
PANGUITCH CITY COUNCIL AGENDA

PANGUITCH CITY OFFICE
25 S 200 E CONFERENCE ROOM
PANGUITCH, UTAH 84759
MARCH 12, 2024, 5:30 PM

- OPENING CEREMONY
- ADOPTION OF THE AGENDA
- APPROVAL OF MINUTES
- GENERAL PLAN
- COUNCIL ASSIGNMENTS
- SECONDARY WATER LINES
- SHORT TERM RENTAL – CV’S SUMMER COTTAGE/ BRENT SEVY AT 279 W 100 N
- SIGNAGE AT 195 N MAIN
- EXECUTIVE SESSION
- DEPARTMENT REPORTS/CALENDAR
- ADJOURNMENT

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/89873979301?pwd=VDhraEFVUDY1RHJJZ0t2RTErRWxPZz09>

MEETING ID: 898 7397 9301

Passcode: panguitch

REASONABLE ACCOMMODATION: The City of Panguitch will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact Mat Houston at the Panguitch City office at least 24 hours in advance if you have special needs. Anyone who wishes to offer a prayer or thought in the opening ceremony at City Council is welcome to do so by calling City Manager Mat Houston at 435-676-8585 to schedule an appointment. Participation may be telephonic or electronic. **Items may not be covered in the order listed. Panguitch City is an equal-opportunity employer.**

PANGUITCH CITY, UTAH

GENERAL PLAN

PHYSICAL DEVELOPMENT OF THE
INCORPORATED AREA
PURSUANT TO SECTION 10-9a-403
OF THE UTAH CODE

March 2024 Draft

This document was prepared by the Division of Community and Economic Development of the Five County Association of Governments under the guidance and direction of the Panguitch City Planning Commission and City Council.

Table of Contents

INTRODUCTION	1
MISSION STATEMENT	1
PURPOSE AND SCOPE	1
LAND USE	3
RESIDENTIAL	3
COMMERCIAL	3
PUBLIC FACILITIES	4
AGRICULTURE	4
INDUSTRIAL	4
RECREATION	4
OPEN SPACE	5
ZONING ORDINANCE AND MAP	5
TRANSPORTATION AND TRAFFIC CIRCULATION	7
STREETS AND HIGHWAYS	7
PUBLIC TRANSIT	8
OFF HIGHWAY / ALL TERRAIN VEHICLES	8
ACTIVE TRANSPORTATION	8
MUNICIPAL AIRPORT	9
AFFORDABLE HOUSING PLAN	11
ENVIRONMENT	13
NATURAL RESOURCES	13
SENSITIVE AREA PROTECTION	13
NATURAL HAZARDS	13
NATURAL HAZARD MITIGATION PLAN	14
PUBLIC SERVICES AND FACILITIES	15
WATER	15
SEWER	15
WASTE DISPOSAL	15
DRAINAGE	16
PUBLIC SAFETY	16
PARKS, RECREATION AND CULTURE	16
OTHER PUBLIC SERVICES & QUASI-PUBLIC SERVICES	17

EMERGENCY PREPAREDNESS	17
INFRASTRUCTURE/CAPITAL IMPROVEMENTS	17
HISTORIC PRESERVATION	17
HISTORIC MAIN STREET	18
BEAUTIFICATION AND PROPERTY MAINTENANCE.....	18
BLIGHT CONTROL	18
REDEVELOPMENT POTENTIAL	19
ECONOMICS.....	21
REVENUE SOURCES/BASE INDUSTRIES	21
MARKET AREA.....	22
EMPLOYMENT	22
RETAIL SALES	22
ARTS AND CULTURE.....	22
AGRICULTURE.....	22
FARMERS' MARKET	22

INTRODUCTION

Panguitch City was established in 1864 when 54 families from Beaver and Parowan arrived. Since that time the community has grown and adapted to change, along with Utah and the rest of the country. This plan is intended to guide the community moving forward. City officials have worked to include a Mission Statement and vision for the future. This plan should be reviewed periodically and updated as needed to adapt to the needs and opportunities of the city. By looking forward, the plan will help the community continue to provide a great quality of life and a place people love to call home.

MISSION STATEMENT

Panguitch City will be known as a progressive community with emphasis on its historical and rural values and quality of life. We will strive to improve existing businesses and attract new businesses that will diversify the economy and provide employment opportunities. Panguitch will continue to be an attractive and safe community in which its citizens are proud to live and work.

PURPOSE AND SCOPE

This Plan is designed to provide a general philosophy regarding the future pattern of land use in Panguitch City. It contains the policies of the city related to each section of the plan. The resulting zoning and subdivision ordinance amendments will reflect the policy directives outlined herein.

The Municipal Land Use Development and Management Act adopted by the State Legislature states that municipal officials are required to adopt a General Plan, which may provide for:

- 1) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
- 2) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
- 3) the efficient and economical use, conservation, and production of the supply of:
 - a. (i) food and water; and
 - b. (ii) drainage, sanitary, and other facilities and resources;
- 4) the use of energy conservation and solar and renewable energy resources;
- 5) the protection of urban development;
- 6) if the municipality is a town, the protection or promotion of moderate income housing;
- 7) the protection and promotion of air quality;
- 8) historic preservation;
- 9) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by an affected entity; and

10) an official map.

