



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: June 14, 2024
Re: Zone Change Request: Workforce Housing Overlay Zone, Parcel S-161-8

Executive Summary

Andrew Green has applied for the Workforce Housing Overlay Zone (WFOZ) on parcel S-161-8, located behind the Bit and Spur restaurant. If the zone change is approved, the applicant intends to construct three or four workforce housing units on the property.

The Town Council adopted the WFOZ last year. This is the first application the Town has received to apply the WFOZ on a property.

The WFOZ requires review in public hearing at both the Planning Commission and Town Council. If the zone change is approved the WFOZ also requires the property owner to record a restrictive covenant on the property and enter into a development agreement memorializing the terms of the zone change approval. The current public hearing at the Planning Commission is the first step in the process.

The Planning Commission should review the application and make a recommendation to the Town Council whether or not to approve the requested zone change.

Applicable Ordinances and Policies

The Commission may wish to review the following ordinances and policies prior to the meeting:

1. Town Code 10-3-2: Legislative policy regarding zone changes
2. Town Code 10-13G: Workforce Housing Overlay Zone
3. General Plan Land Use and Town Appearance Sub-Goal C
4. General Plan Chapter 3: Housing

Background

Property Background

The subject parcel (S-161-8) is located behind the Bit and Spur restaurant. It measures 1.26 acres in size, much of which is steep hillside. The property is currently in the Valley Residential - Standard (VR-S) zone. The property is accessed off of Sage Lane, a historic access which traverses the Bit and Spur restaurant property.

In September of 2022 the Town Council rezoned the property from Foothill Residential (FR) to the VR-S zone. At that time the property owner intended to develop a duplex to be used as workforce housing on the property. The Council approved the zone change contingent on a restrictive covenant being recorded

against the property that limited the use of the property to workforce housing and required occupants of the housing units on the property to be actively employed in the Town of Springdale. That restrictive covenant has been recorded and is currently in force on the property.



Figure 1. The subject parcel is S-161-8, located to the rear of the Bit and Spur restaurant.

The General Plan Future Land Use Map designates the property as “Conservation Residential.” The General Plan describes Conservation Residential areas as follows:

These are areas with natural resource value, but also containing existing or planned low-density residential uses. These areas should continue to be developed as low-density, single family residential areas. Residential development in these areas should seek to preserve as much of the natural resource value of the property as possible. For example, properties should be landscaped with drought tolerant native vegetation, should not have perimeter fencing, and should be designed to complement and blend with the

natural surroundings in appearance. In new subdivisions, clustering of homes to preserve large amounts of contiguous open space is encouraged. Clustering may require the Planned Development Overlay zone.

Section 10-3-2(B) of the Town Code clarifies that the Future Land Use Map does not guarantee approval or denial of any zone change request. It merely provides a guide to assist the Planning Commission and Town Council in determining appropriate future uses of a property. The Town is able to approve or deny zone change requests regardless of compliance with the Future Land Use Map based on factors such as the timing, impact, or scale of the development proposed with the zone change.

WFOZ Background

The Town adopted the WFOZ in June of 2023. The WFOZ is intended to allow increased residential density on properties where the majority of the dwelling units (75%) are restricted to workforce housing. The applicant's proposal is the first application for the WFOZ the Town has received. Because this is a relatively new zone that is being requested for the first time, the Commission may wish to review the full text of the WFOZ found in Chapter 10-13G of the Town Code.

In summary, the WFOZ does the following:

- Allows increased density (up to sixteen units per acre).
- Requires at least 75% of the units in a WFOZ project be occupied by households where at least one adult member is "actively employed" in the Town of Springdale.
- Establishes standards for what it means to be "actively employed" in Springdale.
- Requires that projects in the WFOZ be regulated by both a Development Agreement and Restrictive Covenant that make the requirements of the WFOZ approval binding on the property owner and future property owners.
- Establishes penalties for violations of the WFOZ standards (monetary penalties, loss of rental revenue, revocation of certificate of occupancy, property liens, and others).
- Prohibits transient lodging in a WFOZ development.
- Establishes development standards (setbacks, building height, building size, landscape, etc.) standards for WFOZ developments.

The WFOZ differentiates between owner occupied and rental units. A development in the WFOZ must contain either entirely owner occupied units, or entirely rental units. The density standard for owner occupied developments is lower (eight units per acre) than it is for rental developments (sixteen units per acre).

The WFOZ contains criteria to help the Commission and Council evaluate WFOZ proposals. These are discussed in greater detail later in this report.

As indicated above, the subject property is already regulated by a restrictive covenant which limits the use of the property to workforce housing. The existing restrictive covenant already makes the property subject to many of the WFOZ standards and requirements. For example, the existing restrictive covenant requires occupants of the housing units on the property to meet essentially the same "active

employment” standards as contained in the WFOZ. The restrictive covenant requires an annual certification that the housing units are occupied by qualified households, as does the WFOZ. The restrictive covenant contains the same (or very similar) enforcement mechanisms and penalties as the WFOZ. Thus, the property already is subject to the majority of WFOZ use requirements.

Project Description

The property contains just under one acre of developable property. The WFOZ allows 16 multi-family units per developable acre of property. Thus, the maximum density the WFOZ would allow on the property is 15 units. The applicant’s proposal is to develop either three or four workforce housing units on the property. Under the current VR-S zone the applicant could develop a single-family dwelling, or a duplex (two dwelling units). Thus, the applicant is requesting an increase in density of one, possibly two, dwelling units on the property.

