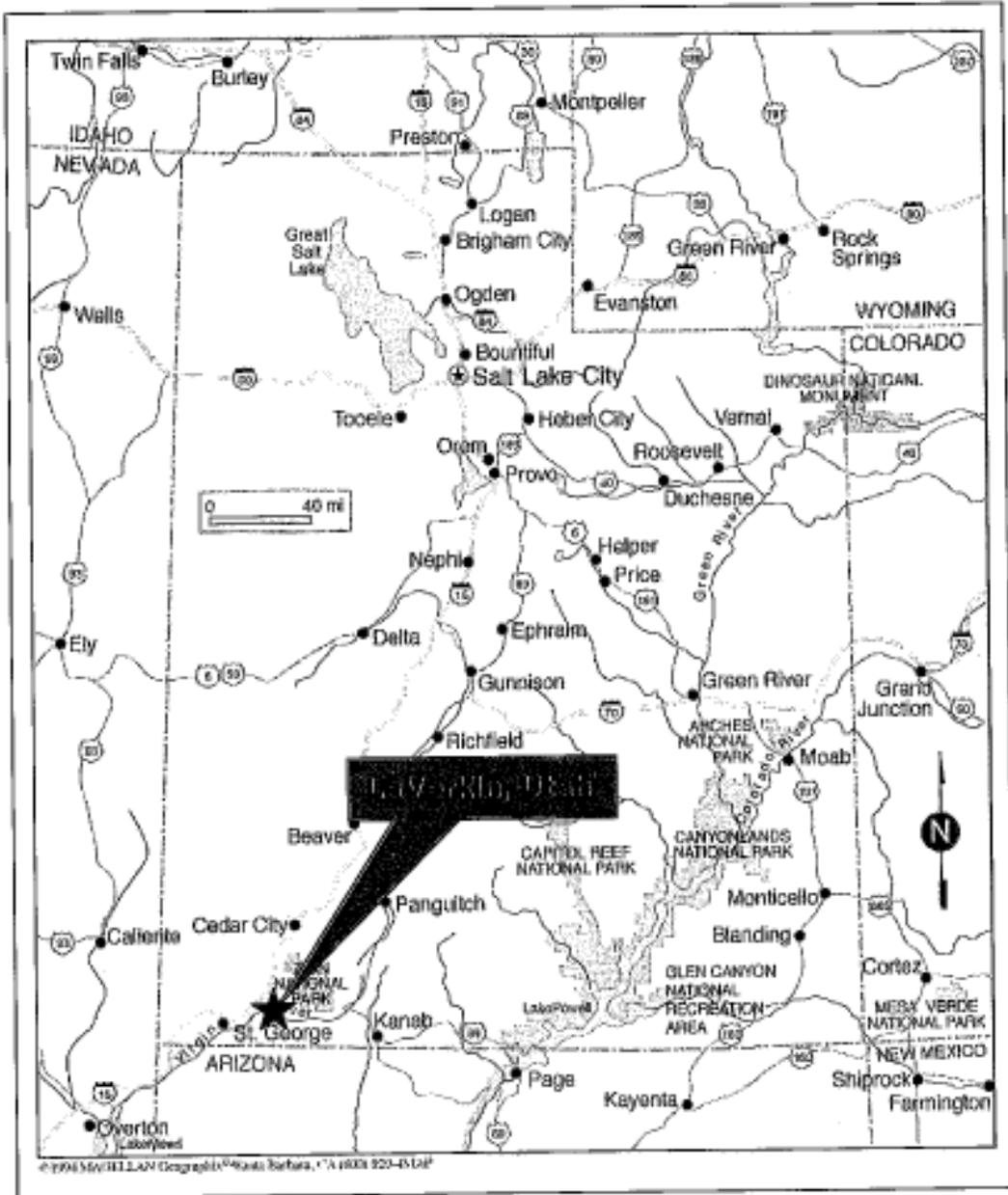


LaVerkin City General Plan



Prepared in 2005 for LaVerkin City by:

Utah Community Planners

10117 N. Maple Court, Cedar Hills, Utah 84062 (801) 735-2191

LaVerkin City General Plan

EXHIBIT 1. AERIAL PHOTO OF LAVERKIN

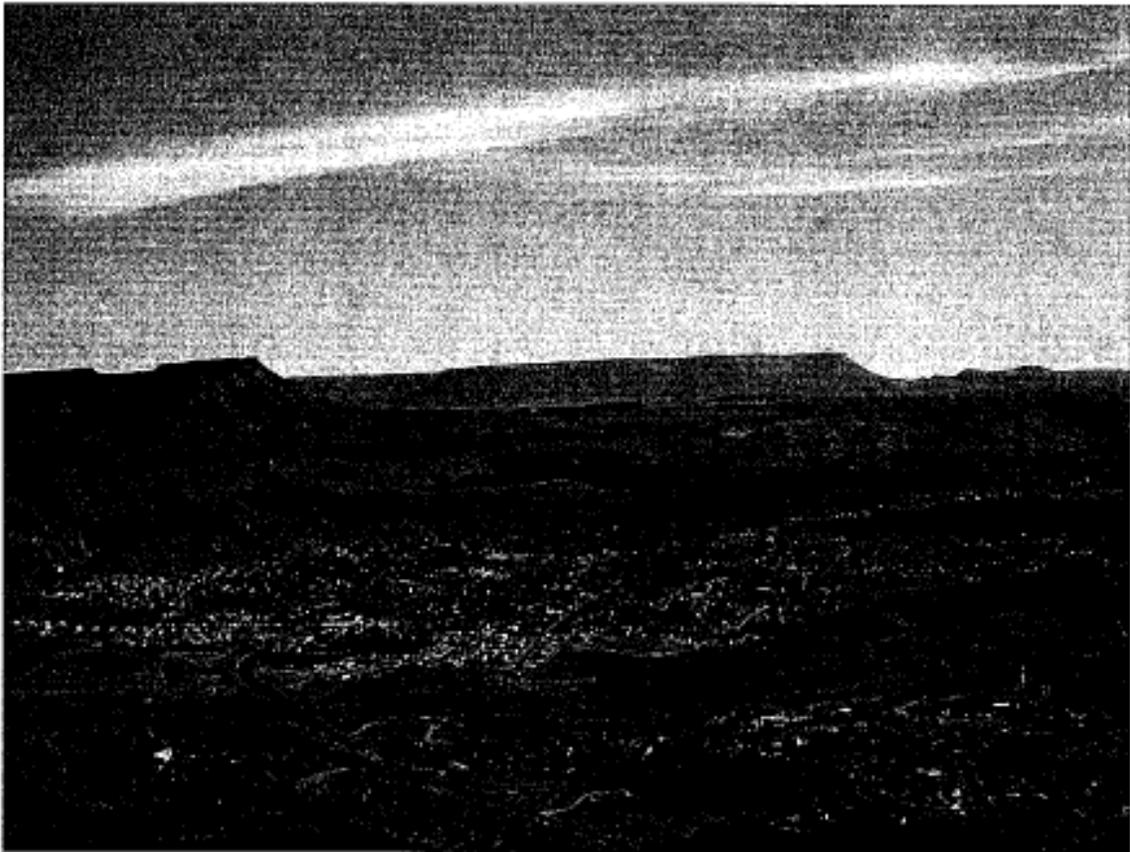


Photo taken January 1, 1998

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LaVerkin City General Plan

Chapter One: Introduction



Key Points

- Introduction
- Motto and Vision Statement
- Implementation
- Amendments
- Location and Topography
- Geology and Climate
- History of LaVerkin
- Demographics
- General Goals



1.1. PLAN INTRODUCTION

The LaVerkin City General Plan, referred to herein as the "General Plan," is the official statement and vision of both short and long-range goals to guide the growth and development of the City. The General Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

The General Plan recognizes environmental constraints and states how the community can protect physical and natural resources and enhance the physical conditions that make LaVerkin unique.

The General Plan is comprehensive and covers the entire city's planning area. It encompasses all the functions that make a city work such as land use, circulation, public and community facilities, recreation and open space, social services, economic development, redevelopment, and expansion and preservation of its housing, historical, cultural and natural resources. All of these interrelationships are considered. The General Plan anticipates growth, while at the same time ensuring the maintenance, enhancement and character of the community.

The purpose of the General Plan is to provide a blueprint for the community that will guide growth and development.

LaVerkin City General Plan

This document presents statistics and data concerning LaVerkin's past and present and recommends land use goals and policies intended to make the most effective and efficient use of land within the community. The General Plan prescribes choices that are attainable.

