

LaVerkin City General Plan

Chapter Five - Economics



Key Points

- Introduction
- Community Economic Characteristics
- Economic Development
- Downtown Revitalization
- Tourism
- Community Image
- Economic Goals



5.1. INTRODUCTION

LaVerkin City is interested in pursuing and maintaining a healthy level of economic growth. Such growth is a means of providing a balanced, healthy economy in LaVerkin. It is a means of expanding our tax base for better homes, better schools and better public services. It is a means of providing more employment opportunities.

The citizens of LaVerkin envision a sustainable economy based on retail business, clean light industry, tourism, additional specialty stores, convenience stores, restaurants and people commuting to jobs in nearby communities. "Cottage industries" or home occupations are also encouraged with reasonable restrictions. The creation of new business enterprises and new jobs are welcomed and encouraged; however, economic development should not be allowed to destroy the rural lifestyle that is the foundation of LaVerkin's unique sense of place.

LaVerkin City recognizes the importance of establishing and maintaining community sustainability.

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Chapter 5.2 Economics

The City also recognizes the importance of establishing and maintaining an appropriate level of community sustainability. While total sustainability is not possible, any reduction in the percentage of imported goods and services strengthens the community's ability to survive both economically and environmentally. The export of native goods and services to nearby communities, if it does not decrease the quality of life and impact the natural environment, will also provide long-term benefits to LaVerkin City. Those benefits will be in terms of business opportunities, stable employment and increased economic well-being.

5.2. COMMUNITY ECONOMIC CHARACTERISTICS

During the past few years little change has occurred in the shopping patterns of LaVerkin residents. Most commute to Hurricane and the St. George region to purchase retail or wholesale products. This will change as LaVerkin grows and therefore can support larger commercial establishments.



According to the U.S. 2000 Census the median household income in LaVerkin was \$35,949, compared to the Washington County median household income of \$37,212. Significant growth over the last decade in LaVerkin has brought the gap between these two income levels much closer. Also, the percentage of people in LaVerkin within the low-moderate-income (LMI) category (95% or less than the median household income) has decreased from 51% in 1990 to 42% in 2000.

In 2000, the estimated per capita income in LaVerkin was \$12,113, compared to the \$15,873 estimated per capita income in Washington County. The difference in per capita income can partly be explained by LaVerkin's higher population of those under 18: 35.8% in LaVerkin vs. 31.2% in Washington County.

Many of the people who are employed and live in LaVerkin work in the St. George region. Many people in LaVerkin still need higher job wages to be within the moderate and middle-income categories. In a nutshell, the economic picture in

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LaVerkin needs to increase in order to be competitive with the rest of the county; however, LaVerkin has a lot of potential to improve its economic situation within Washington County and the State of Utah, especially as the population increases as projected. Additional economic information is available in the economic element.

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5.3. ECONOMIC DEVELOPMENT

Historically, the economy of LaVerkin has had a strong relationship with 1) the development and production of agriculture, and 2) tourism traffic on the way to the nearby national parks. As the community grows and its needs change, greater diversity into the various fields of business, manufacturing and tourism are projected to take on a stronger role in successful economic pursuits in LaVerkin.



It is the City's intent to achieve the most desirable results in economic development pursuits. To this end, a strategic economic development plan should be prepared and followed by the City in order to achieve the results desired by the community. The preparation of the plan should be the oversight of the City's Economic Development Committee, which should work in concert with the goals and efforts of the Washington County Economic Development program.

Along with combining efforts with county resources and the Hurricane Valley Chamber of Commerce, the LaVerkin community should strive towards the eventual establishment of its own chamber of commerce, which can assist greatly with economic development. Initially, it may be best to establish a LaVerkin Committee within the Hurricane Valley Chamber of Commerce.

The City's economic development committee and plan should emphasize:

- Revitalizing the downtown area of State Street (SR9).
- Attracting and developing tourist-related business and high-tech industry that can offer new jobs and diversified economic vitality.
- Promoting tourism to LaVerkin and outdoor recreation opportunities.
- Maintaining and improving community image.
- Establishing and supporting an arts council and community events.

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To successfully promote economic development, the City should develop a business diversification profile and comprehensive marketing plan that strongly focuses on community demographics, potential market areas, tourist attractions, and economic wants and needs. The plan should document the "business-friendly" stance of the community. The community profile should be available as a brochure and a prospectus provided to regional business and governmental agencies, and be utilized in direct mailings, prospecting trips, tourism promotion and general information requests.

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5.4. DOWNTOWN REVITALIZATION

The revitalization of the community's downtown is considered to be a priority economic objective of the City. Downtown LaVerkin is currently a functioning and valuable economic area, although it is generally recognized as needing greater support and improvement.



Recognizing the importance for a vital and effective downtown, revitalization efforts through redevelopment and other programs are being shaped by the City and the business community. Several concepts have been suggested through the public involvement process of the Plan update which can serve to make downtown LaVerkin more viable. They include:

- Streetscape improvements
- Upgrades / facelifts of older buildings
- Special events held in the downtown area
- The attraction of additional retail and commercial services

Through and in concert with a LaVerkin Chamber of Commerce, the LaVerkin City and downtown business owners can pursue additional efforts towards revitalizing downtown. Organizing and promoting downtown business activity can be accomplished in many ways, including holding special events such as farmers

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markets, art festivals and other street fairs. Special events can be an effective method to draw more attention and business to the downtown area.

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Economic

5.5 TOURISM

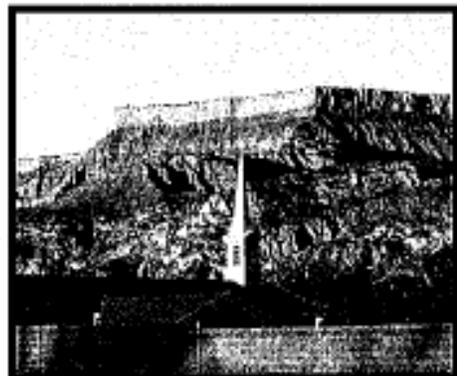
Continued development of tourism to LaVerkin and regional attractions is another opportunity to positively impact the local economy. Working in association with the Washington County and regional agencies, the City can actively assist the promotion of tourism. To do this effectively, marketing strategies need to be defined, and the necessary resources need to be dedicated. Efforts should be increased towards capturing a portion of regional tourism by promoting LaVerkin and its proximity to national parks and other recreation opportunities as a destination for travelers and outdoor sports enthusiasts.

5.6. COMMUNITY IMAGE

A good community image can have positive long-term economic benefits for the city. Promotion should focus on the community as a great place to live, work and play, which offers opportunities and services in all areas of life. Strong quality of life factors existing in LaVerkin should be emphasized, such as a clean, safe and beautiful environment, a family-friendly and caring community, excellent special events, the availability of outdoor recreation adventures, and proximity to national parks.



Beautification efforts on State Street, at community entryways and



throughout the community, as described in Chapter 4, will have significant impact on improving the community image. New residents, including both work force and retirement-aged people will be attracted to making LaVerkin their home. More travelers will look to LaVerkin as a nice, fun destination rather than a place they pass through on the way to other destinations. More businesses will see LaVerkin as an attractive community in which to do business.

