



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

La Verkin City Council Agenda
Wednesday, October 21, 2026
6:00 p.m. regular meeting
Council Chambers, 111 S. Main, La Verkin, Utah

A. Meeting Called to Order: Invocation by Invitation; Pledge of Allegiance

B. Presentation:

1. Introduction of La Verkin Royalty and youth council
2. HHS Robotics team

C. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Checks and Invoices: \$ 166,069.58

D. Business:

- 1 Discussion and possible action to approve Ordinance No. 2026-18, 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 approve Ordinance No. 2026-19, 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 approve Ordinance No. 2026-20, 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 approve Ordinance No. 2026-21, 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 approval of the Verkada camera locations.

E. Mayor & Council Reports:

Mayor Wilson:

Kyle Gubler: City updates

Fay: City updates

Gubler: Public Safety, Recreation/City Festivals

Prince: Beautification/Trails Committee, Economic Development/Tourism, DTEC

Pectol: Fire District, Ash Creek Special Service District

Barr: Washington County Solid Waste, Historical Preservation

Valenti: Planning Commission/Zoning, Southwest Mosquito Abatement

F. Citizen Comment & Request for Future Agenda Items: No action may be taken on a matter raised under this agenda item. This item is reserved for the citizens of La Verkin who have items not listed on this agenda. There is a time limit of 20 minutes with each individual taking no more than 3 minutes.

G. Adjourn:

In compliance with the American 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, sent to the posted on the State website at, posted on the La Verkin City website at www.laverkin.org and at the city office buildings

111 S. Main and 435 N. Main on October 19, 2026

Nancy Cline, City Recorder

Invoice No.	Vendor	Ledger Date	Check No.	Due Date	Amount	Account No.	Account Name	Description
					106.76	102225	Misc Payable	
					338.39	103221	Building Permits	
					1,155.61	103801.4	Impact fees - HCP	
					3,190.00	104111.230	Council TRAVEL & TRAINING	
					576.88	104121.240	Police JUSTICE COURT	
					7.75	104140.130	Admin EMPLOYEE BENEFITS	
					663.60	104140.230	Admin TRAVEL & TRAINING	
					662.38	104140.240	Admin OFFICE EXPENSE, SUP	
					308.52	104140.280	Admin UTILITIES	
					13,000.00	104140.311	Admin ATTORNEY	
					125.28	104140.315	Admin COMPUTER EQUIPME	
					1,365.13	104140.460	Admin CONTRACT SERVICES	
					478.52	104140.510	Admin INSURANCE	
					34.61	104160.250	Bldg EQUIPMENT OPERATING	
					220.94	104160.270	Bldg B&G OPERATION AND M	
					5.50	104210.130	Police EMPLOYEE BENEFITS	
					430.44	104210.240	Police OFFICE EXPENSE, SUP	
					2,212.60	104210.250	Police EQUIPMENT OPERATIN	
					125.28	104210.315	Police COMPUTER EQUIPMEN	
					2,174.36	104210.450	Police VEHICLE MAINTANCE	
					200.00	104210.610	Police MISC SUPPLIES	
					25.04	104253.250	Animal EQUIPMENT OPERATI	
					865.86	104410.250	Streets EQUIPMENT OPERATI	
					1,178.03	104510.250	Parks EQUIPMENT OPERATIN	
					2,255.00	104540.120	Rec PART TIME EMPLOYEES	
					120.78	104540.610	Rec EVENTS, FAIRS, & FESTI	
					2,885.97	104620.610	Comm COMMUNITY DEVELOP	
					77,727.24		Total	
					1,288.23	512330	Turn on Fee/Renter Deposit	
					1,558.23	516340.250	O&M EQUIPMENT OPERATIN	
					1,406.00	516340.410	O&M PRODUCT OR SERVICE	
					656.37	516340.450	O&M SYSTEMS MAINTENANC	
					7.75	516660.130	Admin EMPLOYEE BENEFITS	
					356.77	516660.240	Admin OFFICE EXPENSE, SUP	
					1,537.75	516660.260	Admin WCWCD Excess surchar	
					98.58	516660.280	Admin UTILITIES	
					100.22	516660.315	Admin SOFTWARE OR INFOR	
					3,294.66	516660.410	Admin PRODUCT OR SERVIC	
					147.24	516660.510	Admin INSURANCE	
					10,451.80		Total	
					75,761.00	526260.520	Sewer PAYMENT TO ASH CRE	
					59.45	536310.240	Irrigation OFFICE EXPENSE, S	
					380.67	536310.250	Irrigation EQUIPMENT OPERA	
					33.41	536310.315	IrrigationCOMPUTER EQUIPM	
					573.76	536310.450	Irrigation WATER MAIN REPAIR	
					147.24	536310.510	Irrigation INSURANCE	
					1,194.53		Total	
					142.70	556350.240	Drainage OFFICE EXPENSE, S	
					392.51	556350.250	Drainage EQUIPMENT OPERA	
					33.41	556350.315	Drainage SOFTWARE & COMP	
					219.15	556350.440	Drainage NEW SERVICES	
					147.24	556350.510	Drainage INSURANCE	
					935.01		Total	
							GL Account Summary Total	
					\$166,069.58			

La Verkin City
Invoice Register: 9/24/2026 to 10/18/2026 - All Invoices

10/19/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
328240	Willard, Jeannie	55605	9/29/2026	9/29/2026	\$15.97	104540.610	Rec EVENTS, FAIRS, & FESTI	Cardstock for Race flyers
INV-XP040080	Xpress Bill Pay	90828	9/30/2026	9/30/2026	\$1,365.13	104140.460	Admin CONTRACT SERVICES	
160558	Zion Motors	55634	10/5/2026	10/5/2026	\$620.37	104210.450	Police VEHICLE MAINTANCE	Truck tow for incident that occur
PO# 6684	ZIONS FIRST NATIONAL BANK CC		9/28/2026	9/28/2026	\$4.81	104540.610	Rec EVENTS, FAIRS, & FESTI	Picture for Foyer
028871	ZIONS FIRST NATIONAL BANK CC		9/28/2026	9/28/2026	\$79.79	104510.250	Parks EQUIPMENT OPERATIN	Sanding Disc
PO# 6680	ZIONS FIRST NATIONAL BANK CC		9/29/2026	9/29/2026	\$386.94	104510.250	Parks EQUIPMENT OPERATIN	Car seat covers
2152221	ZIONS FIRST NATIONAL BANK CC		9/30/2026	9/30/2026	\$29.45	104620.610	Comm COMMUNITY DEVELOP	Staff Picture for the Hallway
4672249	ZIONS FIRST NATIONAL BANK CC		10/8/2026	10/8/2026	\$160.00	104160.250	Bldg EQUIPMENT OPERATING	Cate Rental & Sales
5398407321533	ZIONS FIRST NATIONAL BANK CC				40.00	104410.250	Streets EQUIPMENT OPERATI	
PO# 6688	ZIONS FIRST NATIONAL BANK CC				11.20	104510.250	Parks EQUIPMENT OPERATIN	
6621570771	ZIONS FIRST NATIONAL BANK CC				72.00	516340.250	O&M EQUIPMENT OPERATIN	
					17.60	536310.250	Irrigation EQUIPMENT OPERA	
					17.60	556350.250	Drainage EQUIPMENT OPERA	
6713800	ZIONS FIRST NATIONAL BANK CC		9/30/2026	9/30/2026	\$45.53	104210.450	Police VEHICLE MAINTANCE	Front bumper grille with guards
6817049	ZIONS FIRST NATIONAL BANK CC		9/28/2026	9/28/2026	\$32.11	104140.240	Admin OFFICE EXPENSE, SUP	Clock for my Office
PO# 6682	ZIONS FIRST NATIONAL BANK CC		9/30/2026	9/30/2026	\$112.98	104210.240	Police OFFICE EXPENSE, SUP	Stop signs
8857864	ZIONS FIRST NATIONAL BANK CC		9/28/2026	9/28/2026	\$331.52	104620.610	Comm COMMUNITY DEVELOP	City Calendars for 2027
VP_G4KHGF2Q	ZIONS FIRST NATIONAL BANK CC				\$31.52			
PO# 6685	Vendor Total:				\$1,183.13			
PR093026-234	ZIONS FIRST NATIONAL BANK.	90826	10/7/2026	10/7/2026	\$631.46	102221	FICA & FWT Withholding	Social Security Tax
					471.20	102221	FICA & FWT Withholding	Medicare Tax
					110.26	102221	FICA & FWT Withholding	Federal Income Tax
					50.00	102221		
PR100226-234	ZIONS FIRST NATIONAL BANK.	90826	10/7/2026	10/7/2026	\$18,232.71	102221	FICA & FWT Withholding	Social Security Tax
					8,944.50	102221	FICA & FWT Withholding	Medicare Tax
					2,091.88	102221	FICA & FWT Withholding	Federal Income Tax
					7,196.33	102221		
PR100226-234	ZIONS FIRST NATIONAL BANK.	90827	10/8/2026	10/8/2026	\$77.92	102221	FICA & FWT Withholding	Social Security Tax
					63.16	102221	FICA & FWT Withholding	Medicare Tax
					14.76	102221		
Vendor Total:					\$18,942.09			
	Total:				\$166,069.58			
							GL Account Summary	
							PEHP/AFLAC Insurance Clearin	
					110.88	101562	Workers Comp Clearing	
					2,917.45	101564	FICA & FWT Withholding	
					18,942.09	102221	State Withholding	
					2,903.93	102222	Retirement Payable	
					14,309.08	102223	Health Savings Account	
					3,830.58	102224		

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
1026	STEWART, MICHELE	55627	10/1/2026	10/1/2026	\$180.00	104540.120	Rec PART TIME EMPLOYEES	Wanlass Park cleaning for Septe
	Vendor Total:				\$667.50			
15851	Tech Legion	55630	10/1/2026	10/1/2026	\$417.60			
					125.28	104140.315	Admin COMPUTER EQUIPME	
					125.28	104210.315	Police COMPUTER EQUIPMEN	
					100.22	516660.315	Admin SOFTWARE OR INFOR	
					33.41	536310.315	IrrigationCOMPUTER EQUIPM	
					33.41	556350.315	Drainage SOFTWARE & COMP	
1026	U.S. POSTAL SERVICE	55606	10/1/2026	10/1/2026	\$831.16			
					440.51	104140.240	Admin OFFICE EXPENSE, SUP	
					249.35	516660.240	Admin OFFICE EXPENSE, SUP	
					41.56	536310.240	Irrigation OFFICE EXPENSE, S	
					99.74	556350.240	Drainage OFFICE EXPENSE, S	
0606-0608	UTAH LEAGUE OF CITIES & TOWNS	55602	9/29/2026	9/29/2026	\$1,595.00			
					1,595.00	104111.230	Council TRAVEL & TRAINING	League of Cities and Towns Con
0612-0615	UTAH LEAGUE OF CITIES & TOWNS	55602	9/29/2026	9/29/2026	\$1,595.00			
					1,595.00	104111.230	Council TRAVEL & TRAINING	League of Cities and Towns Con
	Vendor Total:				\$3,190.00			
1629217	UTAH LOCAL GOVERNMENT TRUST		10/5/2026	10/5/2026	\$920.24			
					478.52	104140.510	Admin INSURANCE	
					147.24	516660.510	Admin INSURANCE	Annual vehicle-new vehicles
					147.24	536310.510	Irrigation INSURANCE	
					147.24	556350.510	Drainage INSURANCE	
1629218	UTAH LOCAL GOVERNMENT TRUST		10/5/2026	10/5/2026	\$2,917.45			
					2,917.45	101564	Workers Comp Clearing	Workers Compensation Monthly
	Vendor Total:				\$3,837.69			
PR100226-501	UTAH RETIREMENT SYSTEMS	90827	10/7/2026	10/7/2026	\$14,309.08			
					672.32	102223	Retirement Payable	401k
					11,628.98	102223	Retirement Payable	Retirement
					928.90	102223	Retirement Payable	457
					668.00	102223	Retirement Payable	Roth IRA
					200.00	102223	Retirement Payable	Additional 401k
					210.88	102223	Retirement Payable	457 Loan
PR100226-449	Utah State Tax Commission		10/7/2026	10/7/2026	\$2,903.93			
					2,903.93	102222	State Withholding	State Income Tax
2614	Vehicle Lighting Solutions	55632	9/30/2026	9/30/2026	\$670.00			
					670.00	104210.450	Police VEHICLE MAINTANCE	Panarama G Router Antenna-Fo
3434	WASHINGTON CO SOLID WASTE	55633	9/30/2026	9/30/2026	\$33.44			
					33.44	104160.270	Bldg B&G OPERATION AND M	Commercial hauler
100926	WASHINGTON COUNTY TREASURER		10/9/2026	10/9/2026	\$1,155.61			
					1,155.61	103801.4	Impact fees - HCP	QTR 3 Pass through HCP
55129	WCWCD		9/30/2026	9/30/2026	\$3,294.66			
					3,294.66	516660.410	Admin PRODUCT OR SERVIC	Water Development Surcharge
55133	WCWCD		9/30/2026	9/30/2026	\$1,537.75			
					1,537.75	516660.260	Admin WCWCD Excess surchar	Excess Water Conservation Sur
	Vendor Total:				\$4,832.41			
R11001264	Weeks, James	ACH.1007261126.7220	10/1/2026	10/1/2026	\$1,500.00			
					1,500.00	104140.311	Admin ATTORNEY	

La Verkin City
Invoice Register: 9/24/2026 to 10/18/2026 - All Invoices

10/19/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
7017601	SCHOLZEN PRODUCTS CO INC	55623	10/5/2026	10/5/2026	\$43.60	104160.250	Bldg EQUIPMENT OPERATING	
					0.43	104410.250	Streets EQUIPMENT OPERATING	
					10.90	104510.250	Parks EQUIPMENT OPERATING	
					3.05	516340.250	O&M EQUIPMENT OPERATING	
					19.62	536310.250	Irrigation EQUIPMENT OPERATING	
					4.80	556350.250	Drainage EQUIPMENT OPERATING	
					- 4.80			
7017774	SCHOLZEN PRODUCTS CO INC	55623	10/5/2026	10/5/2026	\$208.80	516340.450	O&M SYSTEMS MAINTENANCE	Blue water service 300' coil
					208.80			
7017870	SCHOLZEN PRODUCTS CO INC	55623	10/6/2026	10/6/2026	\$10.00	516340.450	O&M SYSTEMS MAINTENANCE	Pipe Wrap repair kit
					10.00			
7018224	SCHOLZEN PRODUCTS CO INC		10/7/2026	10/7/2026	\$197.73	556350.440	Drainage NEW SERVICES	Weed barrier fabric
					197.73			
7018362	SCHOLZEN PRODUCTS CO INC		10/7/2026	10/7/2026	\$21.42	556350.440	Drainage NEW SERVICES	Wrecker Blade
					21.42			
	Vendor Total:				\$1,274.85			
R11001262	SHIRLEY, MYKAL	ACH.1007261126.4920	10/1/2026	10/1/2026	\$800.00	104540.120	Rec PART TIME EMPLOYEES	
					800.00			
53584092826	Shred St. George	55598	9/28/2026	9/28/2026	\$52.70	104140.280	Admin UTILITIES	
					37.94	516660.280	Admin UTILITIES	
					13.18	556350.280	Drainage EQUIPMENT OPERATING	
					1.58			
4336770	Southern Tire Mart	55599	9/25/2026	9/25/2026	\$774.68	104210.450	Police VEHICLE MAINTANCE	Patrol Truck tire-Edwards
PO# 6683					774.68			
6075969688	STAPLES	55624	10/1/2026	10/1/2026	\$126.96	104210.240	Police OFFICE EXPENSE, SUP	Office supplies
					126.96			
6075969692	STAPLES	55624	10/1/2026	10/1/2026	\$190.50	104210.240	Police OFFICE EXPENSE, SUP	Office supplies
					190.50			
6075969696	STAPLES	55624	10/1/2026	10/1/2026	\$99.72	104140.240	Admin OFFICE EXPENSE, SUP	
					52.85	516660.240	Admin OFFICE EXPENSE, SUP	
					29.92	536310.240	Irrigation OFFICE EXPENSE, S	
					4.98	556350.240	Drainage OFFICE EXPENSE, S	
					11.97			
6075969700	STAPLES	55624	10/1/2026	10/1/2026	\$85.62	104140.240	Admin OFFICE EXPENSE, SUP	
					45.38	516660.240	Admin OFFICE EXPENSE, SUP	
					25.69	536310.240	Irrigation OFFICE EXPENSE, S	
					4.28	556350.240	Drainage OFFICE EXPENSE, S	
					10.27			
	Vendor Total:				\$502.80			
1st Quarter	State Of Utah	55625	10/2/2026	10/2/2026	\$338.39	103221	Building Permits	Building permit fee surcharge
					338.39			
3-356620	STEAMROLLER COPIES	55600	9/25/2026	9/25/2026	\$200.00	104210.610	Police MISC SUPPLIES	LVPD Stickers
					200.00			
R11001263	STEGELICH, RYKER	55626	10/1/2026	10/1/2026	\$400.00	104540.120	Rec PART TIME EMPLOYEES	Website / Social media
					400.00			
0926	STEWART, MICHELE	55627	10/1/2026	10/1/2026	\$187.50	104160.270	Bldg B&G OPERATION AND M	September office cleaning
					187.50			
100126	STEWART, MICHELE	55627	10/1/2026	10/1/2026	\$300.00	104540.120	Rec PART TIME EMPLOYEES	Power Plant Park cleaning for A
					300.00			