The applicant has submitted a conceptual site plan showing a multi-family structure with three two-bedroom dwellings connected by covered carport parking. The applicant has suggested an alternative development within the same footprint that would contain four one bedroom units as an option. In either scenario the property would be developed with a maximum of four workforce housing units. The site plan shows the proposed development meeting the required WFOZ setbacks and landscape area requirement.

The proposed development is low profile, one-story development that steps with the sloping topography on the site. The applicant has stated the intention to make the proposed development as minimally impactful on the existing nature of the property as possible.

The proposed development will be similar in architecture, color, and materials to the newly constructed Canyon Casitas (adjacent to the Bit and Spur restaurant).

Workforce Housing Overlay Zone Requirements and Standards

Section 10-13G-9 contains baseline criteria that all proposed WFOZ projects must meet. If the application does not meet these criteria the application cannot be approved. If the proposed project does meet all the criteria it is eligible for approval. However, as a legislative decision the Town is free to deny a proposed WFOZ project even if it meets all these criteria based on other findings relative to the project’s promotion of the General Plan.

The zone change criteria are discussed below.

The property where the workforce housing zone is proposed is large enough to accommodate the proposed workforce housing development, associated parking and other development, and comply with all land use and development standards in a manner that is consistent with the Town's village character, as defined in the General Plan.

The property measures approximately 1.26 acres. Much of the property is steep slopes. The

property also has a unique geometry. The combination of steep slopes, the property's geometry, and the setback requirements limits the developable area on the property. The applicant has submitted a concept plan showing how the proposed three or four units could be developed, inclusive of associated parking. As discussed earlier, the applicant has stated the intention to develop the property with as minimal impact on the existing topography and vegetation as possible, as directed by the General Plan.

Proposed development on the property will not be located on a hilltop, ridgeline, or the edge of a mesa.

The property is located at the bottom of a steep slope. It is not on a hilltop, ridgeline, or edge of a mesa. There is a small hill which rises in the middle of the property. The applicant has located the proposed development to avoid disturbing this rise.

The property where the workforce housing zone is proposed has sufficient vehicular access to accommodate the increased vehicular traffic the proposed development is projected to generate. The property is accessed off of Sage Lane, a historic access. Sage Lane runs along the side of the Bit and Spur restaurant and provides access to the area behind the restaurant. This lane is not developed to Town standards. The applicant has met with the Hurricane Valley Fire Protection District Fire Marshal to discuss fire truck and emergency vehicle access to the property. The Fire Marshal has given preliminary approval for Sage Lane to be used as emergency access for a development the size of the proposed project. The Commission needs to determine if Sage Lane provides sufficient vehicular access for a three or four unit housing development.

Recognizing that the intent of the workforce housing overlay zone is to allow residential development at greater density than what is otherwise allowed in the residential zones, if the proposed project is located in or adjacent to a residential zone the applicant must propose strategies that will be included in the development of the property that will mitigate impacts on surrounding properties in terms of loss of viewshed, loss of privacy, or other similar impacts. The proposed development is located next to Gifford Park, a residential development in the VC-PD zone, and a large undeveloped parcel in the FR zone. The applicant has implemented the following design features in attempt to mitigate the project's potential impacts on the surrounding properties:

- Reducing the number of residential units on the property (a maximum of four out of a potential 15)
- Limiting the buildings to single story.
- Locating the buildings further from Gifford Park than the standard setbacks would require.

The applicant has also indicated a willingness to install a privacy fence as a screen and buffer between Gifford Park and the proposed development.

The workforce housing units in a proposed development must be indistinguishable from market rate housing units in the same development in terms of exterior design and finishes.

The only development in the applicant's proposal is workforce housing. There are no market rate units proposed with this development. The workforce housing units will match the exterior design and finishes of the Canyon Casitas buildings on the adjacent property.

There must be consistency in the unit size and number of bedrooms per unit between workforce housing units and market rate housing units in the same development.

There are no market rate units proposed in the development.

General Plan Direction

The Commission may wish to reference the following General Plan policies during review of the proposed project.

Land Use and Town Appearance Sub-Goal C

Use zoning and land use regulation strategically to ensure the style, pace, and intensity of new development does not detract from the Town's small-town character.

Land Use and Town Appearance Sub-Goal C2

Zone changes that will promote the Town's housing goals (as outlined in Chapter 3 of this Plan, as well as the 2020 Zions Public Finance Housing Study), will be carefully reviewed and considered. Such zone changes will only be considered for approval if the Town finds the proposed zone change will clearly benefit the Town by providing more attainable housing options for members of the community.

Housing General Goal

Springdale will retain its rural residential character by protecting existing residential neighborhoods from the impacts of increased commercialization. The Town will have housing options that support a diverse population, including low density residential units, higher density multi-family units in select locations, accessory dwelling units, and others. This will allow the Town to maintain housing for a community with families of diverse income. It will benefit local businesses by providing a larger labor pool. It will benefit the Town by having the people who are working in businesses also be committed and contributing members of the community by having access to attainable housing.

Housing Sub-Goal B

Promote community character by providing opportunities for more key contributors to the community (first responders, teachers, business owners/managers, etc.) to live full-time in the community.

Public Input

The Town has not received any public comment on this item.