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6.7. ECONOMIC GOALS

Goals	Strategies	Actions	Timing
1. Achieve a job-creating economic base that results in a diversified, stable and environmentally sound local employment.	A. Encourage the attraction, retention, and development of business and industry that gives LaVerkin economic vitality.	i. Support the Economic Development Committee.	Ongoing
		ii. Create a Strategic Economic Development Plan with an objective to attract tourist-related, medical and high-tech businesses, as well as other clean industry.	0-5 years
		iii. Seek assistance to recruit commercial and industrial development through a professional economic development contact person.	0-5 years
		iv. Develop a business diversification profile and marketing plan for promoting the community.	0-2 years
	B. Support business programs and organizations which lead to economic vitality in the community.	i. Promote "cottage industries" or home occupations with minimum restrictions.	Ongoing
		ii. Explore the possibility of a small business incubator program and other programs to enhance small businesses.	0-5 years
		iii. Work with the Hurricane Valley Chamber of Commerce to establish a LaVerkin Committee, eventually creating a local chamber.	Ongoing
		iii. Promote and support the arts council in sponsoring diverse, year-round entertainment and cultural activities for all area residents.	Ongoing
		iv. Seek grants for community events and cultural programs.	Ongoing
2. Encourage the revitalization in the State Street Downtown District.	A. Establish specific goals for economically revitalizing the downtown area.	i. Develop a Downtown Revitalization Plan for attracting and improving businesses, as well as planning for architectural guidelines, streetscaping, etc.	0-2 years
		ii. Support the development of an art festival held in the downtown area & other events.	0-5 years

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Chapter Six: Transportation



Key Points

- Introduction
- Street Classification System
- Street Master Plans
- Alternative Modes
- Transportation Goals



6.1. INTRODUCTION

Critical to the development of a community is a comprehensive transportation network. Streets should provide a safe, convenient and efficient system of transporting both people and goods to, from and throughout the city. Streets are also a major factor in the establishment of a community's character. They should provide visual unity and enhance the environment of adjoining land uses.

Long, wide, straight streets encourage high-speed traffic and are not appropriate in residential neighborhoods. Residential streets should be sized to carry only local traffic. Local streets should mainly serve the population who lives adjacent to them. Street and yard trees provide neighborhood identity and shade to reduce summer heat reflected from the pavement.

The City of LaVerkin is based upon a grid-street and a local curvilinear system (including cul-de-sacs) that serves mostly neighborhood traffic. Most of the streets are paved; however, there are many cracks and potholes that need to be repaired, especially on older streets that have existed ten or more years.

Highway 17 and Highway 9 are considered the only two arterial streets within the city. These streets are utilized by the most traffic per day in LaVerkin. The 2008 UDOT "Traffic on Utah

Streets are a major factor in the establishment of a community's character.

They should provide visual unity and enhance the environment of adjoining land uses.

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Highways" represents average north/south traffic within the city on SR9 as 11,900 daily trips. The same report shows traffic coming into the community from SR17 at an average of 5,575 daily trips and about 5,500 trips travelling east on SR9. Daily traffic numbers going north on SR17 are counted at 3,050. Trips from SR9 turning into LaVerkin at 100 East remain fairly steady from year to year with 2,850 in 2008. The high number of trips within the city not only represents the local traffic, but travel south into other areas of Washington County. These numbers support that many LaVerkin residents commute to their employment in the greater Washington County area and obtain



many of their goods and services from these areas. Also, every year additional vehicles are traveling to Zion National Park, most passing through LaVerkin. In 2007 over 2.7 million people visited the Park according to the National Park Service.

The local streets in LaVerkin have approximately 50 feet of right-of-way. Right-of-way along SR9 is approximately 80 feet.

The nearest airport is located in Hurricane, approximately three miles south of LaVerkin. The facilities at this airport provide for general aviation activity. St. George provides full-service commercial airport and is served by Skywest Airlines, which offers numerous flights to various destinations. Private planes also utilize this airport.

The only access the city has to a regional bus line is in St. George. No railroad lines are located in Washington County. As the population grows, LaVerkin will need to develop a sufficient circulation system that will meet the demands of its citizens. The City has provided a collector street framework for the orderly allocation of land uses and the provision for utilities. These streets have been designated within this Transportation Element. Many of these streets are proposed to be located in the newly annexed region on the north and east sides of LaVerkin.

6.2. STREET CLASSIFICATION SYSTEM

The first step in developing a street classification is to group all streets by functions. Roadways have two basic functions: provide mobility from point to

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point and provide access to adjacent land uses. From a design standpoint, these two functions have proven to be incompatible. For land access, low speeds are desirable, usually accompanied by inconsistent flows; for mobility, high speeds and uniform flows are desirable.

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Three basic functional categories are used to classify roadways.

- 1) Arterial Streets
- 2) Collector Streets
- 3) Local Streets

These streets make up the hierarchy of functional classes that relate directly to the different levels of travel demand from the public. Travel demand is easily identified according to the types and lengths of trips that individuals attempt to make.

Arterial

This class of streets brings traffic to and from principal arterial system and serves those major movements of traffic within or through the area. Arterials interconnect the principal traffic generators within the city (collector streets and local streets) as well as important rural routes. Arterial streets handle trips between different areas of the city and should form a reasonably integrated system. The length of the typical trip on the system should exceed one mile. These streets are designed to satisfy demand from the traveling public for high mobility. State Highways 17 and 9 are the only arterial streets in LaVerkin.



Collector

The collector street serves internal traffic movements within an area of the city, such as neighborhoods or subdivisions, and connects this area with the arterial system; however, the area of ultimate destination may be on a local or collector street. In some cases, due to the design of the overall street system, a certain amount of through traffic may be carried on collector streets. The collector street system provides land access, service and local traffic movement within residential neighborhoods, commercial and industrial areas.

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Local

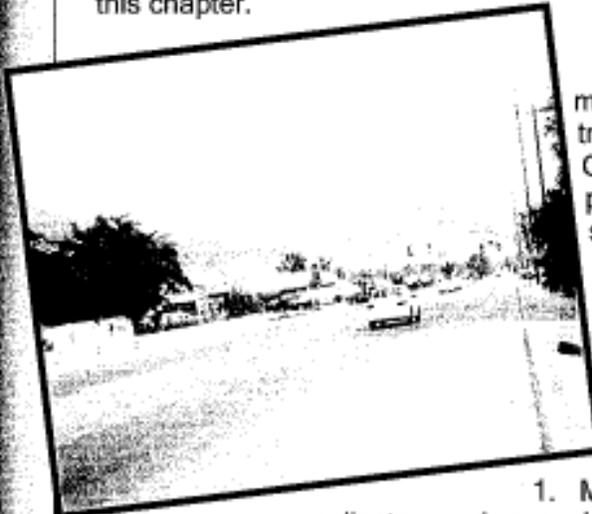
The local street system comprises all facilities that are not included within the higher classification systems. The sole function of local streets is to

provide low traffic speed and access to adjacent land. These streets make up a large percentage of the total street mileage of the city but usually carry a smaller proportion of the vehicle miles of travel. Access to the higher roadway systems with through traffic movement is deliberately discouraged.