Chapter One: Introduction

In order to remain a relevant guide, this General Plan must be amended when necessary as policies, goals, issues, conditions, resources or problems change. It should survive as a "living document" in order to produce the best possible results for the future of the community. An annual review of the General Plan goals by the Planning Commission and City Council should be undertaken, with a comprehensive General Plan review and updating taking place at least every five years.

General Plan Update

In May 2005 a General Plan Advisory Committee was created to work with the planning consultant, Ken Young of Utah Community Planners to rewrite the General Plan that was adopted in 2000. The committee was made up of various members of the community, as well as representatives from City staff, the Planning Commission and the City Council.



The committee was charged with the responsibility to provide feedback and direction for the establishment of the elements and goals for the new General Plan. Two neighborhood meetings, dividing the community along the boundaries of

voting districts, were held to allow residents an opportunity to provide input to the community planning process.

Additional public input was sought and received through the distribution of a survey. The survey requested input in the following areas: 1) Vision for the Future, 2) Beautification and Revitalization, 3) Economic Development, 4) Parks and Recreation, 5) Law Enforcement, and 6) Comments. Key issues from survey respondents involved a lot of interest and support for:

- More economic development with emphasis on tourist businesses
- Downtown revitalization and beautification
- Zoning enforcement, lot and buildings clean-up
- Street improvements in various locations

LaVerkin City General Plan

Following review and revisions, public hearings before the Planning Commission and City Council were held. This update to the LaVerkin City General Plan began in 2008. What follows hereafter is a 2010 revision of the 2005 General Plan, which was adopted on December 21, 2005.

Chapter One: Introduction

1.2. MOTTO AND VISION STATEMENT

Listed below are the Motto and Vision Statement of the LaVerkin City General Plan as recommended by the General Plan Advisory Committee. The Motto serves as a slogan to send a message in relation to the character of the community. The Vision Statement reflects the shared image of what people want the city to become in the future. It is the big picture to guide decisions.

Motto: *"The Beautiful Valley: A Proud Past, A Promising Future."*

Vision Statement:

"LaVerkin is a friendly, economically vibrant and diverse community that provides opportunities for successful employment, quality education, relaxing retirement and active recreation. LaVerkin is a visually attractive and comfortable city that values its healthy, happy and safe atmosphere for residents and visitors."



1.3. IMPLEMENTATION

Implementation of the General Plan comes in accordance with Utah State Code Section 10-9a-403(3)(e) and through working documents, such as the zoning and subdivision ordinances, capital improvement programs, City budgets, and other ordinances, resolutions and studies thought appropriate by the City Council.

1.4. AMENDMENTS

To preserve the integrity of the General Plan and to ensure that it reflects the changing needs of residents, it is City policy that:

LaVerkin City General Plan

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.

- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the General Plan.

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The public may request amendments to the General Plan. The applicant must show that any amendment of the Plan is in the best interest of the City, promotes the general welfare of the community, and does not decrease the quality of life for the citizens of LaVerkin.

1.5. LOCATION AND TOPOGRAPHY



LaVerkin City is located in central Washington County, Utah, at the base of the Hurricane Cliffs. The city lies between the communities of Hurricane to the south and Toquerville to the north. The entrance to Zion National Park is 21 miles to the east.

The Virgin River forms the southern border of the city. The junction of State Highways 17 and 9 is located within the city limits. These highways connect to Interstate 15 at two locations, one about 10 miles to the west, and the other about six miles to the north. LaVerkin is 20 miles northeast of St. George, the county seat.

LaVerkin is located in a picturesque setting, rising from the confluence of the Virgin River and two tributaries (Ash and LaVerkin Creeks), onto the original town site, up the Hurricane Cliffs, and ending at the base of Hurricane Mesa on the east side of the city. This topography forms a dramatic backdrop for the city.

LaVerkin is bordered by Pah Tempe Hot Springs, which are located along the Virgin River at the Hurricane Fault. This resource has provided electricity, space and water heating and it is also a resort area. It is also a major source of totally dissolved solids in the Virgin River.

LaVerkin City General Plan

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1.6. GEOLOGY

LaVerkin is located at the western edge of the Colorado Plateau Province. The Hurricane fault bisects eastern LaVerkin in a north-south direction, as displayed by the 600-foot high Hurricane Cliffs. The surface geology in the LaVerkin region was formed during the Cenozoic Era, of the Quaternary period, approximately 15 million years ago. At that time, basin and range type faulting began, inducing regional uplift, deep erosion, and low-volume eruption of basaltic lavas. Sedimentary rocks, alluvial fans and alluvial valley fill cover the LaVerkin area. Resources extracted within the region include sand and gravel, scoria (volcanic cinder), clays and geothermal heat.

1.7. CLIMATE

LaVerkin is located in the Dixie Climatic Division of Utah and is categorized as a semi-arid desert. The weather conditions in the summer are hot with little precipitation, while moderate temperatures transpire in the winter. LaVerkin has attracted many people who enjoy the climate and southwestern setting. The desert climate is characterized by low humidity and mild weather conditions.



With over 10 inches of rain annually, there is sufficient precipitation for the growth of short and medium grasses. This allows livestock animals to graze and roam. The frost season is 3 months and the growing season is approximately 180-200 days. The annual average daytime temperature is over 74 degrees Fahrenheit (23.3° C.) and the annual minimum temperature is 42.5 degrees Fahrenheit (5.84° C.).

The community was originally established as a fruit and nursery stock growing area because of the mild climate and abundant sunshine.

LaVerkin City General Plan

1.8. HISTORY OF LA VERKIN

Native American groups used the land that is now LaVerkin for many thousands of years prior to European exploration and settlement. Archeological evidence points to scattered bands of hunter-gatherers, who focused on the Virgin River and its tributaries for game, roots, seeds, and other necessities. Eventually, the group known as the Anasazi established limited agriculture along the streams and constructed granaries and other structures along the cliffs near the waterways. It is thought that changing climatic conditions, a new religious movement, and raids from other tribes eventually forced the Anasazi to move to the southeast along the Rio Grande, where they developed the Pueblo cultures.

**Chapter One:
Introduction**

**LaVerkin was
established
in 1891.**



Uto-Aztecan groups from southern California eventually moved into southwestern Utah and established the Southern Paiute culture found at the time of European contact. These people were nomadic hunters, who also practiced limited agriculture along the waterways of the region. The LaVerkin townsite was not utilized heavily by the Paiutes, due to its higher elevation. The Southern Paiutes remain in the region, with a reservation located about 25 miles to the west of LaVerkin.

The first record of European exploration of the area now known as LaVerkin was undertaken by the exploration party of Fathers Escalante and Dominguez in 1776. The party had left Santa Fe, New Mexico in search of an overland route to the California missions. The group traveled into central Utah near Utah Lake. Early snows forced the party to turn southward. They followed what is now known as Ash Creek to its confluence with the Virgin River and camped for a few days. They are the first Europeans to see the present day site of LaVerkin. They named the Virgin River, and also named present day LaVerkin Creek as "Rio de La Virgin". Most researchers agree that the name LaVerkin is a variation of La Virgin.

LaVerkin City General Plan

Fur trappers and other explorers are known to have followed the Escalante / Dominguez trail, but there are no records of specific visits to the site of present day LaVerkin. The first attempts to settle on lands in the area

were undertaken by members of the Church of Jesus Christ of Latter Day Saints (Mormons). These people had fled their homes and settlements in Illinois in 1847, and traveled to the Great Salt Lake Valley. From there, they began to establish settlements throughout the Great Basin. Exploration parties reached the Virgin River drainage in 1850, and confirmed its mild climate as a potential source of warm weather crops such as cotton and grapes.



Early explorer Erastus Snow

In 1889, Isaac C. McFarlane surveyed a 1.5 mile ditch that would bring water to a proposed 900 foot tunnel, and on to the LaVerkin bench. Unlike the early Mormon settlement of the area, this effort was undertaken by a privately held company owned by McFarlane, Thomas Judd, Thomas Cottam, Eva Hardy, and Robert McQuarrie. The company was incorporated as the LaVerkin Fruit and Nursery Company. Work on the ditch and tunnel commenced in June of 1889, and was completed in 1891. This event marked the establishment of the new community.

Chapter One: Introduction

Most researchers agree that the name LaVerkin is a variation of La Virgin.

Settlers were sent to establish communities along the Virgin River and its tributaries. One of the early explorers for the Mormons was Erastus Snow. He surveyed the LaVerkin Bench in 1861 and reported that it had great potential if water could be diverted from the Virgin River onto the bench. This potential was studied in 1862, and determined to be too costly. For the next 25 years the settlers focused on controlling the Virgin River and establishing communities where developing water was easier.