Planning Commission Action

The Commission's review in the current meeting is the first step in the WFOZ process. The WFOZ process is outlined below:

1. Public hearing at the Planning Commission. The Commission makes a recommendation to the Council whether or not to approve the zone change.
2. Public hearing at the Town Council. The Council can either deny the zone change, or give preliminary approval. If the Council denies the application no further action is taken.
3. If the Council gives preliminary approval staff drafts a development agreement that memorializes the terms of the approval, as well as a restrictive covenant that will be recorded against the property.
4. The Planning Commission reviews the development agreement to ensure it is consistent with the WFOZ requirements and the zone change approval.
5. The Town Council reviews the development agreement. After ensuring the agreement is consistent with the WFOZ and the zone change approval the Council approves the development agreement and restrictive covenant.
6. The Town records the development agreement and restrictive covenant at the County Recorder's Office.
7. The developer applies for DDR approval. The DDR application must be consistent with the development agreement.
8. Upon receiving DDR approval the developer obtains a building permit and constructs the project.
9. Once the project is complete and occupied the property owner provides annual certification to the Town that the workforce housing units are occupied by qualified families.

The Commission's current review is step number 1 in the process.

Sample Motion

The Planning Commission may wish to use the following sample motion language when making a recommendation on the project.

*The Planning Commission recommends **approval/denial** of the applicant's request to apply the Workforce Housing Overlay Zone to parcel S-161-8, as presented in the Planning Commission meeting on June 19, 2024. This motion is based on the following findings:*

[LIST FINDINGS]



Application for Workforce Housing Overlay Zone

Parcel S-161-8

PLEASE CONTACT TOWN STAFF FOR QUESTIONS OR CLARIFICATIONS PRIOR TO THE PLANNING AND ZONING MEETING JUNE 19, 2024. WE ARE EAGER TO ADDRESS ALL QUESTIONS PRIOR TO THE MEETING. THANK YOU.

PARCEL INFORMATION

Parcel S-161-8 is a 1.26 acre parcel zoned Valley Residential bounded on the east by Parcel S-BIT-3-B (which contains the Bit and Spur Restaurant and Parcel S-BIT-2-B (which contains the Canyon Casitas). It is bound on the south by Parcel S-BIT-1-A (LaFave Luxury Rentals). All three of these parcels are zoned Village Commercial. It is bound on the west by Parcel S-161-A-1-A which is zoned Foothill Residential. It is bound on the north by Parcel S-GFPK-19 which is zoned as Village Commercial-Planned Development.

The buildable area of the parcel is .96 acres once the setback and 30% slope areas are deducted.

The building envelope is accessed by Sage Lane, an historical access. Access via Sage Lane has been deemed sufficient for the proposed increase in vehicular traffic by both the Town of Springdale and the Hurricane Valley Special Fire Services District. All necessary infrastructure is currently adjacent to the lot including power, potable water, sewer, and dedicated fire suppression/hydrant supply lines.

The building envelope is visible primarily from the Bit and Spur Restaurant and the Canyon Casitas. Gifford Park homes have limited visibility.

BUILDING DESIGN

The exterior of the building will be of identical materials and finish as the Canyon Casitas at the Bit and Spur (Photos attached)...stained board and batten siding, rusted corrugated roofing, and extensive landscaping. The units are connected by a common roofline with parking in between the units. Additional parking is at the end of the building. We are keeping the maximum elevation at or below 14' above FFE to minimize the visual impact on both the Bit and Spur and adjacent properties. The property is currently zoned Valley Residential which allows for either a duplex or house and guest house. We believe the community is better served with workforce housing versus a single family residence with guest house. The product mix of one bedroom vs. two bedroom will be dependent on soil reports and engineering, as we wish to preserve as much natural topography as possible. The units will, nevertheless, be contained within the existing footprint presented here.

BUILDING LOCATION

We have located the buildings on the site to minimize visual impact and maintain existing mature trees. Disturbance to adjacent native vegetation will be minimized to the extent allowed by engineering restrictions, soil reports, etc..

GENERAL PLAN-CONSIDERATIONS

Workforce housing and affordable housing are desperately needed in the canyon. The first page of the 2022 Town of Springdale General plan has a forward by Mayor Bruno that succinctly summarizes the importance of employee housing:

“Housing has also become an ever-urgent issue. The number of employees coming to Springdale from other areas is estimated to be over 1,000 per day. Workforce housing would not only support our businesses and enable them to be fully staffed; it would also allow those employees to become members of the community.”

This project furthers the goals for workforce housing as identified in the 2020 Zions Public Finance Housing Study as well as Section 3 of the General Plan. It is our hope that this project can serve as successful example for future applications of the Workforce Housing Overlay Zone.

1.0 Land Use and Town Appearance

GENERAL GOAL: The Town will manage the type, size, scale, intensity (e.g., density), and appearance of new growth and development to enhance the unique character of Springdale’s built environment, preserve views of the natural landscape, reduce impacts on existing residents and businesses, and protect natural and cultural resources.

The design of the project is similar to the Canyon Casitas and the adjacent buildings of the Bit and Spur. The rusted roofing material and rough-cut board and batten siding are consistent with historical architecture of the canyon.

The buildings will be terraced to preserve as much natural topography as possible. We will make every effort to maintain existing mature vegetation and to preserve the natural landscape.

The impact to neighbors will be minimal. The parcel is “tucked in” behind the Bit and Spur and is not visible from the SR-9 corridor. The two residential properties at Gifford Park have a very limited view of the property. We are eager to work closely with them on providing visual buffers including (if appropriate) fencing, trellises, shrubs, and trees on the both the rear of Parcel S-BIT-3-B and along the property line of the subject Parcel S-161-8.