Chapter Six: Transportation

6.3. STREET MASTER PLANS

It is the City's objective to prepare and regularly update the Street Master Plan as well as other plans, such as the UDOT Traffic Plan prepared in 2005 (see Appendix F). Planning and providing for safe and efficient transportation is the chief objective of the UDOT plan, which will also act as a vital appendix to this chapter.



The objectives of the City street master planning should include the flow of traffic on and the use of city streets. Components of the plan should include 1) policies which foster a safe and effective street system, 2) classification of streets according to their intended function, 3) street design standard guidelines, and 4) identification of areas where street improvements are needed.

Transportation and Street Plan Policies:

1. Maximize use of all arterial and major collector roadways while minimizing use of all minor collectors and local streets. Protect residential neighborhoods from intrusion of undesirable through traffic.
2. Establish collector streets with very few traffic stops or disruptions.
3. Provide for safe pedestrian routes to LaVerkin Elementary School and any future schools.
4. Cooperate with UDOT to provide appropriate traffic control devices or signs where needed.
5. Maximize and improve the operating efficiency and safety of the existing roadway system whenever possible.
6. Provide appropriate building setbacks on street intersections.

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7. Evaluate existing traffic control signs for necessary visibility.
8. Encourage curvilinear street design in hillside areas so that streets contour to the topography and create a more pleasant street environment.
9. Preserve the quality of residential neighborhoods by discouraging the flow of truck and through traffic in these areas consistent with circulation and emergency needs.
10. Continue to pave and repave all streets within the city. This system will be part of the Capital Improvement Program. Maintain all streets on a regular, rotating basis.
11. Encourage the use of Special Improvement Districts to improve existing streets.
12. Where alignments are known, the preservation/acquisition of corridor rights-of-way should be established or obtained.
13. Provide a sufficient amount of off-street parking for commercial/industrial development. Allow shared parking between adjacent users, when appropriate. Include city-owned off-street parking areas for visitors and retail customers.
14. Seek alternative funding sources to provide adequate transportation and circulation facilities.
15. Participate in intergovernmental coordination and cooperation among all agencies and levels of government for planning, management, financing and implementation of transportation system improvements.
16. Provide sufficient street access to any industrial land use for future development.
17. Maintain a street grid system, but allow occasional discontinuous streets as approved by the Planning Commission and City Council.
18. Protect State Highways 17 and 9 by encouraging site designs that minimize the number and frequency of curb and median cuts necessary to serve the site.
19. Develop neighborhood street patterns and circulation systems that preserve neighborhood integrity by limiting traffic



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volume, curb cuts, traffic speed, noise and fumes; promote the safety and convenience of traffic; protect the safety of neighborhood residents; encourage efficient use of land; and discourage non-neighborhood or through traffic.

20. Establish a design system for local and collector streets that recommends minimum right of way and width standards, but that allows for innovative design proven to be effective.
21. Avoid the appearance of uninterrupted landscape or pavement setbacks that parallel the curb by encouraging the use of design techniques such as massing of plant materials, berming up along retaining walls, etc.

The following transportation needs were identified in the preparation process of the General Plan, and should be incorporated in the streets master planning:

- Construction of street improvements, identified here by priority:
 1. 100 South Street
 2. 300 North Street, from State Street to Main Street
 3. 500 North Street
- Adoption of requirements for new developments to connect existing sidewalks.
- Require downtown business areas to have wider or setback sidewalks.



6.4. ALTERNATIVE MODES

As the community grows and improves, greater emphasis and desire will be placed on the development of a public transit system. The City may find it beneficial to work with Washington County to develop a future transit/bus system for service within LaVerkin and to other area communities.

Alternative modes of transportation are strongly encouraged in LaVerkin. A system of bicycle, ATV, and pedestrian pathways is planned throughout the City to allow for easy access and connection to most areas of the City. For more information, see Chapter 8, Parks and Recreation.

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6.5 - TRANSPORTATION GOALS

Goals	Strategies	Actions	Timing
<p>1. Provide a safe, convenient and efficient transportation system that serves the needs of the community.</p>	<p>A. Develop a safe and efficient system of streets, including a city-wide street improvement plan and priorities.</p>	<p>i. Maintain and regularly update City Street Master Plans.</p>	Ongoing
		<p>ii. Construct new street improvements, identified here by priority: 1) 100 South Street 2) 300 North Street, from State Street to Main St. 3) 500 North Street</p>	0-10 years
		<p>iii. Monitor traffic patterns to identify the development of future collector road needs.</p>	Ongoing
		<p>iv. Establish roadway alignments and require appropriate right-of-way dedication for widening any existing or proposed streets.</p>	Ongoing
		<p>v. Establish city-wide street cross-section standards for the installation of improvements, including ATV and bicycle paths.</p>	0-2 years
	<p>B. Develop a plan and requirements for the orderly installation of sidewalks and off-street parking throughout the community.</p>	<p>i. Prepare a schedule for installation of sidewalks in areas that are appropriate and feasible for pedestrian access throughout the community.</p>	0-2 years
		<p>ii. Adopt an incentive program where homeowners and the City of LaVerkin cooperate on sidewalk installation, repairs and replacement.</p>	0-2 years
		<p>iii. Adopt requirements for new developments to meet existing sidewalks.</p>	0-2 years
		<p>iv. Adopt requirements for wider or setback sidewalks in downtown business areas.</p>	0-2 years
		<p>v. Adopt regulations that require developers to screen and/or buffer large parking areas from public view through the use of landscaping, etc.</p>	0-2 years

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6.5.- TRANSPORTATION GOALS

Goals	Strategies	Actions	Timing
2. Encourage and promote opportunities for alternative modes of transportation which are safe, convenient, and environmentally sensitive.	A. Develop a recreational trails system linking the parks and various areas of town, including trails for ATV riders, cyclists, pedestrians, and equestrians.	i. Create and adopt a detailed Trails System Master Plan, planning and identifying priority trail projects.	0-5 years
		ii. Seek available funding for trails development from state and/or federal resources.	Ongoing
	B. Promote alternative modes of transportation through transit and car pooling.	i. Participate in regional feasibility studies regarding transit systems that could provide access to regions outside of LaVerkin.	Ongoing
		ii. Cooperate with appropriate agencies and organizations to encourage car pooling or van pooling for citizens who commute to area cities.	Ongoing

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Chapter Seven: Housing



Key Points

- Y Introduction
- Y Building Trends
- Y Housing Density Mix
- Y Moderate Income Housing
- Y Infill Housing Development
- Y Housing Goals



7.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in LaVerkin. Addressing housing issues, the City has identified objectives to 1) maintain the current housing density mix, 2) restrict the ability to replace trailers, and 3) promote infill housing development.