LaVerkin City General Plan

Chapter One: Introduction

The first crops grown in LaVerkin were harvested in 1892. The first resident of the community was Samuel Carpenter, who was hired as a caretaker in 1893. He constructed a cabin with lumber brought from the abandoned mining town of Silver Reef. Thomas Judd moved to the site in 1895, again using lumber from dismantled houses in Silver Reef. Maintaining the ditch and tunnel was a tremendous task, due to gypsum soils that dissolved on contact with water. Flumes had to be built over the most troublesome spots. Sometimes the entire stream was lost into cracks and crevices along the route.

A townsite was surveyed in 1898, and a number of families moved to the town. The private company had a difficult time making a profit, due mainly to the lack of sufficient water. In 1902, the company changed its focus from farming to water development, and was renamed the LaVerkin Bench Canal Company. Water shares were distributed based upon the amount of land owned by the stockholders. Stockholders were free to sell their holdings, which began the marketing of LaVerkin Bench land.

The first child born in the community, Rosalba Fuller, was born October 12, 1903. The first Mormon Ward was created on June 23, 1904. Thirteen families (65 members) were present. The first school was taught to 13 students at the Samuel Webb home in 1904-1905. A small rock schoolhouse was completed in 1905.



The first water system was developed by Morris Wilson, and Henry and Joseph Gubler, who mortgaged their homes and land to purchase water rights in the Toquerville Spring, and bought wooden pipe to bring water to the townsite.

In March 1927, the residents of LaVerkin filed a petition with the Washington County Commissioners asking for formal incorporation as a Town. The petition was granted on November 14, 1927.

LaVerkin City General Plan

LaVerkin has grown from a population of 65 in 1904 to 3,392 in 2000. For much of the early 20th Century, the community focused on agricultural endeavors, including fruit orchards, hay fields, and poultry. The population grew to about 300 by 1920, and stayed at that level through the 1960's. As is the case with the rest of Washington County, LaVerkin has experienced dramatic population growth since 1970. The population surpassed 1,000 by 1980, and was over 1,700 in 1990.

Chapter One: Introduction

Residents who have moved into the community in the last twenty years have not come to practice agriculture. Many commute to work to Hurricane, St. George, and even Cedar City. Some have established small businesses in LaVerkin. Most have been attracted by the small town environment, climate, scenery and proximity to jobs within a reasonable commuting distance.

1.9. DEMOGRAPHICS

The most recent data available in most demographic categories is found in the results of the Census 2000 by the U.S. Census Bureau (see Exhibit 2, below). Although some increases and changes have occurred since the year 2000, the demographic information from that census still offers a good representation of the LaVerkin community.

The estimated current population of LaVerkin in 2005 is approximately 4,475¹, making it the 6th largest city in Washington County. Population in LaVerkin increased at an approximate rate of 6.7% per year since the 2000 U.S. Census which showed population at 3,392². If the community continues to grow at this rate, population will increase to 23,735 by the year 2030. More conservative estimates provided by the Utah State Governor's Office of Planning and Budget project the community's population at 12,281 by the year 2030 (See Exhibit 3, below).

The current population is estimated at 4,475.

If LaVerkin continues to grow at the current rate, population will increase to 23,735 by the year 2030.

¹ St. George Chamber of Commerce

² U.S. Census Bureau, Census 2000

LaVerkin City General Plan

EXHIBIT 2. LA VERKIN DEMOGRAPHICS (Source: U.S. Census 2000)

