:

1. Duration: The full sign image or any portion thereof must have a minimum duration of 25 seconds and must be a static display. No portion of the image may flash, scroll, swirl, change color, or in any manner imitate movement.

2. Transition: Fading, dissolving, scrolling, traveling, or any transition that creates the illusion of movement is prohibited.

3. Brightness: The dynamic display (Electronic Message Center) sign must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.

4. Dimmer Control (Applies to all dynamic display signs regardless of size): Electronic graphic display signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.

5. Fluctuating or Flashing Illumination: No portion of any dynamic display sign may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams zooms, twinkles, sparkles, or in any manner that creates the illusion of movement.

6. Video Display: No portion of any dynamic display sign may change its message or background in a manner or by a method of display characterized by motion or pictorial imager, or depict action or a special effect to imitate movement, or the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion or the illusion of moving objects, moving patterns, or bands of light or expanding or contracting shapes.

From the International Sign Association

Electronic Message Center (EMC) Criteria: The night-time illumination of an EMC shall conform with the criteria set forth in this section.

A. EMC Illumination Measurement Criteria: The illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color-capable EMC, or a solid message for a single-color EMC. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the EMC as set forth in the accompanying Sign Area of a Sign versus Measurement Distance table.

B. EMC Illumination Limits: The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.

C. Dimming Capabilities: All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.

LA VERKIN CITY

GENERAL PLAN

2026

DRAFT

Table of Contents

INTRODUCTION.....	1
COMMUNITY CONTEXT	3
LAND USE	10
COMMUNITY DESIGN.....	16
ECONOMIC DEVELOPMENT	19
TRANSPORTATION	22
HOUSING	28
PARKS AND RECREATION	32
PUBLIC FACILITIES	36

DRAFT

INTRODUCTION

STATE LAW AND LA VERKIN CITY'S PLAN

La Verkin City is proactive community level planning and land use management. Utah State Law (Title 10 Chapter 20) requires local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings.

This plan serves as a framework for La Verkin decision-makers as we consider land use, development, and other decisions. The plan provides a formal policy foundation to enhance community relations, pursue economic development activities, coordinate infrastructure planning, and foster city and county/state cooperation.

DEVELOPMENT OF THIS PLAN

The La Verkin Planning Commission and City Council used public involvement in the development of this plan. Public participation strategies included a community survey and social media campaign, as well as public open house events and public hearings.

AMENDING THE GENERAL PLAN

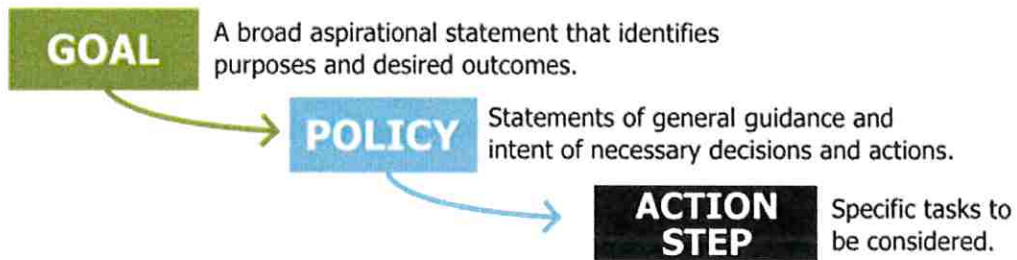
The La Verkin General Plan is intended to be used on a regular basis to identify and direct where various land use activities will be located, the strategies of the city to encourage certain land uses and the requirements for their establishment, to identify priorities for city actions and resource allocation decisions, and to identify the provisions of required services and their adopted standards.

To ensure the La Verkin General Plan functions to meet these needs, it is intended to be reviewed and updated about every 5, or more frequently if needed, to provide responsible and well-formulated public policy direction to city decisions.

It is anticipated that the plan will be updated and revised as circumstances change, new data becomes available, and new challenges and opportunities arise. The process for amending the plan, as outlined in Utah state law and city ordinances requires adequately noticed public hearings and formal action by the city planning commission and city council.

IMPLEMENTATION

Implementation of the General Plan by the City fulfills the Plan's purpose. Each element of the general plan provides background information and context materials, as well as goals, policies, and some action steps that the city will pursue to promote the achievement of the vision of this plan.



COMMUNITY CONTEXT

Chapter Contents

- Introduction
- Historical Background
- Demographics & Population Characteristics
- Population Projections
- Anticipated Changes
- Land Capacity Analysis
- Community Survey
- Vision Statement

INTRODUCTION

The community vision statement helps the City maintain the positive qualities of the community while making improvements. In the vision statement we define what is most important to our leaders and citizens. It helps us stay focused as we make decisions that benefit the community. The General Plan and Community Vision help us as we work toward city goals.

HISTORICAL BACKGROUND

The area which is now known as La Verkin City was originally inhabited years ago by Native Americans. They lived hunter-gatherer lifestyles which included time near the Virgin River. Archaeological records exist in abundance, and the first sedentary agricultural roots of the area can be traced back to these peoples. When those of European descent first arrived in the area they found the Southern Paiute Tribe. The current townsite of La Verkin had limited use because the Native Americans camps were closer to the river at lower elevations.

The first recorded European exploration was led by Fathers Escalante and Dominguez in 1776. They named the area "Rio de La Virgin", which is where many believe that name La Verkin comes from. The first efforts of settlement were led by members of the Church of Jesus Christ of Latter-day Saints. They reached the area in 1850 and concluded that the warm climate of the area made it great for crops like cotton and grapes.

Erastus Snow, a Latter-day Saint, surveyed the potential of a tunnel from the river to the La Verkin bench in 1861. He saw great potential, but the tunnel construction was not started

until 1889. Isaac C. McFarlane and his company built a 900-foot tunnel to the La Verkin bench which brought water for agriculture. The tunnel was finished in 1891 and is seen as the date La Verkin was founded. In 1927 residents of La Verkin petitioned Washington County Commissioners asking to be formally incorporated as a town. This was granted on November 14, 1927.

La Verkin has grown from a town of 65 people in 1904, to a city of 4,476 people in 2024. Agriculture is critical to the area's history and life today. People move to La Verkin today for a variety of reasons, many involving the surrounding area. Employment and recreation opportunities abound in the area because of the city's proximity to national parks and beautiful lands.

DEMOGRAPHICS AND POPULATION CHARACTERISTICS

La Verkin's population has grown by nearly 1,200 people since 2000. The population is currently at approximately 4,476 people. The median age is 31.3 years old, which is slightly younger than the state median age of 32.0 years old. The community is composed of many young families with the older generation having been in La Verkin for a long time. Many public employees locate in the City. Professionals like teachers, truckers, and City employees from all over the area choose to live in La Verkin because of its affordable housing.

94.0% of La Verkin residents have graduated from high school and 21.8% have a bachelor's degree or higher. The city has a lower high school diploma educational attainment than the county, which is 94.9%. The median income in La Verkin is \$68,269 compared to the county at \$78,094.

In 2024, it is estimated that La Verkin had more than double the percentage of residents below the poverty level at 23.4% than Washington County, which was 10.6% as a whole. The mean travel time, which included 130 people who worked at home with no travel time, was 28.5 minutes. This indicates that the majority work outside of the community. [The following is conjecture, should it be kept?] It seems that residents of the area are either retired or young families accepting lower paying jobs to stay near family. This is becoming an increasing problem as property values and goods inflate in price.

POPULATION PROJECTIONS

Washington County is projected to have 301,775 people by 2035¹. It is anticipated that a portion of this increase will locate in La Verkin. If the same proportion of total county population is assumed, La Verkin is projected to grow by approximately 3,500 people. The city needs to prepare now and plan where this growth will occur.

La Verkin, as a percentage of Washington County, has been trending downward, although the population still is growing. For example, in 2000 La Verkin was 3.8% of the county's population, 2010 it was 2.9%, 2020 it was 2.4%, and the latest estimates is it about 2.0% of the country's population. A likely reason is the development of residential uses in other communities.

With the anticipated development of the Top Side, the actual number of people and La Verkin as a percentage of county's population is likely to increase. However, the timing of when construction will begin and the pace of construction are not certain.

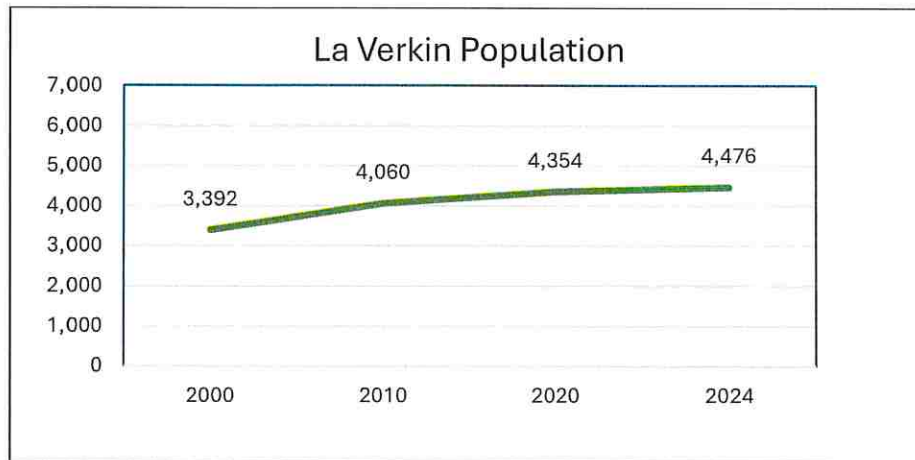


Top Side general area - outlined in red

A note on population projections: they provide estimates of how much growth is to be expected in an area. The private sector uses projections to help identify the needs and locations for new industrial, commercial, and housing facilities. In the public sector, agencies use projections to determine service needs for water, sewer, power, and other infrastructure, along with public safety, park space, and other City services. Anticipating

¹ Kem C. Gardener Institute, 2022 projections

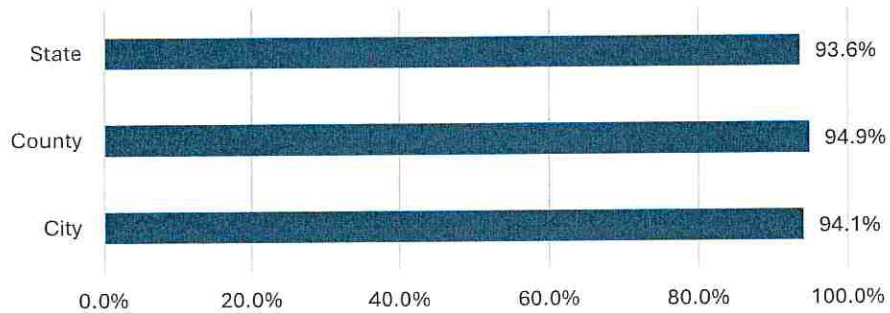
these needs helps the City work toward ensuring a good quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as changes in the economy or natural or human-caused catastrophes. Therefore, projections are useful to get an idea for what a potential future population count will look like and is not a sure number.



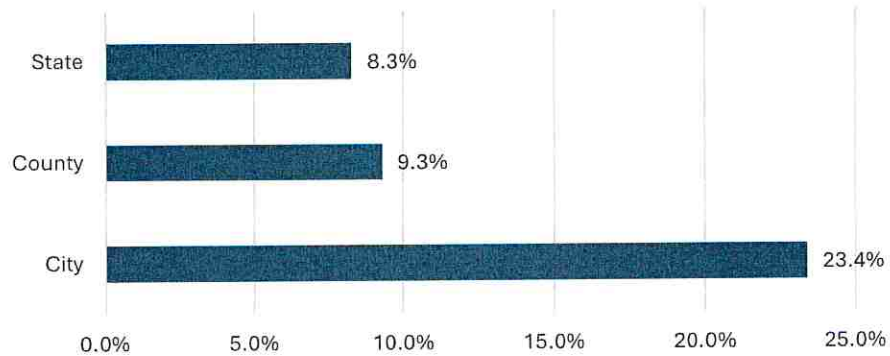
ANTICIPATED CHANGES

Over time, the area will continue to grow. A large portion of this growth will be dependent on the development of the Top Side of La Verkin. It is expected to open up for development and planning for growth in that area is a key to helping keep the lower elevation part of La Verkin more rural and to maintain a small-town feel. As population increases, there will be more demand for housing options and public services within La Verkin. The potential for more and different commercial services will also become feasible as the population generates increased demand. Public facilities will need to be upgraded, and the city will need to determine where the funds for improvements will come from. Whether it is impact fees (where developers pay their own way) in the currently undeveloped areas, or the city providing services through local taxes, difficult decisions will need to be made. Development pressure will threaten the rural atmosphere of the City but can be managed and minimized through informed policy decisions.