Washington County has a median housing value of \$233,900 according to the 2005-2007 Census updates. The housing market in LaVerkin is a majority of *one-family* homes, but the market also includes mobile homes, and multiple unit attached homes. The median monthly mortgage and rent figures for LaVerkin will not be available until after the 2010 Census is complete, but rent is expected to run at about \$800 and monthly mortgage payments in the low \$1000s.

Similar to the rest of southwest Utah, the majority of the housing in LaVerkin is one-family detached residential (including manufactured homes). According to the U.S. 2000 Census there were 1,158 housing units in the city.

The majority of the housing in LaVerkin is comprised of one-family homes, with mobile homes, and multiple-unit attached homes available as other housing types.

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Chapter Seven: Housing

The Utah Office of Planning and Budget has provided LaVerkin with future population projections from 1990-2020. In an effort to identify the city's target distribution of housing types within the projected population growth, the city's total population housing needs can be separated into three general categories: (1) one-family detached units, (2) one-family attached units, and (3) multi-family units.

These projections can then be divided by the census estimate of persons per household: 3.38 for one-family detached and one-family attached, and 2.1 for multi-family units to estimate a 30-year build-out by unit type. The above figures are based upon mathematical formulas.

Using the methodology above, the city's total housing needs can be roughly estimated by the year 2020 at: (1) 1,200 one-family detached units (including manufactured homes); (2) 372 one-family attached units; and (3) 472 multi-family units. However, a large number of one-family attached homes may not be constructed because the traditional one-family detached home (including manufactured homes) is the dominant residential land use in the city. Multi-family homes have been in demand because of low-vacancy rates, in-migration and economic growth.

7.2. BUILDING TRENDS

Since the 1970s, residential development in LaVerkin has increased. A moderate amount of one-family homes have been constructed during the past 25 years and construction has increased as the 1990 decade began. Manufactured housing has increased because of decreased costs, square footage is sufficient to enjoy a "comfortable" lifestyle. Design standards and quality has improved for this type of moderate income housing, which promotes an aesthetically pleasing appearance.



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Residential and non-residential values have enjoyed a steady increase over the last two decades.

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Since vacant land is available, especially on the west side of State Route 17, and the newly annexed area to the northeast, investors have the opportunity to develop in many different areas. Infill land is also available; therefore, new development should not be concentrated in a certain area. There has also been a small trend of households selling their homes to gain a profit and moving on to less expensive homes; however, the residual migration (people moving from outside the region) is greater than the current out-migration.

7.3. HOUSING DENSITY MIX

Seventy percent of the housing in LaVerkin currently falls within a one-family designation. The remaining 30%, representing various types of attached, mobile or multi-family housing units, provides most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low density housing, while at the same time allowing for increased medium to high density housing developments.



Higher density residential uses are capped at a maximum of four units that may be joined at a common wall, which meet setback and density requirements. Medium and high-density housing make appropriate buffers between low density residential areas and more intense uses, such as commercial or industrial uses.

7.4. MODERATE INCOME HOUSING

The City of LaVerkin is interested in promoting affordable housing for low-moderate income households. The State of Utah defines moderate income housing as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size." In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

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A Moderate Income Housing Plan and Study for LaVerkin City has been prepared to meet the requirements of the Utah State Code, which can be found in Appendix G.

Chapter Seven: Housing

7.5. INFILL RESIDENTIAL DEVELOPMENT



As LaVerkin continues to grow, residential development is encouraged to take place on the remaining developable lots found throughout and adjacent to developed areas of the community. Such development is considered preferable to "leap-frogging" with new developments occurring in areas separated from the existing community. A balance and mix of all types of housing is desired in the community, and new construction is encouraged to take advantage of infill development opportunities.

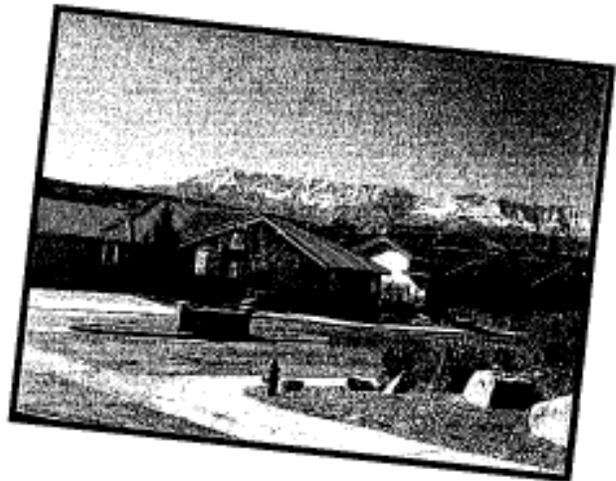
Housing Policies:

1. Environmental and site constraints may require a lesser density in particular locations.
2. Promote a variety of home types for all income groups. For each use, at least two parallel off-street parking spaces and landscaping requirements shall be met.
3. Provide high quality residential environment including privacy, open space, recreational activities, safety, convenient access, adequate circulation and protection from non-residential uses.
4. Require new residential developments to locate within areas currently served by adequate water, sewer, and other community services or pay the cost of extending services. New development will "pay for itself".
5. Focus on housing rehabilitation efforts, or if necessary, replacement programs in deteriorating neighborhoods.
6. Provide for the retention and maintenance of existing residential neighborhoods that are primarily developed with one -family homes and ensure that rehabilitation is compatible and complimentary with existing development in terms of scale, architecture and density.

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7. Encourage residential rehabilitation programs that provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies that could not otherwise be done.
8. Promote reasonable processing time and fees, including consideration of a prioritized schedule for non-profit affordable housing and other special need projects.
9. Participate in legitimate public/private partnerships intended to increase affordable housing in LaVerkin. Search for additional funding to support low-moderate income people who need affordable housing.
10. Promote safe and secure housing and neighborhoods, and encourage housing design that serves to deter crime.
11. Cooperate with governmental and nonprofit agencies and citizen groups that monitor housing discrimination complaints and practices.
12. Assure that unrestricted access to housing is available to all segments of the community.
13. Restrict housing development in areas containing important natural resources consistent with other goals and policies pertaining to natural resource areas.
14. Provide for clustering/grouping of structures with areas containing important qualities in order to preserve those resources.



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7.6. - HOUSING GOALS

Goals	Strategies	Actions	Timing
1. Provide an orderly and sufficient amount of diverse housing types that will adequately serve the community.	A. Encourage the development of more quality housing in the community.	i. Support the building inspector in requiring high building standards and codes.	Ongoing
		ii. Maintaining large lot zoning throughout the community.	Ongoing
		iii. Restrict further development of trailers and manufactured housing to existing zoned areas.	Ongoing
		iv. Restrict multiple-unit housing through zones and the zoning ordinance.	Ongoing
2. Provide a reasonable opportunity for moderate income housing.	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	i. Make state and federal programs information available to the public.	Ongoing
	B. Promote the objectives of the LaVerkin City Moderate Income Housing Plan (Appendix G).	ii. Review and regularly update the Moderate Income Housing Plan.	Ongoing

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Chapter Eight: Parks and Recreation



Key Points

- ✔ Introduction
- ✔ Parks and Recreation Master Plan
- ✔ Parks and Facilities
- ✔ Recreational Trails
- ✔ Parks and Recreation Goals



8.1. INTRODUCTION

Providing quality parks and recreation facilities and services which enhance the quality of life of the residents is an important objective of LaVerkin City. This includes developing plans for recreational trails for public use throughout the city. LaVerkin City's objective is to provide comprehensive recreation programs, services, facilities and resources that allow and encourage participation by all residents.