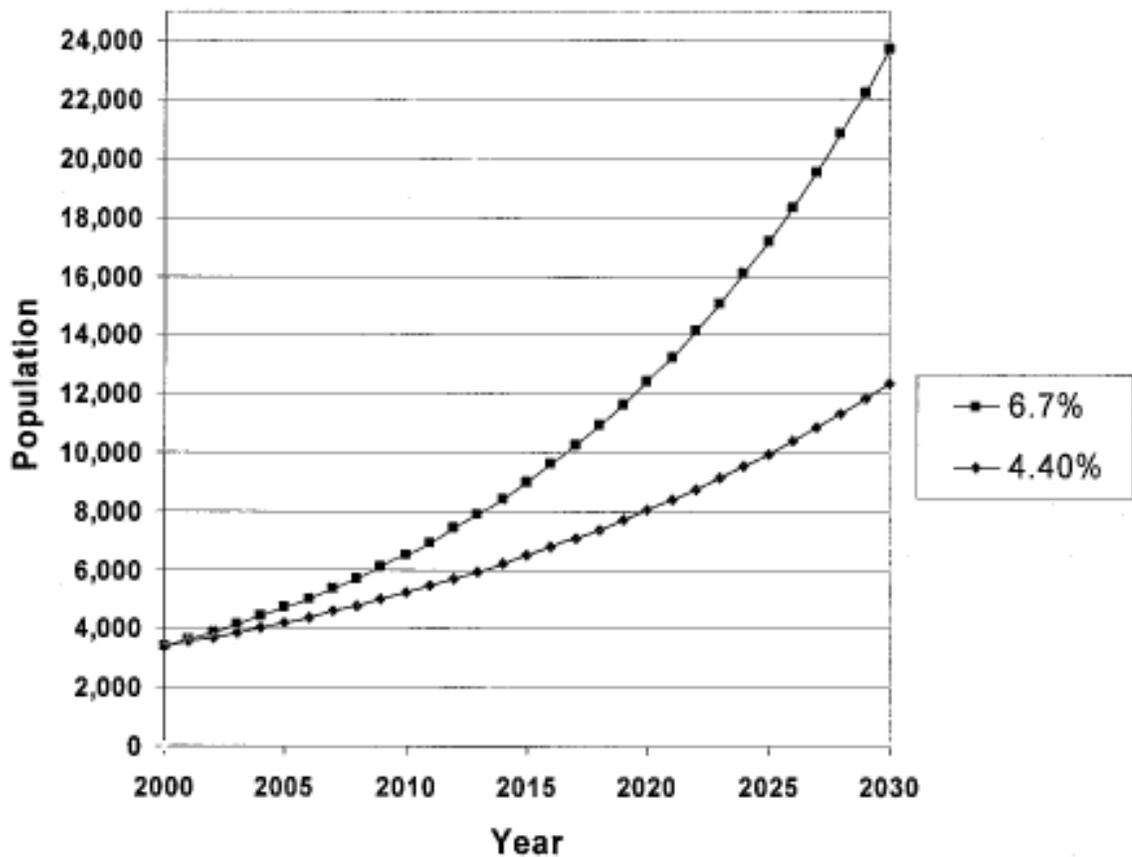
Chapter One: Introduction

Subject	Number	Percent	Subject	Number	Percent
Total population	3,392	100.0	HISPANIC OR LATINO AND RACE	3,392	100.0
SEX AND AGE			Total population	156	4.6
Male.....	1,687	49.7	Hispanic or Latino (of any race).....	111	3.3
Female.....	1,705	50.3	Mexican.....	1	-
Under 5 years.....	328	9.7	Puerto Rican.....	2	0.1
5 to 9 years.....	334	9.8	Cuban.....	42	1.2
10 to 14 years.....	347	10.2	Other Hispanic or Latino.....	3,236	95.4
15 to 19 years.....	322	9.5	Not Hispanic or Latino.....	3,119	92.0
20 to 24 years.....	191	5.6	White alone.....	-	-
25 to 34 years.....	435	12.8	RELATIONSHIP		
35 to 44 years.....	398	11.7	Total population	3,392	100.0
45 to 54 years.....	353	10.4	In households.....	3,366	99.2
55 to 59 years.....	118	3.5	Householder.....	1,053	31.0
60 to 64 years.....	123	3.6	Spouse.....	698	20.6
65 to 74 years.....	248	7.3	Child.....	1,326	39.1
75 to 84 years.....	143	4.2	Own child under 18 years.....	1,093	32.2
85 years and over.....	54	1.6	Other relatives.....	170	5.0
Median age (years).....	28.8	(X)	Under 18 years.....	86	2.5
18 years and over.....	2,177	64.2	Nonrelatives.....	119	3.5
Male.....	1,055	31.1	Unmarried partner.....	35	1.0
Female.....	1,122	33.1	In group quarters.....	26	0.8
21 years and over.....	2,029	59.8	Institutionalized population.....	26	0.8
62 years and over.....	515	15.2	Noninstitutionalized population.....	-	-
65 years and over.....	445	13.1	HOUSEHOLD BY TYPE		
Male.....	206	6.1	Total households	1,053	100.0
Female.....	239	7.0	Family households (families).....	840	79.8
RACE			With own children under 18 years... ..	470	44.6
One race.....	3,305	97.4	Married-couple family.....	698	66.3
White.....	3,182	93.8	With own children under 18 years... ..	374	35.5
Black or African American.....	4	0.1	Female householder, no husband present	101	9.6
American Indian and Alaska Native ..	43	1.3	With own children under 18 years... ..	88	8.5
Asian.....	7	0.2	Nonfamily households.....	213	20.2
Asian Indian.....	1	-	Householder living alone.....	179	17.0
Chinese.....	-	-	Householder 65 years and over... ..	79	7.5
Filipino.....	-	-	Households with individuals under 18yr	516	49.0
Japanese.....	2	0.1	Households with individuals 65 years +.	291	27.8
Korean.....	3	0.1	Average household size.....	3.20	(X)
Vietnamese.....	-	-	Average family size.....	3.81	(X)
Other Asian 1.....	1	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander..	4	0.1	Total housing units	1,158	100.0
Native Hawaiian.....	3	0.1	Occupied housing units.....	1,053	90.9
Gusmanian or Chamorro.....	-	-	Vacant housing units.....	105	9.1
Samoan.....	1	-	For seasonal, recreational, or		
Other Pacific Islander 2.....	-	-	occasional use.....	30	2.6
Some other race.....	65	1.9	Homeowner vacancy rate (percent).....	2.8	(X)
Two or more races.....	87	2.6	Rental vacancy rate (percent).....	15.1	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races:			Occupied housing units	1,053	100.0
White.....	3,248	95.7	Owner-occupied housing units.....	840	79.8
Black or African American.....	22	0.6	Renter-occupied housing units.....	213	20.2
American Indian and Alaska Native.....	91	2.7	Ave. household size of owner-occupied units	3.19	(X)
Asian.....	22	0.6	Ave. household size of renter-occupied units	3.21	(X)
Native Hawaiian and Other Pacific Islander..	13	0.4			
Some other race.....	91	2.7			

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Chapter One: Introduction

Exhibit 3. La Verkin Population Projections



LaVerkin City General Plan

1.10. - GENERAL GOALS (Established as guiding principles for the goals within this plan)

Goals	Strategies	Actions	Timing
1. Promote the continued improvement of LaVerkin as a progressive small-town community which preserves elements of its rural heritage.	A. Determine a list of community preservation policies and objectives that will guide city and community decisions in preserving the atmosphere and rural heritage of LaVerkin.	i. Adopt the community preservation policies following a public hearing.	0-1 year
		ii. Review and update the community preservation policies on an annual basis.	Ongoing
	B. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	i. Update and review the City Zoning and Subdivision Ordinances on a regular basis.	Ongoing
		ii. Require strict adherence to development guidelines in the Zoning and Subdivision Ordinances.	Ongoing
		iii. Require as much as possible new development to minimize and mitigate negative impacts to the existing community, utilities and infrastructure.	Ongoing
2. Establish programs and land uses that promote quality living, employment, and recreation opportunities for the citizens of LaVerkin.	A. Foster a diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs.	Ongoing
		ii. Keep informed of the needs of citizens through ongoing community meetings and surveys.	Ongoing
	B. Encourage the attraction, retention and development of business and industry that gives LaVerkin economic vitality.	i. Work closely with Washington County in economic development pursuits.	Ongoing
		ii. Work closely with existing businesses and the Chamber of Commerce to keep them in LaVerkin and help them grow and prosper.	Ongoing
	C. Develop and enforce health, public safety and community beautification ordinances.	i. Consistently update and enforce City ordinances.	Ongoing

LaVerkin City General Plan

Chapter Two: Land Use



Key Points

- Purpose
- Land Use Designations
- Maintaining Balance
- Annexation Plans
- Implementation
- Land Use Goals



2.1. PURPOSE

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by 1) showing general land use designations, and 2) establishing land use goals that manage growth.

2.2. LAND USE DESIGNATIONS

The following is an explanation and definition of land uses recommended for the City of LaVerkin land use designations. The definitions provide a guideline for future development and should be used in making policy decisions regarding future land uses. These designations should also be in concert with the zoning designations in the LaVerkin City Zoning Ordinance. (see page 27a, LaVerkin City Zoning Map).

Open Space / Multiple Use Lands- (Zones included: OSMU, OSMU-C)

Open space can be considered all land that is not utilized for buildings and structures. However, open space defined in this context includes mountains, river bottoms, geologic hazards, mesas, steep slopes, 100-year flood plains, critical habitats, etc. Examples of open

The definition and regulation of land uses in the community are the heart of the General Plan.

LaVerkin City General Plan

Chapter Two: Land Use

space in LaVerkin include the Hurricane Cliffs, the Virgin River and tributary flood plains. These areas are essential to preserve as a valuable natural resource for not only the city, but the region as a whole. Open space should be viewed as an essential element of the character and livability of a community. A maximum of one dwelling unit per twenty (20) gross acres is permitted in these areas.

Agricultural Lands - (Zones included: R-A-1)

The Agricultural Residential designation (AR) includes land suitable for a country type atmosphere and single-family homes. This area allows the raising of pets, fowl or livestock (excluding swine) for personal use only, not for commercial or industrial development. Common uses include ranching, domestic animals and crops. Accessory buildings such as barns, stables, tack rooms, fence corrals, sheds and other agricultural storage buildings are permitted. These areas are rural or very low density, planned for a maximum of up to 2 dwelling units per gross acre.



The chief objective in preserving and enhancing existing agricultural land use is to encourage a continued rural atmosphere in the community.

Agricultural Policies

1. The preservation of existing desirable agricultural lands within the city limits and planning area is actively encouraged for its value as an open space resource and its cost advantages of local production. The community should seek to maintain a viable agricultural industry for employment opportunities and provide food and services to the local region.
2. Agricultural and ranching lands shall be part of the rural character, culture and lifestyle of LaVerkin planning area.
3. Agricultural and ranching land use shall be in conjunction with the development of low residential land use and shall be encouraged where compatible. Inefficient urban development patterns on agricultural lands shall not be allowed.
4. Land owners have the option of discontinuing any agricultural land use. The change of land use shall be compatible to surrounding land uses and will not conflict with the health, safety and welfare of the city's residents.

LaVerkin City General Plan

Chapter Two: Land Use

5. Farm operations such as horse ranches, cattle ranches, feed lots, alfalfa fields, orchards and vegetable gardens should be protected from encroachment by non-compatible land uses. Establish open space zones between agricultural and non-agricultural land uses.
6. Irrigation practices with agricultural use, especially in floodplain areas should be maintained.
7. The city shall explore and adopt appropriate measures to encourage preservation/conservation of agricultural land. Such measures include clustering of density, conservation easements, and transfer of development rights.

Residential Land Uses

The objective of the various residential land use designations is to provide an orderly and sufficient amount of diverse housing types that will adequately serve the community. The following residential land use designations are established:

1. *Low Density Residential* - (Zones included: R-1-10, R-1-14)

The Low Density Residential designation (LDR) is allocated for one-family homes. Suitability of residential development is determined by location, topography, street access, existing land use patterns and natural or man made features. If possible, these areas should be located within proximity and easily accessible to schools, retail establishments, offices and service establishments. Residential neighborhoods should be safe, sanitary and attractive. Permitted uses in the R-1-10 zone include two-family unit structures per 16,000 sq. ft. These areas are planned for a maximum of up to 4 dwelling units per gross acre.



2. *Medium Density Residential* - (Zones included: R-1-8)

The Medium Density Residential designation (MDR) is allocated for one-family homes. Suitability of medium residential development should be the same as low density residential development. Medium density areas can serve as a buffer between commercial/industrial and low residential density uses. Medium density residential

LaVerkin City General Plan

units can be either located on local collector or minor arterial streets. These areas are planned for a maximum of up to 5.4 dwelling units per gross acre.

Chapter Two: Land Use

3. *High Density Residential* - (Zones included: R-3-6, MH)

Developments in these areas should have design quality, specific orientation, parking, and open space or landscaping. Amenities should be a valuable option i.e. clubhouses, offices, swimming pools, laundry facilities, volleyball courts, etc. A decorative wall and landscaping should be provided as a buffer along the perimeter of a subdivision. These areas are planned for developments with an overall housing density in excess of 5.4 units per gross acre.