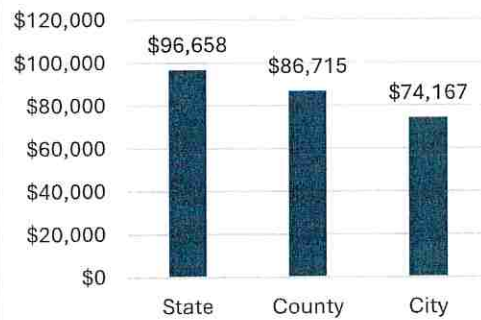
High School Diploma or more - % of Adults 25+
(2024)



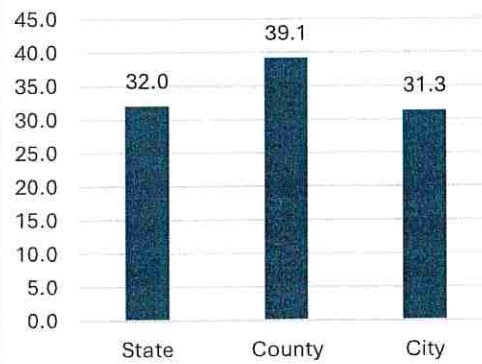
Poverty Rate



Median Household
Income



Median Age



LAND CAPACITY ANALYSIS

The health, safety, and welfare of citizens is the first priority of the city. The city feels that natural, open space and visual resources are valuable, shared assets. Special consideration should be given to structures and infrastructure that are built in areas with potentially problematic slopes, soils, or drainage.

To assist in identification of these areas that are less suitable for development, an overlay map was created showing the land that is susceptible to a variety of hazards. Areas of particular risk in La Verkin include hillsides and floodplains. Areas near the river and the overlook should be kept as open space and not developed due to risk. If development is sufficiently set back from these areas (which are denoted by the colors red and blue on the map), it could be suitable. The green areas on the map would be most suitable for development because that are separated from areas of risk and they have a slope that supports building without large significant grading efforts.

COMMUNITY SURVEY

A community survey was conducted to gather resident feedback about the future of La Verkin. Residents were asked questions about all the sections of the General Plan and the input was used to identify areas of interest.

The results from the survey have been used to guide the goals and policies of this plan. This was done to ensure that the plan adequately reflects the viewpoint of the residents of La Verkin.

[Hazard analysis overview Map]

VISION STATEMENT

La Verkin City crafted this vision for the future. This vision statement serves as a guide for policy recommendations with this plan. These policy recommendations, if followed and applied, can help create this vision of La Verkin's future.

La Verkin is a beautiful, family-oriented rural community.

We Value: safe neighborhoods, recreation opportunities,
and fiscal responsibility.

We Support: agriculture, tourism, infrastructure improvements,
and a business-friendly environment.

LAND USE

Chapter Contents

Introduction
Land Use Designations
Anticipated Changes
Future Land Use Map
Annexation
Goals & Policies
Potential Action Steps

INTRODUCTION

The Land Use Chapter of the plan is used in deciding when, where, and how development may take place within the City. The chapter is heavily influenced by the Community Vision and outlines how future growth is to be accommodated. The Planning Commission and City Council will refer to this chapter when making decisions concerning land use.

LAND USE DESIGNATIONS

Land Use designations are used to indicate how we would like to see the area develop and grow. The Future Land Use Map provides the framework for that growth. As zone changes are proposed and annexations requested, the map will be used as a guide in decisions regarding appropriateness, use, and design.

The foundational basis of the City's zoning districts can be found in the following:

Open Space – Over time, open space lands become more limited and more valuable. The purpose of these designations is to preserve areas and corridors that should be managed for public health and safety (i.e. floodplains), outdoor recreation, natural resources, etc.

Low Density Residential – The purpose of this designation is to allow residential uses with low densities. This land use is for single-family, detached homes with limited options for attached housing. Lot sizes range from 10,000 to 14,000 square feet and lot clustering is encouraged to maintain agricultural areas and open spaces.

Medium Density Residential – This designation is for residential uses with an average density that has smaller lot sizes than the low-density designation, primarily consisting of single-family detached homes on medium to small sized lots, with options for attached housing. Lot sizes range from 6,000 to 8,000 square feet.

High Density Residential – This designation is for residential uses with higher densities. It will primarily consist of multi-family dwelling units on medium to small lots with opportunities for flexible development.

Commercial – This designation is for various retail, service, and office uses. Tourist and resort related activities are commonly found in this designation. These uses are normally clustered together and located in areas that have greater infrastructure capacity (i.e. road access).

Industrial – This land use designation allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site.

Planned Community – This designation is specifically for areas that have significant enough development constraints, or are large areas of land, to make planned community development projects the most viable type of development. These areas will require development agreements that ensure the needs of the area are met and impacts are addressed. This ensures that large developments have multiple uses which are not just residential and that the City can maximize the public benefit from development and minimize any adverse impacts of development.

ANTICIPATED CHANGES

The La Verkin area is growing rapidly due to many factors. Some of the main factors that drive La Verkin's development are generated from neighboring municipalities as they reach build-out, as well as tourism related growth. To maintain some rural character in the established parts of La Verkin, vacant private land in the Top Side area and other appropriate areas of the city need to be developed as Medium and High Density Residential.

Great opportunities exist within the City for commercial development. As travel to tourist destinations in the area increases, La Verkin can capitalize and draw development in if area is zoned properly. If the city dedicates its hillside amenities for recreational development, it can expect consistent use of them. Land can be preserved as open space, and trails can be developed in these areas. This will only further draw tourism to the area.

Residential development can occur either as infill or as new subdivisions. Because of the desire to maintain existing lots, a shift in where residential is located will occur. The “Top Side/East Bench” area of La Verkin identified on the Future Land Use Map is already within City boundaries and already has garnered some interest to be developed. This area has unique and sensitive lands and is not currently serviced by City utilities, which will make development a complex process. Areas near the ridge side will be preserved and used for recreation, but beyond the hillside and ridgeline, the east bench or top side could be developed. Proposals for this area will be carefully reviewed to ensure that important and sensitive areas are preserved and that adequate services will be provided. Although homes should not be placed in hazardous areas just to accommodate the preservation of a viewshed. Development will not be allowed in sensitive or hazardous areas, and viewsheds will be preserved.

The Top Side is a planned community development zone. Planned community developments are a designed grouping of varied uses within a cohesive environment that are developed in phases. This will ensure that new developments are built efficiently and to the City’s standards. As part of planned unit developments requirements should be imposed to protect viewsheds, minimize cut and fill, and promote pedestrian scale development. Development should not occur north of Highway 9 and the space to the north should be preserved for recreation uses. Large tracts of just residential development should not be approved. Only developments that include a variety of uses and include spaces for churches, schools, neighborhood commercial, and other uses should be allowed.

Some other requirements of planned community developments should be color palettes, fluctuating densities that take into account the landscape, and landscaping that matches the environment. Developers could be given density bonuses if the community is well planned.

When development pressure starts to mount, La Verkin will need to decide how much development can occur, while still maintaining the rural character that is vital to the City. Administrative policies and zoning can be used to ensure that development only occurs in ways that align with their vision and where the city can provide services efficiently.

FUTURE LAND USE MAP

The Future Land Use Map serves as a guide to where and how future growth should occur. The map guides decisions about proposed intensities of development, the locations of

future development, and general transportation corridors. The map lays the foundation for making changes to zoning in the future, but it is not zoning or the zoning map.

ANNEXATION

Annexation activity that affects La Verkin takes place as it is requested by individual private property owners. When property is annexed into the city, it will receive police and fire protection, planning and zoning, street maintenance, and curbside garbage service.

Unless there are extremely unique circumstances, any annexation and accompanying development must finance the proportional extension of necessary municipal services such as utilities, roads, and other capital improvements.

La Verkin is bounded on multiple sides by Hurricane, Toquerville, and Virgin, so space to expand in certain directions is limited. Only adjoining areas of unincorporated Washington County are eligible. Areas near special service districts or other utility improvements should be given priority unless the new development can pay for the expansion of services.

The city will consider the effects of an annexation request on residential taxes and cost of utilities to ensure that the annexation will not place any undue burden upon existing residents.

[Maps – Future Land Use Map (bubble); Annexation Plan Overview; Current Zoning Overview; and, Top Side/East Bench]

GOALS AND POLICIES

Note: The Future Land Use Map also represents the goals and policies of La Verkin.

Goal 1. Maintain Rural Character

La Verkin seeks to ensure that new development is consistent with overall community character and that it contributes in a positive way toward the City's image.

1. Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through the zoning code.
2. Where resources permit, support the preservation of significant architectural, historical, and cultural structures and landmarks.

3. Ensure that signage on new and existing development is visually attractive and provides a high quality image for the City.
4. Maintain the character of existing neighborhoods in the City by encouraging comparable uses and densities for infill and appropriate transition for adjacent development.

Goal 2. Manage Growth

La Verkin intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as roads, sewer, and water service needed to support it.

1. Utilize a program of Development Impact Fees to provide adequate public facilities and services in a timely manner.
2. Maintain an annual Capital Improvement Program.
3. Cooperate with governmental entities that administer and control areas bordering La Verkin City.

Goal 3. Support a Mix of Land Uses

La Verkin desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open space, recreational, and institutional land uses.

1. The basis of La Verkin's zoning ordinance and map is the City's general plan.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote commercial development in areas, and in a manner, that does not impact existing or planned residential development, and does not distract from the character of the community.

Goal 4. Preserve Natural Resource Assets

La Verkin intends to reduce flood risk and provide protection of the environmental settings and habitat through the location of land uses and the use of sensitive design.

1. Ensure that development, grading, and landscaping is sensitive to the natural topography and major landforms in the area.
2. Allow only responsible and sensitive development of hillside areas and prohibit development of significant ridgelines.
3. Ensure compatibility of future land uses with adjoining properties.
4. Integrate city facilities with appropriate access to surrounding public lands for outdoor recreational uses.

POTENTIAL ACTION STEPS

1. Exchange information between La Verkin City and surrounding governmental entities on policies/activities which may have cross-boundary impacts.
2. Continue to maintain a streamlined zoning ordinance and map that is customized to La Verkin.
3. Avoid rezoning residentially zoned areas to higher density if the area is not served by adequate public facilities.
4. Work with the programs of the Governor's Office of Economic Development, EDCUtah, and other economic development resources to promote commercial opportunities available near State Street and 500 North.

COMMUNITY DESIGN

Chapter Contents

Introduction

Community Survey / Beautification

Street Design & Edges

Nuisance

Natural Beauty

Historic Preservation

Goals & Policies

Potential Action Steps

INTRODUCTION

Well-planned community design improves the visual and functional characteristics of the City and supports quality of life for residents. It helps the City to be more aesthetically pleasing while enhancing the flow of goods and people. While community design shapes, and is shaped by, other facets of planning, such as transportation, housing, and recreation, this chapter will focus on the visual appearance of the City as well as preserving La Verkin historical features.

STREET DESIGN AND EDGES

Streets act as edges, help define boundaries of districts, and create visual changes. Visual changes that happen at edges often are the most memorable and can be the most noticeable. A well designed street can help residents and visitors feel safe and welcomed. Business are more likely to locate where they feel the area will attract visitors.