8.2. PARKS AND RECREATION MASTER PLAN

Like many communities throughout the U.S., LaVerkin City is experiencing a continuing desire for more recreational opportunities. This creates the need for a plan to meet the current and future recreational needs and desires of the community. A parks and recreation master plan would provide a proactive "road map" for guiding future planning, design and implementation decisions. The use of parks, trails and recreation facilities will become an integral part of daily life in LaVerkin through the implementation of such a plan, which would act as an appendix to this document.

LaVerkin City's objective is to provide recreation services that allow and encourage participation by all residents.

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The beginnings of a parks and recreation master plan was developed through the creation of this document, with public input provided through the General Plan update process, as described in the Plan Update section in Chapter One.

Chapter Eight: Parks and Recreation

8.3. PARKS AND FACILITIES

Open space, parks and recreational activities can improve the quality of life and the environment. The quality and location of parks and recreational activities will have a significant impact on the people of LaVerkin. Recreational activities can enhance human development and the stewardship of land by helping people relate to their environment and to each other.



LaVerkin currently has one playground area next to LaVerkin Elementary School, located at 51 West Center. This playground is utilized by the elementary school during the day and is open to the public after school hours. A city park is located at 321 North Main. The city also provides a recreation hall and basketball courts at the city office complex located at 111 South Main. Mini-parks are located at Vintage Park Subdivision in the northwest area, Zion View Estates in the northeast area, and River Wood Estates near the northwest LaVerkin/Toquerville boundary close to SR 17.

Key deficiencies include the lack of recreational facilities to serve the large and growing population of pre-school and school age children as well as adults; mini-parks within subdivisions; greenbelts, community parks; and indoor facilities (private or public) are in particular demand, such as indoor recreational facilities, swimming pools, racquetball courts, bowling alleys, etc. Increasing demand for outdoor uses such as BMX biking and skateboarding is also evident.

Mini-parks (2 to 5 acres): Provide adequate small scale active and passive recreational opportunities where feasible (i.e., picnic facilities, basketball courts, swings and playgrounds, etc.) in all one-family and medium density residential areas. Service area is up to a 2 mile radius.

Community Parks (1 to 20 acres): Provide community parks where practical to accommodate a broad range of recreational activities. Community parks may be combined with school sites to minimize the cost of maintenance through joint use.

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Service area is one to two miles. Community park elements include areas suited for intense use, easily accessible and often include special natural features.

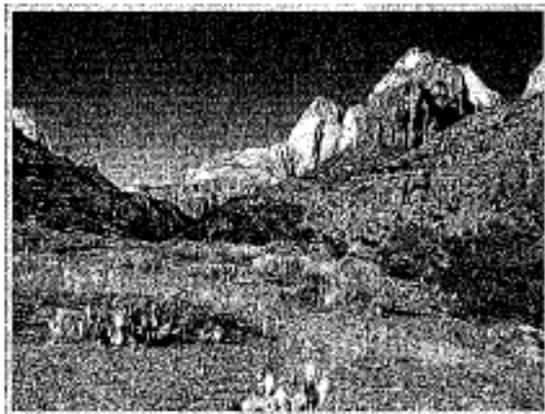
Chapter Eight: Parks and Recreation

Many national and state parks are located throughout southwest Utah, including Zion National Park, Cedar Breaks National Monument, Bryce Canyon National Park, Glen Canyon National Recreational Area (Lake Powell), Red Cliff Campgrounds and Snow Canyon State Park. These parks provide many recreational activities to residents and non-residents such as camping, hiking, and site seeing.

Nearby Quail Lake and Sand Hollow Lake provide recreational activities such as fishing, boating, camping and site seeing. These activities attract thousands of people to the reservoirs annually. These water resources must be protected for future use.

Parks and Recreation Policies

1. Encourage the use of existing public easements for parks and trails development, subject to safety limitations.
2. Assure the provision of adequate opportunities for active and passive recreation for residents of all ages.
3. Promote a tree and bush planting program and establish other nature and conservation programs.
4. Promote the establishment of citizen volunteer programs for park maintenance.
5. Promote cooperation between federal, state, and local agencies to coordinate regional park planning.
6. Provide mini-parks for every subdivision of 10 or more lots and require a park design review. Consider requiring a cash-in-lieu-of or impact fee if the park or greenbelt is not needed or feasible for the specific subdivision. Promote agreements for use and development of joint school park sites and facilities.
7. Preserve and protect all public buildings and grounds from deterioration.
8. Maintain existing parks and recreational facilities in order to provide quality facilities.
9. Design, construct and maintain all park facilities in a safe, economical, aesthetic and functional manner. Primary design considerations for parks



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Chapter Eight: Parks and Recreation

- should include low maintenance, mixed recreational use, low water consumption, public safety and drainage considerations.
10. Provide public restrooms for convenience at all community parks.
 11. Consider the development of equestrian-oriented housing with trails tied throughout a neighborhood. Ensure that surrounding land uses are compatible with the equestrian usage.
 12. Encourage the development of private commercial recreational facilities such as batting cages, miniature golf, driving ranges, aquatic facilities, skate courses, food service concessions, and other commercial activities.
 13. Continue to promote the utilization of existing national and state parks in the vicinity of LaVerkin.
 14. Encourage programs for a variety of passive, educational, cultural and active recreational opportunities for all area residents.

8.4. RECREATIONAL TRAILS



The quality of life in a community is enhanced when it has a system of recreational trails and facilities. A trails system is also an asset to the city transportation network. Increased walking and bicycling due to the creation of these facilities leads to a cleaner environment and a healthier population.

Safety for bicycles is an important issue. According to the *Bicycle and Pedestrian Planning Guide*, Parsons Brinckerhoff, Utah's bicycle fatality rate is 36% higher than the national average, which is caused by a lack of safe bicycle corridors. Many local trips that LaVerkin residents currently make in their cars might be made on foot or by bicycle if they could do so, on established safe trail corridors.

Where practical, bicycle and pedestrian paths in LaVerkin should 1) be separated from vehicular traffic, 2) be constructed with separated bike and pedestrian lanes, and 3) provide connection between parks and open spaces. Trails planning should promote the integration of trails to provide linkages to parks and open space.