The Legislation goes on to state that municipalities may determine the comprehensiveness, extent and format of the General Plan.

LAND USE

Panguitch consists of mainly single-family detached housing with a central business area. The entrances to the town contain some limited scale commercial activities. There are community parks, cultural and recreational facilities, schools, an industrial area, and a few apartments. The arena serves the county and there is a regional hospital.

The following is a description of the different land use designations. They are closely related to zoning and the zoning map.

RESIDENTIAL

Residential uses are mostly single-family detached on large lots. There are a limited number of multiple family units.

Residential Land Use Policies:

- LU1.1 Panguitch will continue to encourage the detached, single-family dwelling pattern.
- LU1.2 Multiple family dwelling and duplexes are allowed in appropriate zones where services are available but will require site plan review.
- LU1.3 The city will retain the lot size requirement already established in the current zoning ordinance.
- LU1.4 The zoning ordinance requires additional parking and interior improvement standards for duplexes.
- LU1.5 Large animals may be kept on residential lots according to the standards outlined in city code.

COMMERCIAL

Commercial uses provide employment and local services for residents, add to the quality of life, and bring revenue to the community. While many businesses cater to tourism, a growing number provide services to community members. As the population grows, those services will continue to expand.

Commercial Land Use policies:

- LU2.1 Commercial development will be restricted to the existing commercial zones. Public and retail uses will be encouraged to be located in the central business district.
- LU2.2 Existing commercial zones will be utilized for future commercial growth. The city may consider the need to establish a commercial zone along Highway 143 exiting the community towards Panguitch Lake, and along Highway 89 going north and south.
- LU2.3 Assisted living facilities may be allowed in commercial areas.

PUBLIC FACILITIES

Public facilities include the library, city buildings, parks, ballfields, cultural hall, other recreational facilities, elementary school, middle school, high school, utility infrastructure facilities, and quasi-public facilities such as churches, and the hospital.

Public Facilities Land Use policies:

- LU3.1 Designate land on the zoning map for planned facilities when the location is known.
- LU3.2 Encourage utilization of existing facilities for events that contribute to the quality of life.

AGRICULTURE

Agricultural uses are scattered throughout Panguitch and in the surrounding area. They contribute to the rural feel and appeal of the community. They are the basis of the establishment of Panguitch.

Agriculture Land Use policies:

- LU4.1 Encourage continued agricultural uses in and around Panguitch that add to the quality of life.
- LU4.2 Encourage agricultural methods and uses that can provide for local consumption and sustainable, as well as export.

INDUSTRIAL

Industrial uses provide employment opportunities and revenue for the community. They are located in an area to encourage synergy among the users, and reduce any negative impacts, such as heavy truck traffic and noise, on area residents.

Industrial Land Use policies:

- LU5.1 The industrial area will be expanded to accommodate additional lots.
- LU5.2 Encourage new uses appropriate to this area.
- LU5.3 Ensure that industrial uses do not pose an undue hazard to the community and emergency service responders.

RECREATION

Recreation is a key component to community interaction and quality of life. The facilities associated with these activities include parks, ballfields, pickleball courts, a splash pad, paths, and the arena.

Recreation Land Use policies:

- LU6.1 Continue to provide recreational facilities that meet the needs of area residents.

LU6.2 Encourage utilization of existing facilities for events that contribute to the quality of life.

OPEN SPACE

Open Space zoning is used to ensure that sensitive and hazardous areas do not allow development that could be detrimental. These include natural flood plains, steep slopes, areas of unstable soils, as well as areas that has uses sensitive to impacts from development.

Open Space Land Use policies:

LU7.1 Preserve open space on lands that present a hazard or that are sensitive.

LU7.2 As the community expands, ensure that lands which should be preserved as open space are identified and set aside from development.

ANIMALS WITHIN THE CITY LIMITS

Animals may also be kept according to the standards outlined in city code.

ZONING ORDINANCE AND MAP

The zoning ordinance regulates the details of land use in Panguitch. It includes allowed uses, site layout requirements, etc. Please see the zoning ordinance for those details. The Zoning Map shows the areas designated for each of the land uses above and is included here.

TRANSPORTATION AND TRAFFIC CIRCULATION

The transportation and circulation system in Panguitch provides access within the community as well as to and from the outside world. Streets and highways provide for year-round access and essential connection for goods and some services to reach Panguitch. The street grid pattern in Panguitch provides for easy connections throughout the community. The maintenance and improvements of roads, as needed, are important to residents and visitors.

STREETS AND HIGHWAYS

US Hwy 89 and State Hwy 143 serve as the community's arterial streets. Parking is allowed along both streets. The remaining portions of Main and Center Streets, 200 South, 500 South, 300 West, and 400 East serve as collector streets. All other streets in the community are classified as local streets.

A street master plan has been established with help from the Utah Department of Transportation. Street rights-of-way in the original townsite are 99 feet wide. There is adequate space to design utility corridors, turn lanes, parking areas, drainage paths, and pedestrian access. More recent subdivision streets have 66-foot minimum right-of-way, which includes utility, drainage, and pedestrian access.