NUISANCE

Poorly maintained property with a run-down appearance can be considered a nuisance. A nuisance, in a land use sense, is conduct or use of land that interferes with another's ability to enjoy and use their property. This can be reflected in property values. A property's value can be negatively impacted if a neighboring property has not been properly maintained. In contrast, well maintained neighborhoods can increase property values. Things like overgrown weeds, broken windows, trash, debris, discarded objects, or chipping paint are considered a nuisance.

NATURAL BEAUTY

Essential to La Verkin's community feel is the landscape that surrounds the City. Development can be harmful to natural views and areas of beauty. These areas are called viewsheds, or the natural environment that is visible from one or more points. La Verkin has many points that have beautiful scenery, and future development should be concerned with the preservation of these viewsheds and use the natural landscape of the area in the design of their developments. The City already has an extensive hillside ordinance that will be utilized to accomplish these objectives.

HISTORIC PRESERVATION

Historic buildings and houses contribute to the small-town charm and cherished heritage of La Verkin. Preservation of La Verkin's historic legacy and culture is a top priority of residents and the City Council. There are currently no historic district designations in La Verkin. The City does have an existing Historic Preservation Council that recommends policy or actions to preserve locally significant buildings and areas.

GOALS AND POLICIES

Goal 1. Street Aesthetics

Improve corridors traversing La Verkin to enhance their aesthetics and accessibility.

1. Utilize screening and buffering as tools to minimize visual impact of roads on new development.
2. Ensure that design guidelines for main corridors improve the human scale environment.

Goal 2. Context Sensitive Development

Design and blend foothill and Top Side development with the surrounding landscape and topography to diminish its visual prominence.

1. Strive to protect unique landscapes within the city.
2. Ensure that new development takes into account its surrounding landscape and incorporates features of the landscape into its design.

Goal 3. Rehabilitation

La Verkin seeks to rehabilitate old properties through encouragement and the use of administrative processes.

1. Protect La Verkin residents' property values.
2. Use administrative processes to rehabilitate dilapidated properties.
3. Encourage all property owners to keep well maintained land.

Goal 4. Historic Preservation

Maintain La Verkin's history for future generations.

1. Seek to protect and maintain areas and buildings that have historical significance.

POTENTIAL ACTION STEPS

1. Continue with design guidelines for main transportation corridors.
2. Continue to use infill development tools that make properties easy and affordable to develop by reductions in requirements like parking and setbacks (i.e. infill development zones).
3. Need to update and enforce a nuisance ordinance that requires property owners to maintain their properties.
4. City Council will review and approve historic areas / buildings identified and recommended by the Historic Preservation Council.
5. Strengthen "sense of place" through public art, gateway development, wayfinding, and streetscape investments.

ECONOMIC DEVELOPMENT

Chapter Contents

Introduction

Current Conditions

Areas of Potential

Goals & Policies

Potential Action Steps

INTRODUCTION

La Verkin is well known for its small-town charm and proximity to beautiful landscapes. According to surveys, it is important to residents that the City retain its small-town feeling, and that any growth is planned strategically. A certain degree of economic growth will provide employment opportunities and more public services while expanding the tax base.

While cities cannot control when and which businesses locate in the city, La Verkin seems to have a unique opportunity to capitalize on its location. The projected population growth and the continued interest in Zion National Park will generate demand for commercial businesses like restaurants and hotels if the right policies are in place to create a business-friendly environment.

CURRENT CONDITIONS

As of April 2026, there are 281 licensed businesses in La Verkin. Many are in commercial buildings along State Street and 500 North. A large number of them are home businesses, which can include short-term rentals, offices for construction and other businesses that operate at their customers site, and other types of businesses. Each of these businesses contribute to the economic viability and quality of life in La Verkin.

The development of the hot springs and other tourism-related accommodations have contributed to the economy of La Verkin. These have attracted the establishment of small businesses that serve travelers but also employ and benefit residents.

The county's economy is crucial to La Verkin's residents. A large number of La Verkin residents work outside the city. The 2024 American Community Survey, 5-Year Estimates predicted there were 1,919 workers who lived in La Verkin. The majority of them worked outside the city. The average travel time to work was 29 minutes. Twenty-three people walked to work and 130 worked at home.

AREAS OF POTENTIAL

La Verkin residents have identified the intersection of State Street and 500 North as a prime area to continue economic development. Many businesses would do well in this location and benefit from the synergy of a city commercial activity center. These opportunities can increase and support the tax base in La Verkin.

With the projected increase in population, demands for business like these are realistic in the coming future, and the city can make policy decisions now that make development and entry into La Verkin's economy easy.

GOALS AND POLICIES

Goal 1. Priority Areas

Recognize the Economic Opportunity Areas identified by the community, and prioritize them for long-term development.

1. Support the creation of a local chamber of commerce.
2. Ensure that as the Top Side develops, commercial areas are established that contribute to the economy and quality of life in La Verkin.

Goal 2. Business Friendly Community

La Verkin is a business-friendly community that actively seeks ways to encourage business.

1. Continue participation in the local Chamber of Commerce, as well as regional economic forums and discussions.
2. Review opportunities and, where appropriate, apply for state programs which provide funding for business recruitment and infrastructure to support business.

POTENTIAL ACTION STEPS

1. The city administration will continue to work in business recruitment, relationship building, or ensuring regulations that fit the local economy.
2. As resources become available, work with the Governor's Office to receive the award for being a Business-Friendly Community.
3. Periodically review business licensing and the development process for commercial business to remove inefficiencies that may cause the process to be more expensive for potential businesses.

TRANSPORTATION

Chapter Contents

Introduction

Existing Conditions

Future Growth

Impact Fees & Traffic Impact Studies

Roadway Design

Access Management

Public Transportation

Goals & Policies

Potential Action Steps

INTRODUCTION

To accommodate the transportation needs of current and future residents, visitors, and employees, La Verkin works to maintain and protect the existing transportation system and ensure that the system is expanded to meet new needs. City infrastructure enables the movement of motorized, non-motorized vehicles, and pedestrians. In addition, transportation corridors provide a place for existing and future utility placement and maintenance.

Any expansion of the existing transportation system will be within the City's fiscal capacity. The cost of expanding the transportation network is mainly placed on those seeking the expansion, in order to not place an undue burden on existing City residents and business owners.

In order to protect the character of the City, new transportation facilities should follow the transportation master plan map or seek to first amend it so that the new facilities add positively to existing neighborhoods and the larger community.

New transportation facilities should be sustainably designed in order to maximize durability, facilitate future needs, and minimize maintenance costs.

EXISTING CONDITIONS

Existing roadways are based on the historic land use patterns of La Verkin. Land use develops along transportation corridors and typically shapes and follows the future land use plans. In La Verkin local traffic feeds off SR-9 and SR-17 which are the main transportation corridors through the city.

Local roadways in La Verkin are generally two-lane roads. Most of them have between 22 and 28 feet of pavement. SR-9 and SR-17, which are owned and maintained by UDOT, are generally 75 feet or wider through most of La Verkin. This width includes sidewalks and 4-lane roadways with a center turn lane.

In 2023, the city and UDOT reviewed SR-9 and SR-17. The study looked at current and future traffic volumes, as well as crash data from 2016-2022. It is recognized that the areas around the intersections of SR-9/SR-17 and SR-9/Center Street are areas that need attention. This is important to understand because it will influence how future improvements are made and how access is managed. Safety is reinforced as improvements and adjustments are made.

Maintenance of the existing transportation facilities and construction of new City initiated facilities come primarily from revenue sources that include La Verkin City general fund, federal funds, and State Class C funds. Financing for local transportation projects consists of a combination of federal, state, and local revenues. However, this total is not entirely available for transportation improvement projects, since annual operating and maintenance costs must be deducted from the total revenue.

FUTURE GROWTH

La Verkin's arterials are the primary routes to get to Zion National Park. Zion has had a steady growth in annual visitation since data started being collected in 1979, but since 2013 Zion has experienced significant increases – from 2.75 million visitors in 2013, to 5.04 million in 2021, and it has tapered off only slightly to 4.98 million visits in 2025. With increased visitation has come increased vehicular traffic. The closure of the Zion-Mount Carmel Tunnel to large vehicles beginning June 7, 2026, is likely to increase traffic through La Verkin.

As part of planning for this increased growth in trips through the City, a transportation master plan was created in 2018. A major component of a transportation master plan is travel demand modeling. This process determines what share of daily trips roads within the

City will expect, thus letting the City determine where roads need to be built and what roads need to be improved.

The map that resulted from the modeling focuses on three road classifications: major arterials, minor arterials, and minor collectors. Collector streets provide for traffic movement between local streets and arterial streets and provide access to abutting land uses. Arterial streets provide major through-traffic movement between geographic areas. These roadways typically have some form of access control that limits the location of driveways. With the projected increase in traffic along UDOT roadways, traffic could potentially divert to city collectors to avoid congestion. La Verkin may consider implementing traffic calming on collectors if cut-through traffic is observed.

IMPACT FEES AND TRAFFIC IMPACT STUDIES

La Verkin has a street impact fee for transportation improvements. The impact fees assist in building the necessary roadway improvements to handle increased growth and mitigate congestion that is currently being realized on the roadways in the city. Proposed roads on the future roadways map and maintenance of existing roads will be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, La Verkin may require a Traffic Impact Study (TIS) for new development. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from the new development. Since residential and private roads are not part of the Future Road Way map, TIS reports allow the City flexibility when deciding these smaller roads locations.

ROADWAY DESIGN

A safe transportation system is one of the top priorities of La Verkin City. New roads will be designed to give proper access to emergency vehicles and will be well maintained. Also, roadway and walkway design will provide all people access and use of the transportation system.

Specific areas of concern are residential neighborhoods and schools. Residential streets designed in a curvilinear method, to reduce or eliminate long straight stretches, reduce speeding and cut-through traffic. Minimizing the use of cul-de-sacs provide better traffic and pedestrian circulation. Streets that serve schools need traffic calming design and have

appropriate pedestrian street crossings. Minor collectors, where possible, will maintain the current grid system.

The roadway network works best when it provides connectivity. This means that new block sizes should not be too large, and important collectors should not dead end or end in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways.

[Current Municipal Transportation Overview map]

ACCESS MANAGEMENT

An important factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating location, number, spacing and design of access points to minimize site access conflicts and maximize traffic capacity of a roadway.

Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing, among others. A detailed plan for how access management will be handled is included in the transportation master plan. Since the main road through the City is a state highway the City cannot control access on it, but on local collectors the City can focus on more access to slow down traffic and minimize cut-through traffic as the state highway gets more congested.

PUBLIC TRANSPORTATION

La Verkin could benefit from increased public transportation services. If done correctly, public transportation services can reduce traffic on roads and deal with some of the traffic for Zion National Park. Essential to this system is connectivity to areas outside of the City's boundaries on a regional scale.

There is currently a stop at 300 N State Street on the Suntran public transit route between St George and Zion National Park. Additional stops, or more frequent service at key times, could help reduce trips of employees who work near stops along the route and visitors to Zion National Park.

A key to an optimized transportation system is bike and pedestrian infrastructure because often those who use public transportation need to bike or walk from stations to their destinations. This includes connection through expansion of a multi-use trail system.

GOALS AND POLICIES

Goal 1. Impact Fees and Traffic Impact Studies

Existing residents and business owners should not have to bear the costs generated by new development in La Verkin.

1. La Verkin will use various requirements and tools to ensure new development does its part to fund transportation projects.

Goal 2. Roadway Design

La Verkin will continue to implement innovative design techniques to keep roads safe and efficient.

1. The City will work with state, region, and county partners to design standards for roadway and intersection improvements that safely and efficiently accommodate existing and projected traffic patterns and circulation.
2. La Verkin supports efforts to reduce conflicts between different forms of transportation along major corridors.

Goal 3. Access Management

Proper access on roads will be regulated to maximize safety and maintain efficiency.