2.0 TRANSPORTATION

GENERAL GOAL: It will be convenient, safe, and enjoyable to get from place to place in Springdale through a variety of different transportation modes (including walking, biking, transit, and private automobile). Traffic and parking congestion from vehicles of all types will be minimized and managed. The Town will plan for and accommodate emerging transportation technology such as electric vehicles, autonomous vehicles, charging infrastructure, and plan for future transportation innovations. The Town will participate in regional transit planning efforts.

The location of the parcel is central. The entire town is within easy walking and/or bicycling distance. We anticipate that residents will refrain from driving unless it is to points beyond. Again, this is a small project, but has the potential to minimize 12-16 vehicular trips per day into and out of Springdale (4,000 to 5,000 annually). That impact is meaningful in terms of congestion, environmental impact, etc..

3.0 HOUSING

GENERAL GOAL: Springdale will retain its rural residential character by protecting existing residential neighborhoods from the impacts of increased commercialization. The Town will have housing options that support a diverse population, including low density residential units, higher density multi-family units in select locations, accessory dwelling units, and others. This will allow the Town to maintain housing for a community with families of diverse income. It will benefit local businesses by providing a larger labor pool. It will benefit the Town by having the people who are working in businesses also be committed and contributing members of the community by having access to attainable housing.

As stated above, the impact to adjacent properties will be negligible and will support a more diverse population. The residents will broaden the socioeconomic landscape and diversify the towns demographic.

WORKFORCE HOUSING OVERLAY ZONE-ZONE CHANGE CRITERIA

10-13G-1: - PURPOSE AND OBJECTIVES:

This ordinance is adopted to help facilitate the availability of attainable housing options for employees working in Springdale and Zion National Park. The Town finds that having employees of local businesses live in the community strengthens the community and adds to the Town's village character.

We believe this project will accomplish this goal and will serve as an example for future projects.

10-13G-3: - ALLOWABLE USES:

The code allows for a total of 15 units based on the acreage of .96. We will have 3, two-bedroom units. The project will multi-family housing owned and managed by one entity.

10-13G-9: - ZONE CHANGE CRITERIA:

A. *The property where the workforce housing zone is proposed is large enough to accommodate the proposed workforce housing development, associated parking and other development, and comply with all land use and development standards in a manner that is consistent with the Town's village character, as defined in the General Plan.*

The project satisfies these criteria. Our decision to construct only 3 units of the theoretical 15 units is intentional. The end result will be similar in size and scope consistent with the underlying Valley Residential zone. We have chosen to build only one-story for the same reason.

B. *Proposed development on the property will not be located on a hilltop, ridgeline, or the edge of a mesa.*

The project is on the valley floor in an area difficult to see from anywhere but the adjacent Bit and Spur lawn.

C. *The property where the workforce housing zone is proposed has sufficient vehicular access to accommodate the increased vehicular traffic the proposed development is projected to generate.*

The property has been deemed to have sufficient access by both the Town of Springdale and the Hurricane Valley Special Fire Services District.

D. *Recognizing that the intent of the workforce housing overlay zone is to allow residential development at greater density than what is otherwise allowed in the residential zones, if the proposed project is located in or*

adjacent to a residential zone the applicant must propose strategies that will be included in the development of the property that will mitigate impacts on surrounding properties in terms of loss of viewshed, loss of privacy, or other similar impacts.

As previously mentioned, the size and scope of the project is consistent with the underlying Valley Residential Zone. We will make every reasonable effort to minimize and/or eliminate any impact to adjacent properties.

E. The workforce housing units in a proposed development must be indistinguishable from market rate housing units in the same development in terms of exterior design and finishes.

The units are designed with virtually identical details as the Canyon Casitas, which seem to have been well received in terms of their visual impact. Additionally, we place a strong emphasis on landscaping to create a sense of privacy for the tenants as well as the adjacent properties.

F. There must be consistency in the unit size and number of bedrooms per unit between workforce housing units and market rate housing units in the same development.

Not applicable

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NORTH QUARTER CORNER SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN
1950 B.L.M. BRASS MONUMENT

HILFORD PARK AND ADJACENT

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO
REPEAL THE ORIGINAL LINES OF THE ORIGINAL PLAT
OF 3 LOTS INTO THE 3 LOTS AS SHOWN, LOTS 1 AND
2 OF THE ORIGINAL PLAT WERE PREVIOUSLY COMBINED
BY AFFIDAVIT FILED WITH COUNTY RECORDER,
THAT COMBINED LOT IS SHOWN ON THIS PLAT
AS LOT 1, LOTS 3 AND 4 OF THE ORIGINAL PLAT
WERE ALSO PREVIOUSLY COMBINED BY AFFIDAVIT,
THAT COMBINED LOT IS MERELY COMBINED WITH
LOT 5 OF THE ORIGINAL PLAT. SAID COMBINED LOT
IS ALSO REVERTED INTO LOTS 6 AND 7 AS SHOWN
HEREIN. NO OTHER CHANGES TO THE ORIGINAL
PLAT ARE SHOWN OR INTENDED.



LEGEND

- ◆ SECTIONAL RECONSTRUCTION ASSUMED
- SET OF REBAR AND CAP MARKED 18.18789

CENTER— NORTH 1/16 QUARTER CORNER SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY MONUMENT

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE ON THIS _____ DAY OF _____ 2021

SPRINGDALE TOWN ENGINEER

APPROVAL OF PLANNING COMMISSION

ON THIS _____ DAY OF _____ 2021, THE PLANNING COMMISSION CHAIRMAN OF
THE TOWN OF SPRINGDALE, UTAH, REVIEWED THE ABOVE SUBDIVISION PLAT AND HAS
RECOMMENDED THE SAME FOR ACCEPTANCE BY THE TOWN.