Streets and Highways policies:

- TC1.1 A regular street maintenance schedule has been developed and will continue to be used to determine improvement priorities.
- TC1.2 The street maintenance schedule will be the basis for a comprehensive capital improvements plan which will be prepared in conjunction with each budget annually.
- TC1.3 Future street designs will include the needs of pedestrians and disabled individuals as an integral part of the design process.
- TC1.4 The city will retain all rights-of-way.
- TC1.5 The unused portion of street rights of way will be used for storm drainage infiltration.
- TC1.6 Abutting property owners will be responsible for the maintenance of the right of way between their property line and the improved street.
- TC1.7 City approval will be required before any use of city rights-of-way or easements.
- TC1.8 The city will continue to support Garfield County in opposing road closures throughout the county.

PUBLIC TRANSIT

There is no regularly scheduled bus service to the community. There are limited transportation services for senior citizens and those with disabilities.

OFF HIGHWAY / ALL TERRAIN VEHICLES

Panguitch is in the center of scenic mountains and valleys which have hundreds of miles of Off Highway Vehicle (OHV) trails. There are a number of trailheads which provide access to these trails. Trail users come from the community and the surrounding area. Some bring OHVs on trailers from long distances and park at the trailheads to enjoy these trails. These trail users help the local economy.

Off Highway / All-Terrain Vehicles policies:

- TC2.1 Panguitch recognizes the benefits to the community and will continue to provide for OHV use in the community as addressed in the city code.
- TC2.2 The city has specified roads within the community for use by OHVs. If it becomes an issue, the city will review the designations and may make changes.

ACTIVE TRANSPORTATION

Active Transportation provides opportunities for people to move about the community by walking, bicycling, or rolling with inline skates, skateboards, scooters, and similar.

With rising transportation costs more people are opting to walk and use self-propelled. Electric bikes allow people of all ages to use bicycles as a mode of transportation. Studies show that businesses which provide bicycle parking often see increased revenue.

Panguitch's grid street pattern lends itself to good connectivity, which encourages active forms of transportation to get from place to place. There is also a multi-use path along the south end of Main Street.

Low traffic volume streets provide a safe environment for cyclists and pedestrians. In heavy traffic areas, providing designated lanes or separation from traffic, combined with signals or other features that allow for safe crossings of these roads, encourage greater use.

Active Transportation policies:

- TC3.1 Provide for safe movement of pedestrians and cyclists throughout the community, emphasizing safe routes to school.
- TC3.2 Consider a multi-use trail plan for Panguitch which would connect to existing and planned trails, including those used by mountain bike riders, around the community.
- TC3.3 Encourage walking and bicycle use on streets with low traffic use.
- TC3.4 Consider ways to educate citizens of all ages, as well as visitors, about pedestrian and bicycle routes, safety, and awareness.

MUNICIPAL AIRPORT

The city owns and operates a municipal airport with limited support services. A Master Plan for the airport was adopted in 1994. Major improvements called for in the plan have been completed and ongoing improvements and maintenance will be completed.

The following goals and objectives have been identified and approved in the master plan:

Accessibility:

Provide recommendations for community access to air transportation opportunities at the airport.

Plan the facilities necessary to encourage and enhance air accessibility from Panguitch City and other cities, regions, and the nation as a whole.

Level of Service and Convenience:

Identify the amenities of convenience and beauty for the users of the airport.

Plan and locate activities and facilities in a rational arrangement that is easily accessible to the public.

Encourage flexibility of the facility necessary to meet the city and surrounding areas aviation needs.

Safety:

Express public safety as the paramount consideration.

Plan facilities so the potential conflicts are reduced to the practical minimum.

Identify systems and equipment to respond when accidents or potential mishaps occur.

Compatibility:

Foster compatibility between the airport and adjacent land uses.

Provide methods to reduce air pollution, noise, and other nuisances to a practical minimum.

Minimize aviation activity disruption inherent in new facilities construction.

Efficiency:

Plan aviation activity areas for flexible and rational expansion as the need arises.

Identify ways to conserve natural resources.

Encourage the practice of efficiency and economy in the use of public funds.

Identify methods to reduce transportation costs through reduction in travel times, delays, vehicle miles of travel, and unit costs of operation.

AFFORDABLE HOUSING PLAN

An Affordable Housing Plan was adopted by the city in 2011. It contains an analysis of housing and income levels at the time. The intent of the plan is to “ensure that Panguitch City provides a reasonable opportunity for a variety of housing choice, including moderate income housing, to meet the needs of the population desiring to live in Panguitch City.”

At the time nearly 66% of Panguitch households were earning a moderate income or less. Since that time a number of things have changed. Home prices have been rising and the cost of living has increased. Short-term rentals remove some housing from the long-term rental or purchase market. These kinds of changes can make affordable housing a challenge for more households.

In 2021 there were 493 occupied housing units.¹ In a July 2023 city council meeting, it was reported there were 54 short-term rental units known by the city. That accounts for about 11% of housing units.

Affordable Housing policies:

- AH1.1 Panguitch City will work to provide A reasonable opportunity for a variety of housing, including moderate income housing.
- AH1.2 Allow people with low and moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.
- AH1.3 Housing density is low, with large yard spaces.
- AH1.4 Keep a pulse on households being about to afford housing costs. If it appears that it is a challenge for a growing portion of the community, discuss possible changes to address housing challenges.
- AH1.5 Continue the limit on the number of short-term rental permits issued by the city.