1. Access management will follow principles set forth in the transportation master plan.
2. To discourage through traffic from the state highway, La Verkin will use effective design and methods on future local collectors.

Goal 4. Transit, Bike and Pedestrian Improvements

La Verkin provides support for all forms of transportation.

1. Continue to expand the integrated network of safe and efficient roadways, sidewalks and trails which create transportation options.
2. La Verkin supports future transit investments that would serve La Verkin residents as well as those that would reduce vehicle trips to Zion National Park.
3. La Verkin will maintain and expand sidewalks, as resources are available.
4. As resources become available La Verkin will seek to plan public transportation options in further detail, including working with state and county plans.

POTENTIAL ACTION STEPS

1. Require transportation impact studies with new development.
2. Update the current program of street and highway landscaping (i.e. street trees) to enhance the appearance of the City's circulation system by encouraging trees setback 10 feet or more from rights-of-way.
3. Create standards for access and maximum parking in the zoning ordinance, as well as options for businesses to place parking in the rear of lots to create a more walkable environment.
4. Partner with the Dixie Metropolitan Planning Organization to support and prioritize future transit investments to serve La Verkin.
5. Utilize local community volunteers and organizations such as the Bike Alliance and Dixie MPO to make recommendations on safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.
6. Continue to work with Hurricane and Toquerville on future active transportation plans that will connect all of the existing trail systems.

HOUSING

Chapter Contents

Introduction

Existing Conditions

Moderate Income Housing

Future Demand

Goals & Policies

Potential Action Steps

INTRODUCTION

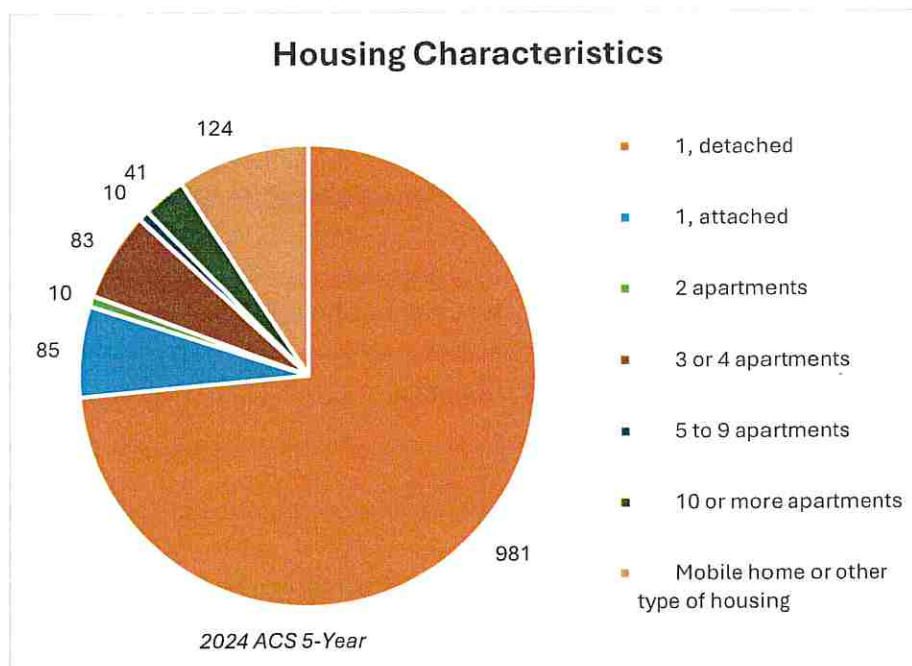
Quality housing is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, quality of life, pride in the community, and the long-term viability of the City as a whole. The availability of good and affordable housing for people of various family styles, ages, sizes, health, and incomes contributes to the City's vibrancy and economic success.

Yet, affordability continues to be a problem in Washington County, the state, and the country. Tourism and high growth rates create significant demand. In recent years, housing costs have risen faster than household incomes. Higher land prices, excessive lot sizes, low density zoning – which require more infrastructure and drive up the cost of housing, exclude many people with limited means from housing they can afford. Low density leads to higher taxes for maintaining infrastructure. Higher-density and mixed-use neighborhoods have a lower tax requirement to maintain needed infrastructure.

EXISTING CONDITIONS

Reviewing the housing stock helps us see what we can do to address future housing needs. La Verkin is a city of high community character, quality housing stock, and a welcoming and diverse population. Residents of La Verkin share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

According to the American Communities Survey, in 2024 there were a total of 1,334 occupied housing units. 24 units were vacant for seasonal or recreational use. There were 1,066 single-family attached or detached single-family units. There were 144 multi-family units (where 2 or more units were together), and 124 mobile homes or other types of housing units.



MODERATE INCOME HOUSING

Accurate data is limited for smaller communities like La Verkin. According to Zillow data, the median home value of an owner-occupied home in La Verkin is \$431,725. The county is reported as having a \$520,302 median home value.

Based on the standard that “moderate income housing” is intended for citizens at 80% of the annual median income, the median income for the county is \$86,715. Therefore, the income level that defines La Verkin’s moderate income supply is \$69,372. The median household income for La Verkin is \$68,269, just below that level. This means that some households have challenges with affordable housing.

Using the assumption that 1/3 of a monthly income goes to housing expenses, including utilities and insurance, total housing cost for a moderate-income household would not exceed \$1,927 per month in Washington County.

FUTURE DEMAND

Population growth is difficult to predict. It is impacted by available land for development, timing of development, market demand, availability of a construction workforce, distance from employment, and many other factors. The 2024 population estimate is 4,476.

Population projections completed by for the city culinary water system in 2025 estimate that by 2030, the population will be 5,509 and by 2035 it will be 6,233. From this we can get an idea of how many additional housing units will be required. If the same average household size of 2.78 people per household (2024 Census estimates) is assumed, it can be predicted that approximately 372 additional housing units will be required in 2030, with 261 more by 2035. These projected numbers are not exact, but estimates help the city know what to plan for in the future. These new units will need areas to locate to and public services to support them.

Areas identified by the city as favorable to new housing developments include what residents call the “topside” or “east bench” area of the City. This area has been identified as an area for master planned developments or a planned unit development. Housing in this area should mainly be single-family residential with varying lot sizes. The whole purpose of a planned community is to allow flexibility in configuration, density, and use. Certain housing types should not be permitted like RV parks, manufactured home parks, and other temporary housing.

GOALS AND POLICIES

Goal 1. Housing Stock

La Verkin seeks to have an assortment of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, retirement housing, and vacation homes dispersed throughout the city.

Goal 2. Moderate Income Housing

La Verkin seeks to equitably provide housing for its residents.

1. La Verkin will continue to monitor the supply and demand of the local housing market to allow for a variety of housing sizes and layouts, including Accessory Dwelling Units (ADUs) on 11,000 sq ft and larger lots, that meet the needs of residents and which more households can afford.

Goal 3. Quality Housing

La Verkin should approve development proposals that meet the high expectations of residents.

1. Due to the growing need for moderate income housing, support housing developments constructed of high-quality materials, which are intended for owner occupancy, even in the case of multi-family developments.

POTENTIAL ACTION STEPS

1. Monitor and adjust zoning regulations that incentivize infill and redevelopment of aging housing stock.
2. Regularly evaluate regulations of vacation homes based on current state statutes and their effects on the community.
3. Periodically perform moderate income housing analysis to ensure demand has not overcome supply.
4. Adopt design guidelines for multi-family and master planned development proposals.
5. Update zoning ordinances to require amenities for large subdivisions, master planned developments, and multi-family housing.

PARKS AND RECREATION

Chapter Contents

Introduction

Existing Conditions

Potential Improvements

Goals & Policies

Potential Action Steps

INTRODUCTION

Quality parks and recreation services and facilities help maintain a good quality of life for La Verkin residents. La Verkin continues to cultivate recreational opportunities that serve the interests of both residents and visitors. Recreation opportunities are crucially important drivers of the local and regional economy. La Verkin seeks to capitalize on visitation to nearby national parks and beautiful areas through the City's parks and recreation assets. Nicely designed and well-maintained City parks and recreation assets can attract people who drive through the City to get to national parks and entice them to stay and experience La Verkin.

EXISTING CONDITIONS

There are a number of Parks and Recreation facilities located throughout the community.

La Verkin Parks and Recreation Facilities

Name	Acres	Location	Features
Confluence Park	344	City Trailheads @ end of 900 N, Power Plant Park, & Rim to River Trailhead.	County managed hiking trails - access to Virgin River, La Verkin Creek, and Ash Creek.
Crescent Park	0.3	State Street / 500 North	Flag, Zion Canyon Corridor monument sign, landscaping
Power Plant Park	3.8	410 W 210 S	Lawn, restrooms, gorge view, trailhead
Riverwood Park	4.47	324 W 900 N	Pavillion, picnic tables, lawn

Name	Acres	Location	Features
Vintage Park	1.49	600 N 300 W	Playground equipment, lawn, shade trees
Wanlass Park	5.61	300 N Main	Playground equipment, basketball, pavilion with picnic tables, soccer fields
Zion View Estates Park	0.29	73 E 700 N	Playground equipment, basketball
La Verkin Overlook Trail	0.22	402 S 100 W	Trailhead
Rim to River Trailhead	0.3	300 S / State Street	Trailhead
Softball Field	2.88	51 W Center	Softball field
	363.36	Parks & Rec Acres with Confluence	
	19.36	Total City Parks and Rec Acres	

La Verkin has additional opportunities to supply amenities for residents. Some of these include improvements at existing parks. City ordinances require open space within developments. Parks and recreational facilities will be required of large developments on the Top Side.

POTENTIAL IMPROVEMENTS

Areas of the City that are not suitable for commercial and residential development can be preserved and used as park locations. For example, the overlook and rim of the City are prime areas for a trail that are relatively undisturbed by development. Currently, there is a trail but it does not extend as far as it could. A trail could improve the quality of life for residents and protect sensitive areas from development. It could become a perimeter trail that encircles the entire City. Also, some trails could be developed for OHV along the pipeline trail.

Also, areas within the City that are vacant or dilapidated can be acquired by the city to develop a multi-purpose center that can be used for a variety of community activities. Some examples of activities that could take place in such a multi-purpose center are a farmers' market, reception space, splash pads, classes, exercise space, and other potential uses. Residents have also expressed an interest in pickleball courts. A prime area for this could be next to already existing City Buildings like the City Office.

The City also wished to express a desire to annex the Pah Tempe Hot Springs. It is currently an amenity but could be used more efficiently if under the City's jurisdiction.

Overall, improvements to the current parks and recreation system will be evaluated, such as shade structures, to improve quality of life for residents, and to attract people who drive through La Verkin for national parks to stay and enjoy La Verkin itself.

[Future Recreation map]

GOALS AND POLICIES

Goal 1. Park Improvement and Maintenance

La Verkin maintains park and recreation facilities to improve quality of life for residents.

1. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.
2. Use citizen volunteers for park maintenance projects.
3. Park improvements will be universally accessible, as much as possible.

Goal 2. Provide Recreation Opportunities

La Verkin encourages the development and maintenance of parks with quality recreational facilities dispersed throughout the community.

1. As resources are available, work with county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future park and recreational needs in community expansion areas.
3. Maintain and work on development of the Trails Master Plan.

Goal 3. Public/Private Cooperation

La Verkin supports public/private cooperation in developing park improvements, recreational services, and facilities.

1. Support joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
2. When size and location of developments warrant, development agreements will require developers to improve and/or construct parks and recreational facilities in lieu of paying fees and in partial fulfillment of park and recreational requirements in

developments that will generate need beyond current recreation infrastructure capacity.

POTENTIAL ACTION STEPS

1. Develop a trails master plan that includes a trail that connects the east and west sides of the city through natural areas.
2. Seek out funds for recreation programs and facilities.
3. Acquire ROW for trail network as development is proposed.
4. Regularly review park needs and facilities to set priorities to set aside and/or secure funding for maintenance, improvements, and expansion.