SPRINGDALE TOWN PLANNING COMMISSION CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 2021

SPRINGDALE TOWN ATTORNEY

APPROVAL AND ACCEPTANCE BY THE TOWN OF SPRINGDALE

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF SPRINGDALE, UTAH, HAVE REVIEWED THE
ABOVE SUBDIVISION PLAT, AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECEIVED IN THE
MINUTES OF ITS MEETING ON THE _____ DAY OF _____ AD 2021 HEREBY ACCEPT IT
WITH ALL COMMENTS AND OBLIGATIONS THEREIN.

ATTEST: TOWN RECORDER

SPRINGDALE TOWN MAYOR

SURVEYOR'S CERTIFICATE

I, MARK A. SCHRAUT, SPRINGDALE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 079849, AS PRESCRIBED UNDER THE
LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE
SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE
HEREAFTER KNOWN AS FOLLOWS:

BIT & SPUR SUBDIVISION

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT, AND THAT SAID TRACT
HAS BEEN RECONSTRUCTED INTO THREE COMMERCIAL LOTS AND EASEMENTS AS SHOWN, SAID TRACT OF LAND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES SOUTH 87°49'30" WEST 406.86 FEET ALONG THE CENTER
LINE AND EAST 732.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 50°00'00" EAST 444.83
FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF HIGHWAY 20-N; THENCE SOUTH 84°18'00"
WEST 505.80 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 35°00'40" WEST 100.31 FEET ALONG
SAID RIGHT-OF-WAY; THENCE NORTH 20°00'40" WEST 18.84 FEET; THENCE NORTH 10°40'00"
WEST 60.90 FEET; THENCE NORTH 61°30'20" WEST 96.44 FEET; THENCE NORTH 46°01'34" WEST 85.51
FEET; THENCE NORTH 34°15'21" EAST 42.03 FEET; THENCE NORTH 37°00'01" EAST 94.89 FEET; THENCE
NORTH 02°13'32" EAST 46.03 FEET; THENCE SOUTH 84°42'57" EAST 132.62 FEET; THENCE NORTH
32°30'00" EAST 124.66 FEET; THENCE NORTH 27°20'00" WEST 397.00 FEET; THENCE NORTH 32°45'00"
EAST 250.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2.003 ACRES.

DATE _____

MARK A. SCHRAUT
REGISTERED LAND SURVEYOR
UTAH LICENSE NO. 079849

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED
TRACT OF LAND, DO HEREBY WAIVE CLAIM AND RESERVE FOR THE PERPETUAL USE OF THE PROPERTY
OWNERS, ALL PARCELS OF LAND AS SHOWN ON THIS PLAT AS EASEMENTS OR RIGHTS OF WAY, WE HEREBY
ALSO WAIVE CLAIM TO THE TOWN OF SPRINGDALE AND ITS ASSIGNS, ALL AREAS SHOWN ON THIS PLAT
AS PUBLIC UTILITY EASEMENTS.

BEAN, COTTING, MUNSON L.L.C.

—BIT AND SPUR SUBDIVISION—

MANAGING MEMBER OF BEAN, COTTING, MUNSON L.L.C.
PETERSON, JENNIFER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____ 2021, I, _____, DO, PERSONALLY APPEAR BEFORE ME, PATRICIA JENNINGS,
A MANAGING MEMBER OF BEAN, COTTING, MUNSON L.L.C., A UTAH LIMITED LIABILITY COMPANY, THAT
I SIGNED THE HEREIN OWNERS' DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY,
BY AUTHORITY OF THE DEDICATING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID LIMITED
LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC RESIDING IN _____



**BIT AND SPUR SUBDIVISION AMENDED
A COMMERCIAL SUBDIVISION**
LOCATED WITHIN THE NE 1/4 SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN

RECORDED #

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST
OF THE TOWN OF SPRINGDALE, DATE _____ TIME _____

FILE # _____

WASHINGTON COUNTY RECORDER

DATE	
REVISION	

MARK A. SCHRAUT
PROFESSIONAL LAND SURVEYOR
100 NORTH PARK DRIVE, SPRINGDALE, UTAH
PH: 435-773-3237

**BIT & SPUR SUBDIVISION AMENDED
FINAL PLAT**
LOCATED WITHIN THE NE 1/4 SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN

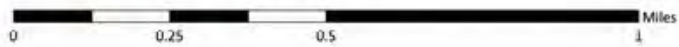
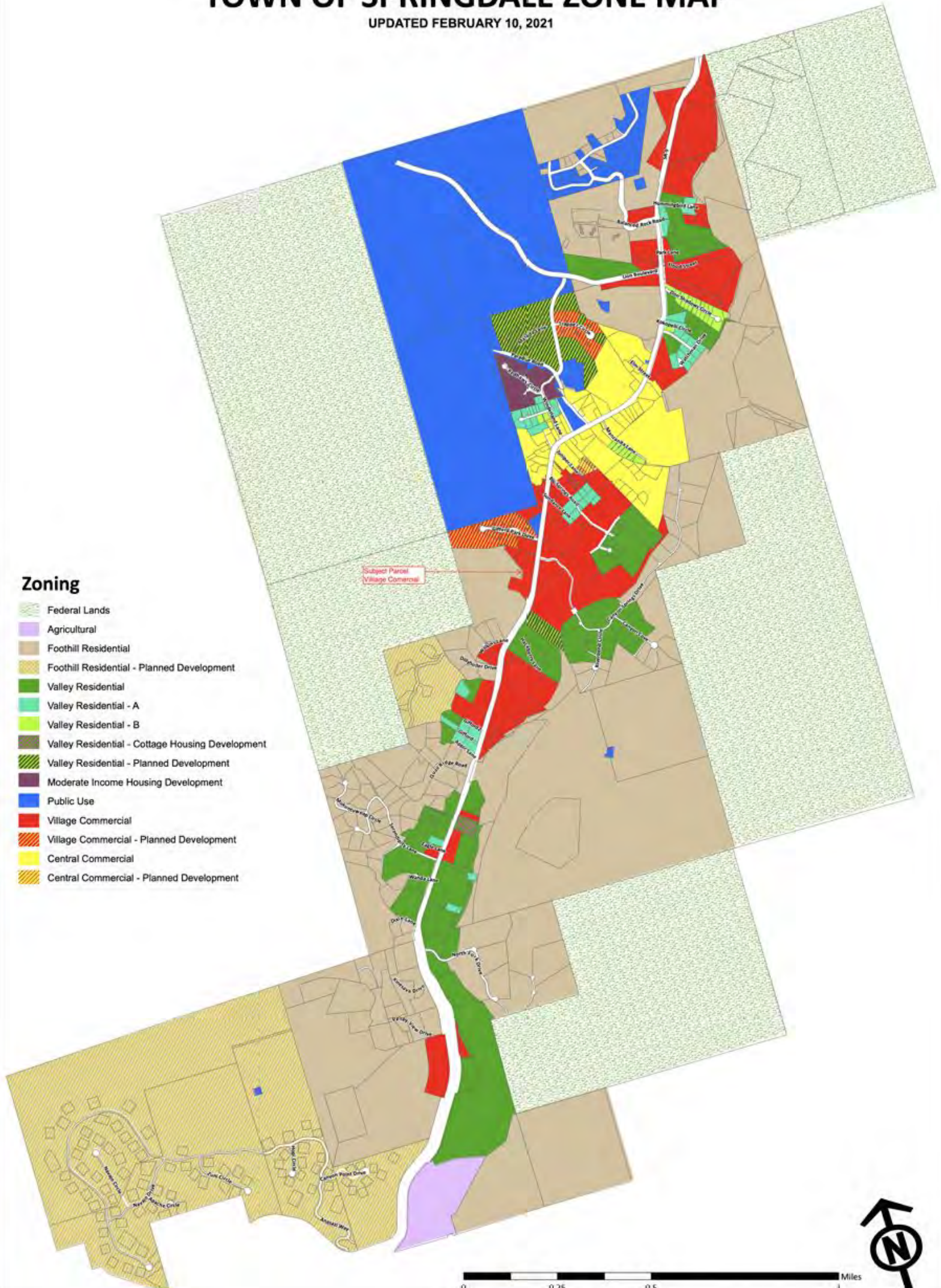
AUGUST, 2021
SHEET 1 OF 1