La Verkin City
Invoice Register: 9/24/2026 to 10/18/2026 - All Invoices

10/19/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
001552	NAPA AUTO PARTS		10/8/2026	10/8/2026	\$18.48	104410.250	Streets EQUIPMENT OPERATI	
					0.19	104410.250	Parks EQUIPMENT OPERATI	
					4.78	104510.250	O&M EQUIPMENT OPERATI	
					30.72	516340.250	Irrigation EQUIPMENT OPERA	
					7.51	536310.250	Drainage EQUIPMENT OPERA	
					7.51	556350.250		
					\$18.48			
					0.19	104160.250	Bldg EQUIPMENT OPERATING	Butt connector
					4.62	104410.250	Streets EQUIPMENT OPERATI	
					1.29	104510.250	Parks EQUIPMENT OPERATI	
					8.32	516340.250	O&M EQUIPMENT OPERATI	
					2.03	536310.250	Irrigation EQUIPMENT OPERA	
					2.03	556350.250	Drainage EQUIPMENT OPERA	
					\$64.41			
999343	NAPA AUTO PARTS	55593	9/24/2026	9/24/2026	\$64.41	104160.250	Bldg EQUIPMENT OPERATING	
					0.64	104410.250	Streets EQUIPMENT OPERATI	
					16.10	104410.250	Parks EQUIPMENT OPERATI	
					4.51	104510.250	O&M EQUIPMENT OPERATI	
					28.98	516340.250	Irrigation EQUIPMENT OPERA	
					7.09	536310.250	Drainage EQUIPMENT OPERA	
					7.09	556350.250		
					\$8.78			
999486	NAPA AUTO PARTS	55593	9/25/2026	9/25/2026	\$8.78	104160.250	Bldg EQUIPMENT OPERATING	Windshield fluid
					0.08	104410.250	Streets EQUIPMENT OPERATI	
					2.20	104410.250	Parks EQUIPMENT OPERATI	
					0.61	104510.250	O&M EQUIPMENT OPERATI	
					3.95	516340.250	Irrigation EQUIPMENT OPERA	
					0.97	536310.250	Drainage EQUIPMENT OPERA	
					0.97	556350.250		
					\$234.89			
RFD 100041039.	Nybo, Cheyenne	55622	10/7/2026	10/7/2026	\$47.25	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041039 - Ny
RFD 100041906.	PS Homes Development		10/8/2026	10/8/2026	\$177.94	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041906 - P
RI1001261	REBER, FAY E	ACH.1007261126.11017	10/1/2026	10/1/2026	\$11,500.00	104140.311	Admin ATTORNEY	
80616	ROADRUNNER AUTOMOTIVE AND DI		10/7/2026	10/7/2026	\$63.78	104210.450	Police VEHICLE MAINTANCE	Oil change-26 Explorer
7016222	SCHOLZEN PRODUCTS CO INC	55597	9/30/2026	9/30/2026	\$39.50			
					0.37	104160.250	Bldg EQUIPMENT OPERATING	Hardhat replacement suspensio
					9.88	104410.250	Streets EQUIPMENT OPERATI	
					2.77	104510.250	Parks EQUIPMENT OPERATI	
					17.78	516340.250	O&M EQUIPMENT OPERATI	
					4.35	536310.250	Irrigation EQUIPMENT OPERA	
					4.35	556350.250	Drainage EQUIPMENT OPERA	
					\$38.59			
7016681	SCHOLZEN PRODUCTS CO INC	55597	9/29/2026	9/29/2026	\$38.59	516340.450	O&M SYSTEMS MAINTENANC	PVC pipe caps
7016877	SCHOLZEN PRODUCTS CO INC	55597	9/30/2026	9/30/2026	\$141.45			
					141.45	516340.450	O&M SYSTEMS MAINTENANC	Valve Box and lid
7017150	SCHOLZEN PRODUCTS CO INC	55623	10/1/2026	10/1/2026	\$82.45	536310.450	Irrigation WATER MAIN REPAIR	Repair coupling, Blue Glue, and
7017584	SCHOLZEN PRODUCTS CO INC	55623	10/5/2026	10/5/2026	\$491.31			
					491.31	536310.450	Irrigation WATER MAIN REPAIR	Irrigataion repair supplies

La Verkin City
Invoice Register: 9/24/2026 to 10/18/2026 - All Invoices

10/19/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
PR100226-6099	Health Equity	90826	10/7/2026	10/7/2026	5.50 7.75	104210.130 516660.130	Police EMPLOYEE BENEFITS Admin EMPLOYEE BENEFITS	
PR100226-6099	Health Equity	90826	10/8/2026	10/8/2026	\$4,261.40 3,536.40 575.00 150.00 (\$509.30) -509.30 \$3,773.10	102224 102224 102224 102224 102224 102224	Health Savings Account Health Savings Account Health Savings Account Health Savings Account Health Savings Account Health Savings Account	PEHP Health Equity-Family PEHP Health Equity-Double PEHP Health Equity-Single PEHP Health Equity-Family
RFD 100041893.	Hogan, Timothy	55617	10/6/2026	10/6/2026	\$155.05 155.05	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041893 - H
RFD 100041667.	Huff, Dennis & Darcy	55587	9/26/2026	9/26/2026	\$77.08 77.08	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041667 - H
2026-3065	HURRICANE CITY JUSTICE COURT	55588	9/24/2026	9/24/2026	\$326.88 326.88	104121.240	Police JUSTICE COURT	Reimbursement for Indigent Cou
2026-3067	HURRICANE CITY JUSTICE COURT	55618	9/30/2026	9/30/2026	\$250.00 250.00 \$576.88	104121.240 104121.240	Police JUSTICE COURT	October 2026 Court Billing
1026	HURRICANE CITY POWER	55619	10/6/2026	10/6/2026	\$24.64 24.64	104140.280	Admin UTILITIES	La Verkin city sign
11-798	HURRICANE CITY WATER DEPT	55589	9/29/2026	9/29/2026	\$1,406.00 1,137.00 269.00	516340.410 516340.410	O&M PRODUCT OR SERVICE O&M PRODUCT OR SERVICE	Power for Ash Creek Springs @ Chlorine & Cylinder rental for bot
1026	Iverson, Moses	55620	10/6/2026	10/6/2026	\$375.00 375.00	104540.120	Rec PART TIME EMPLOYEES	25 hours-Water Day, Weeding a
PR100226-147	LEGAL SHIELD		10/7/2026	10/7/2026	\$106.76 106.76	102225	Misc Payable	LegalShield
EA1738838	Les Olson	55621	9/28/2026	9/28/2026	\$172.69 91.53 51.81 8.63 20.72	104140.240 516660.240 536310.240 556350.240	Admin OFFICE EXPENSE, SUP Admin OFFICE EXPENSE, SUP Irrigation OFFICE EXPENSE, S Drainage OFFICE EXPENSE, S	
103390 PO# 6681 10779	MEGA-PRO INTERNATIONAL	55591	9/28/2026	9/28/2026	\$325.00 325.00	104620.610	Comm COMMUNITY DEVELOP	Dillon Hats
	My Fleet Center,		10/2/2026	10/2/2026	\$202.13 2.03 50.53 14.15 90.96 22.23 22.23	104160.250 104410.250 104510.250 516340.250 536310.250 556350.250	Bldg EQUIPMENT OPERATING Streets EQUIPMENT OPERATI Parks EQUIPMENT OPERATIN O&M EQUIPMENT OPERATIN Irrigation EQUIPMENT OPERA Drainage EQUIPMENT OPERA	Curran oil change
000952	NAPA AUTO PARTS		10/5/2026	10/5/2026	\$74.95 0.75 18.74 5.25 33.73 8.24 8.24	104160.250 104410.250 104510.250 516340.250 536310.250 556350.250	Bldg EQUIPMENT OPERATING Streets EQUIPMENT OPERATI Parks EQUIPMENT OPERATIN O&M EQUIPMENT OPERATIN Irrigation EQUIPMENT OPERA Drainage EQUIPMENT OPERA	
001501	NAPA AUTO PARTS		10/8/2026	10/8/2026	\$68.27 0.68	104160.250	Bldg EQUIPMENT OPERATING	Replacement 7 way RV Blade

Invoice Register: 9/24/2026 to 10/18/2026 - All Invoices

10/19/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
26-0929	Peach D CHURCH CONSTRUCTION	55613	9/29/2026	9/29/2026	51.04	536310.250	Irrigation EQUIPMENT OPERA	
					51.04	556350.250	Drainage EQUIPMENT OPERA	
02-519161	Davis Food & Drug #4/Farmers Market	55582	9/24/2026	9/24/2026	\$200.00	104540.120	Rec PART TIME EMPLOYEES	Peach Days
65-811919	Davis Food & Drug #4/Farmers Market	55582	9/28/2026	9/28/2026	\$100.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Gift Card for Met Johnson
					100.00			
					\$9.99			
					0.09	104160.250	Bldg EQUIPMENT OPERATING	
					2.50	104410.250	Streets EQUIPMENT OPERATI	
					0.70	104510.250	Parks EQUIPMENT OPERATIN	
					4.50	516340.250	O&M EQUIPMENT OPERATIN	
					1.10	536310.250	Irrigation EQUIPMENT OPERA	
					1.10	556350.250	Drainage EQUIPMENT OPERA	
65-811924	Davis Food & Drug #4/Farmers Market	55582	9/28/2026	9/28/2026	\$3.99		Bldg EQUIPMENT OPERATING	
					0.03	104160.250	Streets EQUIPMENT OPERATI	
					1.00	104410.250	Parks EQUIPMENT OPERATIN	
					0.28	104510.250	O&M EQUIPMENT OPERATIN	
					1.80	516340.250	Irrigation EQUIPMENT OPERA	
					0.44	536310.250	Drainage EQUIPMENT OPERA	
					0.44	556350.250		
	Vendor Total:				\$113.98			
314403	Empire Waste Services	55615	9/30/2026	9/30/2026	\$134.21	104140.280	Admin UTILITIES	435 N Main Street
					96.63	516660.280	Admin UTILITIES	
					33.55	556350.250	Drainage EQUIPMENT OPERA	
314404	Empire Waste Services	55615	9/30/2026	9/30/2026	\$134.21	104140.280	Admin UTILITIES	111 S Main
					96.63	516660.280	Admin UTILITIES	
					33.55	556350.250	Drainage EQUIPMENT OPERA	
314405	Empire Waste Services	55615	9/30/2026	9/30/2026	\$73.18	104140.280	Admin UTILITIES	Animal Shelter
					52.68	516660.280	Admin UTILITIES	
					18.30	556350.250	Drainage EQUIPMENT OPERA	
					2.20			
	Vendor Total:				\$341.60			
041-2026	Five County Association Of Government	55585	9/28/2026	9/28/2026	\$2,200.00	104620.610	Comm COMMUNITY DEVELOP	MPO Vote Share
PO# 6686					2,200.00			
F2703E00867	FUEL NETWORK	55616	10/1/2026	10/1/2026	\$4,400.46		Bldg EQUIPMENT OPERATING	
					21.69	104160.250	Police EQUIPMENT OPERATIN	Police Fuel amount
					2,208.86	104210.250	Animal EQUIPMENT OPERATI	Steve M
					25.04	104253.250	Streets EQUIPMENT OPERATI	
					541.94	104410.250	Parks EQUIPMENT OPERATIN	
					151.43	104510.250	O&M EQUIPMENT OPERATIN	
					975.20	516340.250	Irrigation EQUIPMENT OPERA	
					238.15	536310.250	Drainage EQUIPMENT OPERA	
					238.15	556350.250		
RFD 100041913.	Gardner, Blair		10/2/2026	10/2/2026	\$346.97		Turn on Fee/Renter Deposit	Deposit Refund: 100041913 - G
					346.97	512330		
11214-6	GREEN TREE LAWN & LANDSCAPE	55586	9/29/2026	9/29/2026	\$450.00	104510.250	Parks EQUIPMENT OPERATIN	Mowing service
					450.00			
090726	Health Equity	90826	10/8/2026	10/8/2026	\$21.00	104140.130	Admin EMPLOYEE BENEFITS	
					7.75			

La Verkin City
Invoice Register: 9/24/2026 to 10/18/2026 - All Invoices

10/19/2026

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
RFD 100042060.	*Greenway, Mark	55607	10/1/2026	10/1/2026	\$22.20	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100042060 - *G
RFD 100041995.	*Home, Shauna		10/14/2026	10/14/2026	\$107.26	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041995 - ^H
PR100226-258	AFLAC		10/7/2026	10/7/2026	\$78.48	102224	Health Savings Account	AFLAC EE
LSTG1263735	ALSCO	55579	9/28/2026	9/28/2026	\$45.12	104160.250	Bldg EQUIPMENT OPERATING	
					0.45	104210.250	Police EQUIPMENT OPERATIN	
					1.36	104410.250	Streets EQUIPMENT OPERATI	Mats
					10.94	104510.250	Parks EQUIPMENT OPERATIN	
					3.06	516340.250	O&M EQUIPMENT OPERATIN	
					19.69	536310.250	Irrigation EQUIPMENT OPERA	
					4.81	556350.250	Drainage EQUIPMENT OPERA	
					4.81			
LSTG1264877	ALSCO		10/5/2026	10/5/2026	\$46.14	104160.250	Bldg EQUIPMENT OPERATING	
					0.45	104210.250	Police EQUIPMENT OPERATIN	Police
					2.38	104410.250	Streets EQUIPMENT OPERATI	
					10.94	104510.250	Parks EQUIPMENT OPERATIN	
					3.06	516340.250	O&M EQUIPMENT OPERATIN	
					19.69	536310.250	Irrigation EQUIPMENT OPERA	
					4.81	556350.250	Drainage EQUIPMENT OPERA	
					4.81			
					\$91.26			
0926	ASH CREEK SPECIAL SERVICE DIST		10/1/2026	10/1/2026	\$75,761.00	526260.520	Sewer PAYMENT TO ASH CRE	September
RFD 100041342.	Baldwin, Shayne		10/13/2026	10/13/2026	\$148.18	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041342 - Ba
102026	BALLARD, CHRISTY	55609	10/6/2026	10/6/2026	\$663.60	104140.230	Admin TRAVEL & TRAINING	Travel funds
OCT26-3921	BLOMQUIST HALE CONSULTING GR	55610	10/1/2026	10/1/2026	\$110.88	101562	PEHP/AFLAC Insurance Clearin	Employee assistance coverage
UT202602518	BLUE STAKES OF UTAH 811	55611	9/30/2026	9/30/2026	\$257.53	516340.450	O&M SYSTEMS MAINTENANC	Billable email notifications
RFD 100042190.	Bourgeois, Jeremy	55612	10/2/2026	10/2/2026	\$206.30	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100042190 - Bo
373746	BUCK'S ACE HARDWARE		10/2/2026	10/2/2026	\$49.98	104160.250	Bldg EQUIPMENT OPERATING	Gloves
					0.49	104410.250	Streets EQUIPMENT OPERATI	
					12.50	104510.250	Parks EQUIPMENT OPERATIN	
					3.50	516340.250	O&M EQUIPMENT OPERATIN	
					22.49	536310.250	Irrigation EQUIPMENT OPERA	
					5.50	556350.250	Drainage EQUIPMENT OPERA	
					5.50			
373873	BUCK'S ACE HARDWARE		10/8/2026	10/8/2026	\$19.18	104510.250	Parks EQUIPMENT OPERATIN	Bug spray
					19.18			
					\$69.16			
9793467	CERTIFIED LABORATORIES		9/24/2026	9/24/2026	\$464.00	104160.250	Bldg EQUIPMENT OPERATING	
					4.64	104410.250	Streets EQUIPMENT OPERATI	
					116.00	104510.250	Parks EQUIPMENT OPERATIN	
					32.48	516340.250	O&M EQUIPMENT OPERATIN	
					208.80			

ORDINANCE NO. 2026-18

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

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

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

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

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

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

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

WHEREAS, after notice and public hearing, the Planning Commission has recommended approval of the proposed zone change; and

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

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

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

Section 1. Zoning Change.

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

CHANGE FROM COMM-G TO R-3-6

A PARCEL OF LAND TO BE REZONED, BEING A PART OF LV-159-A, BEGINNING AT THE SOUTH WEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN RUNNING THENCE SOUTH $87^{\circ} 08' 55''$ EAST 584 FT TO THE POINT OF BEGINNING; COMMENCING THENCE S $87^{\circ} 08' 55''$ E 665.81 FT; THENCE S $06^{\circ} 43' 49''$ W 1.06 FT; THENCE S $78^{\circ} 35' 32''$ W 521.40 FT; THENCE S $17^{\circ} 23' 11''$ W 157.77 FT; THENCE N $62^{\circ} 10' 17.2''$ W 101.68 FT TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT A LENGTH OF 241.25 FT THROUGH AN ANGLE OF $09^{\circ} 31' 58.4''$, HAVING A RADIUS OF 1450 FT (CHORD N $03^{\circ} 58' 21.4''$ W 240.9733 FT) TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE AT THE POINT OF BEGINNING.

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

Section 2. Amendment of Official Zoning Map.

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

Section 3. Severability.

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

Section 4. Effective Date.