PUBLIC FACILITIES

Chapter Contents

Introduction

Culinary Water

Secondary Water

Sewer System

Emergency Preparedness & Resilience

Serving Development on “Top Side / East Bench”

Goals & Policies

Potential Action Steps

INTRODUCTION

Public facilities include services within the city, such as water, sewage, electrical and natural gas. These services represent the public’s investment in the development and operation of La Verkin. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information. This chapter will be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Development in the future may cause a demand for expansion of public utilities. It is La Verkin’s goal to ensure that new development covers the cost of new infrastructure.

CULINARY WATER

La Verkin’s culinary water system is supplied by water rights that come from two springs and a well (Upper Ash Creek, the Toquerville Spring, and Cottam Well – all of which are groundwater). The water is supplied by a water system which has two pumps and two treatment plants. According to the 2025 City Culinary Water Master Plan Update, in 2023 the system had 1,434 residential, 160 commercial, 9 institutional, and 8 construction/other

connections. There are currently two storage tanks with a total capacity of 2,500,000 gallons.

The Culinary Water Master Plan contains projections of demand for culinary water 20 years into the future. In 2023, residential connections used approximately 262 gallons a day and business connections used approximately 681 gallons a day. These rates are used to calculate estimates of demand for culinary water per day and minute. According to the master plan, in 2045 there will be a projected demand for 1,322 gallons per minute. The current culinary water can handle 953 gallons per minute. Therefore, it is expected that there will need to be additional capacity, with all the infrastructure needed, starting within the next 8-10 years.

An agreement with Washington County Water Conservation District will provide water for purchase from the Cottam Well. This means that the city will have sufficient culinary water resources for the next 20 if the growth of the population continues as projected.

SECONDARY WATER

The most recent master plan for secondary water was conducted in 2025 La Verkin's secondary water system is supplied from a combination of water rights and is made-up of contract holders and lessees. Most of the secondary water rights come from the Virgin River and are classified as Industrial or irrigation.

[Public Facilities Overview Map]

Currently the system operates without any storage capacity. To improve water quality, pressure reliability, and system redundancy, a shared-use pond is planned. This facility will serve both LaVerkin City and WCWCD, with added storage capacity. In addition to the pond, improvements will be made to secondary water pipeline system in the city.

The "LaVerkin Pond & Pipeline Project" is expected to be under construction by Fall 2026 and finish within 180 days.

SEWER SYSTEM

The sewer system is managed by Ash Creek Special Service District (SSD). The gravity fed system first flows through the Confluence Park Water Reclamation Facility. The system

then flows southwest to Hurricane where it is treated through sewage lagoons. The system is adequate to meet the demand that is currently in La Verkin.

The SSD recently completed the Confluence Park Treatment Plant, located on the west side of La Verkin. This facility is designed to provide reclaimed water for residents of La Verkin, Toquerville, and Hurricane. It allows for capacity expansion in La Verkin as well as neighboring communities.

The SSD is aware that there may be future development on the bluff east of La Verkin. They are working with La Verkin as well as Virgin to find ways to provide a sewer system if development occurs on the Top Side.

EMERGENCY PREPAREDNESS AND COMMUNITY RESILIENCE

It is possible that in the future La Verkin may experience an event or natural disaster that constitutes a state of emergency. These disasters may include flooding or land/rockslides from the hillside surrounding the city.

Fires also have the potential to damage the community.

The best way the community can prepare for these type of occurrences is to have a plan in place with members of the community appointed with responsibilities that know what to do during the emergency.

La Verkin cooperates with Washington County Emergency Management to coordinate emergency preparedness and responses. We also have cooperative agreements with surrounding communities for emergency services.

SERVICING DEVELOPMENT ON THE "TOP SIDE / EAST BENCH"

It is La Verkin's position that development will pay its own way. Meaning, that any planned community development up on the Top Side / East Bench must pay for the extension of services to the development. Any development that undertakes the process of extending services to their area will work closely with the City Public Works Department to determine whether planned systems will be able to adequately service the area.

Ownership of built services will be given to the City when construction is complete. Impact fees will also be considered to help mitigate the strain residential units might place on existing systems. This money would be used to obtain water rights, expand storage tanks,

improve water treatment plants, and more. Most likely, a pump will need to be built to service the area with culinary water.

It is not very likely that the first developer to open the area will want to pay for all the utilities since other developments in the future will benefit from the extension of services. In order to address this issue, the City can pursue the option of a development agreement that gives the option to have future developers pay their share of the initial cost of extending services back to the first developer who opened the area.

[Current Irrigation Overview map][Is this wanted in the General Plan?]

GOALS AND POLICIES

Goal 1. Service Equity

La Verkin will make every effort to allocate the cost of public services, facilities, and utilities in a fair and equitable way.

1. The costs of new development in La Verkin are the primary responsibility of the developer.
2. La Verkin will continually refine the Land Use Ordinances to clarify that the applicant for any land use application approval is responsible for all required infrastructure at the required level of service.
3. New and expanded public facilities and services are provided and financed through development service fees.

Goal 2. System Integrity

La Verkin will maintain its public systems' physical and fiscal integrity.

1. The City will periodically update specific master plans of our different infrastructure systems in order to maintain an accurate understanding of capacity and performance issues.
2. As part of the annual budget process, rates for services will be reviewed and adjusted for inflation and projected demand.
3. Evaluate the implications of land use decisions on the city's long-term fiscal sustainability.

Goal 3. Secondary Water

Secondary water is important in the community and the system will be maintained and monitored for potential improvement.

1. Conservation of secondary water is a key component of system capacity.
2. La Verkin supports safe and productive use of reclaimed water in ways that comply with state and federal law.
3. La Verkin supports the use of water-wise landscaping.

Goal 4. Telecommunications/Digital Connectivity

High-speed digital connectivity is important in today's society and will greatly improve the quality of life for La Verkin residents when improved.

1. La Verkin supports continual improvement of fiber and broadband service networks.
2. Telecommunication/internet facilities should blend in with and complement surrounding land uses and should not interfere with La Verkin's viewshed.

Goal 5. Sewer System

Before significant future development occurs, La Verkin needs to work with Ash Creek Special Service District to identify improvement projects.

1. La Verkin City supports the expansion of sewer capacity to the extent that the improvements align with the vision of the general plan.

Goal 6. Emergency Preparedness

La Verkin will ensure that development occurs in a way that mitigates potential effects of natural hazards, and will work as a community to prepare for them.

1. The City seeks to coordinate and participate with all community-based preparedness efforts.

POTENTIAL ACTION STEPS

1. As resources permit, conduct public education initiatives regarding conservation of water use.
2. Compile and updated the secondary water system master plan that also explores issues such as conservation pricing policies.
3. Consult with the State of Utah Broadband Center to discuss ways to improve high-speed internet service.

VIBRANT GATHERING PLACES or ACTIVITY CENTERS

Chapter Contents

Introduction

Civic Activity Centers

Commercial Activity Centers

Goals & Policies

Potential Action Steps

INTRODUCTION

In La Verkin we already have areas with a focus on commercial or civic activities. It can benefit our City going forward to establish centers which enhance and expand these areas to create activity centers. Centers can be focused civically, commercially, or as a combination of uses, including mixed use, which has the potential for live, work, and play.

Centers enhance our quality of life by creating places where people gather – areas which are vibrant, attractive places with a variety of shopping, dining, living, and other commercial activities. They can also have a civic focus with parks, play fields, performance venues, as well as City offices. They are the places we like to take our family and friends.

CIVIL ACTIVITY CENTERS

The area of the city baseball field, City Community Center, and elementary school has the potential to become a dynamic civic area. Careful thought and community input would create a place where people like to gather and interact. They create potential to reinforce and remember our City history and the legacy of those who came before.

As the Top Side is developed, there is the potential to create an area of civic activity, where park, playfield, playground, and performance facilities could enhance the quality of life for all La Verkin residents and visitors.

COMMERCIAL ACTIVITY CENTERS

State Street, south of 500 North, already has commercial activity. As the area continues to develop, it would benefit from a focus which encourages local businesses to work together and cooperate with the city to create an inviting setting which encourages pedestrian activity where people can visit multiple stores, restaurants, and even office space while they are out of their cars. The closeness of Wanlass Park allows for integration of civic and commercial activities.

Creating several nodes of commercial activity centers along State Street and working with the Utah Department of Transportation to provide a streetscape that is inviting and will lead to improved quality of life.

GOALS AND POLICIES

Goal 1. Provide for community activity centers

La Verkin will actively encourage the development of community activity centers.

1. La Verkin will utilize an existing committee or create a committee to help create a vision for community activity centers which will enhance the quality of life for our residents and visitors.
2. La Verkin will continually refine Land Use Ordinances to encourage the cooperation of the city, business owners, and residents in the development of activity centers.
3. La Verkin will require the development of the Top Side to include a civic activity center and that commercial development there will incorporate designs which help to create attractive commercial centers.
- 3:4. Walkability and connectivity to surrounding areas are key features to help make these centers vibrant and inviting.

Goal 2. Provide for flexibility of activity centers

La Verkin will allow space for flexibility within community activity centers.

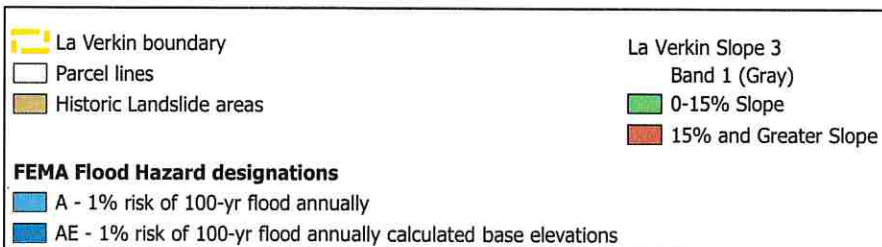
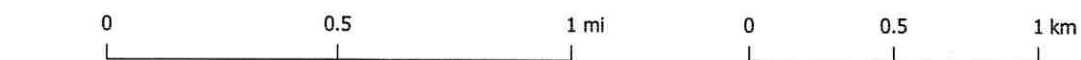
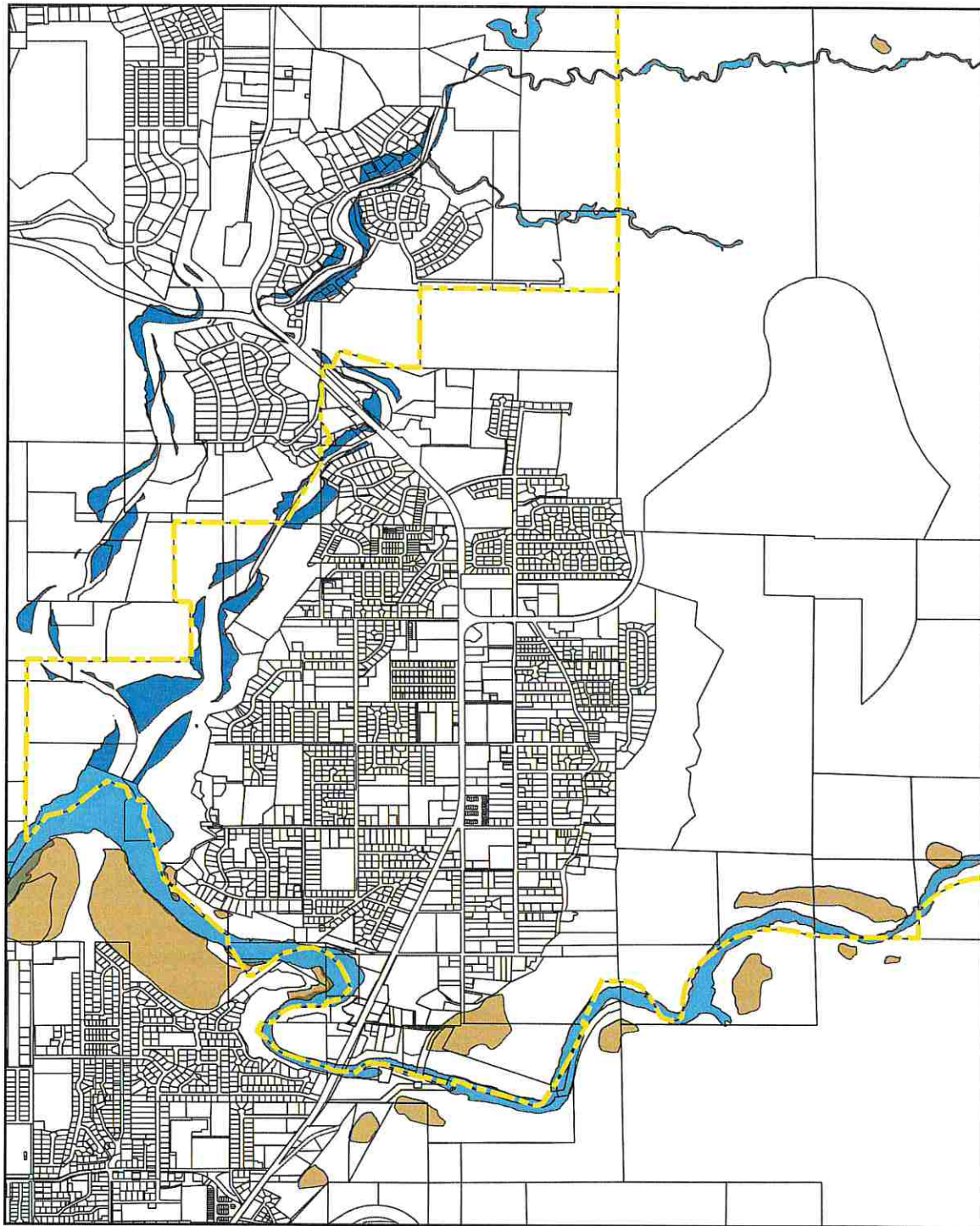
1. La Verkin will develop a process to objectively review proposals for uses that may not be included in the use table but can be shown to be viable and contribute to the quality of life for the city.
2. La Verkin will allow for temporary uses which be used to determine if some activities would be viable without the cost of full scale or brick and mortar buildings in the development of activity centers.