¹ US Census, American Community Survey, 2021: ACS 5-Year Estimates

ENVIRONMENT

The city is in a stable, alluvial filled valley between two major plateaus. Soil surveys indicate only slight limitations for most standard urban land uses.

Panguitch is at an average of 6,624 feet above sea level, ranging from 6,580' on the north and eastern edge of the community to nearly 6,800' in the industrial park on the western edge of the city. The elevation and topography put Panguitch in the 5b, 4a plant hardiness zones – with a short growing season.

Nearby mountains, streams and lakes provide year-round recreation opportunities.

NATURAL RESOURCES

Abundant natural resources surround the city. The climate and vegetation support livestock grazing. Timber production and processing started with the settlement of the area. The geology of the area resulted in many minerals, including uranium, sand and gravel, vanadium, gems and semi-precious stones, antimony, coal, and petroleum. The production of these has varied over the years, as demand changes.

SENSITIVE AREA PROTECTION

The flood plain of Panguitch Creek impacts lands on the extreme western edge of the community and the eastern edge, adjacent to the Baseball Complex. Flood events are very rare. Locations near the city are designated as Greater Sage-grouse management areas. This impacts some activities and land uses in those areas.

Sensitive Area Protection policies:

- E1.1 The city will remain a part of the federal flood insurance program.
- E1.2 Reviews of flood plain maps will be made at least every ten years to assure accuracy of the maps.

NATURAL HAZARDS

Natural hazards include the Flood plain, Panguitch Creek, wildfire, earthquake, landslides, drought, radon, severe weather, and problem soils.

Natural Hazard policies:

- E2.1 Development regulations will recognize the need to address environmental concerns in development reviews.
- E2.2 Development standards for uses within a subdivision will be required to submit soil reports, storm drainage designs and utilities plans.

NATURAL HAZARD MITIGATION PLAN

The city has a Natural Hazard Mitigation Plan, it contains details about addressing these hazards. Please see the plan for more information.

PUBLIC SERVICES AND FACILITIES

Panguitch City provides essential services for the community including water, sewer, solid waste disposal, and emergency services. In addition, the city provides opportunities for recreational, social, and cultural activities. These services enable residents and visitors to enjoy our community and add to the quality of life here.

WATER

The city provides culinary water service to residents. The city collects spring water and water from two wells, which are stored in three 500,000 gallon tanks. Panguitch City has conducted a source protection survey. The secondary irrigation system has been a very beneficial addition to the services available to residents.

Water policies:

PS1.1 The city will investigate the potential of developing additional spring water sources.

PS1.2 The city must ensure that all water rights in use are legally secure.

PS1.3 Continue to encourage practices by citizens that conserve water.

SEWER

In 1997 the city completed a sewage collection and treatment facility and provides wastewater service to the community.

Sewer policies:

PS2.1 The city will monitor and maintain the sewage collection and treatment system.

WASTE DISPOSAL

The city provides a household waste collection site located in the Industrial Park. There are a number of dumpsters, and all waste must be placed in a dumpster, not on the ground. The city has a Class 4 landfill east of the city for yard clippings, construction waste, and other allowable uses. It is open to the public.

Waste Disposal policies:

PS3.1 The city will cooperate with Garfield County in the enforcement of a solid waste plan which meets state standards.

PS3.2 The city will aggressively pursue an education program designed to assist residents in understanding federal and state solid waste regulations and the need to utilize the county solid waste disposal system.

DRAINAGE

Stormwater drainage is a concern in every community. There are limited areas of curb and gutter in Panguitch to collect and move water flows. On most streets, as stormwater flows off the pavement, it is able to seep into the ground in the unimproved shoulders of the right-of-way area.

Drainage policies:

- PS4.1 The city will maintain existing drainage facilities to ensure stormwater is handled in an efficient manner.
- PS4.2 As properties are developed or altered, the city will work to ensure that drainage does not adversely affect adjacent and nearby properties.

PUBLIC SAFETY

Public services for health and safety are important to the community. Panguitch City has a fire station, which is staffed by a volunteer fire department. The county ambulance is housed at the fire station. Panguitch City contracts police service to Garfield County. Animal Control is a major function of the city government.

Public Safety policies:

- PS5.1 Support and encourage volunteers for the fire department.
- PS5.2 Continue to cooperate with surrounding fire districts.
- PS5.3 Continue to contract with Garfield County for police services.
- PS5.4 Continue to cooperate with Garfield County for ambulance services.

PARKS, RECREATION AND CULTURE

The city operates a park, rodeo grounds, and an indoor arena (Triple C Arena) on the north end of town. There is a park at 50 East Center Street honoring the Quilt Walk men. The city also has a three-diamond baseball park with pickle ball courts, a splash pad and playground equipment. In partnership with Panguitch Elementary School residents have access to a softball/soccer multi-use facility.

The Social Hall is a city owned facility available for cultural, art production, and recreation uses. It is available for summer arts productions.