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

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

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

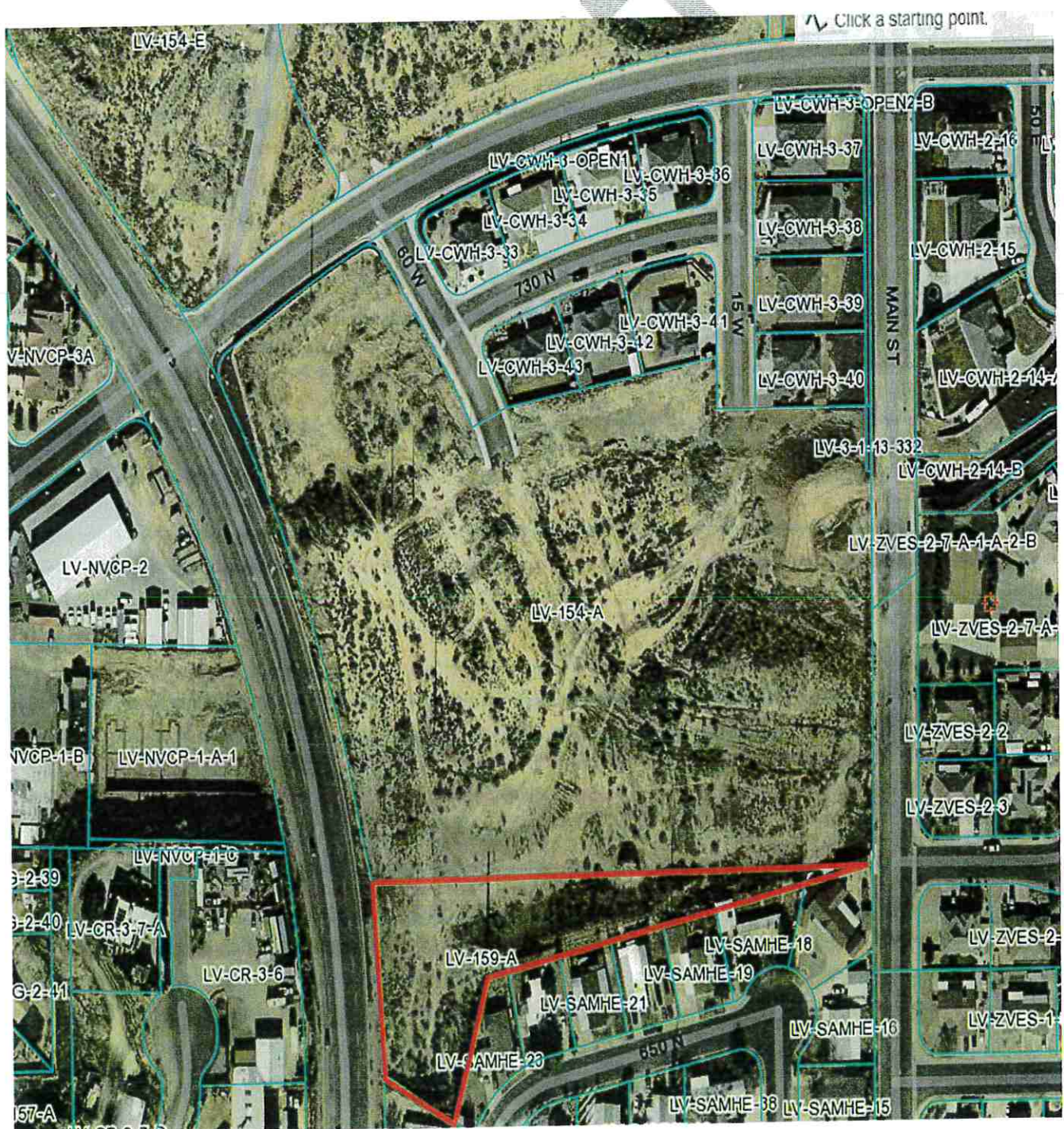
Nancy Cline, City Recorder

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

	Yes	No
Darren Prince	_____	_____
Amanda Barr	_____	_____
John Valenti	_____	_____
Scot Pectol	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

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)



OVERVIEW: Planning Commission Recommendations for (4) Zone Changes

No.	Property	Current Zone	Requested Zone	Planning Commission Recommendation
1	Cottonwood Hollow	GC	R-3-6	Recommend approval, 5-0
2	Cottonwood Hollow	COMM-R	R-3-6	Recommend approval, 5-0
3	Squire Property	R-1-14	GC	Recommend denial, 3-2
4	Squire Property	R-1-14	HDR-11	Recommend denial, 3-2

DRAFT

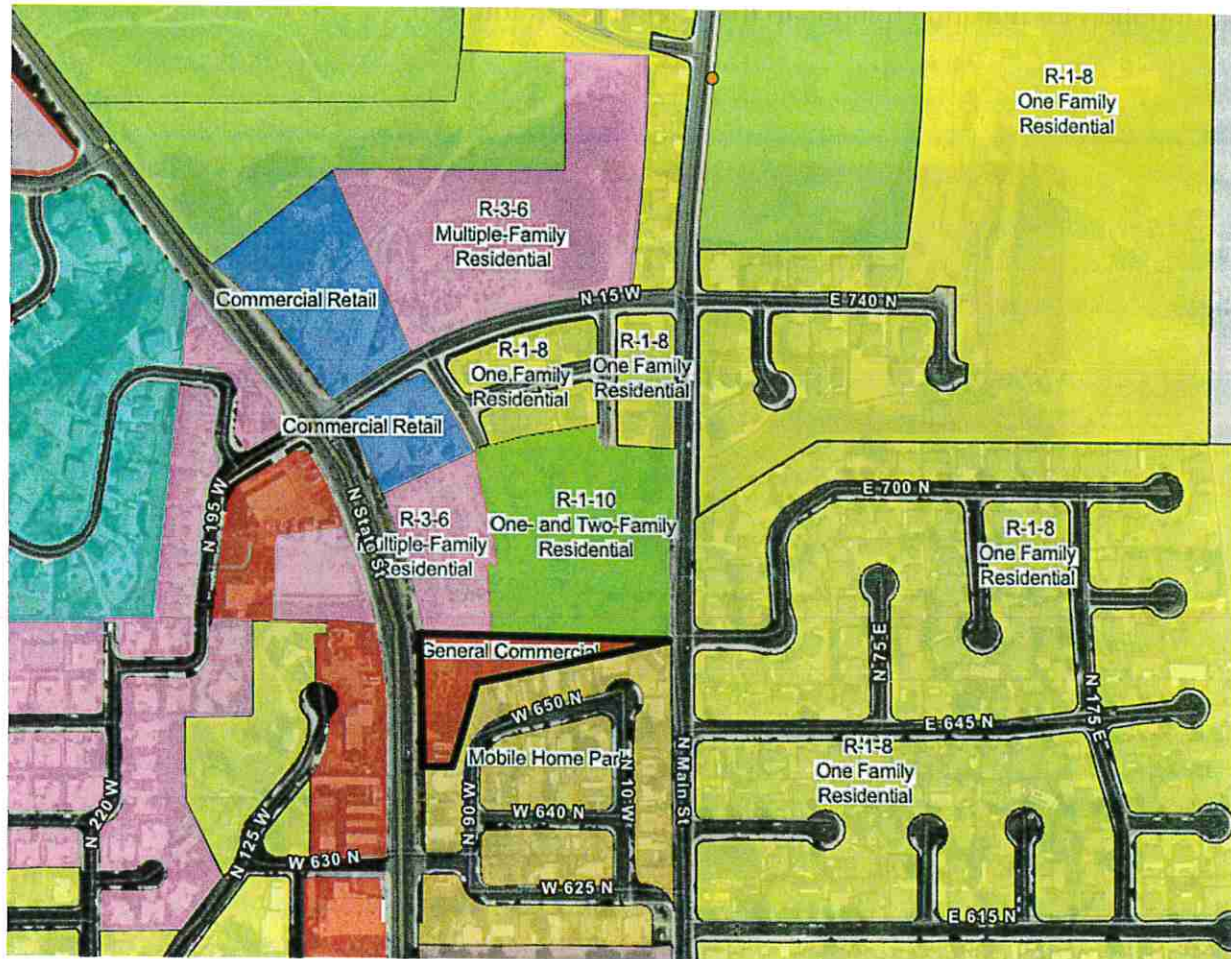
Request # 1

No.	Property	Current Zone	Requested Zone	Planning Commission Recommendation
1	Cottonwood Hollow	GC	R-3-6	Recommend approval, 5-0

Location of requested Zone Change: **Request # 1**



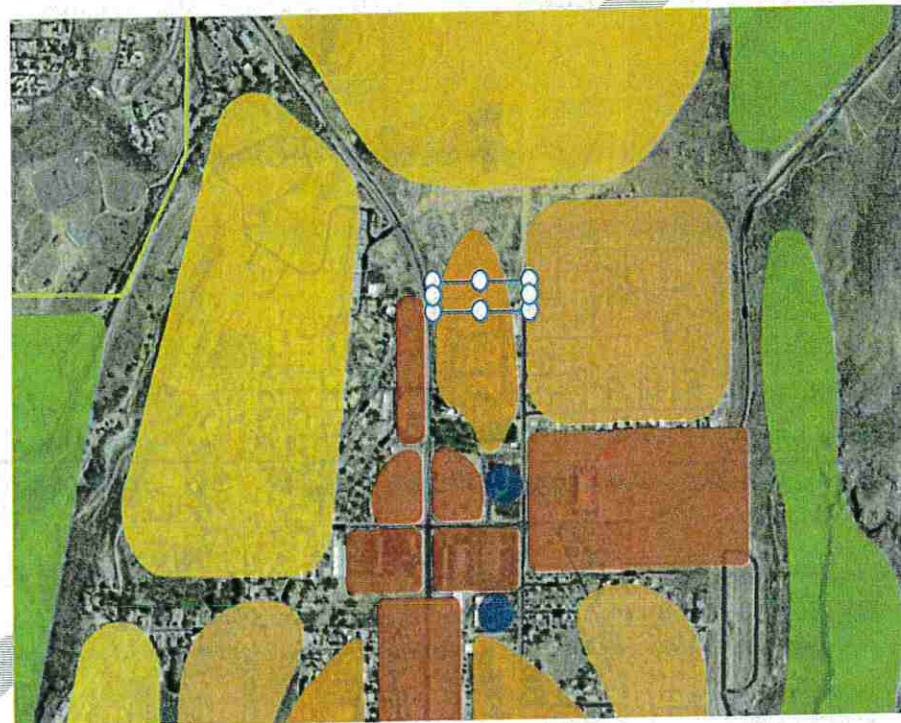
Current Zoning Map: **Request No. 1**



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

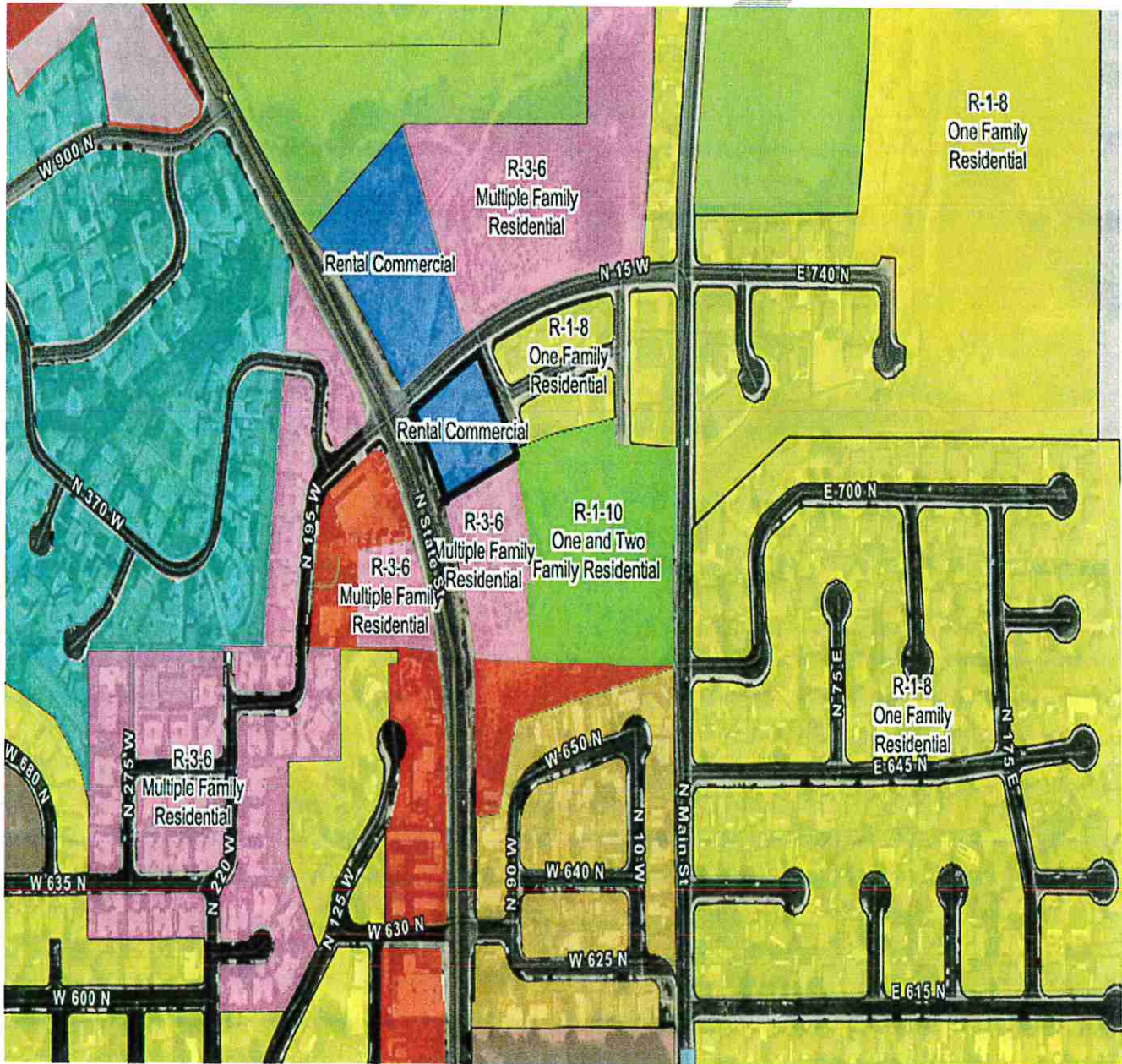
General Plan Future Land Use Map Pertaining to **Request No. 1**

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 location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future



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

Surrounding Zoning



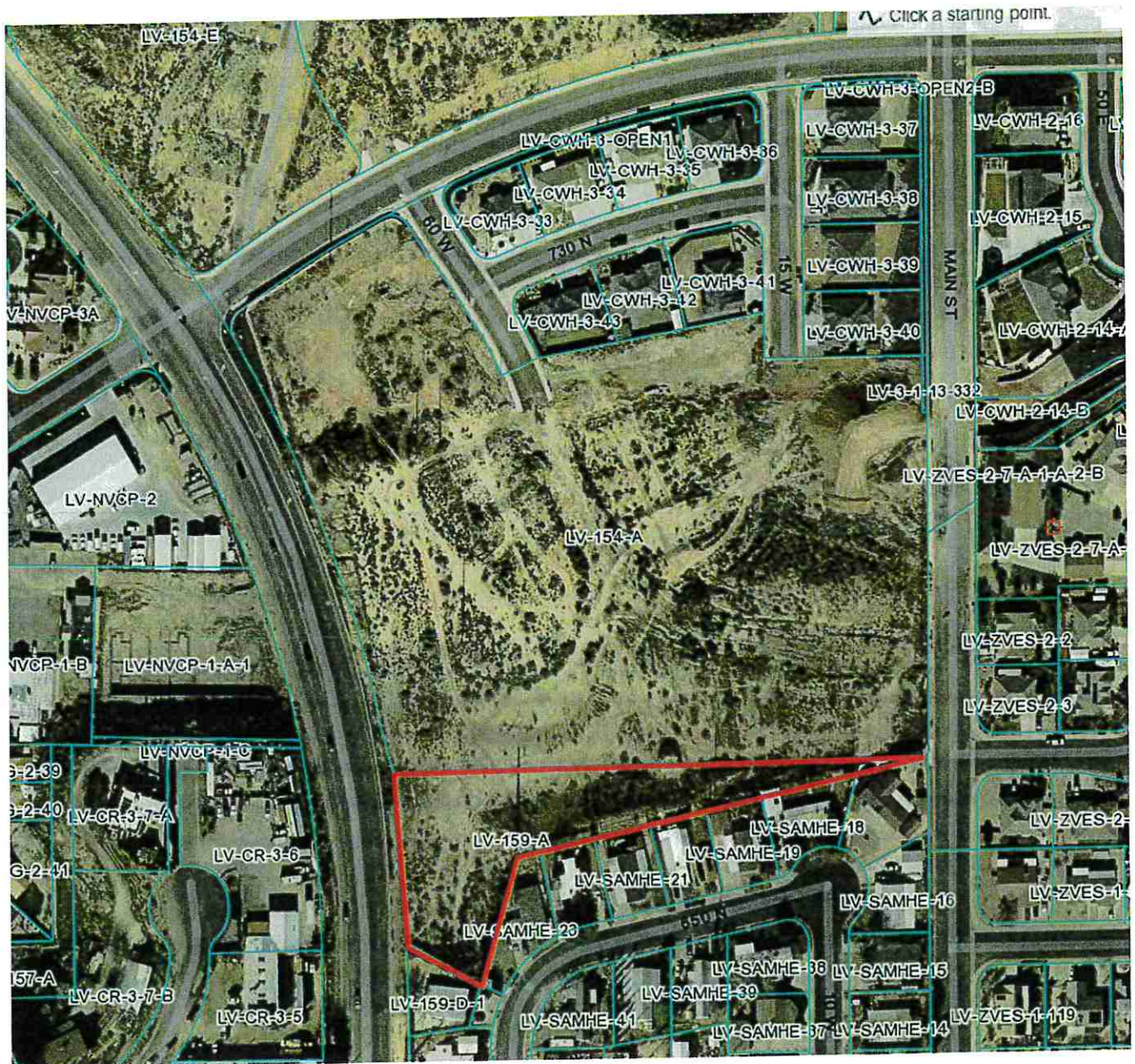


STAFF COMMENTS

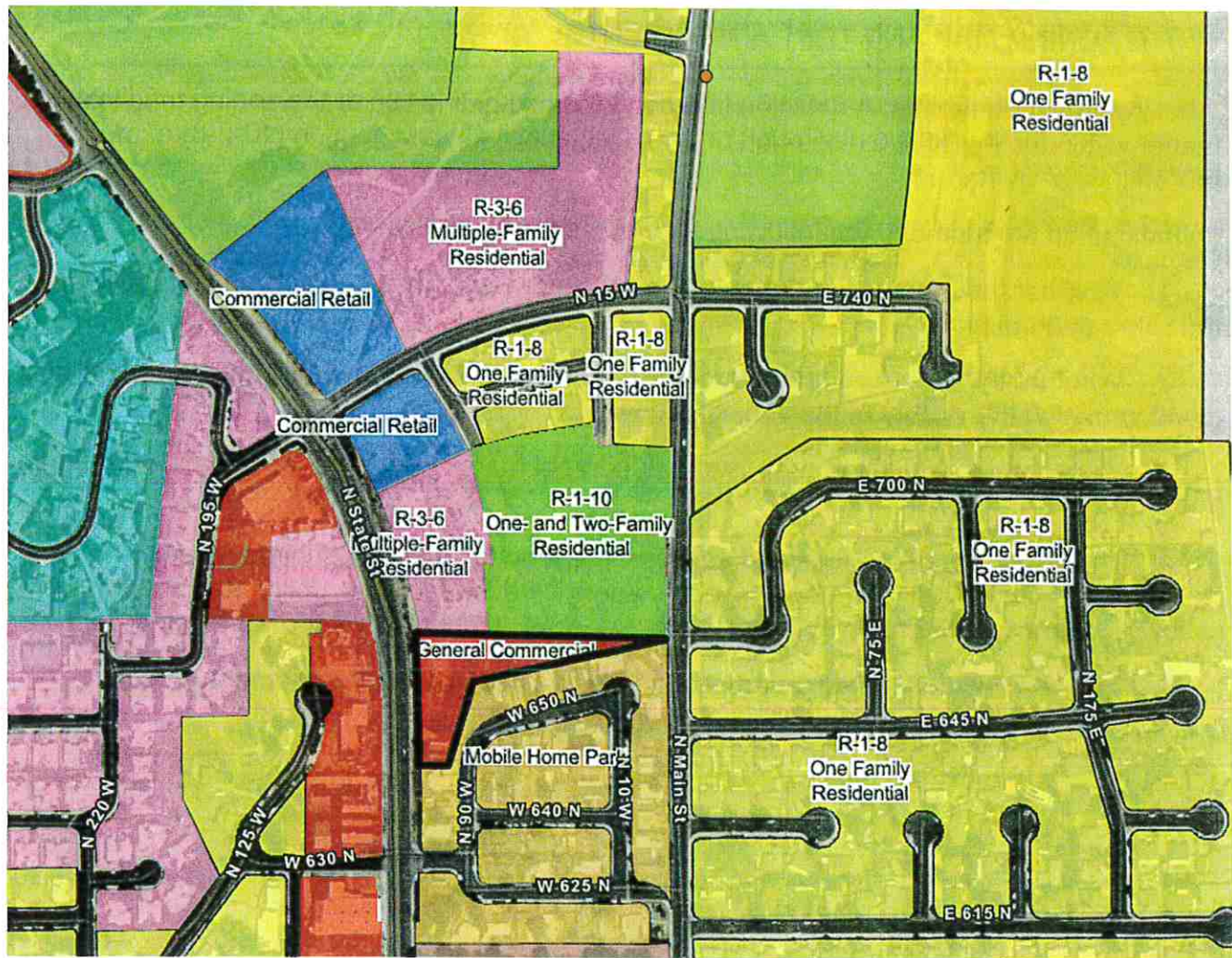
Agenda Date:	10/07/2026
Application Number:	
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Lazell Preator
Request:	Zone Change from General Commercial to R-3-6 (Multiple-Family Residential)
Location:	Directly below Silver Acres Mobile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