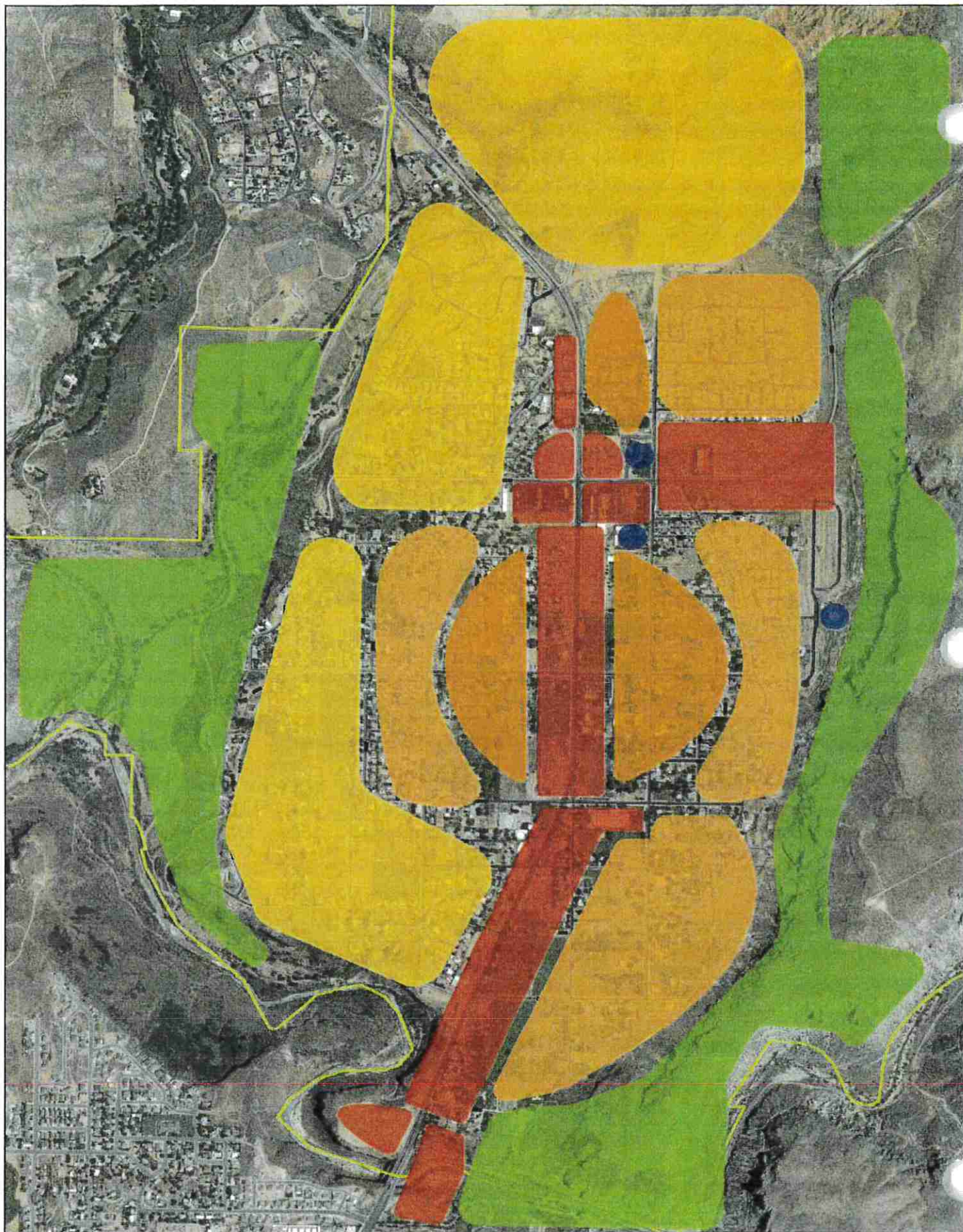
POTENTIAL ACTION STEPS

1. As resources permit, conduct public surveys and education regarding desired types of activities and the benefits to quality of life and community economic benefits.
2. Work with a community or focus group to refine ideas for civic, commercial, and possibly other activity centers in La Verkin.
3. Identify on a map the desired locations for activity centers.
4. Focus on connecting the various activity centers with existing and planned trails and pedestrian infrastructure to facilitate and encourage an active lifestyle.

LA VERKIN CITY
GENERAL PLAN
APPENDIX

La Verkin Natural Hazards Map





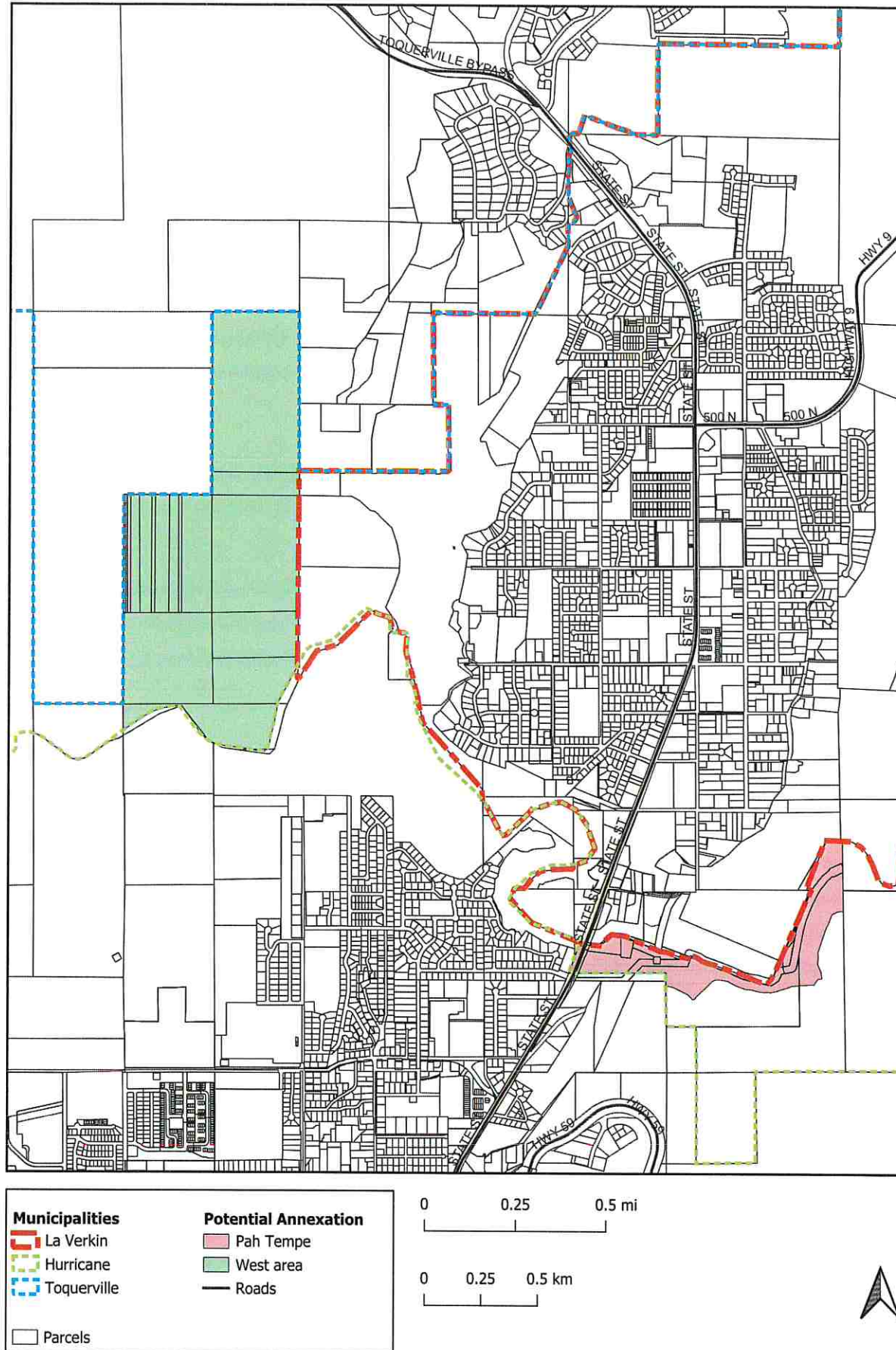
-  LaVerkin City Boundary
-  Commercial
-  Open Space
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public Facilities