Determining Residential Densities

The following factors will be considered by the Planning Commission and City Council when determining appropriate residential densities:

- 1) Traffic Circulation
- 2) Available Collector Streets
- 3) Air Quality Impacts
- 4) Energy Consumption
- 5) Public Utility Capacities:
 - a) Culinary Water
 - b) Irrigation Water
 - c) Sewage Collection
 - d) Fire Protection
 - e) Solid Waste
- 6) School District Impacts
- 7) Special District Impacts
- 8) Adjacent Jurisdiction Plans
- 9) Off Street Parking



Planned Community Development - (Zones included: PCD-OVERLAY)

This land use provides for the harmonious and coordinated development of the City by allowing for the systematic implementation of large residential or mixed use development proposals. It facilitates large scale, mixed use developments incorporating various types of residential, commercial, and industrial uses and zoning concepts which may create significant impacts on the City, while maximizing the public benefit from such developments, and minimizing any adverse impacts of such developments. A streamlined review procedure for such development proposals is designed to accommodate a multiple- phased approach to design, and construction of large residential or mixed use developments.

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Planned Community Developments are designed to prevent the waste of public and private resources and the escalation in the cost of development associated with duplicative land development, review and approval procedures, regulations, and amendments. They encourage continuity in design and planning of large residential or mixed use projects; ensure adequate open space for traffic, recreation, light, and air; and facilitate the conservation and production of integrated municipal streets, transportation, water, sanitation, and other related utility systems.

Professional Office Land Uses - (Zones included: PO - planned future zone district)

The Professional Office (PO) area is preserved for administrative and professional offices and related uses. This area can serve as a buffer area between low density residential areas and commercial or industrial areas. Landscaping and quality design is essential for this type of use. This area also allows public and quasi-public buildings.



Commercial - (Zones included: COMM, COMM-R, COMM-T)

The Commercial (C) designation includes land uses for highway commercial, neighborhood commercial and service commercial facilities. The purpose of the Commercial classification is to promote appropriate and economically viable commercial businesses in places designated for commercial uses.

Commercial zoning uses are divided into the following:

1. COMM zone - for general commercial and light industrial uses.
2. COMM-R zone - specifically for retail commercial uses.
3. COMM-T zone - specifically for tourist/resort commercial uses.

Commercial Land Use Policies

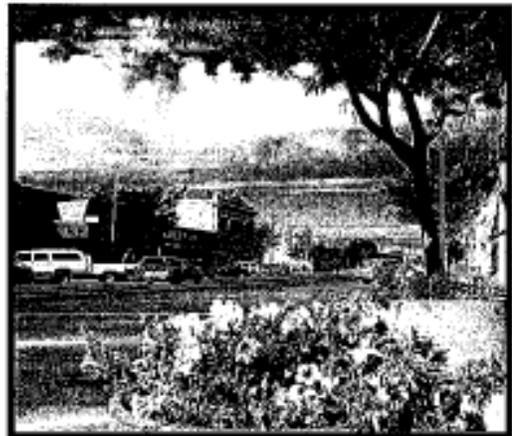
The following policies should be followed when considering new commercial developments in LaVerkin:

1. The downtown commercial district, as identified on the Land Use Map, is the area where the City encourages pedestrian orientation, entertainment, recreation, multi-use complexes, commercial growth and a town square/meeting place(s).

LaVerkin City General Plan

Chapter Two: Land Use

2. Commercial nodes on collector intersections should be planned so as to limit curb cuts, reduce traffic congestion and provide easy access to basic services and personal needs.
3. Special emphasis should be placed on site and design review to ensure commercial establishments that are safe, attractive, and convenient. Site design should include a minimum of 10 feet of landscaped buffering from arterial or collector streets, lighting, sufficient height and setbacks, off-street loading facilities and off-street parking.
4. A common design theme for commercial development should be encouraged by the city.
5. All commercial development shall be buffered and sensitive to all adjacent residential development.
6. Neighborhood center commercial nodes at appropriate locations are encouraged to increase convenience.
7. Mixed land use developments are encouraged where appropriate uses such as commercial establishments with offices, open space, low density residential and medium density residential can co-exist.
8. Major commercial employment centers shall locate near arterial and collector roads.
9. Landscaping is an important aspect of any commercial development and should be required. All landscaping shall be in place no later than 6 months after building occupancy.
10. Advertising sign regulations should reflect the common design standards of the city. Off-premise advertising signs are prohibited.



Industrial - (Zones included: I)

This area is for the manufacturing and distribution of materials, and for wholesale and distribution of goods, as well as light industry or attractive commerce parks, which include offices and services. The purpose of this classification is to encourage light industrial and other types of manufacturing land uses that will be attractive, enhance the environment, and therefore increase housing, the employment rate and economic activities.

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Industrial Land Use Policies

The following policies should be followed when considering new industrial developments in LaVerkin:

1. Industrial land uses that would produce a large amount of vibration, odor, dust, noise as per state and federal regulations should be prohibited.
2. Sufficient buffer zones should be maintained between adjacent developments.
3. Industrial developments may need to prepare an analysis to determine their impact on the environment. The city may add any mitigation measures to reduce negative impacts on the environment as a condition for plan approval.
4. Industrial sites should include flat areas with good load bearing and well-drained soils.
5. Industrial areas should be planned so as to minimize truck traffic along local streets. The City should evaluate the need for truck routes throughout the city.
6. The impacts of industrial developments should be minimized through the use of building setbacks, landscaping, parking and adequate screening on all industrial land use.
7. The city will cooperate with local, regional, county and state efforts to recruit quality industrial development.



Public Facilities - (Zones included: CITY)

Areas in the Public Facilities designation (PF) are dedicated to public or quasi-public use such as parks, schools, churches, government establishments, public buildings, police/fire stations, etc.

Overlay Zones

1. *Hillside Overlay Zone*

The City finds that the health, safety and the general public welfare of the residents of the City will be promoted by establishing standards for the development and excavation of hillside and slope areas located in the City which are not designated in the Topside PCD Overlay area. Such standards should cause development to minimize soil and slope instability and erosion; minimize the adverse

LaVerkin City General Plan

effects of grading, cut and fill operations; preserve the character of the City's hillsides; and otherwise supplement and amplify the City Subdivision and Zoning Ordinances.

Chapter Two: Land Use

Hillside Overlay Zone Policies

1. Development of uses which would result in a hazardous situation due to slope instability, rock falls or excessive soil erosion will be prohibited.
2. Safe vehicular circulation and access should be provided.
3. Requirements should be established for location, design and development of building sites which will minimize the visual scarring and erosion effects of cutting, filling and grading of hillsides.
4. Requirements should be established for the preservation of open space by clustering or other design techniques to preserve the natural terrain.
5. Where hillside excavation does occur, buildings located in the cut area should be required to minimize the visual effects of scarring.



2. *Topside PCD Overlay Zone*

The City recognizes the unique and sensitive nature of lands located east of the Hurricane Cliffs, known as the Topside. The Topside lands are important recreational lands, and are recognized as the gateway to Zion National Park. Any land uses contemplated for these lands must be carefully designed to fit into the landscape and to complement the outstanding views both to and from the area. The main objective of the Topside Planned Community Development Overlay (PCD) Zone is to ensure well-designed development in unobtrusive locations which minimizes visual impacts in the Topside area

The Topside PCD Overlay Zone Policies:

1. The topside overlay zone will be governed by an extensive set of design standards that will regard visibility impacts as a primary factor in permit approvals. This will include provisions for:
 - a. Lighting of both buildings and signs, and the prohibiting of billboards.

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- b. Minimizing and screening by natural terrain features the visual scarring of the land with large cuts, fills, or pads.
 - c. Utilizing clustering and pedestrian-scale orientations.
2. There will be no uses by right (no use will be permitted without planning commission review and approval). Applicants will need to demonstrate why building in the corridor is necessary and appropriate.
3. No private development will occur north of Highway 9. Recreation development bubbles will accommodate community and regional recreation uses. Uses will be low intensity, without the need for major grading or construction.
4. Steep slopes will be left undisturbed.
5. Topside residential uses will be governed by design and construction provisions negotiated in formal development agreements as allowed by a new "planned community" zone.
6. Due to the visibility factor increasing from west to east, allowable densities and heights will be higher on the west and gradually decrease to the east.
7. Large graded pads will not be allowed. Any grading will be focused on individual lots and building footprints.
8. The mix of uses on the Topside will accommodate a wide variety of needs. The Topside will not become just an exclusive resort, a gated community or a series of subdivisions. School sites, church sites, neighborhood commercial nodes, and a wide range of undeveloped open space uses will be incorporated into the design of the Topside. Developers will need to work with the City in planning such facilities.
9. The open spaces preserved will include the historic uses such as the kiln, the "Cracks", etc. The undeveloped washes provide an excellent location for a trails system tying the Virgin River Gorge to the Hurricane Mesa north of Highway 9.