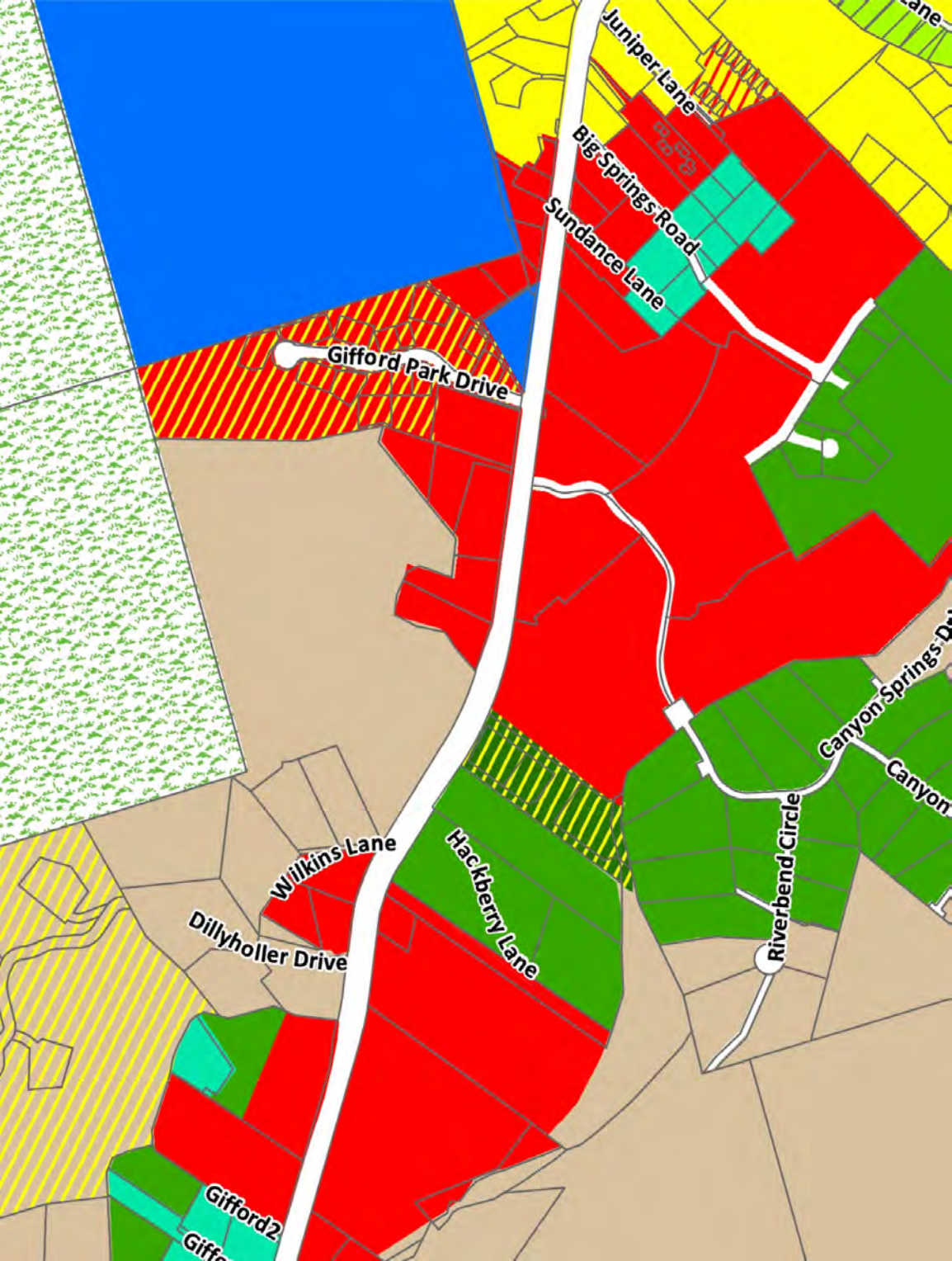
TOWN OF SPRINGDALE ZONE MAP

UPDATED FEBRUARY 10, 2021

Zoning

- Federal Lands
- Agricultural
- Foothill Residential
- Foothill Residential - Planned Development
- Valley Residential
- Valley Residential - A
- Valley Residential - B
- Valley Residential - Cottage Housing Development
- Valley Residential - Planned Development
- Moderate Income Housing Development
- Public Use
- Village Commercial
- Village Commercial - Planned Development
- Central Commercial
- Central Commercial - Planned Development





Juniper Lane

Big Springs Road

Sundance Lane

Gifford Park Drive

Wilkins Lane

Hackberry Lane

Dillyholler Drive

Riverbend Circle

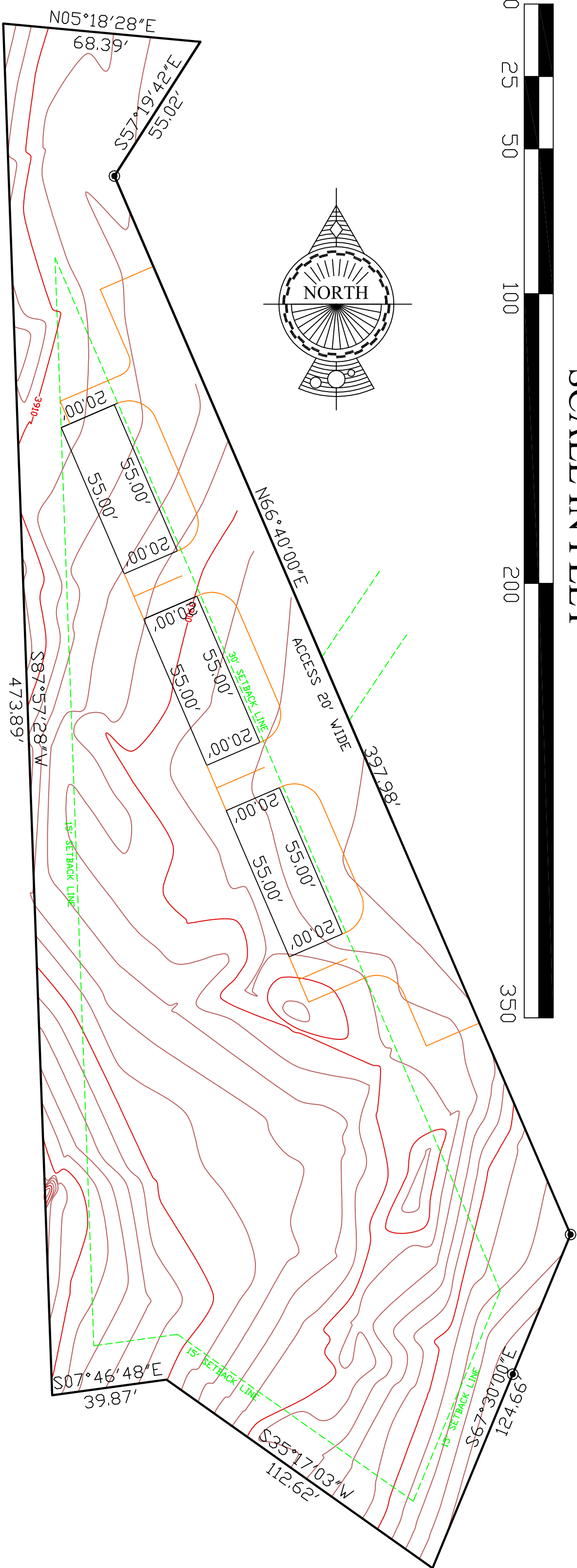
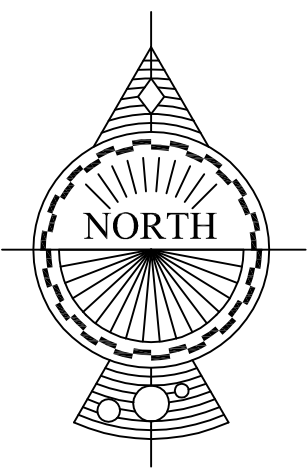
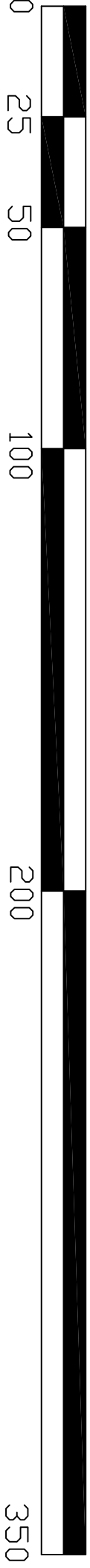
Canyon Springs Drive