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8.5. - PARKS AND RECREATION GOALS

Goals	Strategies	Actions	Timing
1. Provide for parks and recreation facilities and services to enhance residents' quality of life.	A. Establish a plan for the development and improvement of parks, and greenbelts where appropriate and feasible.	i. Support the Recreation Committee in planning the development of specific parks and recreation projects, programs and events.	Ongoing
		ii. Identify potential new park sites in under-served or growing areas of the city.	0-2 years
		iii. Prepare a plan for the types of amenities needed in parks.	0-2 years
		iv. Require park development from developers.	Ongoing
		v. Expand the City Park to State Street.	0-5 years
		vi. Explore and establish funding sources for parks, trails and recreation that can include grants, bonds, improvement districts, etc.	0-2 years
		vii. Reflect the concerns of affected private landowners in the parks development process.	Ongoing
	B. Encourage the acquisition of property and the development of additional recreational facilities.	i. Develop a plan for acquiring land, and operating a public swimming pool.	0-5 years
		ii. Develop plans for a recreation center, separate from the community center.	0-5 years
	2. Develop a system of recreational trails throughout the city.	A. Finalize and amend plans for recreational trails development, as shown on the Land Use Map in Chapter 2.	i. Activate a trails committee to make recommendations for trail projects and priorities.
ii. Explore the use of existing public rights-of-way for trails, bikeways and greenbelts.			0-2 years
iii. Explore the possibility of improving the tunnel near 300 South for trail use.			0-5 years
iv. Work with UDOT and other agencies to install culverts underneath roads to allow pedestrian/equestrian passage.			Ongoing

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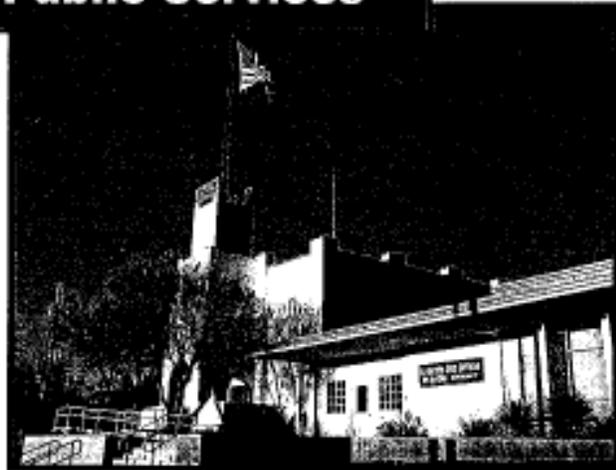
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Chapter Nine: Public Services



Key Points

- Introduction
- General Government
- Public Utilities
- Emergency Services
- Regional Services
- Public Services Goals



9.1. INTRODUCTION

This chapter addresses the various aspects and policies of public facilities, services and activities in the City. LaVerkin continually strives to provide necessary public services for its citizens. The responsibility of public facilities in the planning area is shared between the City of LaVerkin, Washington County School District, Ash Creek Special Service District, private utilities, state agencies and Washington County.

LaVerkin provides several public services in the city. Public services provided by the City include parks, culinary water, pressurized secondary water, police protection, cemetery, street construction and maintenance. Services for which the City contracts through other providers include solid waste, ambulance and fire protection.

Qwest supplies local telephone service; natural gas is supplied by Questar; power is supplied by Utah Power; and Ash Creek Special Service District provides wastewater service.

The goal of the City of LaVerkin is to continue improving and expanding its stock of public facilities as

LaVerkin's goal is to continue improving and expanding public facilities as needed for its residents and new development.

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needed for its residents and to meet the demands of new development. Some of the infrastructure is old and dilapidated and needs to be replaced or repaired. As construction expands, developers will need to supply the costs of their use of public facilities and services, and not place an inequitable financial burden on existing residents. The City will assure that development takes place only with the presence of adequate public facilities to serve the development. This commitment is demonstrated in the City's recent successful efforts of upgrading its water system and relocating the City offices and civic center.

Chapter Nine: Public Services

Future policy determinations will be directed toward: 1) meeting the current gap in public facilities and services required by city residents and businesses; 2) maximizing the economic return from all developed municipal utilities; 3) meeting the needs of new development; and 4) improving the city's competitive edge in economic development through continuous upgrading and provision of public facilities and utilities in the planning area.



9.2. GENERAL GOVERNMENT

City Administration

The LaVerkin City administrative offices moved into the new location at 435 North Main Street in October 2005. The old City building at 111 South Main Street has served as Ash Creek Sewer District offices, council chambers, police department substation, and community center. The new City maintenance shop is located at 435 North Main.

Cemetery

The City's four-acre cemetery, located at 570 North State, has sufficient expansion capacity to meet space needs for burial services up to the year 2017.

9.3. PUBLIC UTILITIES

Culinary Water

There are two sources that the City of LaVerkin utilizes for culinary water. These sources include: Ash Creek Springs and Toquerville Springs. The City has also worked with the Washington County Water Conservancy District to add two additional sources, Cottam Well and a treatment plant between Virgin and LaVerkin.

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Chapter Nine: Public Services

As of 2009, LaVerkin owns approximately 714 acre feet of culinary water rights. There are two water tanks in LaVerkin on the east side of the city, with a total capacity of 2.5 million gallons. LaVerkin currently has approximately 1350 water connections. Culinary water use, from a study by Sunrise Engineering, Inc. in 2009, was reported as 371gpd/ERU. The study cites that this average is below the Utah average use of 400gpd/ERU due to the large number of secondary water connections for outdoor use in the city.

The ratio of residences having secondary water connections to the residences not using secondary water is expected to at least remain constant as the city grows. However, it is possible that the number of residences using secondary water may even become greater as the city installs improvements to their secondary system and works with the WCWCD to improve the quality of secondary water.

Though the City owns enough culinary water to meet current State of Utah Public Administrative Rules for Public Drinking Water Systems, R309-510, if growth continues over the next 20 years, a deficit in acre feet may be expected. LaVerkin has entered into an agreement with the WCWCD to provide any additional water rights that may be needed to supply LaVerkin's culinary water system.

Sunrise Engineering suggested in their study that the city review its water rights at least every five years in order to ensure that LaVerkin would be able to meet future demands and maintain a right to the water.

EXHIBIT 5: LAVERKIN WATER SOURCES		
SOURCE OF WATER	FLOW AND/OR LIMITATION	WATER RIGHT #
Upper Ash Creek Springs	134.6 gpm, .300 cfs, 72.0 ac ft	81-1073
Toquerville Springs	149.5 gpm, .333 cfs, 241.0 ac ft	81-2287
Upper Ash Creek Springs	220.4 gpm, .491 cfs, 71.3 ac ft	81-687
Ash Creek Spring and Upper Ash Creek Spring	448.8 gpm, 1.000 cfs, 330.0 ac ft	81-1602

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Chapter Nine: Public Services

Water Policies:

1. Include the additional water resources obtained from the Washington County Water Conservancy District to expand its water supply capacity at a reasonable rate.
2. Within the water service area, private development shall obtain City Council approval for and provide the internal distribution facilities necessary for their projects. All water systems shall be designed to connect to the city's water mains.
3. Require compliance with state and county standards and regulations applicable to water usage, water system development and distribution systems in the development of water facilities.
4. Seek to maintain a water system capable of meeting the daily and peak demands of City residents and businesses, including provision for adequate fire flows.
5. Coordinate the delivery of utilities with private utility companies operating in its service area. If feasible, all utilities should be located underground.
6. Utilize, where appropriate, public financing mechanisms such as special improvement districts to fund improvements and service costs.
7. Budget sufficiently for system maintenance and upgrades.
8. Protect any groundwater recharge areas by prohibiting the flow of polluting chemicals or sediments into the groundwater recharge area.
9. Encourage intergovernmental coordination and cooperation among all agencies involved in the management, conservation and utilization of water resources by jointly developing strategies for a secure water supply.
10. The City is interested in promoting water conservation practices and management regulations as found in the Water Conservation Ordinance in Title 8, Chapter 6 of the LaVerkin City Code.
11. Residents of LaVerkin should be educated about water conservation and actions that can be taken to conserve water.