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 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

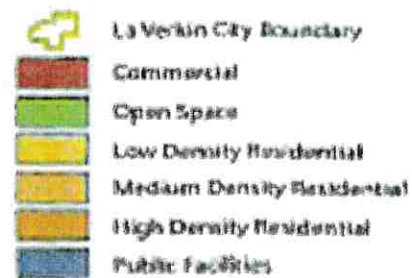
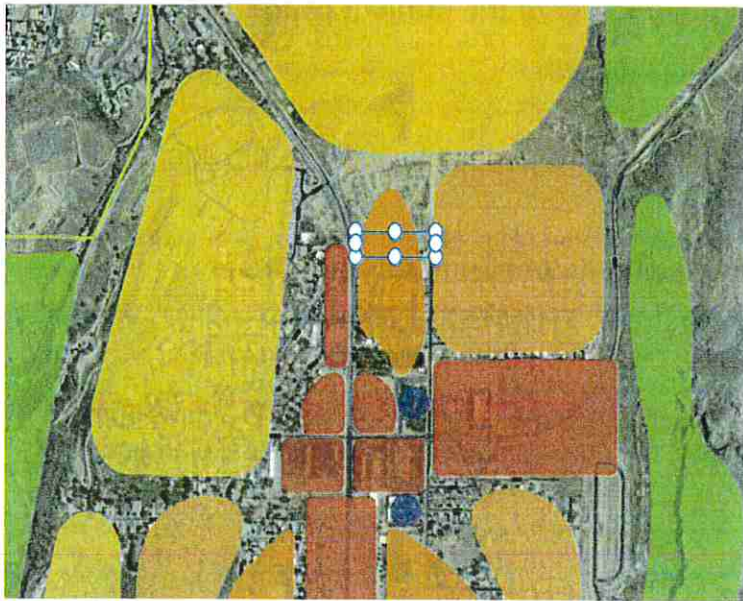
Planning Commission's Consideration of the Five Factors to Be Considered for Rezoning

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

City Staff's Analysis of the Five Factors to Be Considered for Rezoning

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?



Response:

The future land use map (above) serves as a guide to where and how future growth should occur. The map guides decisions about proposed intensities of development, the location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future

The future land map above identified in the current General Plan reflects the allowance of rezoning from R-1-14 to HDR-8 on the most easterly portion of this property.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response:

Yes, the proposed R-3-6 lines up with the existing R-3-6 to the North and the R-3-6 to the West

3. Will the proposed amendment adversely affect the adjacent property?

Response:

No: The proposed amendment is consistent with the density levels authorized by the current General Plan for that area.

4. Are public facilities and services adequate to serve the subject property?

Response:

Yes: The Public Works Department has no concerns regarding its ability to provide public facilities and services to this property.

5. Can the concerns stated be ameliorated with a development agreement

Response:

Yes (10-12-2-E) Other situations where city council determines a project subject to a development agreement, would benefit the community and meet the policies set forth in the general plan and in this zoning title. (Ord. 2007-16, 4-4-2007)

ORDINANCE NO. 202679

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

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

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

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

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

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

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

WHEREAS, after notice and public hearing, the Planning Commission has recommended approval of the proposed zone change; and

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

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

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

Section 1. Zoning Change.

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

CHANGE FROM COMM-R TO R-3-6

A PARCEL OF LAND TO BE REZONED, BEING A PART OF LV-154-A, BEGINNING AT THE SOUTH WEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN RUNNING THENCE NORTH $1^{\circ}12'11''$ EAST 324.28 FT; THENCE SOUTH $88^{\circ}47'57''$ 479.44 FT TO THE POINT OF BEGINNING; COMMENCING AT A POINT OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT A LENGTH OF 181.26 FT THROUGH AN ANGLE OF $07^{\circ}09'43.8''$, HAVING A RADIUS OF 1450 FT (CHORD N $26^{\circ}27'01.71''$ W 181.1373 FT) TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N $59^{\circ}58'06.1''$ E 1.60 FT TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 38.35 FT THROUGH AN ANGLE OF $87^{\circ}53'25.0''$, HAVING A RADIUS OF 25 FT, (CHORD N $13^{\circ}54'24.3''$ E 34.6985 FT); THENCE N $57^{\circ}51'06.8''$ E 73.0800 FT TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 137.62 FT THROUGH AN ANGLE OF $05^{\circ}45'43.2''$, HAVING A RADIUS OF 1368.4763 FT (CHORD N $60^{\circ}43'41.71''$ E 137.5641 FT) TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 29.23 FT THROUGH AN ANGLE OF $83^{\circ}44'31.3''$, HAVING A RADIUS OF 20 FT (CHORDS $74^{\circ}31'16.5''$ E 26.6982 FT); THENCE S $32^{\circ}39'00.8''$ E 136.2162 FT TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT A LENGTH OF 85.70 FT THROUGH AN ANGLE OF $09^{\circ}49'13.3''$, HAVING A RADIUS OF 500 FT (CHORDS $27^{\circ}44'24.2''$ E 85.5940 FT); THENCE S $67^{\circ}10'12.5''$ W 271.2221 FT TO THE POINT OF BEGINNING.

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

Section 2. Amendment of Official Zoning Map.

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

Section 3. Severability.

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

Section 4. Effective Date.

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

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

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

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

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

Nancy Cline, City Recorder

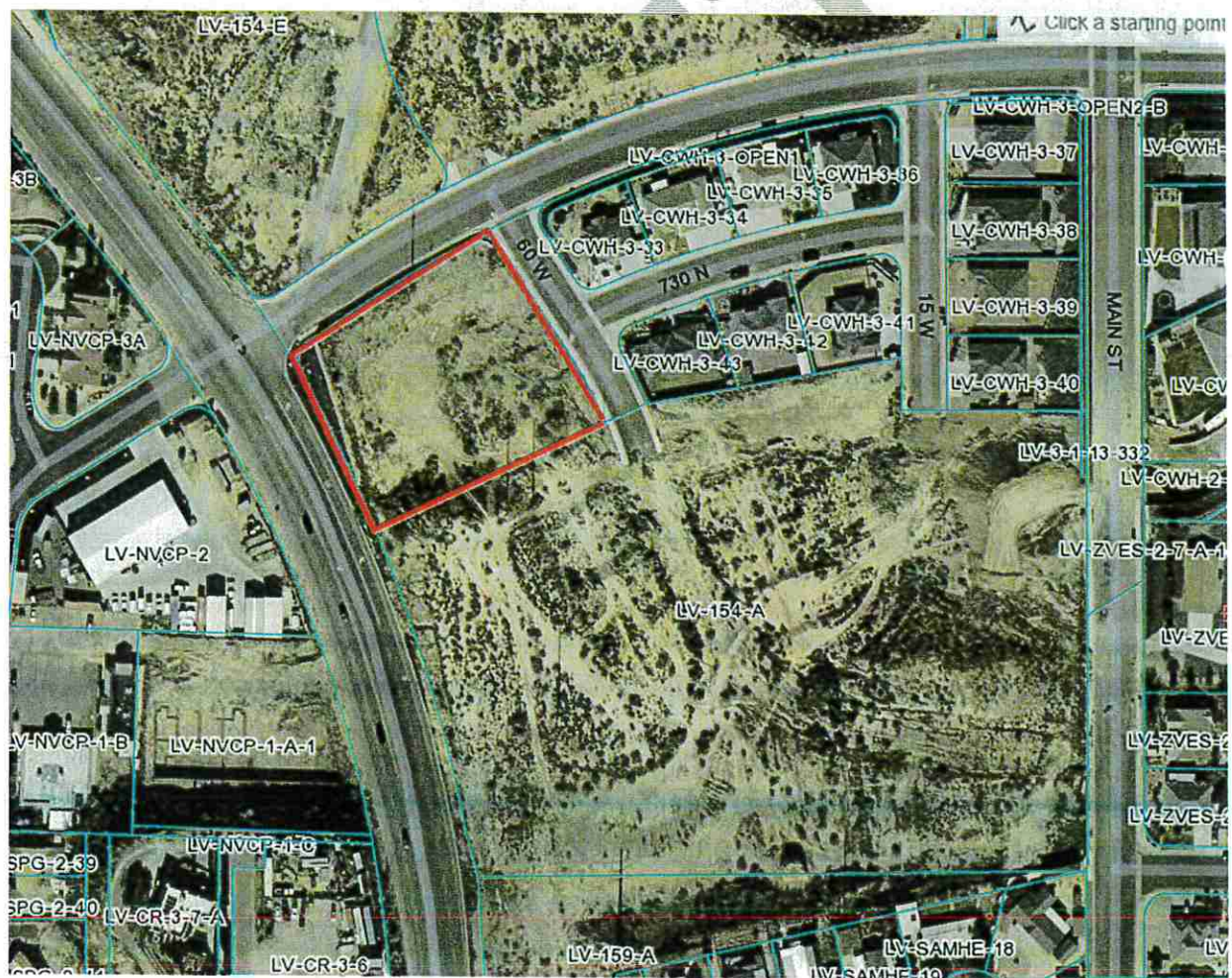
The applicant requests rezoning of the 1.35-acre parcel (LV-159-A) directly below Silver Acres Mobile Home Park, west of Main Street and east of SR17, currently zoned General Commercial to R-3-6 (Multiple-Family Residential)



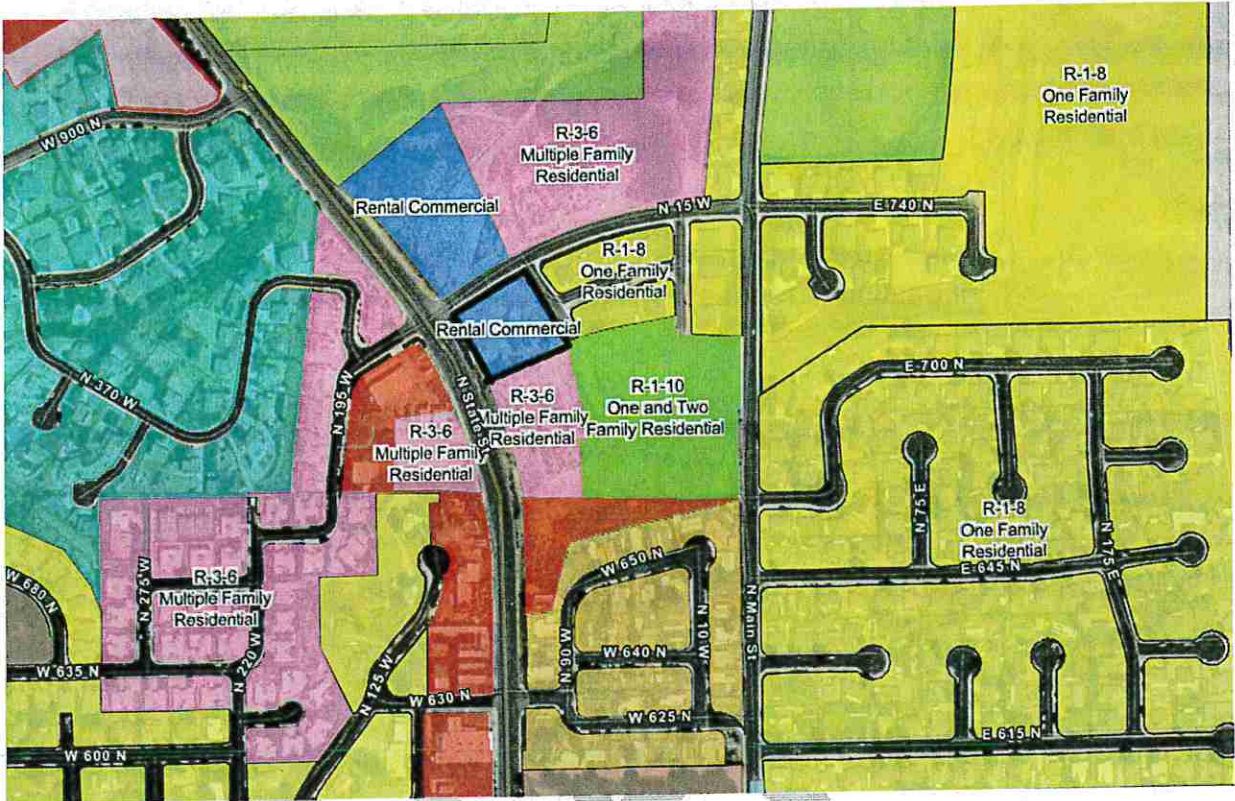
Request # 2

No.	Property	Current Zone	Requested Zone	Planning Commission Recommendation
2	Cottonwood Hollow	COMM-R	R-3-6	Recommend approval, 5-0

Location of requested Zone Change: **Request # 2**



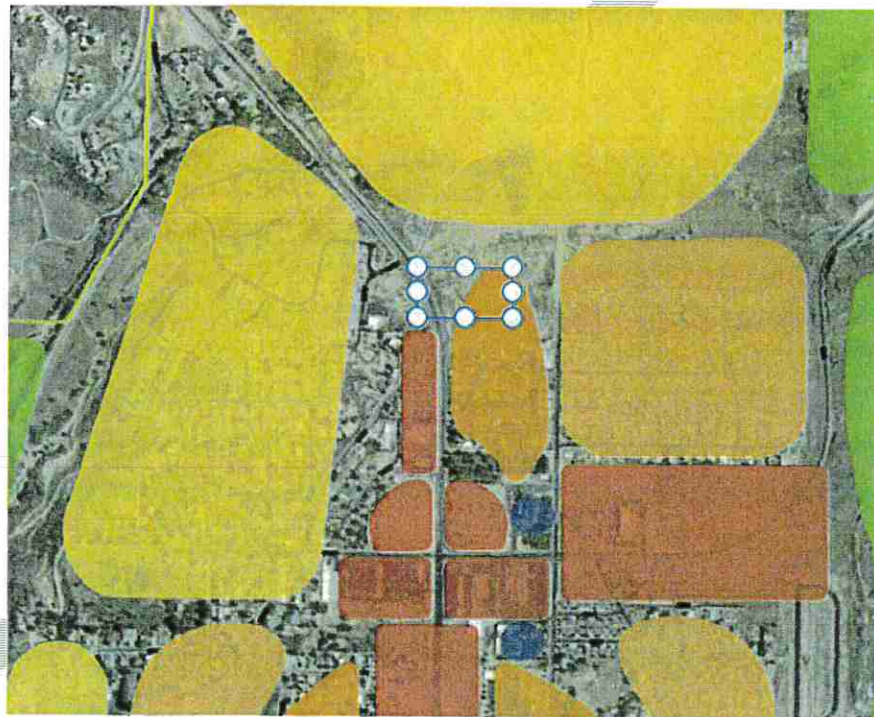
Current Zoning Map: **Request No. 2**



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

General Plan Future Land Use Map Pertaining to **Request No. 2**

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 location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future



Request # 3

No.	Property	Current Zone	Requested Zone	Planning Commission Recommendation
3	Squire Property	R-1-14	GC	Recommend denial, 3-2

Location of requested Zone Change: Request # 3



Surrounding Zoning





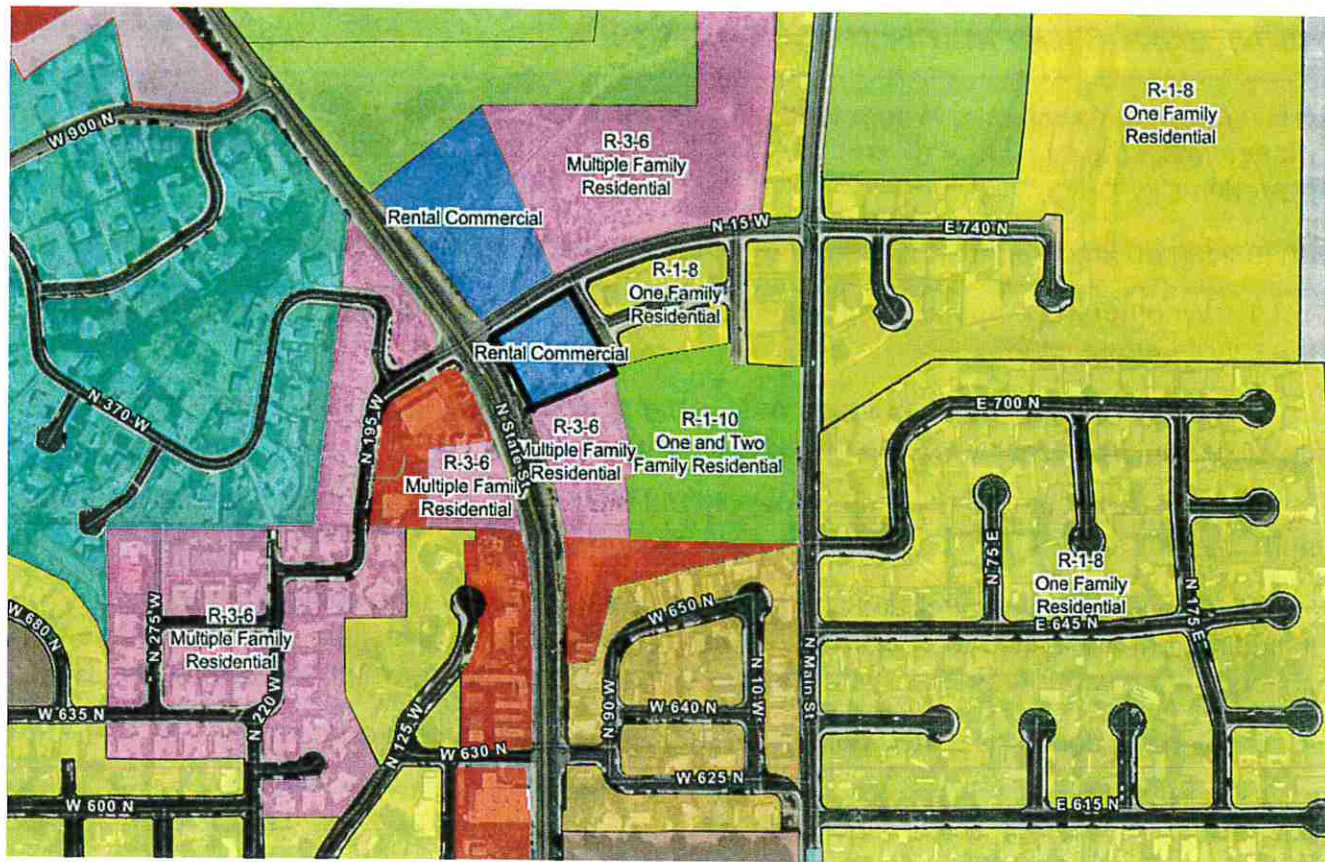
STAFF COMMENTS

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

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:

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

City Staff's Analysis of the Five Factors to Be Considered for Rezoning

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?