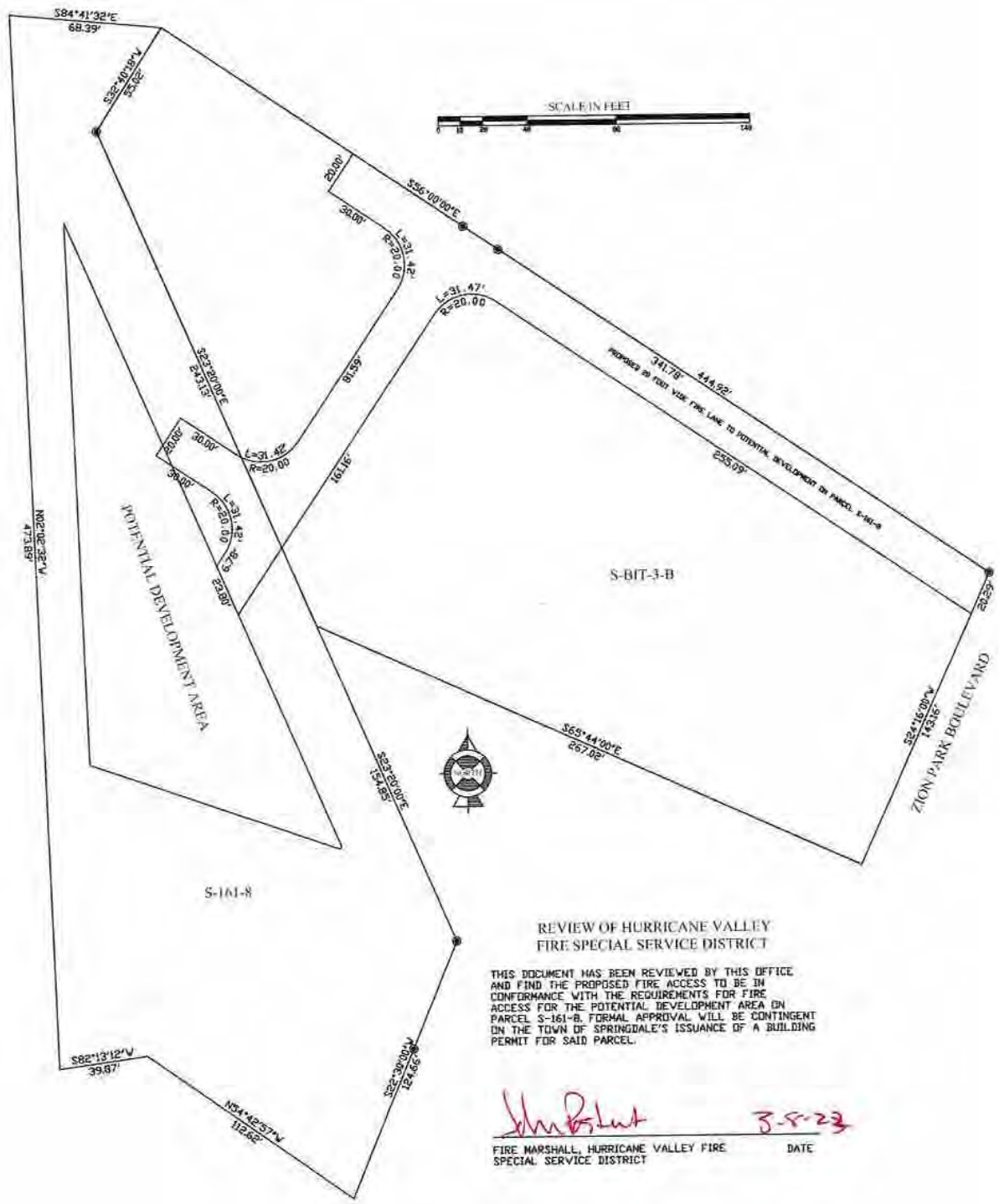
Canyon

Gifford2

Gifford

SCALE IN FEET





SCALE IN FEET



REVIEW OF HURRICANE VALLEY
FIRE SPECIAL SERVICE DISTRICT

THIS DOCUMENT HAS BEEN REVIEWED BY THIS OFFICE AND FIND THE PROPOSED FIRE ACCESS TO BE IN CONFORMANCE WITH THE REQUIREMENTS FOR FIRE ACCESS FOR THE POTENTIAL DEVELOPMENT AREA ON PARCEL S-161-B. FORMAL APPROVAL WILL BE CONTINGENT ON THE TOWN OF SPRINGDALE'S ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL.

John Blunt 3-5-23
 FIRE MARSHAL, HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT DATE