In addition to the above, a recent City planning session focusing on the desired future state of development on the Topside gave further guidance to potential developers. The results of this session are shown in Appendix B, "Topside Development: Desired Future State".

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2.3. MAINTAINING BALANCE

It is the objective of LaVerkin City to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing



development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated on page 27a LaVerkin City Zoning Map. Future decisions regarding land use and zoning in LaVerkin should be guided by this map.

2.4. ANNEXATION PLANS

Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly

annexed area become citizens of the City and share in the benefits and responsibilities of that citizenship. Some unincorporated areas outside of LaVerkin City's current boundaries have been identified and are further outlined in the adopted Annexation Policy Plan (see Appendix C).

2.5. IMPLEMENTATION

The LaVerkin City Zoning and Subdivision ordinances, as well as other sections of the City Code shall carry out the land use element. Additional tools to implement the Land Use Element include:

- Development of impact fee program
- 1-10 year capital facility improvement program
- Annexation program

Chapter Two: Land Use

LaVerkin City General Plan

2.6. - LAND USE GOALS

Goals	Strategies	Actions	Timing
1. Promote a stable and attractive environment throughout the city.	A. Maintain the current balance of low intensity land uses.	i. Maintain quality single-family neighborhoods with large lots.	Ongoing
		ii. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.	Ongoing
2. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations which result in open space preservation in new developments.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods.	0-2 years
		ii. Explore implementing a transfer of development density program that encourages the preservation of sensitive areas.	0-2 years
		iii. Implement a ridge line setback standard to lessen visual impacts of construction.	0-2 years
	B. Pursue good open space planning efforts for the Topside.	i. Follow and update the PCD ordinance as needed.	Ongoing
		ii. Work with the BLM to preserve and protect sensitive and hillside areas on the Topside.	Ongoing
	C. Support open space preservation efforts on properties targeted for future parks and trails throughout the city and in future annexation areas.	i. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces.	0-5 years
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, trails or other open spaces.	Ongoing

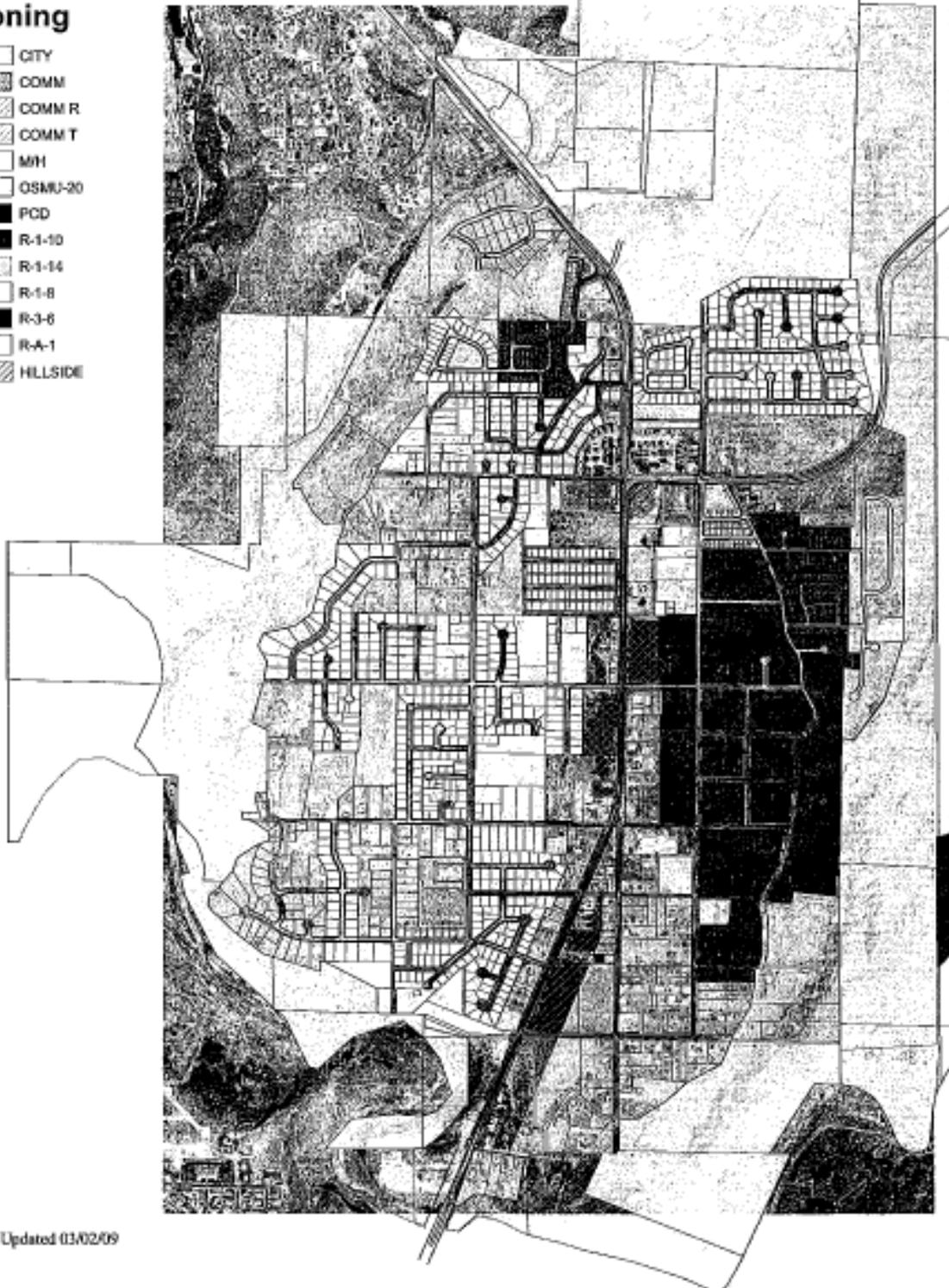
2.6. - LAND USE GOALS

Goals	Strategies	Actions	Timing
3. Promote a sustainable economic environment in the city.	A. Promote a resort commercial zone at the south end of the city above the Virgin River.	i. Promote hotel and restaurant development in the resort commercial zone.	Ongoing
	B. Plan and promote an industrial area in the northeast area of the city (below Topside).	i. Prepare an industrial development plan.	0-5 years
		ii. Adopt an ordinance to regulate permitted industrial businesses.	0-5 years
	C. Plan a more defined Downtown District.	i. Develop a plan for downtown development, and expect businesses to connect to a design theme with financially viable design and choices.	0-2 years
			ii. Promote well-planned commercial development near the junction of State Street and Highway 9.
		iii. Develop a plan and special planned development zone and ordinance for a mixed use commercial village with open space on the property located between State and Main Streets and between 200 and 300 North.	0-2 years

ZONING MAP LAVERKIN CITY

zoning

-  CITY
-  COMM
-  COMM R
-  COMM T
-  MH
-  OSMU-20
-  PCD
-  R-1-10
-  R-1-14
-  R-1-8
-  R-3-6
-  RA-1
-  HILLSIDE



Map Updated 03/02/09

LaVerkin City General Plan

Chapter Three: Environment



Key Points

- Introduction
- Natural Environment
- Open Space Preservation
- Other Environment Factors
- Environment Goals



3.1. INTRODUCTION

The large amount of land that makes up the LaVerkin region offers a variety of natural and man-made resources and environments that, if managed correctly in the context of planning, should over the long-term produce desirable results and benefits not only locally, but throughout Utah and the United States. Not only does LaVerkin want to enhance its natural and man-made resources, the city desires to maintain and enhance its heritage and the environment. LaVerkin is a progressive, small, Southern Utah city that desires to manage its resources wisely.

3.2. NATURAL ENVIRONMENT

Soils

Soils are a very important component of land use in LaVerkin. Agricultural studies and experiments have proven that many local soils adapt well to alfalfa, barley, sugar beet seed, milo, sorghum, and pasture. For the most part the soils are moderate to good for construction; however, some soils exhibit moderate to severe constraints for construction. Most of these soils are located in river drainages or on rocky slopes.

The City of LaVerkin desires to maintain and enhance its natural and man-made resources, its heritage and the environment.

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Appendix D, Soils Classifications and Soils Map, contains a list of soils that are located in the LaVerkin planning area. Soils are associated with elevations ranging from 2,500 to 3,500 feet, an average temperature of 57 to 67 degrees and a frost-free period from 175 - 200 days.