Panguitch sponsors a number of annual events. These include: the Quilt Walk Festival, Panguitch Valley Balloon Rally and 5 K, Chicken Lights and Chrome Truck Show, Panguitch Invitational Rodeo and Pioneer Day Celebration, the Bryce ATV Rally, Crusin' Old 89 Car Shows, and an Ice Fishing Derby.

Parks, Recreation and Culture policies:

PS6.1 The Panguitch Creek channel will be the focus of future recreational uses. A trails master plan has been developed.

PS6.2 The city will support arts guild activities.

OTHER PUBLIC SERVICES & QUASI-PUBLIC SERVICES

The city owns and operates a Public Library, which is also the Bookmobile headquarters.

Garfield Memorial Hospital, Clinic, and Extended Care Facility are located within the city limits.

Area residents have access to natural gas service.

The electric utility (Rocky Mountain Power) operates a solar farm in the city's industrial area, which incorporates a battery storage system, to help provide reliable electric power to the community.

The city has a business incubation center in the old high school.

High speed internet is available in the community.

EMERGENCY PREPAREDNESS

Panguitch City has an Emergency Operation Plan. It is focused on the city being prepared for disasters that could impact the community. Residents have a responsibility to be prepared for emergencies that could impact their household. There are informational resources for residents to use as they prepare.

Emergency Preparedness policies:

PS7.1 Panguitch City will maintain National Incident Management Systems compliance.

P7.2 The city will encourage residents to be prepared for emergencies on a household scale.

INFRASTRUCTURE/CAPITAL IMPROVEMENTS

Panguitch City has a Capital Facilities Plan that addresses the culinary water system, transportation facilities, the sanitary sewer system, and the irrigation water system. The plan has details about the systems and anticipated needs to address their maintenance, improvement, and expansion. See the Capital Facilities Plan for more information.

Infrastructure/Capital Improvements policies:

PS8.1 Maintain and plan for facilities that meet the needs of Panguitch.

HISTORIC PRESERVATION

Panguitch City has a rich history which includes historic buildings and land features, as well as the events over the years that help make Panguitch a unique place. Some date from the initial period of settlement and others are from community efforts over the years. A few of these have been preserved physically, such as the Social Hall, buildings on Main Street, historic

homes, and Panguitch Creek. Some of these are commemorated through memorials and community events, such as Quilt Walk Park and the Quilt Walk Festival. Written histories about the community and individuals who have made significant contributions are also important. All of these things contribute in significant ways to creating a sense of place and add to the quality of life for residents and visitors.

Historic Preservation policies:

- PS9.1 The city will continue to support the Quilt Walk Festival.
- PS9.2 Proposals for change to land uses will be reviewed with consideration of what justifies saving and changes that would be appropriate.

HISTORIC MAIN STREET

Historic Main Street is an important community feature. Panguitch City supports the Main Street program through the involvement of the Chamber of Commerce.

Historic Main Street policies:

- PS10.1 The city will continue to support an aggressive Main Street renovation program.
- PS10.2 The city will work to continue the historical lighting on the north and east section of Panguitch.
- PS10.3 The city is currently working on a Main Street Revitalization project.

BEAUTIFICATION AND PROPERTY MAINTENANCE

Beautification and well-maintained properties benefit the community in many ways. Well-kept properties make the city inviting to residents and visitors. They help in attracting new businesses, add to the quality of life, and help to create a sense of community and place.

Weed control is important for fire safety and varmint control. It helps keep noxious weeds from spreading through the community.

Beautification and Property Management policies:

- PS11.1 The city will encourage property owners to maintain their properties. This may include creating incentives such as awards and other recognition.
- PS11.2 The city will continue the City-Wide Clean-Up.

BLIGHT CONTROL

Vacant and rundown properties create a health and safety hazard in the community. They negatively impact surrounding properties and detract from the beauty of the area. All vacant properties should be maintained in a clean, safe, secure, and sanitary condition.

Blight Control policies:

- PS12.1 The city will work with owners of blighted properties to ensure issues are addressed in a timely manner.
- PS12.2 Issues not resolved in a timely manner may require further action by the city.

REDEVELOPMENT POTENTIAL

As time passes, some uses and/or buildings become obsolete. Some of these are historic buildings which may be considered for preservation and reuse. Based on location, design and previous use, some properties are more appropriate for redevelopment. Redevelopment is changing the current use of property to a new use through new construction. Care should be taken when considering redevelopment, but it is a key tool that can help make the community vibrant.

Redevelopment Potential policies:

- PS13.1 The city will work with property owners considering redevelopment to ensure their plans are appropriate and contribute to the vision of the community.
- PS13.2 As part of the process of redevelopment, the general plan and zoning map may need to be updated.

ECONOMICS

Panguitch and Garfield County were originally built around agriculture and other resources. These are still an important part of the community and the economy.

With the development of Bryce Canyon National Park, state parks, and recreational opportunities in the area, tourism has become a major economic force. In 2021², it was estimated that visitors spent \$85.7 million in Garfield County. Jobs directly tied to tourism were 1,056, with an additional 161 indirect and induced jobs because of tourism. This accounts for approximately 44% of jobs in the county and many in the city.

Healthcare employment makes up 8.4% of local jobs, while local government accounts for 14.2% of jobs. With the number of remote jobs becoming more common, Panguitch could benefit from remote workers who chose Panguitch as their new home.