Response:

The future land use map (above) serves as a guide to where and how future growth should occur. The map guides decisions about proposed intensities of development, the location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future

The future land map above identified in the current General Plan reflects the allowance of rezoning from Retail Commercial to R-3-6 (Multiple Family Residential)

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response:

Yes, the proposed R-3-6 lines up with the existing R-3-6 to the North, the R-3-6 to the West, and the R-3-6 to the South

3. Will the proposed amendment adversely affect the adjacent property?

Response:

No: The proposed amendment is consistent with the density levels authorized by the current General Plan for that area and what exists

4. Are public facilities and services adequate to serve the subject property?

Response:

Yes: The Public Works Department has no concerns regarding its ability to provide public facilities and services to this property.

5. Can the concerns stated be ameliorated with a development agreement

Response:

Yes (10-12-2-E) Other situations where city council determines a project subject to a development agreement, would benefit the community and meet the policies set forth in the general plan and in this zoning title. (Ord. 2007-16, 4-4-2007)

Findings:

Note:

The retail commercial property north of this parcel (on the north side of 740 North) will be rezoned as a PFZ to accommodate a WCWCD building. The building will offer educational classes and site visits, using visual exhibits to demonstrate and explain the water reuse process. In the future, reclaimed water will become a viable source of drinking water. The site will also include a garden similar to the one at the WCWCD district, where visitors can observe which plants grow well in the area.

ORDINANCE NO. 2020-20

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

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

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

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

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

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

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

WHEREAS, after notice and public hearing, the Planning Commission has voted 3-2 to recommend denial of the proposed zone change; and

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

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

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

Section 1. Zoning Change.

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

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

BEG SE COR LOT 12 LVFS TH W 200'; TH N 600' TO N B/L; TH E 200' TO NE COR LOT 12; TH S 600' TO BEG BEING TH E 5 AC LOT 12. Containing 3.02 acres

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

Section 2. Amendment of Official Zoning Map.

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

Section 3. Severability.

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

Section 4. Effective Date.

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

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

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

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

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

Nancy Cline, City Recorder

This area is highlighted in black



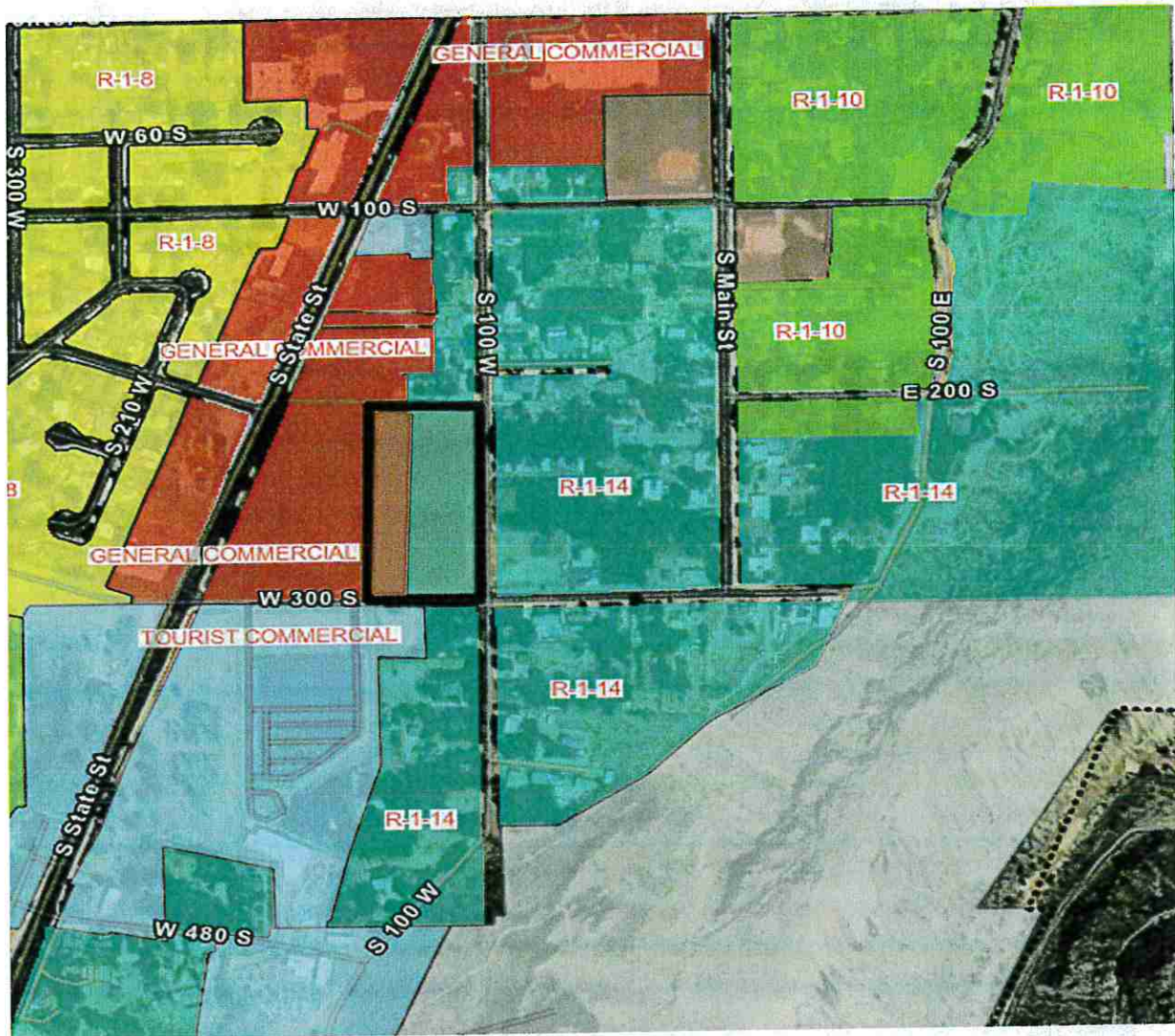
Request # 4

No.	Property	Current Zone	Requested Zone	Planning Commission Recommendation
4	Squire Property	R-1-14	HDR-11	Recommend denial, 3-2

Location of requested Zone Change: **Request # 4**



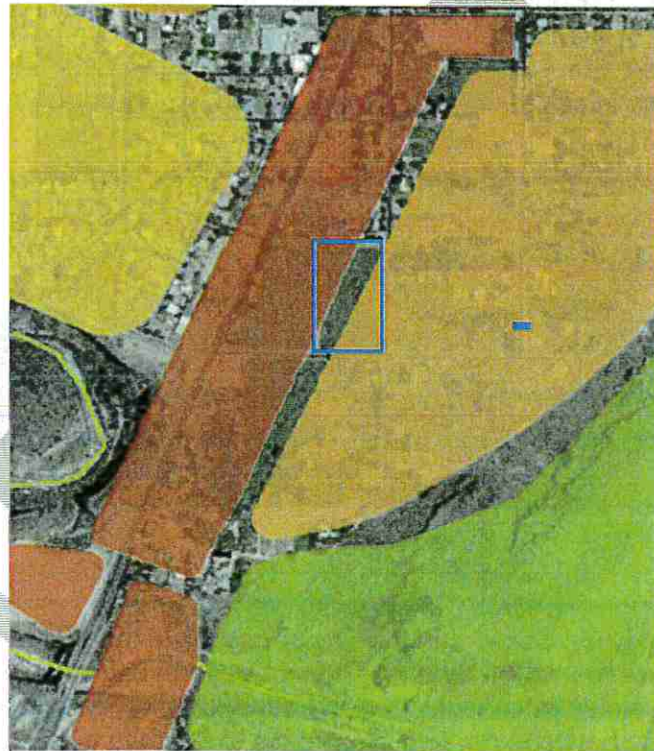
Current Zoning Map: **Request No. 4**



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

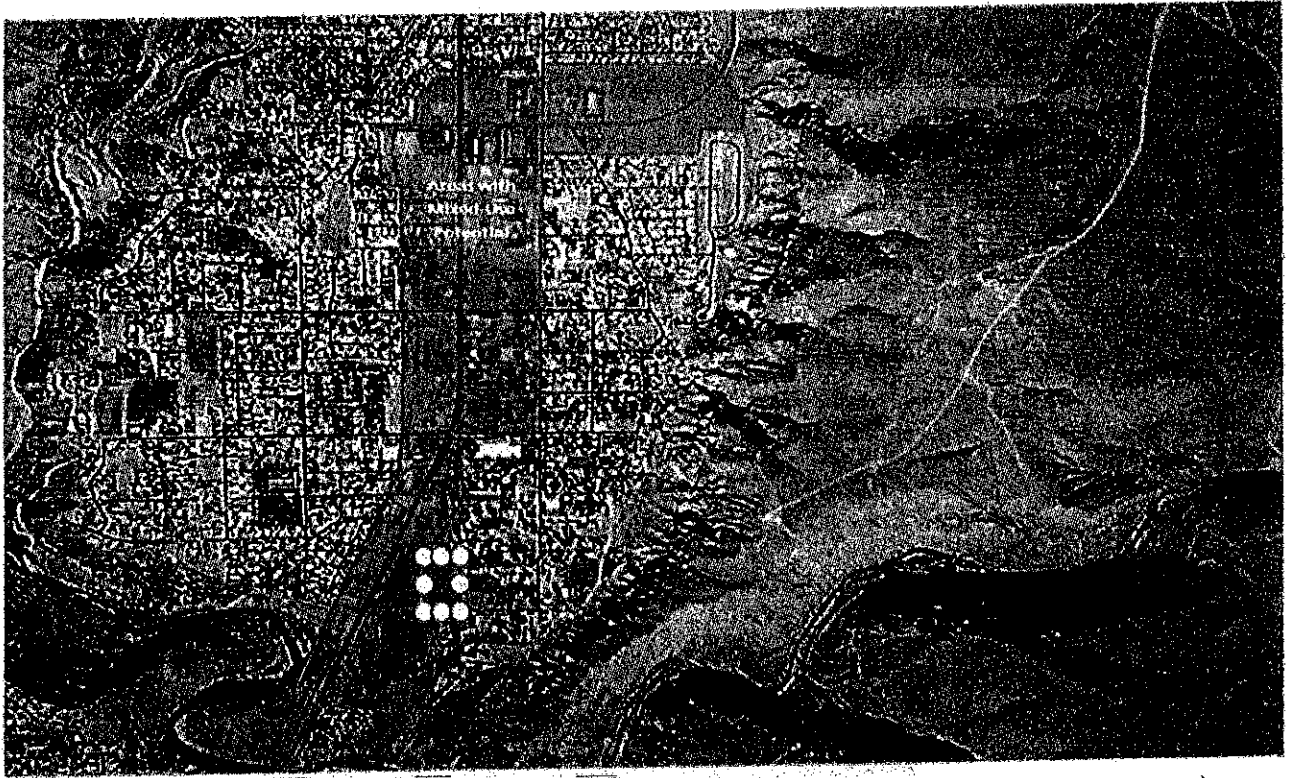
General Plan Future Land Use Map Pertaining to **Request No. 4**

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 location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future



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

SR9 – SR17 CORRIDOR STUDY



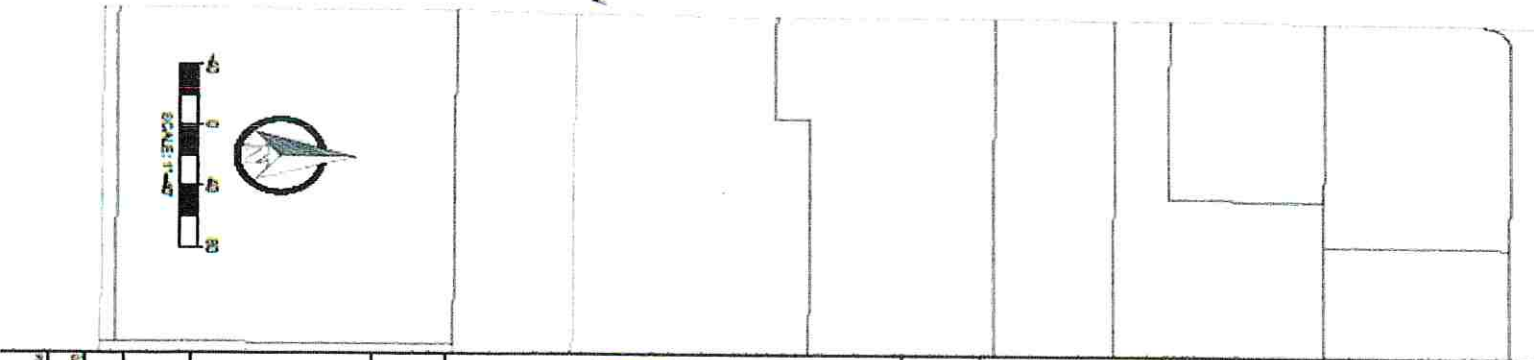
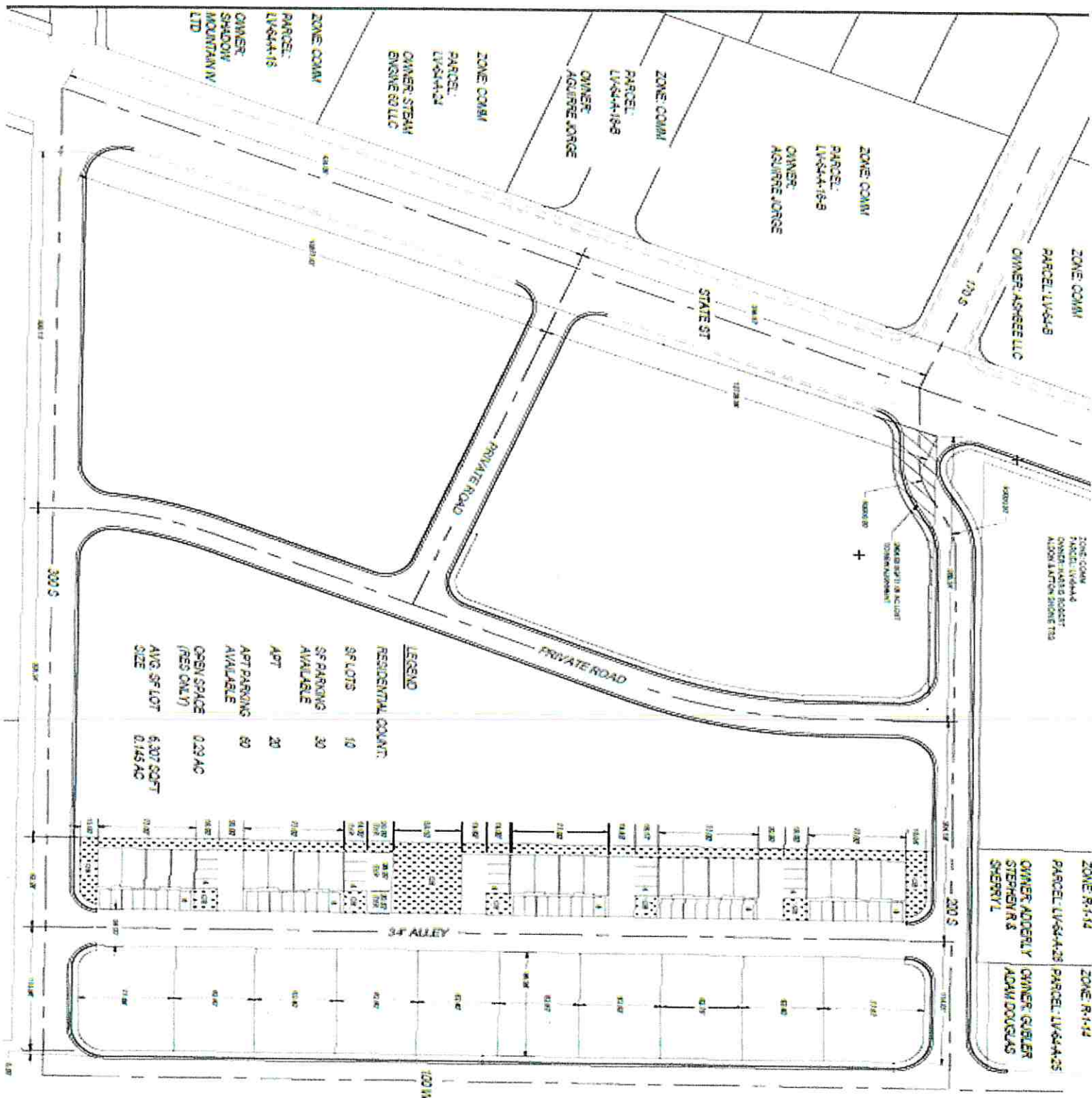
A collaboration effort between UDOT and the City of LaVerkin, this planning study is intended to identify potential changes that UDOT and the City of LaVerkin could implement in an effort to future-proof and improve numerous aspects of the transportation system, including mobility and safety. The vision shared between the agencies seeks to improve the SR9 and SR17 corridor within the area and establish principles that will move the community towards a shared vision. Determining future traffic demands and growth, identifying city street improvements, and finding key intersections and access points are some of the objectives in this project

Excerpts from the SR9 Corridor study that address transportation and high-density needs to create a walkable downtown.