Secondary Water

The city purchased the LaVerkin Bench Canal Company in 2007. The system provides untreated secondary water to contract holders and residents who rent water from the city shares. The City has established a pressurized system and is working to upgrade that secondary water system to support and enhance the use of culinary water.

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EXHIBIT W. LAVERKIN SECONDARY WATER SOURCES

SOURCE OF WATER	FLOW AND/OR LIMITATION	WATER RIGHT #
Virgin River	13.3 gpm, .0297 cfsm 20.0 ac ft	81-2481 Industrial
Virgin River	Not Available	81-2477 Irrigation
Virgin River	3,576.9 gpm, 7.970 cfs, 1,640.2 ac ft	a13530 Irrigation
Virgin River	1,346.4 gpm, 3.000 cfs, 990.0 ac ft	81-4334 Irrigation

Storm Drainage

The City has performed a storm drainage study that establishes drainage areas and recommendations for developers within those districts (see Appendix H, "Flood Study"). Where possible, the City seeks to have storm control systems that conform to the natural drainage patterns of the area.

Chapter Nine: Public Services

Sewer/Wastewater

LaVerkin is associated with the Ash Creek Special Service District (Ash Creek) which serves Hurricane, LaVerkin, Toquerville, and some unincorporated areas of Washington County. Wastewater is treated through an aerated-lagoons system. The present flow is 1.20 million gallon per day (MGD), with a design for of 2.00 MGD. Projected flow at total build-out with conventional treatment plants is 24 MGD. The District is in the planning process of constructing a treatment plant near the Confluence Park to treat the waste from LaVerkin and Toquerville.

Wastewater Policies:

1. The rules of operation for Ash Creek require that all subdivisions connect to the sewer system. Individual lots that are more than 300 feet from the sewer and were created before the year 2000 may install a septic tank with board approval.
2. Sewer facilities must be developed and maintained in accordance with Ash Creek's rules of operation and construction standards.

Solid Waste

The City of LaVerkin is part of the Washington County Solid Waste District. The District contracts for collection and disposal of all municipal garbage. The

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District, which services municipalities and unincorporated areas of Washington County, is governed by a Board of Directors comprised of representatives from Washington County and the participating municipalities. The 500-acre Washington County Landfill is located east of Washington City and has been in operation since 1978.

Chapter Nine: Public Services

In association with the Washington County Solid Waste District, the City supports reducing the amount of solid waste disposed in the Washington County landfill. The County has begun programs for recycling and the city has shown their support with recycling receptacles located in the city. The City also seeks to ensure that the LaVerkin community is provided with adequate solid waste collection, including the installation and maintenance of public waste receptacles on streets, in parks, and other public places.

9.4. EMERGENCY SERVICES

Law Enforcement

Public Safety is a priority for LaVerkin City so they established a full-time Police Department in 2004. This Department is responsible for enforcing all applicable Federal and State Laws and city ordinances, within the LaVerkin City limits.

The Mission of the LaVerkin Police Department:

The mission of the LaVerkin Police Department is to preserve and enhance the quality of life for the residents and visitors of LaVerkin. This will be accomplished by working closely with the residents to resolve problems within their neighborhoods and educate them on safety and police related issues. State law and city ordinance will be enforced with the goal of public education and gaining voluntary compliance and not with punishing the offender.

Purpose:

The purpose of law enforcement is to create and maintain a safe environment for the general public.

Strategy:

The general strategy is to have an officer on duty at all times that can respond to calls for



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assistance from the residents or visitors within a ten minute timeframe. When the officer is not responding to calls for service, they will be following up on localized cases, conducting traffic enforcement, code enforcement, searching out individuals with arrest warrants, and other general patrol duties.

It is important to have an officer assigned to duties that are normally referred to as Detective duties. This person is responsible to see that felony cases and serious misdemeanors are followed up on appropriately and if possible, resolved to the victim's satisfaction. Many of these cases require someone to leave the city boundaries for follow-up and coordination with other agencies. This would take the patrol officer away from their duties and create a longer response time.

Method:

The method to accomplish this is to maintain a minimum number of officers. It takes five people to fill one position twenty-four hours a day seven days a week. Once this standard is met LaVerkin City will attempt to maintain a minimum standard of one police officer per thousand residents with the goal to have the average number of officers per thousand as determined by the Bureau of Criminal Identification (BCI). In 2007 the average was 1.73 officers per 1,000 inhabitants. (Including all the support staff, the average was 2.79 full-time employees per 1,000 inhabitants).

Future Development and Goals:

The current Capital Facilities Plan (March 2007) shows a build out population of 15,570 residents. If the minimum ratio of 1 to 1,000 was maintained that would equate to 16 officers. If the 1.73 ratio was maintained that would equate to 27 officers. Future planning and goals need to include office space, evidence processing areas and storage, interview rooms, file storage and general storage areas.

Fire and Rescue

LaVerkin is associated with the Hurricane Valley Fire District (HVFD), which provides fire and EMS (emergency medical services). HVFD serves Hurricane, LaVerkin, Toquerville, Virgin, and the unincorporated areas in eastern Washington County, and has four Stations, one of which is in LaVerkin. LaVerkin's fire station is a 3600 square foot brick structure.

- HVFD's other assets include 68 trained volunteers, most of whom are cross trained to both fire and EMS.

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- 5 class A pumpers
- One 75 ft Quint (ladder truck)
- 7 Brush trucks
- 3 Tenders
- 4 Ambulances
- 3 Rescue vehicles

The fire insurance rating is Class 5.

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HVFD is very progressive in training their personnel and expanding the volunteer pool. LaVerkin will continue their spirit of community and volunteerism into the future, and the fire and EMS service continues to grow with the community.



Fire protection policies:

1. To assist emergency services, LaVerkin will encourage highly visible numbering of homes, streets and businesses.
2. LaVerkin will ensure that all new development will be served by a water system that meets the minimum fire flow requirements established by the state and HVFD.
3. LaVerkin City will continue to take actions to insure that the city has the maximum fire safety feasibly achievable. The goal is to have less than a six minute response time in the urbanized portions of the city.