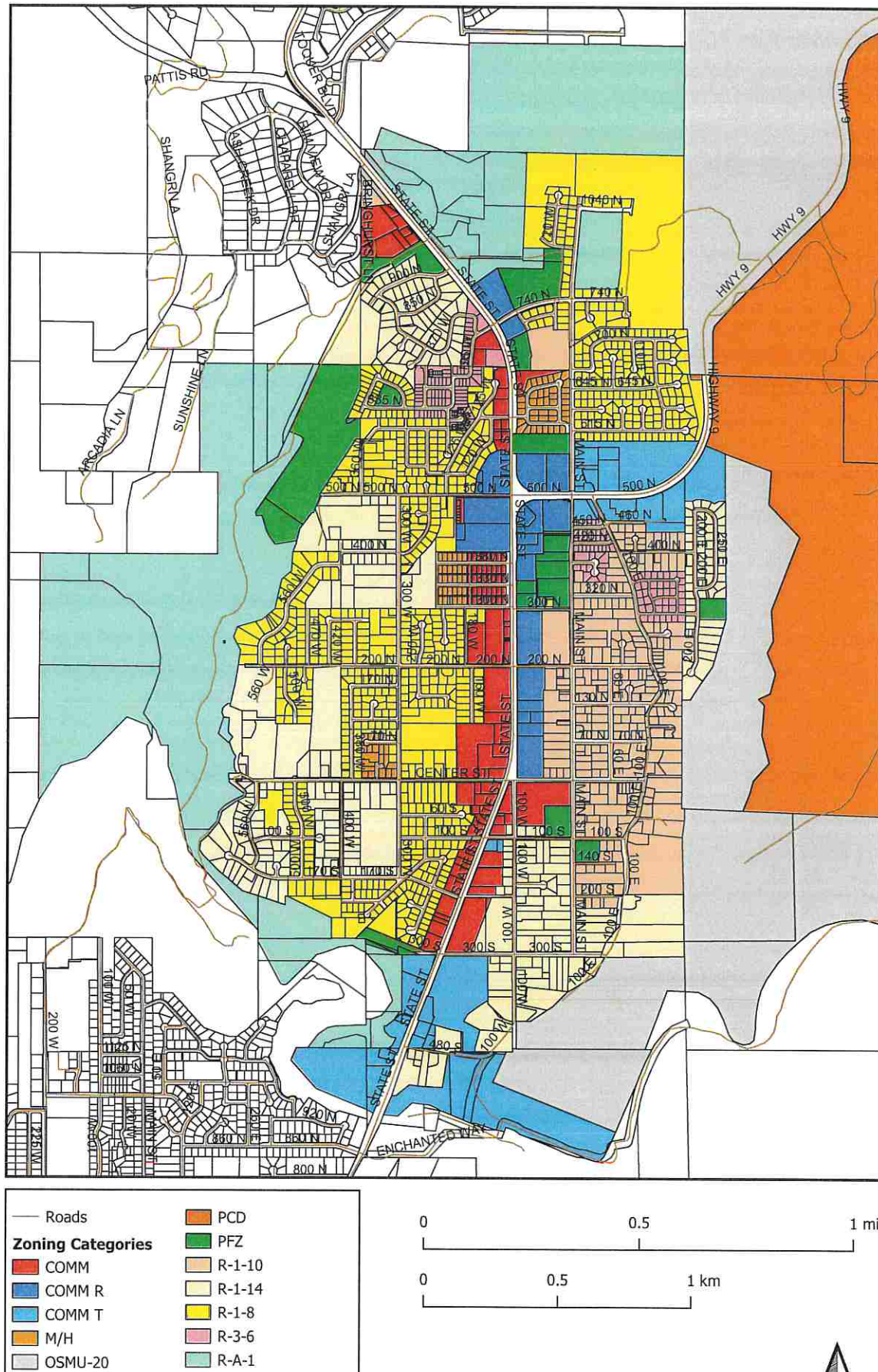

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LaVerkin City			Washington County
<i>La Verkin - Future Land Use Map # 1</i>			Scale 1" = 400'
Author: <i>Jones & DeMille Engineering</i>	Drawn: <i>ASD 11/10</i>	1	
Reviewed: <i>Theresa</i>	Checked: <i>ASD 11/10</i>		

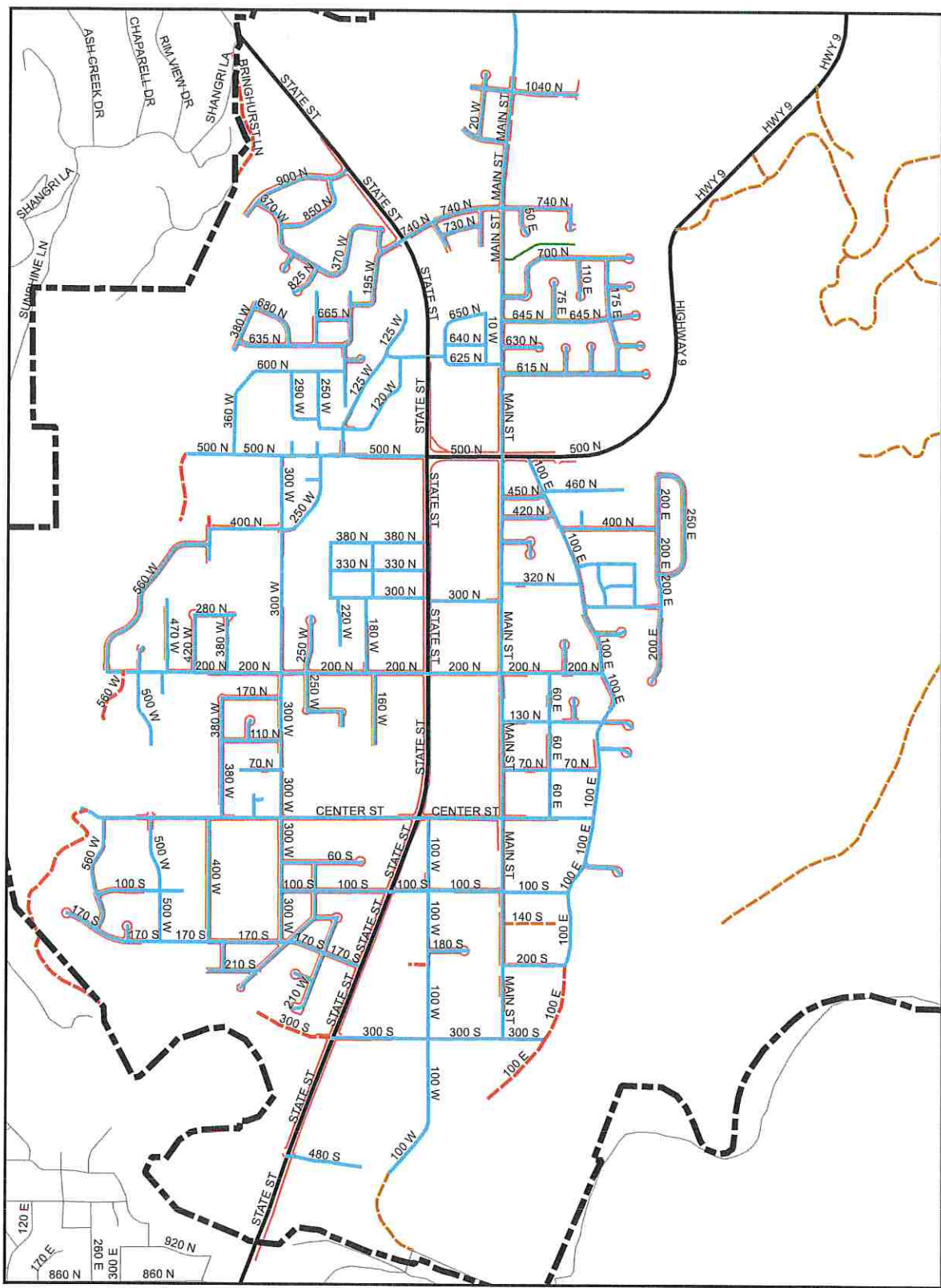
Potential Annexation Areas



La Verkin Zoning



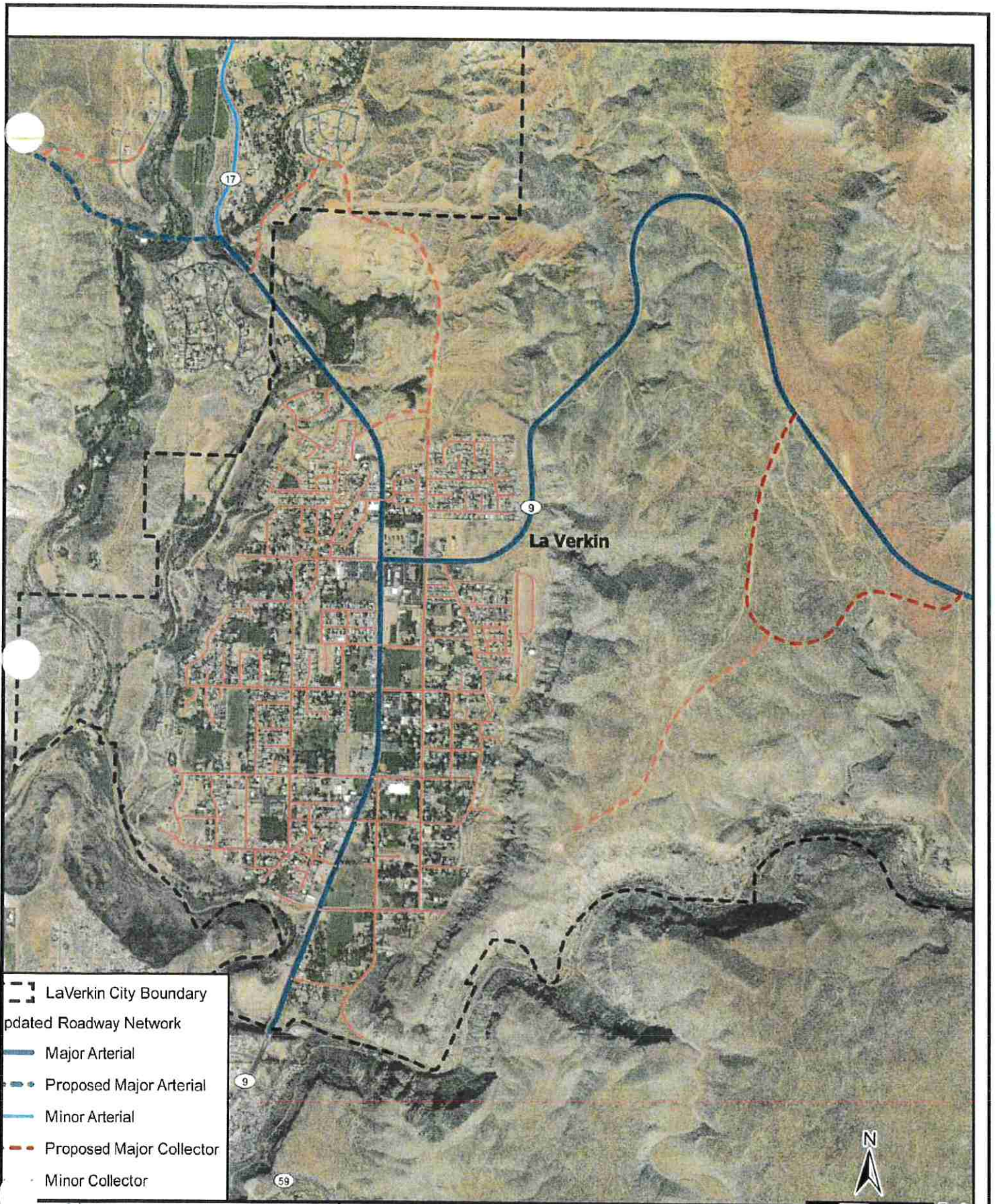
La Verkin Streets & Pedestrian Map



Municipalities	LaVerkin_Pedestrian Roads
La Verkin	Multi-Use Path
	Sidewalk
	Paved
	Gravel
	Dirt
	State Highway

0 0.25 0.5 mi





-  LaVerkin City Boundary
-  Updated Roadway Network
-  Major Arterial
-  Proposed Major Arterial
-  Minor Arterial
-  Proposed Major Collector
-  Minor Collector



