

June 20, 2023

Exhibit A: Shangri La Valley Zone Change Request

Subject property location and Tax Parcel Numbers:

T-168-B-2-D, T-149-A-4-A, T-149-A-5, T-149-A-3, T-149-A-2-A,
T-150-A-2-B-1, T-168-J, T-168-E

Parcel T-168-E (This parcel is zoned HWY Commercial and R-1-20. The portion zoned R-1-20 is the portion we are asking for a zone change R-1-20 to Planned Commercial.

Proposed Zone District and Reason for the Request:

It is proposed that the above-mentioned parcels be changed from the current R-1-20 zone to the Planned Commercial Zone.

The reasons for the request are as follows:

This is a unique and special property in Toquerville that ought to be enjoyed and used by as many people as possible while still maintaining, preserving, and enhancing the property.

Many of the uses in this zone enable this property to be a gem for the city of Toquerville. Being a place of relaxation, health, and enjoyment. By utilizing its existing geographic beauties with an intentional melding of art, shops, restaurants, walking paths, lodging, and recreational activities; all planned and designed to blend into and highlight the incredible natural beauty of this property there will be created something spectacular! Not for just a few people to enjoy and appreciate but that will be available to many.

A place that tourists will intentionally come to visit. A place that will increase the beauty of the existing valley. A place that will make the view of the residents who look down on the property pleasing, increasing the value of their properties even more. A place where artists of all levels can perform, locals can work and recreate. A place truly to be ENJOYED.

The Planned Commercial Zone

“The purpose of the PC Zone is to provide areas where a combination of destination oriented businesses, retail commercial, entertainment and related uses may be established, maintained and protected to serve both residents and nonresidents of the City. Typical uses include large scale, master planned commercial centers with outlying commercial pads, big box stores and offices.” (Ord. 2012.04, 1-18-2012)

As you can see from the plans, we really are creating a destination resort that will offer a wonderful experience to all who visit.

The uses that would negatively impact this property are NOT part of the plan (ie. Shopping centers, box stores, equipment and vehicle sales, tattoo parlor, tavern, wholesale and warehouse space or as mentioned in the general plan for Anderson Junction Gas Stations).

Toquerville General Plan

SR-17 Bypass Road, Page 3

“The real estate market for that area is likely to favor residential, but will also include commercial development type that require heavy adjacent traffic flow (e.g. gas stations, hotels, restaurants, retail shopping, etc) and a gradient of housing styles that integrate well into the existing residential context. Future housing near the proposed bypass road should be shielded from heavy traffic, noise and other negative corridor effects.”

Desired Future Conditions, Page 5

“Toquerville facilitates orderly and fiscally responsible residential, commercial, industrial, agricultural and recreational growth and development. As a priority, the city will maintain and enforce land use policies and ordinances that complement the area's rural lifestyle and character. The city's aesthetics play a positive role in attracting businesses and creating a desirable community. Construction and maintenance of buildings and properties reflects positively on the city and its residents. The city takes advantage of proposed projects to diversify the mix of land use in the community. This provides a more robust economic base for the city, expanded employment opportunities for residents, and increased convenience by locating services closer to existing residential development.”

Objective 2, Page 7

“Promote commercial development in areas, and in a manner, that does not impact existing or planned residential development, and does not detract from the residential character of the community.”

Goal 4, Page 7

“Preserve areas that could be used for future open space or recreation use. Objective 1: Maintain sufficient city-scale recreation opportunities and open space, like parks, trails, picnic areas, and natural vistas.”

Commercial, Institutional and Industrial Uses, Page 8

Description	Implementation
Tourist, Traveler, and Recreational-Commercial – Anderson Junction/Reservoir Area	Commercial uses serving tourists and travelers, such as: restaurants, gas / service stations, transient lodging, and similar uses. Also recreational uses associated with the Anderson Junction reservoir such as recreational equipment and gear rental, campgrounds, and similar uses.

Anderson Junction Area, Page 21

“ANDERSON JUNCTION AREA:

- Anderson Junction (the I-15 / SR-17 interchange) accommodates a significant amount of tourist traffic. Tourists heading to Zion and Grand Canyon National Parks, Lake Powell, Sand Hollow Reservoir, and other tourist and recreational venues pass through this intersection.
- Because the interchange area is removed from most of the existing developed areas of the city, new commercial development in this area will not have a significant impact on the character of the community.
- As popular tourist destinations such as Zion National Park continue to see congestion and crowding, there will be increasing opportunity for recreation and tourist services to accommodate demand in other areas of Washington County.”

Unfortunately, there is absolutely no mention of Shangri la in the General Plan. Anderson Junction, especially when the reservoir is completed has the most similarities:

Shangri la	Anderson Junction w/Reservoir
13 Homes in the Shangri la Area	13 Homes in the Anderson Junction Area
9 of which are owned by the applicant	
Beginning of Toquerville S. End	Beginning of Toquerville N. End
Excellent location for relaxation, tourism, geographic marvels, creeks, and ponds	Reservoir will bring added enjoyment & tourism making it more geographically desirable
Not in the middle of any large subdivision	Not in the middle of any large subdivision
An area that many people can enjoy	Reservoir & other attractions are creating an area many people can enjoy
Near Bypass Road	Near Bypass Road
Ideal Tourist Location	Ideal Tourist Location
accommodates a significant amount of tourist traffic. Tourists heading to Zion and Grand Canyon National Parks, Lake Powell, Sand Hollow Reservoir, and other tourist and recreational venues pass through this intersection.	accommodates a significant amount of tourist traffic. Tourists heading to Zion and Grand Canyon National Parks, Lake Powell, Sand Hollow Reservoir, and other tourist and recreational venues pass through this intersection.
Removed from most of the existing developed areas of the city, new commercial development in this area will not have a significant impact on the character of the community.	Removed from most of the existing developed areas of the city, new commercial development in this area will not have a significant impact on the character of the community.

While many of the things mentioned in the General Plan for Anderson Junction DO NOT belong in Shangri la, the purpose of the zone and many of the permitted and conditional uses of this zone are almost exactly in line with what we envision for Shangri la. Especially when considering our desire to preserve, maintain, and enhance the character of the existing property and at the same time opening this beautiful valley up for all people to enjoy.

We agree with a one-word change “that this area will not have a significant impact on the character of the community.” (General Plan, Anderson Junction Area, Page 21) The one word change is negative, “that this area will not have a significant “negative” impact on the character of the community.”

These are the reasons we are requesting a zone change; Thank you for your time and consideration.

The Lichfield Family