Emergency Preparedness Policies:

1. Prepare a comprehensive emergency preparedness plan consistent with General Plan policy and in cooperation with schools, convalescent homes, retirement homes, businesses, utilities, the Red Cross, churches and other service providers. Distribute a summary of the plan indicating evacuation routes and shelters to businesses, residences and public facilities in the planning area. Include in the plan, the establishment of a volunteer pool to assist in responding to seismic events or other emergencies, and provision for food and shelter to those in the city (residents and non-residents) during the emergency.
2. Encourage every LaVerkin household to have provisions for self-sufficiency for a period of 72 hours available at all times.

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3. Ensure that all new development has an adequate secondary emergency access to minimize health safety risks.

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Hazardous Waste Management Policies:

1. Require solids containing toxic or hazardous substances to be cleaned up prior to development or redevelopment.
2. Promote safe transport of hazardous materials along key transportation routes by establishing designated transportation routes.
3. Restrict and prohibit land uses and activities that generate excessive amounts of hazardous materials or wastes that cannot be properly maintained or disposed.
4. Establish and implement necessary safety measures and standards to ensure that development is appropriately restricted in areas where natural hazards (seismic, geologic, flooding, fires, etc.) are present, unless such hazards can be mitigated.
5. Support programs to reduce the use and disposal of toxic/hazardous materials.

Earthquake Preparedness Policies:

1. Cooperate with developers and the Utah Geologic Survey to review development proposals located within or adjacent to potentially active faults.
2. Require the use of seismic design criteria and standards for linear system facilities, including transmission lines, water and sewage systems and highways to ensure that they are adequate in protecting the public. Actual weaknesses or limitations within the system should also be determined and mitigated where feasible.
3. All new buildings and structures should meet Uniform Building Code required earthquake resistant design standards. Require geotechnical studies for development proposals as appropriate.

9.5. REGIONAL SERVICES

Medical

The nearest hospital facility is Dixie Regional Medical Center, which is a full-service regional hospital with physicians representing nearly every specialty. Currently, there are two family practice clinics located in Hurricane. As the population grows, LaVerkin will need medical facilities with an emergency room. A dental office and the Health Department are located in LaVerkin. Mental health, alcohol and drug

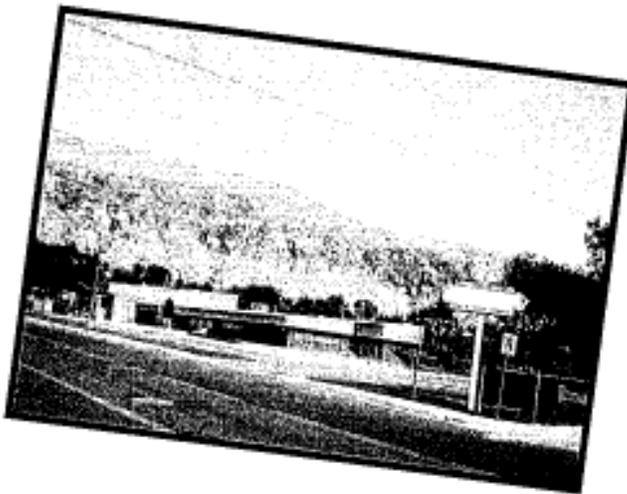
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patients can be served by Southwest Utah Mental Health in St. George. Other private/public facilities are also available for the mentally ill throughout Washington County. A women and children crisis center (DOVE Center) serves 7 families and provides 35 beds. Counseling, meals and a 30-day maximum stay is available.

Schools

LaVerkin is served by the Washington County

Chapter Nine: Public Services



School District. There is one elementary school (K-5) in LaVerkin. As of August 2009 LaVerkin Elementary School had 517 students, exceeding the capacity of 500 students. Ten portable units are in place to accommodate increased capacity. Students come from LaVerkin and Virgin. Secondary students are bused to Hurricane. Additional school sites will be needed in LaVerkin as the population grows.

The City of LaVerkin will support the Washington County School District in promoting a high standard of education in the local school system. Additionally, the City is interested in cooperating with the school district to ensure 1) the development of school facilities to accommodate growth, and 2) that new schools are designed to be neighborhood and community centers serving the social, educational, cultural and recreational needs of the population. In the process of development project review, the City will require that appropriate space is dedicated to new school facilities and shall be sited with consideration of accessibility, open space and recreation.

Library

There are five libraries located in Washington County. These libraries are located in St. George, Washington City, Hurricane, Springdale and Enterprise, and are administered by the Washington County library system. LaVerkin City intends to continue to support the Washington County library system and encourage expansion of the Hurricane public library as needed. As the local population increases, the City will work towards the possibility of having a county library facility in the LaVerkin community.

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9.6. - PUBLIC SERVICE GOALS

Goals	Strategies	Actions	Timing
1. Provide effective and efficient community services and facilities to the community.	A. Maintain sufficient levels of public programs, services and infrastructure in pace with growth and community demands.	i. Upgrade the community center facility to include uses for cultural arts events and senior programs, including applicable ADA improvements.	0-2 years
		ii. Establish a community center committee to work in conjunction with arts council and recreation committee.	0-2 years
		iii. Maintain a regular method of reporting current and future improvement projects.	Ongoing
2. Provide sufficient water resources and systems to support the future growth of the community.	A. Protect existing and develop additional community water resources.	i. Actively coordinate with WCWCD and other agencies to protect and enhance existing water sources including the Virgin River, Ash Creek and LaVerkin Creek, and develop new resources.	Ongoing
		ii. Prepare and implement a Water Source Protection Plan that is developed in coordination with federal, state, and regional water resource planning programs and regulations.	0-5 years
3. Provide effective and efficient public safety services to the community.	A. Maintain sufficient levels of police services in pace with growth and community demands.	i. Plan for and hire sufficient full-time police officers to meet the needs of the community, maintaining a level of 1 officer per 1,000 population.	Ongoing
		ii. Provide needed office space, equipment and vehicle for each police officer.	Ongoing
	B. Maintain sufficient levels of fire and emergency services in pace with growth and community demands.	i. Assist in the creation of a Hurricane Valley Fire District.	0-5 years
		ii. Prepare a comprehensive emergency preparedness plan.	0-2 years

LaVerkin City General Plan

Acknowledgements

LA VERKIN CITY COUNCIL - 2005

Mayor Tom Stocks
Gary McKell
Phil Jensen
Doug Beecher
Ann Slack
Scott Stratton

LA VERKIN PLANNING COMMISSION - 2005

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Paul & Judy Schultz
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LA VERKIN CITY STAFF - 2005

Debi Groves - Recorder
June Jeffery - Deputy Recorder
Ben Reeves - City Manager

LaVerkin City General Plan

Acknowledgements

The LaVerkin City General Plan was written in 2005 with a citizen's advisory committee and updated in 2009 by the Planning Commission and City Staff, under the direction of the LaVerkin City Council.

LA VERKIN CITY COUNCIL - 2009

Mayor Karl Wilson
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LA VERKIN PLANNING COMMISSION - 2009

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Kevin Bennett - City Attorney
Kyle Gubler - City Administrator

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