Chapter Three Environment

As development occurs, the City should review proposals located in or immediately adjacent to areas of soil instability, liquefaction areas, expansive or collapsible soils, and steep slopes to determine if a significant constraint exists and to determine appropriate land use and structural design.



Hillsides

Development on hillside areas which may eventually be incorporated into the City is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and the provision of city services. The City should establish hillside development standards that address hillside excavation and reclamation of cut slopes.

Floodplain

LaVerkin City is enrolled in the National Flood Insurance Program and recently adopted the FEMA Flood Plain

Map, allowing residents to purchase federal flood insurance. The City has also prepared a comprehensive flood/drainage engineering study that identifies flood channels.

Areas that may be significantly impacted by flooding should be restricted from development. Channelization along flood ways should be avoided to reduce the affects of flooding.

Earthquake Hazards

LaVerkin is located at the base of one of the most dramatic faults in the western United States. The Hurricane Fault has not moved in historic times, but has the potential to slip at any time. The Utah Geological Survey has conducted a study of the fault in cooperation with Arizona state officials. This study will provide additional details regarding the fault. The city should recognize the presence of the fault by developing an emergency response plan, and having materials stockpiled in preparation for repairs to critical facilities such as water lines, sewer lines, and road repairs.

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3.3. OPEN SPACE PRESERVATION

Open space is a fundamental element in creating a decent, desirable, balanced and safe living environment in the community. Open spaces are also very important factors in maintaining an interesting urban environment. Open space is vital to the psychological, physiological, aesthetic and economic welfare or well being of the residents in LaVerkin and the people who visit LaVerkin. It is an irreplaceable resource because once open space is developed it is very difficult to bring the developed land back to open space.

Chapter Three
Environment

LaVerkin desires to preserve and maintain certain open space regions within the planning area. These open space areas include the Virgin River, Ash Creek and LaVerkin Creek floodways and associated wetlands, the Hurricane Cliffs, and appropriate public lands located within the city limits. These areas have topographical features that are very sensitive to development. These open space areas are a valuable resource for the city and the region as a whole, and have been designated and planned as Special Management Resource Areas (see Appendix E "Special Resource Management Area Prescriptions").



Private property owners of undeveloped land, who do not desire to develop their properties, are encouraged to preserve open space through conservation easements, agriculture protection areas, or other open space preservation methods.

Open Space Preservation Policies:

1. Open spaces delineated on the land use map should be preserved in their natural state and not used for development except for agriculture and/or recreational uses such as parks, golf courses and pedestrian/bicycle trails.
2. All locations that exhibit environmental constraints such as flooding, wildfire, utility easements, hazardous soils, earthquake fault lines, hazardous waste, canals, geologically unstable areas, pipelines, power lines, mining reclamation, etc. shall be designated as open space.
3. Owners of such lands may request a change of such designation, if adequate professional reports are submitted showing that more intense development can

LaVerkin City General Plan

be accommodated on the site without endangering citizens or visitors to LaVerkin City.

4. Preserve any area that contains natural hazards or man-made resources such as archaeological sites, mining claims, high water tables, rocky soils, etc. These areas should be designated as open space.
5. The City of LaVerkin shall actively pursue the preservation of significant open space through zoning, conservation easements, acquisition, clustering, transfer of development rights, and support of community land trusts or similar organizations.
6. Open space districts within LaVerkin include the Virgin River, Ash Creek, and LaVerkin Creek flood ways and associated wetlands, the Hurricane Cliffs, the escarpments surrounding Hurricane Mesa, and BLM lands within the city limits.
7. Cooperate with the Bureau of Land Management to preserve the character of public lands inside the city limits. Determine which parcels of public land may be appropriate for future Recreation and Public Purpose applications.
8. Promote the preservation of significant ridge lines, mesas, and other geologic formations to provide land use buffers, to provide for public safety, and to define the geographic limits of the community.
9. Cooperate with adjacent jurisdictions to develop planning policies and zoning regulations that preserve open space between communities.

Chapter 11
Environmental



3.4. OTHER ENVIRONMENTAL FACTORS

Noise and Vibration

Noise and vibration have both a direct and indirect effect on people and industry and must be recognized early in the planning or project approval process. Noise has direct physical effects, such as hearing loss, as well as less direct effects such as interference with activities like sleep and conversation.

Sources of significant noise that have been identified in the LaVerkin planning area include traffic along State Highways 17 and 9, some traffic along local streets, children attending LaVerkin Elementary School and agricultural farm operations. Anything greater than 65 decibels (Dbl) is considered unacceptable and should be mitigated, especially in residential areas. A noise level of 55 Dbl is considered an average sound level and causes little annoyance.

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Chapter 11 Environment

Current traffic levels, as identified by the LaVerkin City Community Transportation Plan which was prepared by the Utah Department of Transportation, are estimated at 17,000 vehicles per day. As traffic increases to the estimated 37,000 vehicles per day in the year 2030, the noise decibel level will increase. This will have a direct and indirect affect on people who work or live adjacent, or in the vicinity of this corridor. Buffers such as aesthetic block walls, landscaping, or other physical barriers should be provided to protect humans from the element of noise. If and when large industrial and/or commercial establishments are developed in LaVerkin, the use of buffers will be needed to delete noise from sensitive residential areas.

Air Quality

According to the Utah Division of Air Quality, LaVerkin is classified as a "Class II" attainment region, which means that air quality is high. This resource should be preserved. Most LaVerkin residents desire the air quality to continue to be rated high. Inefficient traffic circulation, burning of trash, wind-blown dust, wood smoke, dust from gravel pit operations and heavy industries are key problems to the air pollution today. Proposed land uses should be evaluated in terms of potential impacts to the air quality of the community.

Energy Conservation

The City of LaVerkin shall continue to practice energy conservation as one of its priorities to reduce wasteful, inefficient and unnecessary consumption of energy. To accomplish this, the City should pursue the following:

1. Provide incentives for the installation of energy conservation techniques in new and existing commercial and housing development.
2. Encourage the use of solar and wind energy for specific development projects when economically feasible.
3. Identify recycling and composting areas in strategic locations throughout the city to provide a means for conserving space in landfills, and cooperate with regional recycling programs.



LaVerkin City General Plan

ENVIRONMENT GOALS			
Goals	Strategies	Actions	Timing
1. Preserve and protect the environmental setting of LaVerkin through sensitive land use patterns and conserve natural and man-made resources.	A. Recognize the city's regional natural resource relationships with the surrounding jurisdictions and emphasize collaborative planning with regional agencies.	i. Participate in regular natural resource planning with Washington County, Dixie Metropolitan Planning Organization, and the U.S. Bureau of Land Management.	Ongoing
	B. Encourage the use of solar, wind and other energy technologies.	i. Develop strategic plans for pursuing community energy options.	Ongoing
	C. Increase emphasis on enhancing and protecting the natural environment in City ordinances and construction standards.	i. Review and update the zoning ordinances which preserve the integrity of the natural settings of open spaces and parks, and develop clear procedures for their enforcement.	Ongoing
		ii. Adopt requirements that noise impacts be addressed in the review and approval process for all commercial and industrial land uses, as well as residential land uses involving more than four units.	Ongoing
		iii. Adopt requirements that air quality impacts be addressed in the review and approval process for commercial and industrial uses that will include significant air emissions.	Ongoing
	2. Promote responsible development within the natural environment.	A. Increase emphasis on development within the natural environment in City ordinances and construction standards.	i. Review, establish and follow construction standards for the open space system that minimize the potential impacts of flooding and erosion.
ii. Ensure that new development, grading and landscaping are sensitive to the natural topography.			Ongoing
B. Provide assistance and information regarding floodways and wetlands.		i. Continue to educate the public regarding flood hazards in recognized flood ways, consistent with Federal Emergency Management Agency (FEMA) requirements.	Ongoing

3.5. ENVIRONMENT GOALS			
Goals	Strategies	Actions	Timing
		ii. Request assistance of federal and state agencies in the identification of wetlands within the city limits.	0-5 years
3. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations which results in open space preservation in new developments.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods.	0-2 years
	B. Support open space preservation efforts on properties targeted for future parks and trails throughout the city and in future annexation areas.	i. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces.	0-5 years
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	Ongoing

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LaVerkin City General Plan

Chapter Four: Community Design



Key Points

- Introduction
- Beautification of Main
- Corridors
- Preserving Rural Heritage
- Community Design Goals



4.1 INTRODUCTION

Building a physically attractive and unique city is consistent with the aspiration of creating an exceptional quality of life. People desire an attractive and pleasant environment in which to live, work and shop, as well as spend their leisure time. LaVerkin should promote these concepts with each and every new development, as well as the upgrading of older and existing development.