REVENUE SOURCES/BASE INDUSTRIES

The city is heavily dependent upon the service, trade, and government sectors. Traffic volumes continue to increase. Most are tourists traveling to Bryce Canyon, Panguitch Lake, or Lake Powell. Off-Highway Vehicle (OHV) use, mountain biking, and other similar recreational activities are growing in popularity and Panguitch is in a key location.

Agricultural production remains a vital economic base in the community. Some efforts are being made to grow crops which match the climate or using new methods are being pursued.

The industrial park has businesses that provide goods and services to a broad area.

Revenue Sources/Base Industries policies:

- E1.1 The city will support the expansion of businesses in the Industrial Park.
- E1.2 The city will cooperate in the continued development of the Fremont OHV Trail.
- E1.3 The city will continue to support additional agriculture-based ventures.
- E1.4 The city will continue to promote the Triple C Arena as an important economic development activity.
- E1.5 The city will continue to actively investigate other recreational activities such as a golf course, tennis courts, etc.

² The numbers in this section are from Kem C. Gardner Policy Institute at the University of Utah.

MARKET AREA

Panguitch businesses draw local customers, tourists, and people from the surrounding communities. Some annual events draw people from around the state and beyond, who contribute to the economy. The hospital is utilized by people in the region.

Market Area policies:

- E2.1 Encourage businesses that send goods outside of the area, as a way to expand the market area.
- E2.2 Continue community and other organization events which draw local residents and participants from outside of Panguitch.

EMPLOYMENT

One of the main drivers for jobs is tourism. These jobs are fairly resilient, but can be impacted, as COVID-19 demonstrated. Diversity in employment creates greater economic stability. Several small diverse businesses, which each create a handful of jobs, can have a similar impact as one business with the same number of jobs. Small and large businesses all benefit residents and contribute to the success of Panguitch.

Employment policies:

- E3.1 The city will actively seek new “Primary wage” jobs in diverse business categories.
- E3.2 City efforts will focus on the expansion of local industries, especially agriculturally based endeavors.

RETAIL SALES

Retail sales help local businesses and bring an important source of revenue to the community.

ARTS AND CULTURE

Arts and culture add to the quality of life in a community and attract visitors. Panguitch city and other organizations sponsor a number of events throughout the year.

AGRICULTURE

Agricultural production is a vital economic resource for Panguitch. Beef, dairy, and alfalfa are primary products. There is potential for additional agricultural-based ventures. The climate in Panguitch may support crops traditionally grown in similar environments in other parts of the world. New methods, greenhouses, etc. may expand the variety of what can be grown here.

FARMERS’ MARKET

Farmers’ Markets provide resources to local residents and entice visitors to add a local activity to their travel plans.

2024 PANGUITCH CITY COUNCIL ASSIGNMENTS

Mayor - Kim Soper: Hospital Board, Public Safety (Police Dept., Fire Dept.), Public Works (Culinary Water, Secondary Water), Economic Development

Council Member - Paul Dastrup (Mayor Pro Tem): Triple C Committee, Public Works (Animal Control, Streets, Sidewalks, Signs, Landfill), Economic Development

Council Member – David Dodds: Secondary Water, Sewer, Economic Development

Council Member – Mike Sarles: Airport, Panguitch Prevention Coalition, Public Works (Sanitation, Communications), Economic Development

Council Member – Tracy Wright: City Planning & Zoning Committee, Library, Economic Development

Council Member – Cindy Stewart - Triple C Committee, Public Works (Parks and Rec, Natural Gas, Landfill), Economic Development



PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch Utah 84759, Phone: 435-676-8585,
Email tyrissa.howell@panguitch.com

A Change of Pace

Date: 01/09/2024

Name of Business CV's Summer Cottage DBA: _____
 Type of Business Short-term rental
 Business Address 279 W 100 N City Panguitch State UT Zip 84759
 Mailing Address 285 W 1050 N City Layton State UT Zip 84041
 State Sales Tax # 24500485 Contractor License # _____
 Business Email bsseye@gmail.com Business Phone # 801-695-2792
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)
Brent Sevy
 Address 285 W 1050 N City Layton State UT Zip 84041
 Phone # 801-695-2792 Email Address bsseye@gmail.com
 Name of Manager Brent Sevy Manager Phone # 801-695-2792

LICENSE FEES (Circle all that apply to your business)

- General Fee - \$25.00
- Home Occupation (one time only fee) \$25.00
- Beer Permit - \$50.00
- Vendor Permit -
- Up to 30 days - \$20.00
- Yearly - \$25.00
- Total amount due - \$50.00

NEW APPLICATIONS - This is an application for a business license; the actual license will be issued only when the completed application is received, reviewed and approved by the city council. All information must be accurately completed, or the issuance of the license will be delayed. Issuance of the license shall in no way relieve the applicable zoning, health, building and fire regulations. All state and Federal regulations must be complied with.

RENEWAL APPLICATIONS - Renewal forms are sent out the first of every year. If you did not receive one, please contact Tyrissa at the Panguitch City Office. **Late Fee** - \$10.00 (If paid after February first of each said year.)

HOME OCCUPATIONS - Home occupations require a conditional use permit. This includes all vacation rentals not in a commercial zone.