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LaVerkin City

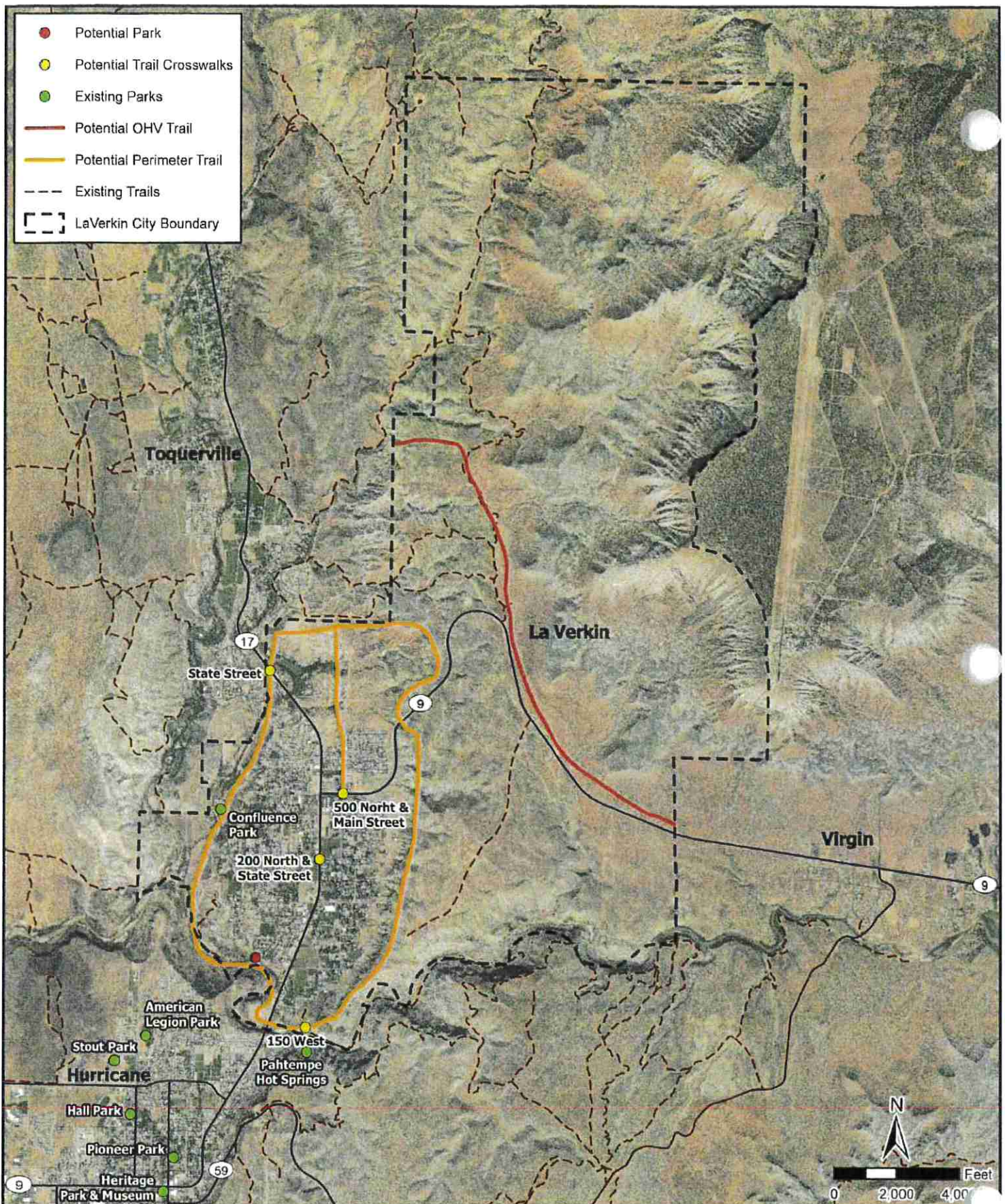
Washington County

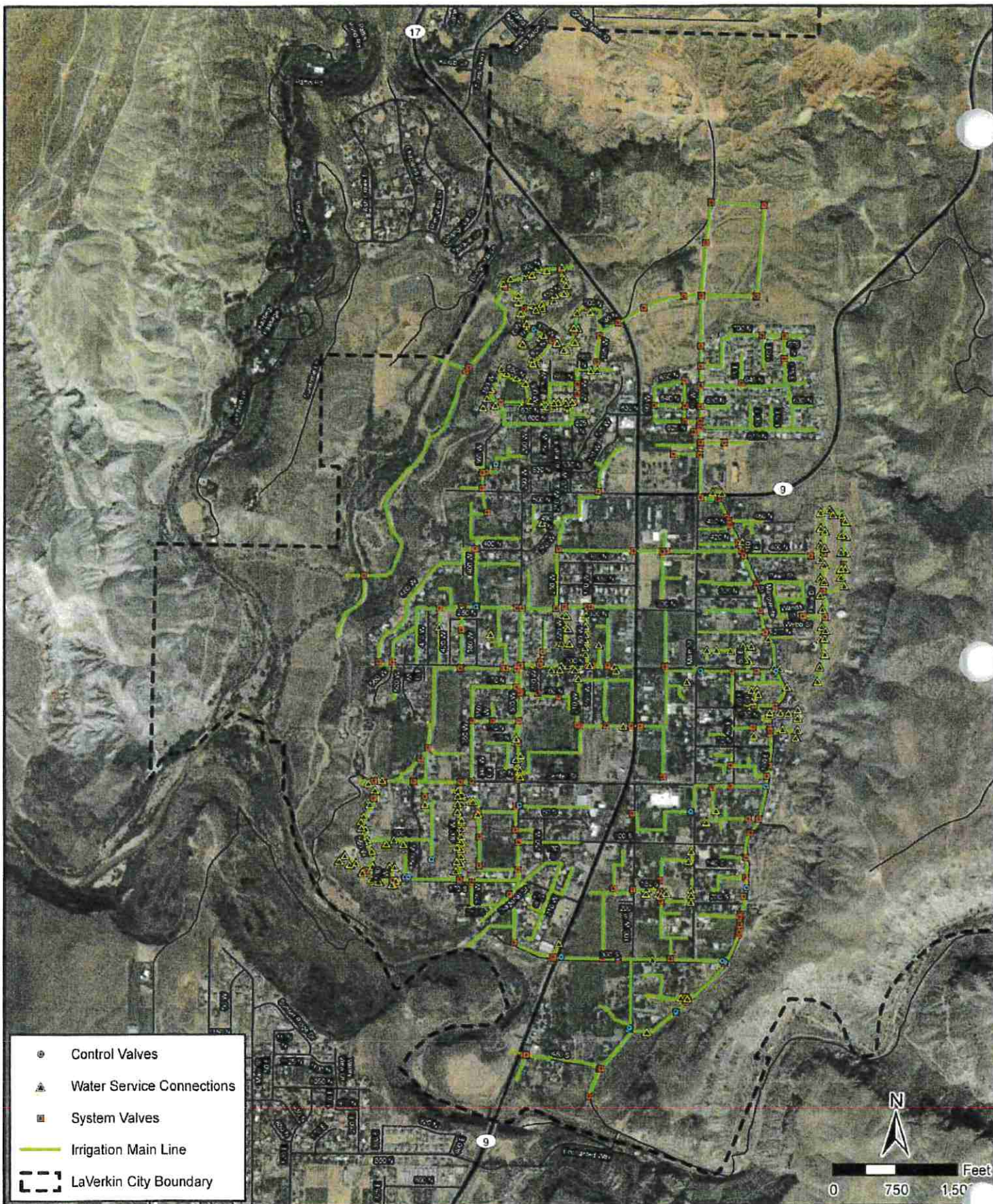
**LaVerkin - General Plan
Current Municipal Transportation Overview**

Scale: 1" = 1,500'

Map Name: H:\JD-Proj\RCC 1710-R03 Design\GIS Project\LaVerkin General Plan\LaVerkin General Plan.aprx - Current Transportation
Project Number: 1710-R03
Drawn by: JEM 05-18
Last Edit: 5/24/2018

1





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La Verkin City

Washington County

La Verkin City - General Plan Current Irrigation Overview

Scale: 1" = 1,500'

Map Name: H:\JC Proj\RCC 1710-R09\Design\GIS Project\LaVerkin General Plan\LaVerkin General Plan.aprx - Irrigation Facilities
Project Number: 1710-R09 Drawn by: JEM 05-16 Last Edit: 5/24/2016

Chapter 12 - Development Agreements

10-12-1 Purpose and authority.

The intent of this chapter is to establish procedures for the processing of development agreements pursuant to Utah Code.

Development agreements are intended to strengthen the public planning process and to encourage private participation in the comprehensive planning process. The regulations set forth in this chapter outline the requirements for development agreements as referred to elsewhere in City code. Section 10-20-508(1) of the Utah Code allows for a municipality to enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this chapter, including a term relating to:

1. A master planned development.
2. A planned unit development.
3. An annexation.
4. Affordable or moderate income housing with development incentives.
5. A public-private partnership.
6. A density transfer or bonus within a development project or between development projects.

Section 10-20-508(2)(c) of the Utah Code states that a municipality may require a development agreement for developing land within the municipality if the applicant has applied for a legislative or discretionary approval, including an approval relating to:

1. The height of a structure.
2. A parking or setback exception.
3. A density transfer or bonus.
4. A development incentive.
5. A zone change.
6. An amendment to a prior development agreement.

Section 10-20-508(2)(a) of the Utah Code states that a development agreement may not limit a municipality's authority in the future to:

1. Enact a land use regulation.
2. Take any action allowed under Utah Code Section 10-8-84.
3. Require a municipality to change the zoning designation of an area of land within the municipality in the future.
4. Allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-20-502 of Utah Code, including a review and recommendation from the Planning Commission and a public hearing.

Finally, Section 10-20-508(2)(d) of the Utah Code states that a municipality may not require a development agreement as a condition for developing land within the municipality if:

1. The development otherwise complies with applicable statute and municipal ordinances.
2. The development is an allowed or permitted use.
3. The municipality's land use regulations otherwise establish all applicable standards for development on the land.

10-12-2 Application.

The application for a development agreement shall be filed on a form as designated by the City and shall include payment of the required fees. The proposed agreement shall be based on the City's standard established format. The application shall include submittal of a proposed draft agreement and all related materials designated on the application form.

10-12-3 Fees.

The application for a development agreement shall be accompanied by a filing fee as established by City Council resolution pursuant to Utah Code.

10-12-4 Qualification - Applicant.

Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property which is the subject of the development agreement or his or her authorized agent. The City may require an applicant to submit proof of his or her interest in the real property and of the authority of the agent to act for the applicant(s).

10-12-5 Contents

Contents of any development agreement shall be negotiated between the City and applicant/developer in accordance with Utah Code. All development agreements shall have a start and end date of the agreement.

10-12-6 Public Hearing – Planning Commission

A public hearing shall be held before the Planning Commission in regard to the provisions of a development agreement. Noticing shall be required as per Utah Code requirements for public hearings.

10-12-7 Findings

After its hearing, the Planning Commission shall make a recommendation to the City Council. This recommendation shall include the Planning Commission's determination and reasons whether the proposed agreement:

1. Is consistent with the goals and objectives of the City's General Plan.
2. Is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located.
3. Is in conformity with the public convenience, general welfare and good land practice.
4. Is or is not detrimental to the health, safety and general welfare of the community;

10.12.8 Public Hearing – City Council - Decision

The City Council shall review the proposed development agreement at another noticed public hearing and may accept, modify or disapprove the recommendation of the Planning Commission. Development agreements shall be approved by ordinance. After the ordinance approving a development agreement takes effect, the City shall formally execute the development agreement.

10.12.9 Recordation

Upon approval of the development agreement by the City Council, the City Recorder shall cause a notarized original of the agreement to be recorded in the official records of Washington County, Utah.

10.12.10 Amendment or Cancellation

The procedure for proposing an amendment to or cancellation in whole or part of a development agreement shall be the same as the procedure for entering into a development agreement.

10.12.11 Periodic Review.

The City shall review the development agreement at least once every 12 months. The developer shall demonstrate good faith compliance with the terms of the agreement by submitting an annual report to the City on a date determined in the development agreement. The annual report shall demonstrate how the provisions of the development agreement have been met during the preceding year.

City staff shall determine on the basis of the annual report whether the property owner has complied in good faith with the terms of the agreement. If the City staff determines that the property owner has not complied in good faith with the terms and conditions of the agreement, the City Council shall review the evidence provided by the City staff. The City Council shall review and accept, modify or reject the City staff's recommendation. If the City Council determines that the developer has not complied in good faith with the terms and conditions of the agreement during the period under review, the City Council may amend or cancel the agreement pursuant to 10.12.10 of this ordinance

10.12.12 Modification or Suspension to Comply with State Law

In the event that state laws prevents or precludes compliance with one or more provisions of a development agreement, such provisions of the agreement shall be modified or suspended as may be necessary to comply with state law.