Because community design overlaps other aspects of planning such as recreation, open space, transportation, and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

4.2. BEAUTIFICATION OF MAIN CORRIDORS

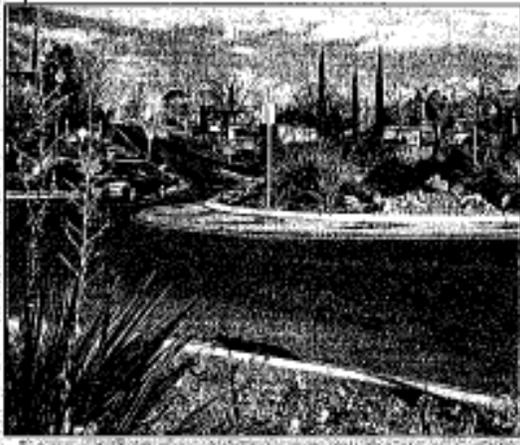
The beautification of the main corridors is an important objective of the LaVerkin community. State Route 9 which runs centrally north and south through the city is the most important corridor to the community in terms of economics, historic heritage and community core. Additionally, Main Street and Center Street have played key importance to the community.

LaVerkin residents desire an attractive and pleasant environment in which to live, work and shop, as well as spend their leisure time.

LaVerkin City General Plan

Chapter Four: Community Design

The character and success of a community is often defined by the design and economic vitality of the downtown area. In LaVerkin, a downtown district has been identified in the area of those blocks immediately adjoining State Route 9 between Center Street and 500 North, where State Route 9 turns to the east. Within this area are many opportunities for urban design and community improvement, including the refurbishing / restoration of building facades, and the creation of a streetscape.



What is a streetscape? It can be defined as a facelift, a beautification or softening of a city street. It is a development project which invites pedestrian traffic by adding human elements to the harsh environment of a street designed mostly for the fast flow of vehicles. It provides physical and designable characteristics that provide the setting for successful urban living. Streetscape designs are intended to make the community's main street a great street. A street people want to use. A street which helps define the community.

A cohesively designed streetscape can do much to improve the look, feel and effectiveness of the street, and thereby has many positive impacts on the economy and quality of life in LaVerkin. Successful streetscape projects on LaVerkin's main corridors would maintain the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for successful urban family living. Benefits of streetscaping can include:

- Expanded investment appeal and quality development
- Increased business activity
- Calmed vehicular traffic
- Increased pedestrian traffic
- Improved property values and community pride
- Enhanced sense of community core and cohesion

Streetscape designs are intended to make the community's main street a great street.

A street people want to use.

A street which helps define the community.

Special attention to maintaining and upgrading the appearance and feel of the downtown district along State Route 9 is essential to its vitality and effectiveness.

LaVerkin City General Plan

Chapter Four: Community Design

This section of State Route 9 should be considered a priority street improvement project in LaVerkin, as well as along the eastern portion of the road to the hillside. Additionally, some streetscaping elements should also be planned for Main Street and Center Street which will tie into the theme along State Route 9.

Several options exist for designing a cohesive streetscape on LaVerkin's State Street, which include various combinations of streetscape elements. Streetscape elements can be divided into two categories:

- 1) Landscaping and surfaces, including trees, plants, grass, ground cover, rocks, sidewalks, and special surfaces; and
- 2) Street furniture and features, including benches, planter boxes, decorative garbage containers, drinking fountains, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standards, banners, and special architectural features.

The motto "*LaVerkin: The Beautiful Valley: A Proud Past, A Promising Future.*" and a city logo should be visibly applied to those streetscape elements installed.

Community Gateways

Community gateway beautification is key to creating a great impression for visitors and setting the tone for the beautiful and progressive community of LaVerkin. A plan should be made to upgrade the entrances to LaVerkin, to include welcoming monument signs, and business information signs. Additional improvements should include various types of streetscape and landscape features along the frontage of properties at both north and south community gateway areas.



Community Clean-Up Programs

Vital to achieving and continuing a beautiful environment in LaVerkin is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. A beautification committee should be established to promote clean-up programs and projects. Programs such as the "tidy bug" or "yard-of-the-month" awards do much to increase enthusiasm in maintaining

LaVerkin City General Plan

private properties. Increased enforcement of zoning laws can also make a positive difference in the appearance of unsightly or blighted properties.

Chapter Four: Community Design

Urban Forestry

The city will continue membership in the "Tree City" Program, and develop a street tree planting and maintenance program. Trees play a significant role in the beautification and urban design of the community. The LaVerkin Tree Committee is charged with promoting good urban forestry in the public right-of-ways to continue the beautiful, green environment in the city.



3.3. PRESERVING RURAL HERITAGE

An overriding theme of the improvement of LaVerkin as a progressive small-town community which preserves elements of its rural heritage has manifested itself through the update process of this Plan as being key to the desires for the future of LaVerkin. Preserving the rural heritage of LaVerkin has been a goal of the community for some time, yet new developments are challenging that goal.

How can the rural heritage be preserved?

The rural atmosphere in LaVerkin can be maintained and continued through the successful application of many methods, such as:

- Streets Planning - Including rural street design standards, streetscaping and potential bypass roads to take heavy traffic out of the community core.
- Low Density Planning - Including a focus on maintaining low and rural residential densities, promoting larger estate homes, architectural design guidelines, agriculture preservation, and restricted multiple family developments which are regulated in design.
- Community Design Features - Including mixed use subdivision design with open spaces and parks, home clustering, trails, and street design elements. Various elements important to the overall atmosphere can be included in development design requirements, including trees, landscaping, benches, fencing, mailboxes, etc.
- Community Safety - Including sufficient and dark sky street lighting, good safety ordinance adoption, and sufficient law enforcement.
- Open Space Requirements - Including preserving natural areas, open city blocks, parks and trails.

LaVerkin City General Plan

4.4. - COMMUNITY DESIGN GOALS

Goals	Strategies	Actions	Timing	
1. Achieve a community design and environment that is visually pleasing and unique to LaVerkin.	A. Improve the image of LaVerkin by creating an attractive setting at city gateways and along highways.	i. Identify beautification projects for gateway areas.	0-2 years	
		ii. Develop and pursue plans to beautify community gateways.	0-10 years	
		iii. Become an "adopt-a-highway" participant, and encourage other civic organizations to do so.	Ongoing	
	B. Focus increased efforts on the improvement and enforcement of City ordinances that promote an attractive community environment.		i. Review and amend the Zoning Ordinance to include provisions for maintaining vacant and older properties, as well as community design and landscaping requirements.	0-2 years
			ii. Budget funds for the hiring of officers to strengthen and carry out the city's nuisance and zoning enforcement program.	0-2 years
			iii. Pro-actively enforce the Zoning Ordinance.	Ongoing
	C. Encourage neighborhood stability and beautification through maintenance of properties.		i. Establish and maintain a "yard-of-the-month" recognition program.	0-2 years
			ii. Review the possibility of establishing neighborhood community organizations to work with the City.	0-2 years
			iii. Continue to sponsor regular city "clean up" days, and provide for the removal of large items and yard waste.	Ongoing

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4.4. - COMMUNITY DESIGN GOALS

Goals	Strategies	Actions	Timing
<p>2. Promote the beautification and revitalization of State Street and the downtown area, making it more visually appealing and pedestrian friendly.</p>	<p>A. Support the Beautification Committee and seek their recommendations for State Street and other community beautification improvement projects.</p>	<p>i. Adopt and implement a Downtown Revitalization and Beautification Plan with specifics on features, upgrades and themes.</p>	0-2 years
		<p>ii. Adopt design guidelines for developments in the downtown district.</p>	0-5 years
		<p>iii. Seek UDOT and State Grants for improvement projects.</p>	0-10 years
		<p>iii. Encourage clean up and reconstruction of existing buildings.</p>	Ongoing
<p>3. Promote the preservation of LaVerkin's rural heritage throughout the community.</p>	<p>A. Promote development which promotes the charm and feel of a small town and preserves elements of rural heritage.</p>	<p>i. Adopt ordinance requirements for tree planting and separated sidewalks in residential areas.</p>	0-2 years
		<p>ii. Review and update minimum requirements for animal control and the preserving of animal rights in the community.</p>	0-2 years
		<p>iii. Install dark-sky style street lighting standards in the city.</p>	0-10 years