Low-density means high taxes per capita for maintaining infrastructure. Creating high-value districts can offset the cost of maintaining lower-density areas. Single-family neighborhoods cost more to maintain than they contribute to the tax base. This includes auto-oriented commercial.

Mixed-use, higher-density neighborhoods are the opposite, generating more revenue than it takes to maintain their street trees and other walkable features.

Higher-density development can better support a walkable downtown when located behind commercial areas and gradually transitioning to single-family homes farther out



Primary Reasons for Denying Rezoning **Request #4**

Documentation that was given to the Planning Commission as part of **Rezoning Request #4**

1: HDR-11 Density is too high

Although the rezoning request was for HDR- 11, the conceptual map provided by the developer depicts a hybrid of HDR- 11 and MDR- 8.

MDR- 8 and HDR- 11. MDR- 8 permits single- family lots of 4, 4000 square feet. However, Chase has proposed 6, 6,000- square- foot lots to create a more effective transition between the fourplexes to the west and the R- 1- 14 zoning to the east. MDR- 8 does not provide the necessary density, which is why HDR- 11 was requested. Although HDR- 11 does not permit single- family lots, it provides the required density. To implement this hybrid, approval would require a development agreement.

2: If the Developer sells the property, the new owner could develop the project in accordance with the HDR-11 designation, rather than as approved on the conceptual map.

The agreement would bind the developer to the conceptual plan presented. Once recorded, if the current developer sold the project to another developer, the new developer would be required to follow that plan unless they submitted a revised plan and a proposed new development agreement to the City Council for consideration. The Planning Commission was concerned that, if the property were sold to another developer, the project might revert to HDR- 11, thereby undoing the previously approved plan. A recorded development agreement would address this concern. The agreement would also authorize the 6, 000- square- foot single- family lots, which are not currently permitted under HDR- 11. It could also address other matters the Council considers beneficial to the development.

3: The General Plan Future Land Use Map identifies this area as medium density.

The General Plan's Future Land Use Map designates this area as medium density, while the developer is requesting a designation that the City's code classifies as high density. Although the code classifies this unit density as high density, a comparison with the residential and urban planning density definition—"Housing Units: Generally defined as 24 or more dwelling units per acre, though projects with 75 or more units per acre are automatically classified as high density"—indicates that the HDR- 11 designation would more accurately be classified as low-medium density. Accordingly, the MDR- 8 and HDR- 11 labels may be misleading when compared with the residential and urban planning density terminology used by many towns and cities throughout the County.

Existing use

The surrounding area already accommodates a sufficient range of development types, including lots smaller than 14,000 square feet in an R-1-14 (Low Density Residential) zone, an R-1-10 (One-to Two-family Residential) zone that allows duplexes, and a trailer park. Accordingly, this type of transition is unlikely to adversely affect the area, particularly if the development remains west of 100 West.

4 Roads: Increase Traffic

Because the purchase of the properties is contingent upon approval of the two proposed zoning changes, identifying the infrastructure required to support the development will help address citizens' concerns regarding inadequate street widths and construction.

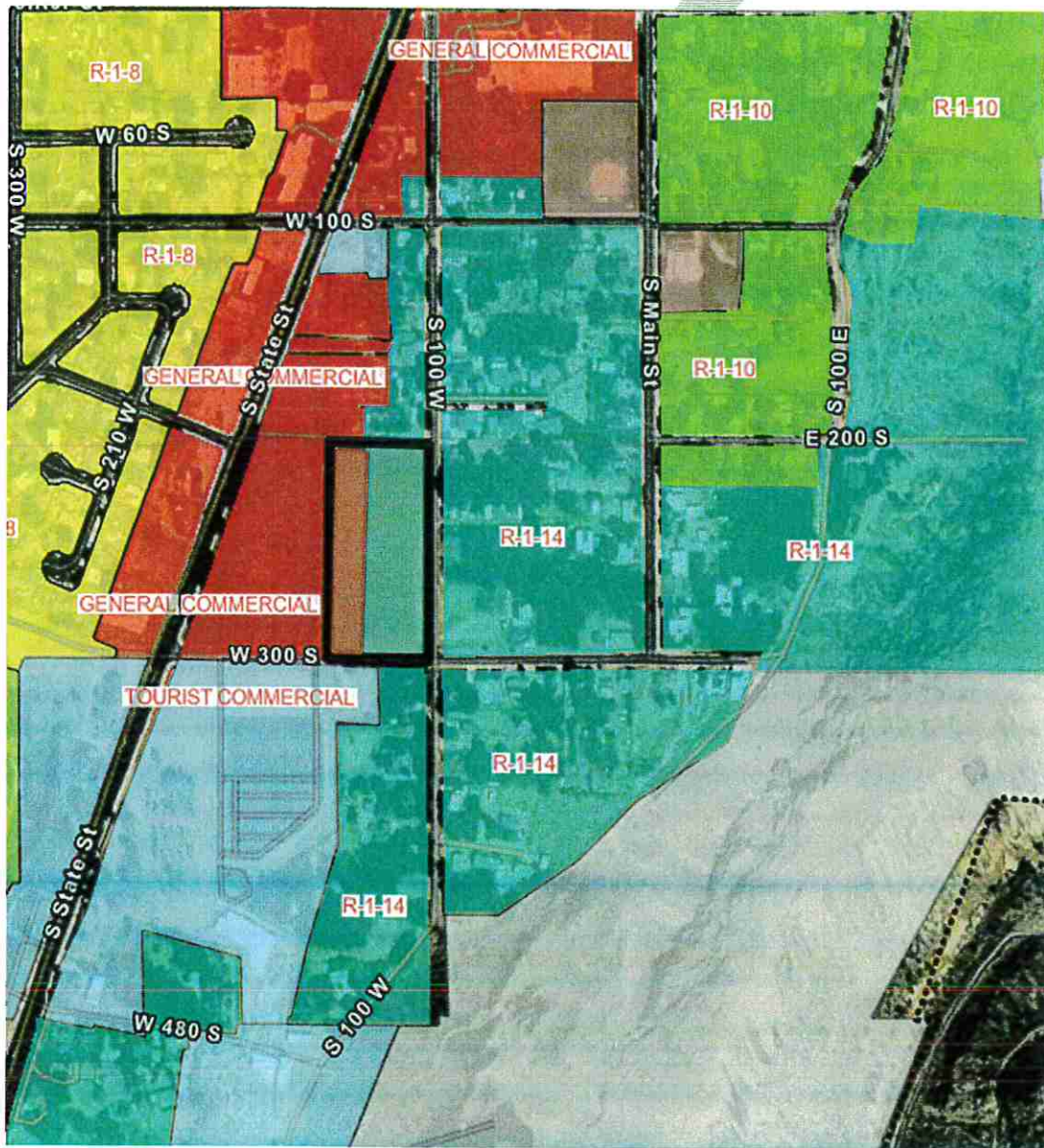
Along the north side of 300 South, from SR9 to 100 West, a 60-foot-wide road with curb, gutter, and sidewalk will be constructed. New asphalt will extend from the new curb and gutter to the centerline of the existing street.

Beginning at the intersection of 300 South and 100 West, 100 West will extend north to the proposed intersection with 200 South. The west side of the 50-foot-wide road will be widened, and a curb, gutter, and sidewalk will be installed. New asphalt will extend from the new curb and gutter to the centerline of the existing street.

Development of both parcels will require construction of 200 South from 100 West to SR9. The work will include installation of curb, gutter, and sidewalk along the south side of the development, from 100 West to SR9, as well as 27 feet of asphalt extending north from the new curb and gutter.

Development of commercial and medium-density uses could generate sufficient demand to make installation of a streetlight at 300 South and SR-9 a viable option.y.

Surrounding Zoning







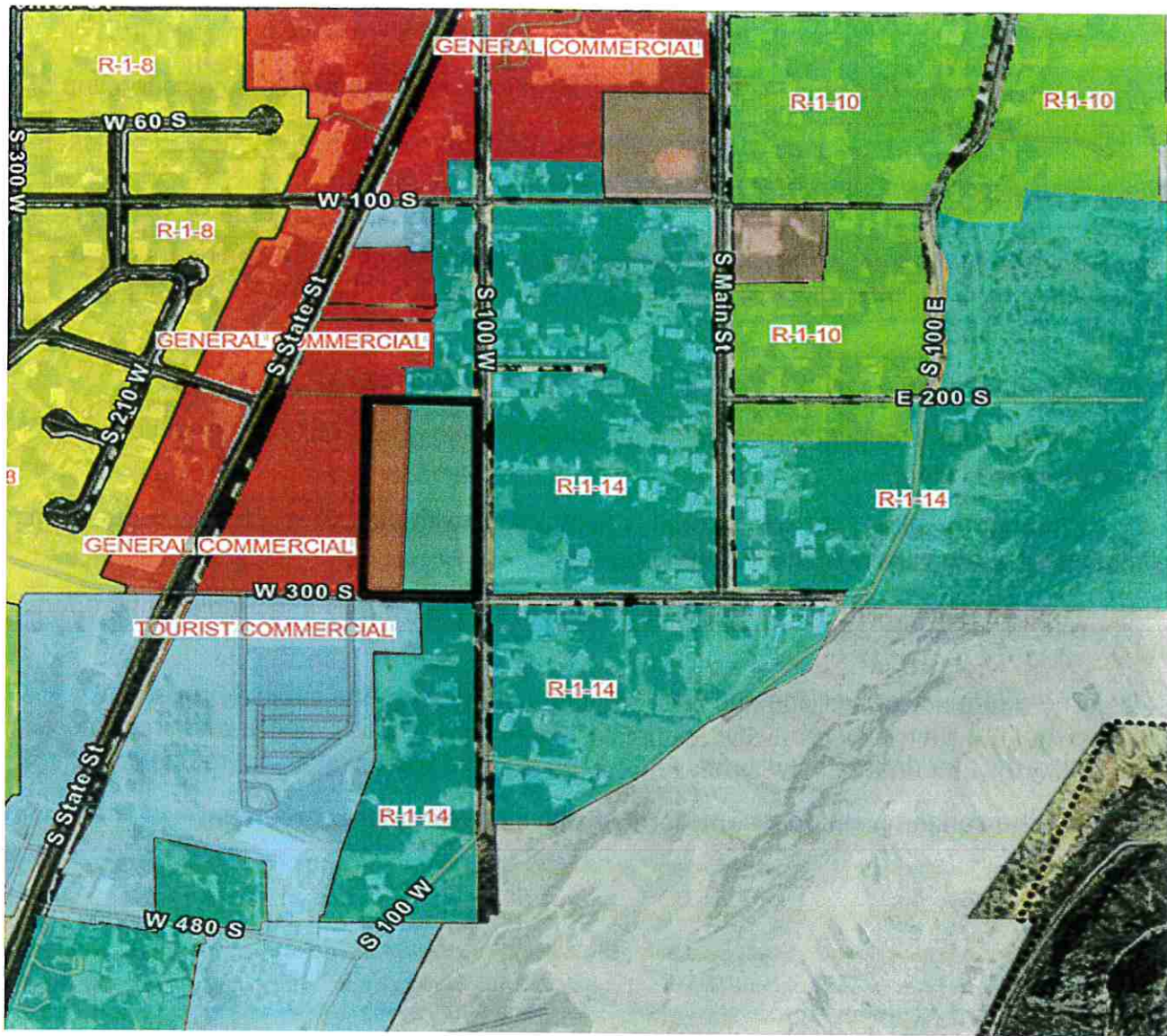
STAFF COMMENTS

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.





ZONING		ADJACENT LAND USE
North	GC	General Commercial
	R-1-14	Low Density Residential
East	R-1-14	Low Density Residential
	R-1-10	One-two-Family Residential
	TP	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

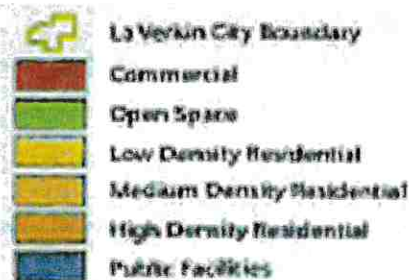
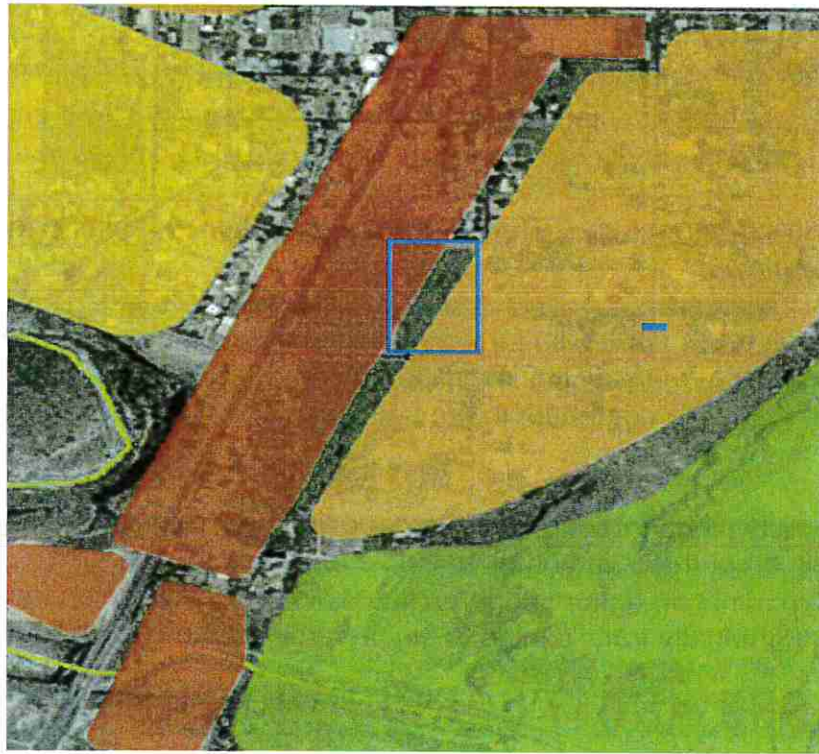
Planning Commission's Consideration of the Five Factors to Be Considered for Rezoning

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

City Staff's Analysis of the Five Factors to Be Considered for Rezoning

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?



Response:

Yes: The future land use map (above) serves as a guide to where and how future growth should occur. The map guides decisions about proposed intensities of development, the location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future

The future land map above identified in the current General Plan reflects the allowance of rezoning from R-1-14 to HDR-11 on the most easterly portion of this property. Also, the SR9 corridor study (below) supports this request

Statement

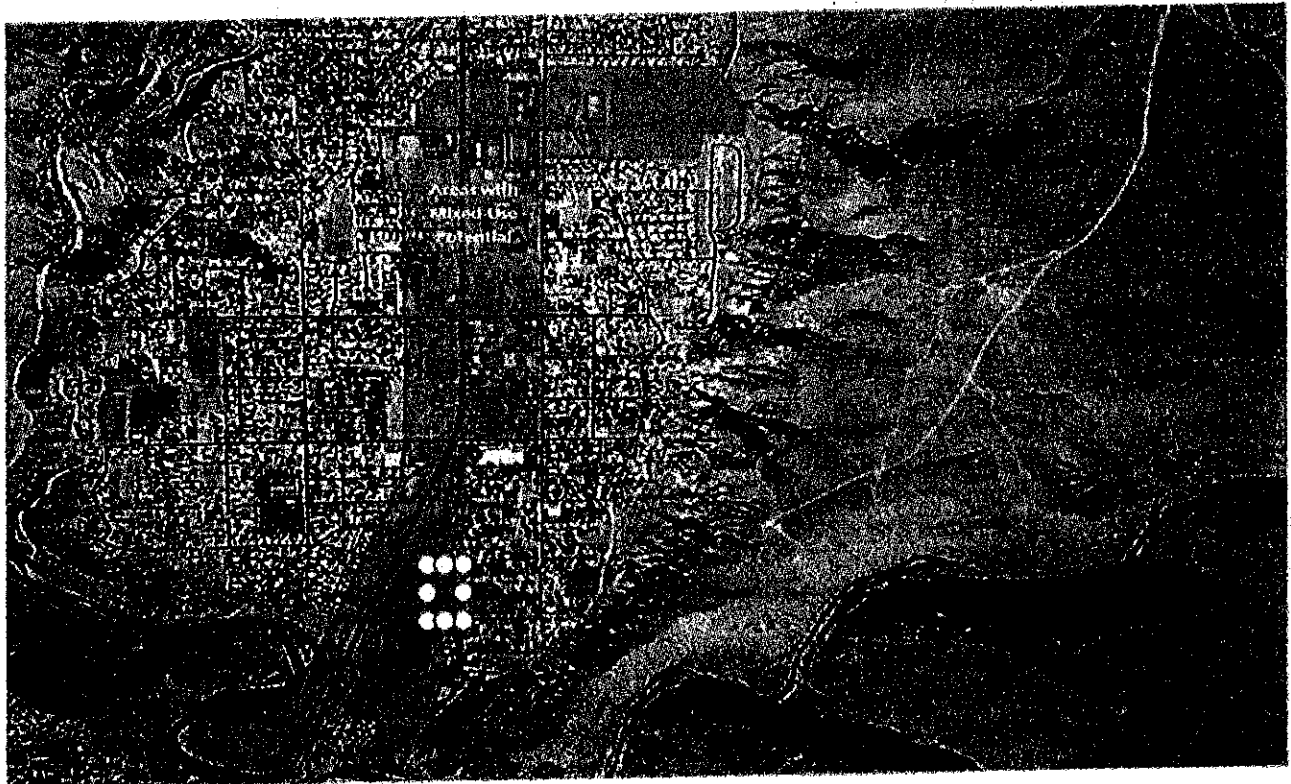
A collaboration effort between UDOT and the City of LaVerkin, this planning study is intended to identify potential changes that UDOT and the City of LaVerkin could implement in an effort to future-proof and improve numerous aspects of the transportation system, including mobility and safety. The vision shared between the agencies seeks to improve the SR9 and SR17 corridor within the area and establish principles that will move the community towards a shared vision. Determining future traffic demands and growth, identifying city street improvements, and finding key intersections and access points are some of the objectives in this project

Excerpts from the SR9 Corridor study that address transportation and high-density needs to create a walkable downtown.