I, We, Brent Sevy hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 01/09/2024 Signed by Brent Sevy

FOR OFFICIAL USE ONLY

Approved _____ License # _____ Receipt # _____ Total Paid \$ 50.00 pd CC



A Change of Pace

PO Box 75 Panguitch, UT 84759-435-676-8585 panguitchcity@panguitch.com

In accordance with the Panguitch Zoning Ordinance, individuals desiring to have a conditional use permit, or a home occupation permit, or a variance.

It is necessary for all neighbors within 300 feet of the exterior boundaries of your property to be made aware of this type of request.

NAME: Brent Sevy ADDRESS: 279 W. 100 N. Date 1/2/24

EMAIL: brent.s.sevy@gmail.com PHONE: 801-695-2792

Is making application to have (Explain in detail) Short term vacation rental

If this application is for animals: state number of animals, type of animal and approximant square footage of land being used. (No barn or coop shall be constructed closer than 50 feet to the nearest street or dwelling. One cow or one horse for each 10,000 square feet or one sheep for each 4,000 square feet. Pigs, Billy goats, mink and other dangerous animals are not allowed.)

If this application is for a short-term rental, is there more than one structure on the premises? Y/N

If yes describe the secondary structure and where it is located at

Neighbor it is not necessary that you approve; it is important that you sign this statement indicating that you are aware of the proposed request.

Signatures, printed name, and address:

Comments if any:

Richard L Sevy Richard L SEVY 261 W 100 N Panguitch, UT 84759



A Change of Pace

PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@panguitch.com

CV'S SUMMER Cottage

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NAME: Brent Sevy ADDRESS: 279 W. 100 N. Date 1/2/24

EMAIL: brent.s.sevy@gmail.com PHONE: 801-695-2792

Is making application to have (Explain in detail) Short term vacation rental

If this application is for animals: state number of animals, type of animal and approximant square footage of land being used. (No barn or coop shall be constructed closer than 50 feet to the nearest street or dwelling. One cow or one horse for each 10,000 square feet or one sheep for each 4,000 square feet. Pigs, Billy goats, mink and other dangerous animals are not allowed.)

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If yes describe the secondary structure and where it is located at

Neighbor it is not necessary that you approve; it is important that you sign this statement indicating that you are aware of the proposed request.

Signatures, printed name, and address: Comments if any:

Brittney Filler 248 W. 100 N. Brittney Filler aware

Susan Hubbs 220 W. 100 N. aware (text 1/2/24)

Dona Guida 49 N. 200 W. Dona Guida

Ron Mendenhall 266 W. 100 N. aware (text 1/2/24)

John Yardley 91 N. 200 W. aware (text 1/2/24)

Steve McEwen 80 N. 300 W. Steve McEwen

Glen Partridge 298 W. 100 Kaelin Partridge



Phillips 66 Rivet LED Light Bar Signature Image

INSTALLATION GUIDE PN 662975

This product is designed to be installed with the Phillips 66 Rivet Signature Image. Please verify that your site meets this classification and the new canopy fascia has been installed prior to beginning LED light bar installation. Contact LSI Customer Service at **1-800-678-2001** for installation support.

Read through all of the instructions prior to beginning installation, and verify (using the packing list) that all parts have been received and are in good condition.

The location of the disconnect switch after installation shall comply with Article 600 (A)(1) of the National Electrical Code.

This product is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Customer Service

Phone No. : 800-678-2001

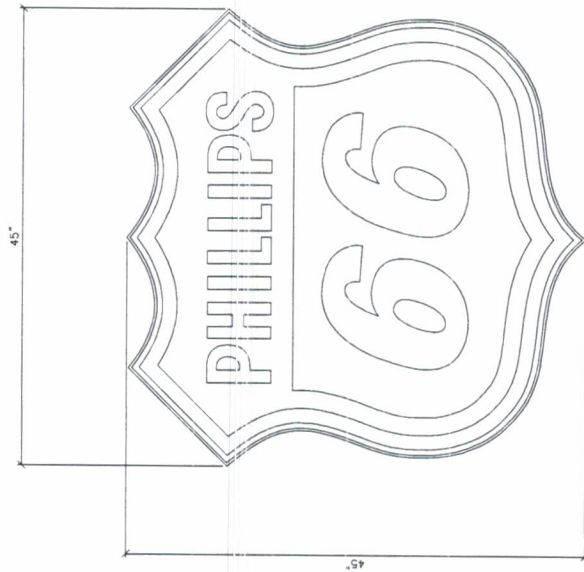
Thomas Thompson, Field Service

Phone No. : 713-744-4135

Email: Thomas.Thompson@lsi-industries.com

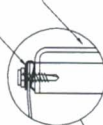


SELF DRILLING/TAPPING SCREW
WITH INNERMAN CLIP AND
NEOPRENE WASHER
PRE-DRILL HOLES IN FACE
(HAND TIGHTEN ONLY)



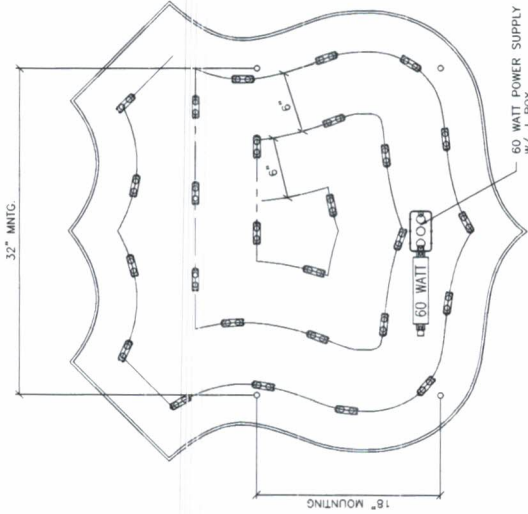
ELEVATION VIEW
SCALE: 1"=1'-0"

POLYCARBONATE
FORMED BACK



LED ILLUMINATION
(SEE LAYOUT)

VACUUM FORMED
MODIFIED ACRYLIC FACE



ELECTRICAL / LED LAYOUT DETAIL VIEW
SCALE: 1"=1'-0"

SIGN SPECIFICATIONS:

SIGN SIZE: 34.0 SQ. FT. 45" x 45"
AREA ... 34.0 SQ. FT. 45" x 45"
APPROXIMATE WEIGHT ... 80 LBS
DESIGNED WINDLOAD ... 90 MPH (3 SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS
(IBC-2015, ASCE7-10 & AA ADM-2015)

ELECTRICAL:
AMPS ... 1.1 AMPS
CIRCUITS ... (1) 20
VOLTS ... 120

COLORS:
REFER TO COLOR RENDERING
FOR COLOR AND GRAPHIC SPECS

ESTIMATED PRODUCT B.O.M. PER SIGN:
27 VL PLUS 3 WHITE MODULES - 19.3'
1 MOD. 60 POWER SUPPLIES 120VDC (Ø 1.0 AMPS 60WATTS etc.)
1 100FT. ROLL OF JACKETED CABLE

1- VL PLUS 3 WHITE LAMP OUT 1.4 MODULES PER FOOT. 6" ON CENTER
2- EACH MODULE 60 POWER SUPPLY CAN RUN UP TO 52 MODS/17.1FT
3- LAYOUT BASED ON 5" CAN DEPTH
4- DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

This original drawing is provided as part of a project and is not to be exhibited, copied or used without the written consent of Federal Health Sign Company LLC or its authorized agent. ©



NO.	REVISIONS	DATE	BY
1	REV. CHANGE SHIELD DEPTH TO 6"	07-30-19	GDA
2	REV. ADD fastener nuts w/ clip & washer	11-08-19	GDA
3	REV. SHOW J-BOX AT ELECTRICAL ENTRANCE	02-17-20	GDA

FEDERAL HEALTH VISUAL COMMUNICATIONS
1500 N. BOLTON, JACKSONVILLE, TX 75766
(803) 589-2100

45" CANOPY SHIELD LED ILLUMINATION

JOB NO.:	194748	Almee McDaniel
DRAWN BY:	GDA	07-09-19
DRAWING NO.:	PS1045CS_LD	
SHEET NO.:	1	OF: 1

***NOTE* BEFORE CUTTING OR INSTALLING ANY
ELEMENTS, FIELD VERIFY DIMENSIONS!**

Verification is VITAL in ensuring all elements are
installed properly

**PLEASE REFER TO ANY NECESSARY SITE SPECIFIC
LAYOUTS AND/OR RENDERINGS FOR GUIDANCE WITH
CUT SECTIONS AND ELECTRICAL WIRING.**

**The location of the disconnect switch after
installation shall comply with Article 600 (A)(1) of the
National Electrical Code.**

**This product is intended to be installed in accordance
with the requirements of Article 600 of the National
Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the
product.**



Please read the following before beginning installation

LSI Components

LSI Graphic Solutions Plus provides components for the Phillips 66 Rivet canopy system. The components provided by LSI have been evaluated and tested to meet requirements. The LED systems are UL recognized and listed under UL 48 as outline lighting. These installation guidelines must be followed to keep these certain specifications, and adjusted as required to meet local codes and site conditions.

Information to know about your site

Before beginning any installation, be sure to determine with your local Phillips 66 representative that you are using the current Image Standards. Your order will be coordinated with a BIC project manager to determine the product you need to complete your site. Coordination between installer/project manager/representative is essential to the success of this program.

Structural knowledge of your site

Information about your canopy is needed to be able to provide the correct components and plan a safe and structurally sound installation. The length of all sides of the canopy is important, as well as logo placement, to determine the number of sections needed and the layout of lighting elements and power sources. It is the installer's responsibility to ensure that the existing structure is sound and capable of supporting the weight of the LED light bar, as well as any additional wind load, snow load, or other potential conditions. The added weight of the logos must also be considered, and any additional bracing or structure required to support these must be added.

Component specs

The LED system requires 5.91W/ft. of power. One 60W power supply or half of a 2X60W power supply is required to run one 118" section of LED light bar. Electrical service must be provided for these in 120VAC 60hz, roughly every 10ft. or 20ft. on a canopy run, depending on the layout. Other voltage and frequency power supplies are available as an option. The 60W power source draws 1.1A, so a typical canopy of up to 150 illuminated ft. of LED lighting can be run from a single 20A circuit, not including logo signs or deck lighting.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