Low-density means high taxes per capita for maintaining infrastructure. Creating high-value districts can offset the cost of maintaining lower-density areas. Single-family neighborhoods cost more to maintain than they contribute to the tax base. This includes auto-oriented commercial.

Mixed-use, higher-density neighborhoods are the opposite, generating more revenue than it takes to maintain their street trees and other walkable features. Higher-density development can better support a walkable downtown when located behind commercial areas and gradually transitioning to single-family homes farther out.

SR9 – SR17 CORRIDOR STUDY



2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response:

The believe the area already accommodates a sufficient range of development types, including lots smaller than 14,000 square feet in an R-1-14 (Low Density Residential) zone, an R-1-10 (One-to Two-family Residential) zone that allows duplexes, and a trailer park. Accordingly, this type of transition is unlikely to adversely affect the area, particularly if the development remains west of 100 West. This should also be considered in light of the direction indicated by the General Plan Future Land Use Map.

Directly north of this property, the existing homes on the west side of 100 West have lots that are 118 feet deep. The properties facing SR 9 extend 406 feet West, where they meet the property lines of the homes on the west side of 100 West. This undeveloped area continues north to the duplex at the corner of SR 9 and 100 South.

The properties west of 100 West, extending north to 100 South, average 11,000 square feet, despite being located in the R-1-14 zone.

The property directly behind the area proposed for rezoning, extending from 200 South to 300 South on the east side, is undeveloped, with the exception of one lot—just under 10,000 square feet and located in the R-1-14 zone—directly behind 200 South, and a trailer park located three properties south of the aforementioned house

South of the proposed rezoning area, from the intersection at 300 South to SR 9, there is one home at the intersection. Continuing west toward SR 9, the remaining properties are zoned Tourist Commercial.

You also have R-1-10 zoning in the immediate area, which allows Duplexes

3. Will the proposed amendment adversely affect the adjacent property?

Response:

No: The proposed amendment is consistent with the density levels authorized by the current General Plan for the area. The properties directly to the east and north are largely undeveloped. The developed properties consist of a mix of R-1-14 (Single Family), R-1-10 (One- and two-family homes), and a six-unit trailer park.

4. Are public facilities and services adequate to serve the subject property?

Response:

Yes: The Public Works Department has no concerns regarding its ability to provide public facilities and services to this property.

5. Can the concerns stated be ameliorated with a development agreement

Response:

Yes:

Under the MDR-11 code 10-6C3-6, Development Agreement: A development agreement is required for review and approval in the HDR zone unless a townhome project is proposed that does not require additional land use regulation approvals.

Note: Because the purchase of the properties is contingent upon approval of the two proposed zoning changes, determining the infrastructure required to support the development will help address citizens' concerns regarding inadequate street widths and construction.

- * Along the north side of 300 South from SR9 to 100 West, a 60-foot road installation of curb, gutter, and sidewalk will be constructed. New asphalt will extend from the new curb and gutter to the centerline of the existing street.
- * 100 West, starting at the corner of 300 South and 100 West, will run north to the proposed intersection of 200 South off 100 West. The west side of the 50 ft road will be widened, and the installation of a curb, gutter, and sidewalk will be required. New asphalt will extend from the new curb and gutter to the centerline of the existing street.
- * With the development of both parcels of property, 200 South off 100 West to SR9 will be required to be installed. The requirements will be the installation of curbing and gutter and sidewalk on the South side of the development from 100 West to SR9, along with asphalt starting from the new curb and gutter, going north, 27 ft wide.
- * The development of commercial and medium-density uses could generate sufficient demand to make a streetlight at 300 South and SR-9 a viable possibility.

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

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

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

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

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

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

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

WHEREAS, after notice and public hearing, the Planning Commission has recommended by a 3-2 vote to recommend denial of the proposed zone change; and

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

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

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

Section 1. Zoning Change.

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

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

Beg SE Cor Lot 12 LVFS; Th W. 200'; Th W. 130'; Th N. 600' to N. B/L; Th E. 130' to NE Cor Lot 12; Th S. 600'. Containing 1.97 acres

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

Section 2. Amendment of Official Zoning Map.

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

Section 3. Severability.

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

Section 4. Effective Date.

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

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

CITY OF LAVERKIN

Kelly Wilson, Mayor

ATTEST:

(Seal)

Nancy Cline, City Recorder

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

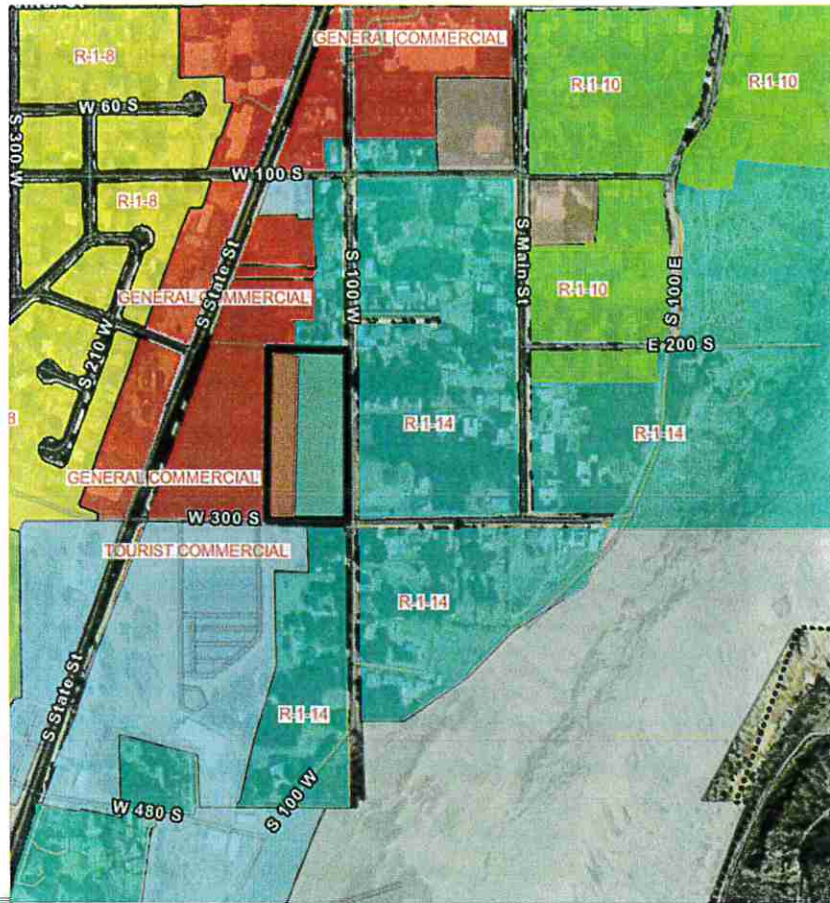
	<u>Yes</u>	<u>No</u>
Darren Prince	_____	_____
Amanda Barr	_____	_____
John Valenti	_____	_____
Scot Pectol	_____	_____
Micah Gubler	_____	_____

Nancy Cline, City Recorder

This follows an exhibit that extending General Commercial by an additional 129.5 feet to the east (represented in the black square) would align with the East property line of the Casa Da Hot Springs to the South and the East property line of the General Commercial property to the north.



Current Zoning Map: **Request No. 3**

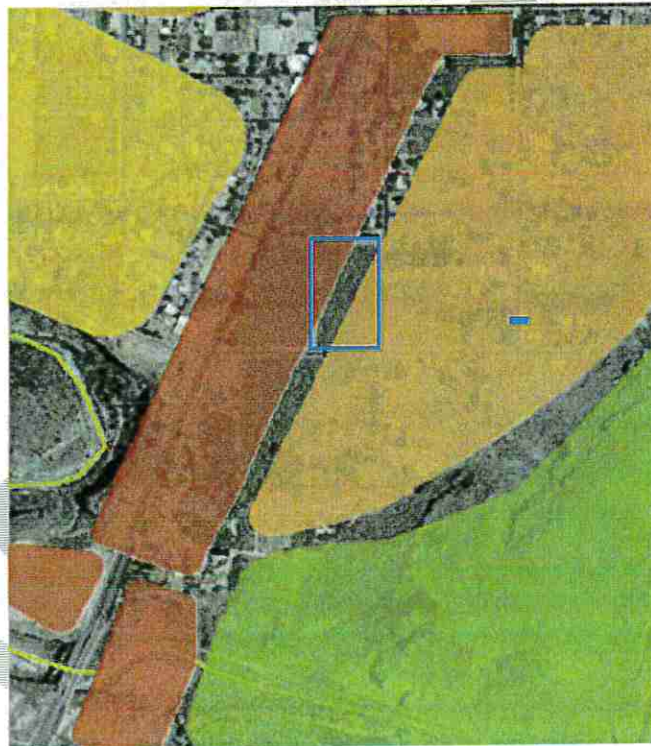


Note: The East boundary line of the proposed extension of the General Commercial is in line with the East property line of the General Commercial to the North and the Tourist Commercial to the South

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 R-1-14	Tourist Commercial R-1-14 Low Density Residential
West	GC	General Commercial

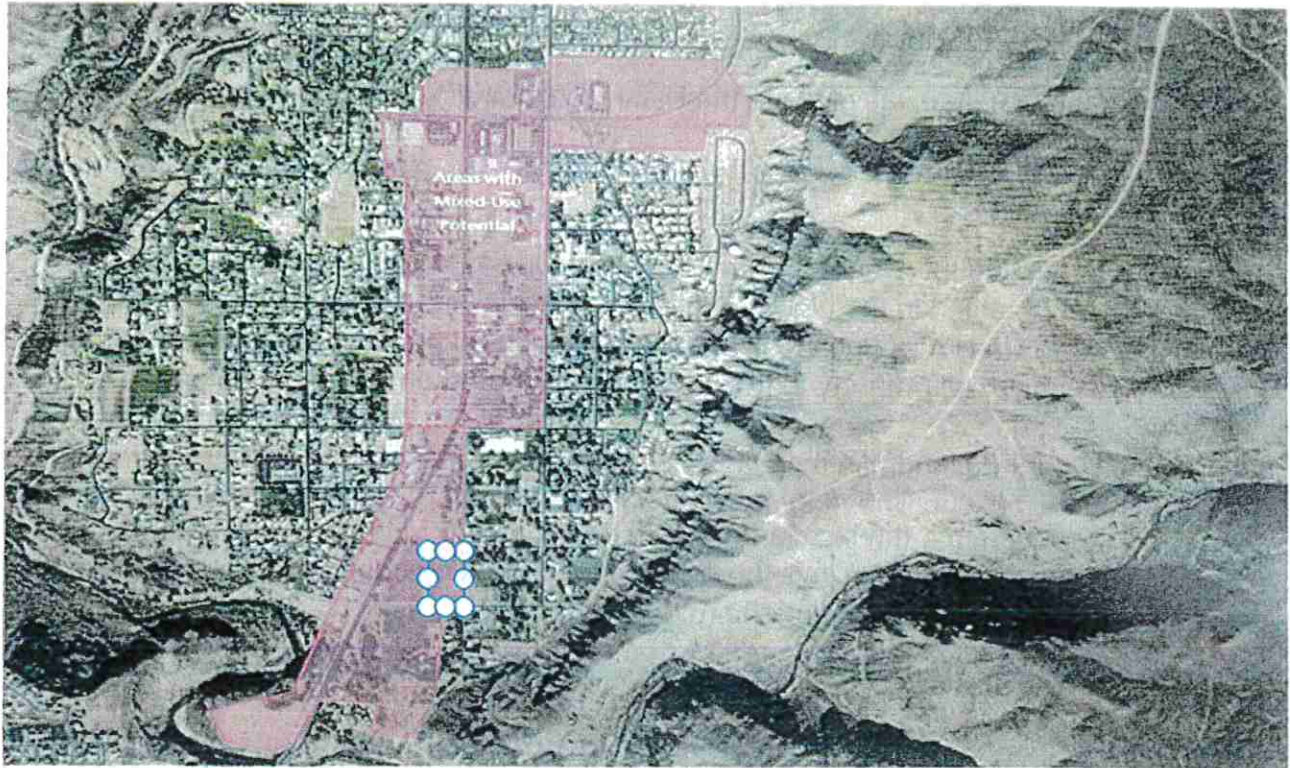
General Plan Future Land Use Map Pertaining to **Request No. 3**

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 location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future



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

SR9 – SR17 CORRIDOR STUDY



A collaboration effort between UDOT and the City of LaVerkin, this planning study is intended to identify potential changes that UDOT and the City of LaVerkin could implement in an effort to future-proof and improve numerous aspects of the transportation system, including mobility and safety. The vision shared between the agencies seeks to improve the SR9 and SR17 corridor within the area and establish principles that will move the community towards a shared vision. Determining future traffic demands and growth, identifying city street improvements, and finding key intersections and access points are some of the objectives in this project

Excerpts from the SR9 Corridor study that address transportation and high-density needs to create a walkable downtown.

Low-density means high taxes per capita for maintaining infrastructure. Creating high-value districts can offset the cost of maintaining lower-density areas. Single-family neighborhoods cost more to maintain than they contribute to the tax base. This includes auto-oriented commercial.

Mixed-use, higher-density neighborhoods are the opposite, generating more revenue than it takes to maintain their street trees and other walkable features.

Higher-density development can better support a walkable downtown when located behind commercial areas and gradually transitioning to single-family homes farther out

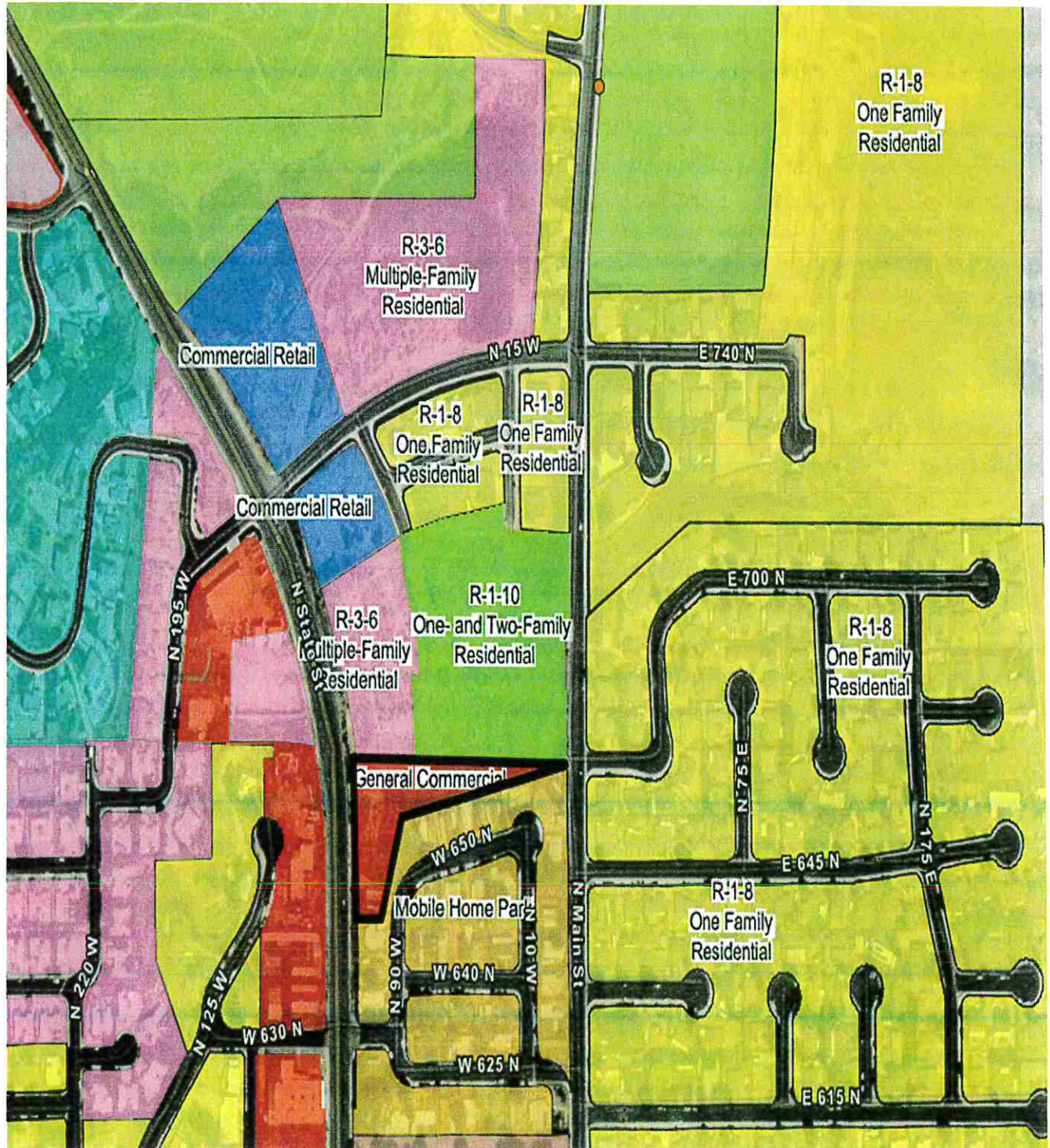
Primary Reason for Denying Rezoning **Request # 3**

The primary reasons cited were that we already have sufficient commercial property and need to preserve as much property as possible for residential use.

Documentation that was given to the Planning Commission as part of **Rezoning Request #3**

- * Extending the General Commercial an additional 129.5 feet to the east (represented in the black square) would align with the East property line of the Casa Da Hot Springs to the South and the East property line of the General Commercial property to the north. (As illustrated on the maps on pages 8 and 9)
- * 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 location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future. (As illustrated on the map on page 10)
- * SR9 – SR17 Corridor study (As illustrated on the map on page 11)

Surrounding zoning





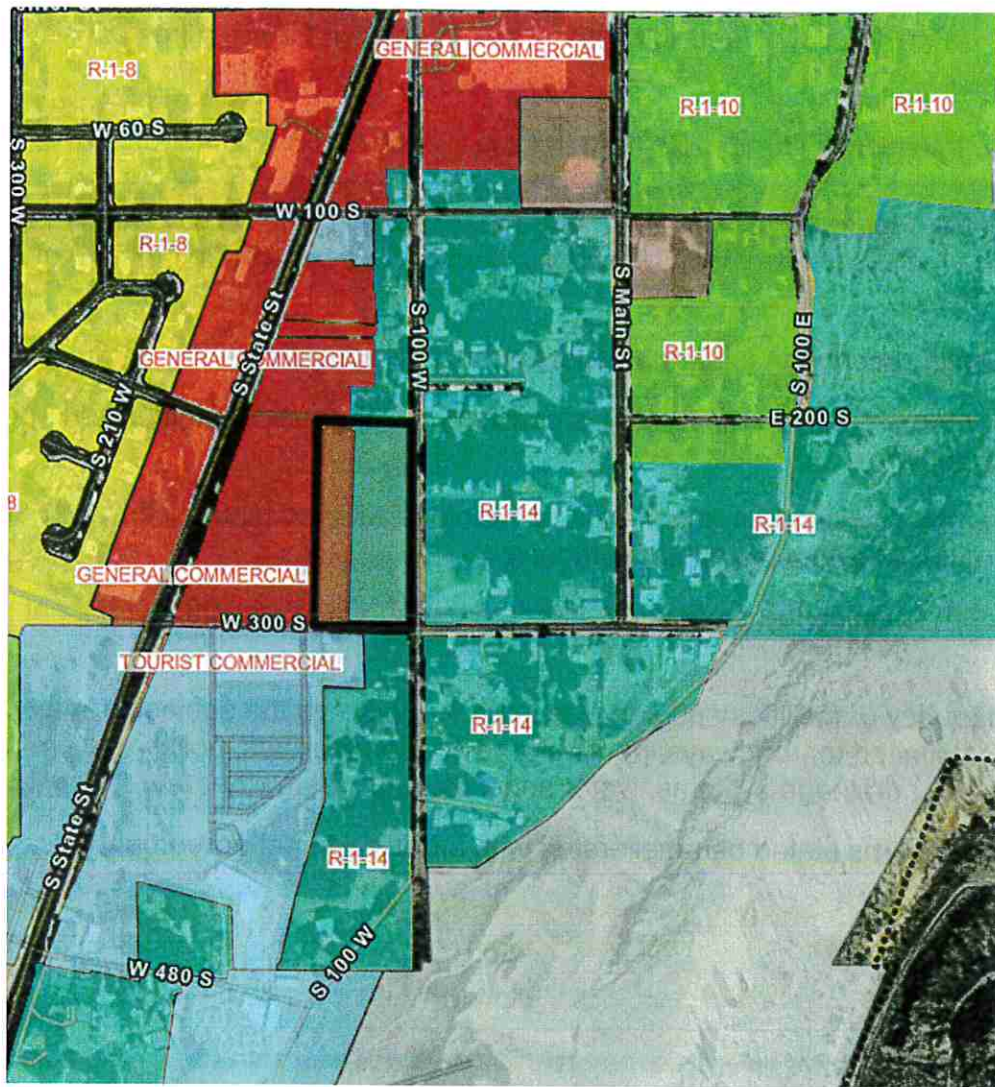
STAFF COMMENTS

Agenda Date:	10/08/2026
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 General Commercial
Location:	North corner of SR9 & 300 South & the North intersection of 300 South and 100 West
Zoning:	R-1-14
General Plan Map:	<u>General</u> Commercial

Discussion:

The applicant is requesting an extension of the General Commercial zoning from the 5-acre parcel to the West (LV-49-A-1), which is zoned General Commercial, to the East 5-acre parcel (LV-49-A-2), which is currently zoned R-1-14 (Low Density Residential), approximately 129.51 ft or 1.97 acres





Note: The East boundary line of the proposed extension of the General Commercial is in line with the East property line of the General Commercial to the North and the Tourist Commercial to the South

ZONING		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 R-1-14	Tourist Commercial R-1-14 Low Density Residential
West	GC	General Commercial

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

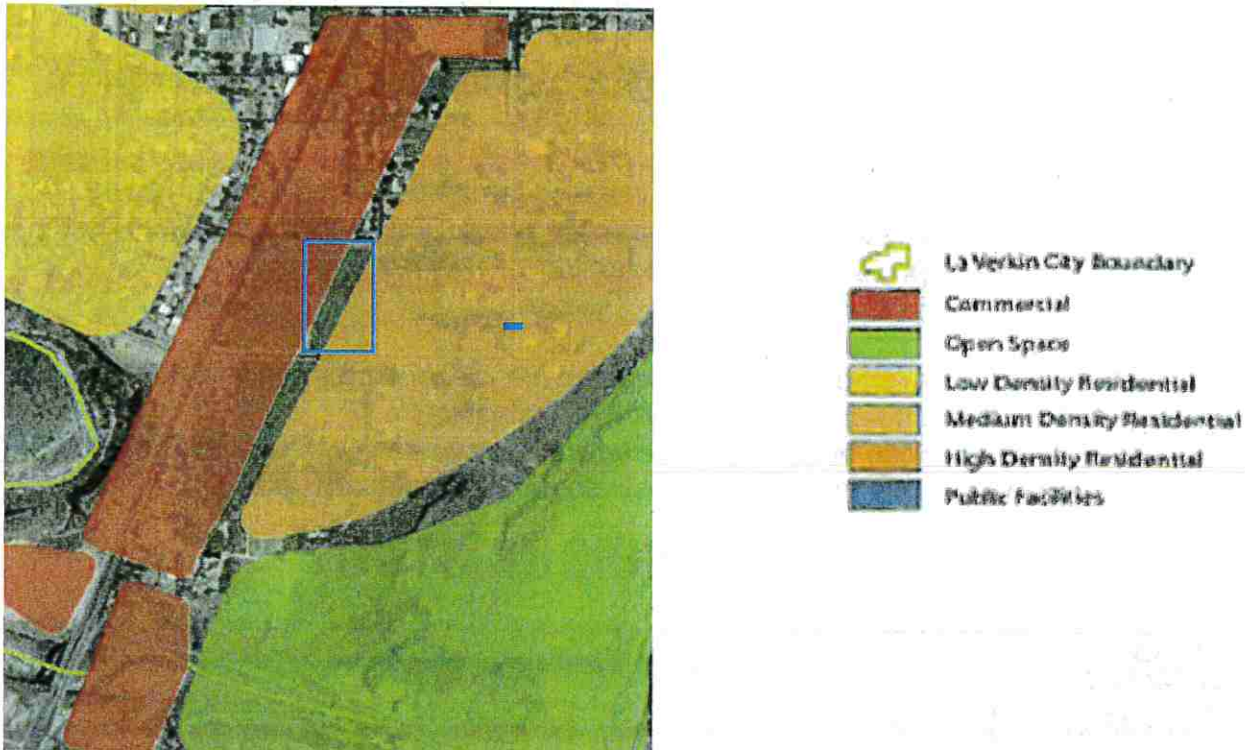
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1. Whether the proposed amendment is consistent with goals, objectives, and policies of the City's general plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
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

City Staff's Analysis of the Five Factors to Be Considered for Rezoning

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response:



Yes: The future land use map (above) serves as a guide to where and how future growth should occur. The map guides decisions about proposed intensities of development, the location of future development, and general transportation corridors. The map lays the foundation for making changes to the zoning in the future

As shown on the future land map above and identified in the current General Plan, extending General Commercial zoning to the east is a possible allowance.

Also, the SR9 corridor study (below) supports this request

Statement

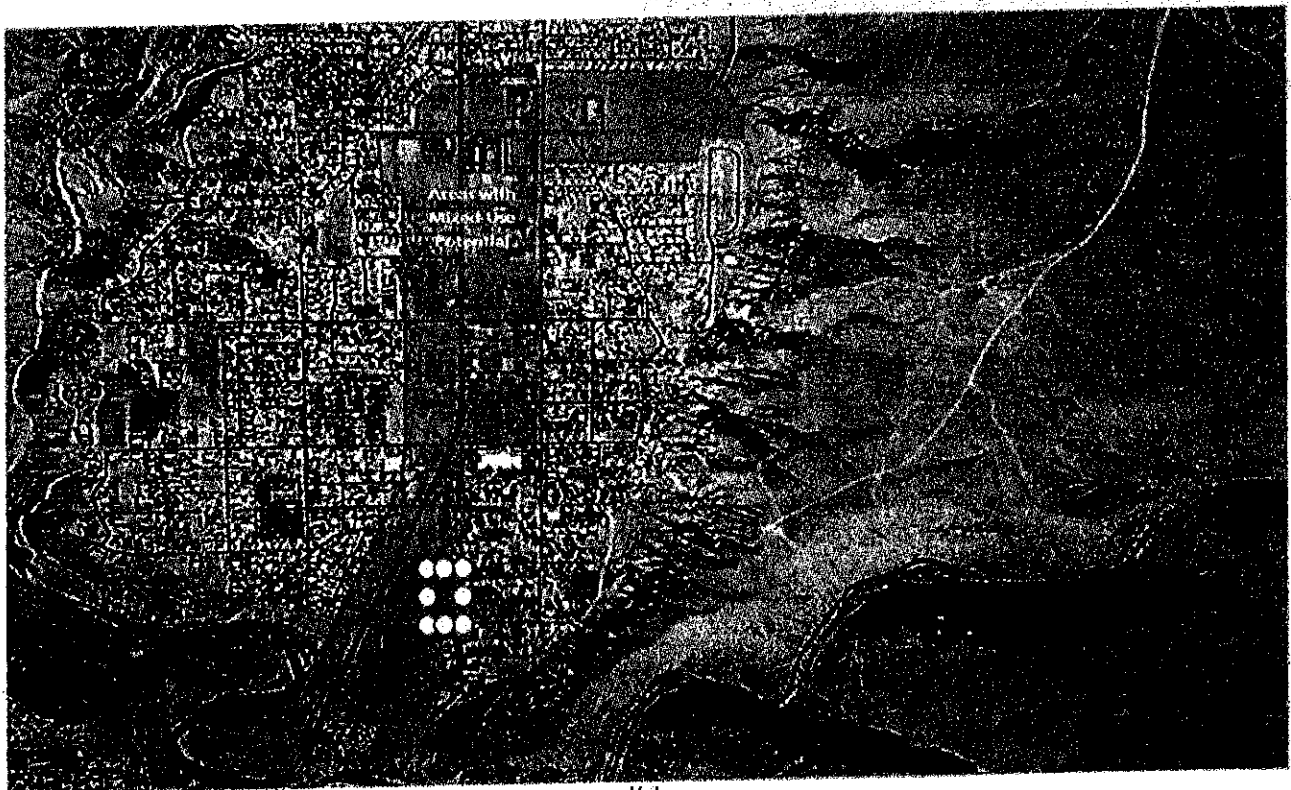
A collaboration effort between UDOT and the City of LaVerkin, this planning study is intended to identify potential changes that UDOT and the City of LaVerkin could implement in an effort to future-proof and improve numerous aspects of the transportation system, including mobility and safety. The vision shared between the agencies seeks to improve the SR9 and SR17 corridor within the area and establish principles that will move the community towards a shared vision. Determining future traffic demands and growth, identifying city street improvements, and finding key intersections and access points are some of the objectives in this project

Excerpts from the SR9 Corridor study that address transportation and high-density needs to create a walkable downtown.

Low-density means high taxes per capita for maintaining infrastructure. Creating high-value districts can offset the cost of maintaining lower-density areas. Single-family neighborhoods cost more to maintain than they contribute to the tax base. This includes auto-oriented commercial.

Mixed-use, higher-density neighborhoods are the opposite, generating more revenue than it takes to maintain their street trees and other walkable features. Higher-density development can better support a walkable downtown when located behind commercial areas and gradually transitioning to single-family homes farther out.

SR9 – SR17 CORRIDOR STUDY



2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response:

Yes, the proposed zone change will extend General Commercial 129.51 or 1.97 acres to the East.

The new boundary line will align with the existing boundary of the General Commercial property to the north and with the existing property line of the Tourist Commercial to the south.

3. Will the proposed amendment adversely affect the adjacent property?

Response:

No: The proposed amendment is well within the densities approved by the current General Plan for the area, and most of the property immediately adjacent to the North and generally to the West is relatively undeveloped, as is half of the property immediately to the East

4. Are public facilities and services adequate to serve the subject property?

Response:

Yes: The Public Works Department has no concerns regarding its ability to provide public facilities and services to this property.

5. Can the concerns stated be ameliorated with a development agreement

Response:

Yes: City Code 10-12-2-E. (Development agreement) states that other situations in which City Council determines that a project subject to a development agreement would benefit the community and meet the policies set forth in the General Plan and in this zoning title. (Ord. 2007-16, 4-4-2007)

Note: Because the purchase of the properties is contingent upon approval of the two proposed zoning changes, determining the infrastructure required to support the development will help address citizens' concerns regarding inadequate street widths and construction.

- * Along the north side of 300 South from SR9 to 100 West, a 60-foot road installation of curb, gutter, and sidewalk will be constructed. New asphalt will extend from the new curb and gutter to the centerline of the existing street.
- * 100 West, starting at the corner of 300 South and 100 West, will run north to the proposed intersection of 200 South off 100 West. The west side of the 50 ft road will be widened, and the installation of a curb, gutter, and sidewalk will be required. New asphalt will extend from the new curb and gutter to the centerline of the existing street.

- * With the development of both parcels of property, 200 South off 100 West to SR9 will be required to be installed. The requirements will be the installation of curbing and gutter and sidewalk on the South side of the development from 100 West to SR9, along with asphalt starting from the new curb and gutter, going north, 27 ft wide.
- * The development of commercial and medium-density uses could generate sufficient demand to make streetlight at 300 South and SR-9 a viable possibility.

Verkada Cameras	
Camera Location	Notes
City Office	
Inside - Above printer	Shows the foyer
Outside - S/E Corner of Building	Shows the parking lot & entrance (fish eye)
Middle of the East side of the building (Outside)	Drop box and East Entrances
N/E corner of the building (4 Cameras)	shows the north side of the building, the church parking lot & north parking entrance to the city
City Yard	
S/E Corner of the building	Shows the east wall and east storage shed and bay doors
S/W Corner of the building	Shows the west side of the building
Concession Stand at the Ball Field	
View looking west	half the ball field and west parking
View Looking north	half the ball field and north along main street
Council Chambers & Police Station	
S/E Corner of the Building (4 cameras)	Shows back door and parking lot
S/W Corner above the new Entrance to the Council Chambers (4 cameras)	Shows the entrance and front lawn on the south & parking lot
Above doorway to Maridee's Office	Shows West entrance to the gym
Council Chambers	Shows the inside of the council chambers
East side of the building	Shows the basketball court and east lawn
Power Plant Park	
Light pole on the back side of the bathrooms	Bench and back of the bathrooms
Light pole in the S/W corner of the parking lot	Shows the entrance to the park and the parking lot
Light pole in the S/W corner of the parking lot	shows the park looking south
Cemetery	
North side of storage shed	Shows the road into the cemetery looking N/W
Riverwood Park	
Camera under the pavilion (4 cameras)	Has four cameras that show all four directions under pavilion
Camera on the top of the roof	Shows the grass area to the east & parking lot
Camera on N/W corner of pavilion	Looks towards the creek and shows the benches
Lower Water Tank	
Camera on a pole at the N/W Corner	Shows the tank and the ladder to get on top of the tank
Upper Water Tank	
Mounted on a pole on the hillside	Looks west shows the entrance gate
Vintage Park	
Mounted on the pole at the S/W Corner of the park	Shows the playground in the distance looking east
Mounted on a pole at the S/E of the playground	Shows the northern part of the grass area
Mounted on a pole at the S/E of the playground	Shows the playground looking West
Wanlass Park	
Camera on the entrance to the bathroom	
Camera on the entrance to the bathroom	

Wanlass Park Pavilion north side	Shown the parking area on the north
Wanlass Park Pavilion south side	Shows the grass area to the south
Wanlass Park Pavilion under the roof (4 cameras)	Has four cameras that show all four directions
Wanlass Park on west pole of the basketball court	Shows to playground
Fire Station	
N/W Corner of the Building	Shows the Basketball Court and park
Water Filter Station	
Camera under the roof (4 cameras)	Has four cameras that show all four directions
Zion View Park	
S/E Corner of the Property	Shows the playground
Animal shelter	
Over front entry door	Shows front entry and 300 South

Potential New Camera Locations - (over)

Potential New Camera Locations		
1	Hallway by the Kitchen at 111 South Main	View of the kitchen entrance and bathroom entrance
2	111 South Main	Storage shed in the S/E corner of the parking lot
3	Animal Shelter	looking at the new addition
4	Welcome to La Verkin Sign at the Bridge	Looking north showing the back side of the sign and the bridge
5	Rim to River Trailhead	Possibly mounting on a pole at the trailhead kiosk
6	111 South Main	Camera in the gym
7	Cemetery Yard - Wait until building is complete	Better coverage of the Yard

