



Planning Meeting Agenda

Wednesday, December 11, 2024 at 7:00 pm

75 West Center, Fillmore, Utah 84631 - 435-743-5233

Fillmore City Council Chambers

1. ADMINISTRATIVE BUSINESS

- a. Welcome by Chairman Bailey
- b. Approve Minutes of Previous Meeting on November 13, 2024

Attachments:

- Minutes (24-1113_Planning_Commission_Minutes.docx)

- c. City Council Report - Council Member Alldredge

2. PUBLIC HEARING

- a. • To receive public comment concerning an amendment to the Fillmore City Municipal Code, Chapter 18 Subdivisions. Specifically, to reflect the changes to the Utah State Code.

3. BUSINESS

- a. • To approve, modify, or deny a recommendation to the Fillmore City Council for an amendment to the Fillmore City Municipal Code, Chapter 18 Subdivisions. Specifically, to reflect the changes to the Utah State Code.
- b. To approve, modify, or deny a recommendation to the Fillmore City Council for a Simple Lot Subdivision located approximately 725 West 1030 South applicant David Gren to subdivide parcel F-7069-8-1.

Attachments:

- Simple Lot Application (Dave_Gren_Simple_lot.pdf)

4. DISCUSSION

- a. • Terry Messersmith would like to discuss a zone amendment to the General and Highway Commercial zone to allow short-term rental cabins in RV Parks.

Attachments:

- Toquerville City (Toquerville_City.pdf)
- Washington County RV Resort (Washington_County_RV_Resort.pdf)

NOTICE OF SPECIAL ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting (including auxiliary communicative aids and services) must notify the city office

at 75 West Center Street (435-743-5233) at least three (3) working days prior to the meeting.

CERTIFICATE OF POSTING:

I hereby certify that the above agenda was posted on the Utah State Public Notice website, the Fillmore City website, furnished to the Mayor and Fillmore City Council, the Chronicle-Progress, KMTI radio station and posted in three public places within the Fillmore City limits on the date listed below. Kevin W. Orton, City Recorder recorder@fillmorecity.org

Contact: Wayne Jackson (planning@fillmorecity.org 435-743-5233)

1 PLANNING COMMISSION MEETING
2 November 13, 2024
3

4 *Minutes of the Fillmore City Planning Commission meeting on November 13, 2024,*
5 *were conducted at the Fillmore City Office, 75 West Center. Notice of the time and*
6 *place of the meeting was posted on the Utah State Public Meetings Website, at the City*
7 *Office, Fillmore Library, and City Recorder's office, and emailed to each member of*
8 *the Commission on November 6, 2024. Those present for the meeting were:*
9

10 Those present were:

11 Chairman:	Stuart Bailey absent	Members: David Allen
12 Vice Chairman:	Don E Fullmer	John Iverson
13 Council:	Dennis Alldredge excused	Donna Starley
14 Council:	Curt Hare excused	Jaren Tame
15 City Attorney:	Payton Harris	Randy Christiansen
16 Staff:	Wayne J. Jackson	Alternate: Michael Hare absent

17

18 **Others present were:** None present.
19

20 7:00 p.m. **ADMINISTRATIVE**
21

- 22 • Welcome by Vise Chair Fullmer
- 23 • Approve or modify the minutes of the meeting on October 9, 2024.
 - 24 Motion to approve minutes as written
 - 25 By: Commissioner Christiansen
 - 26 Second: Commissioner Allen
 - 27 Vote: Unanimous, motion carried.
- 28
- 29 • City Council report - Councilmembers Alldredge: No report.
30

31 7:06 p.m. **PUBLIC HEARING**
32

33 Motion to go into a public hearing.
34 By: Commissioner Tame
35 Second: Commissioner Christiansen
36 Vote: Unanimous, motion carried.
37

- 38 • **To receive public comments concerning an amendment to the Fillmore City**
39 **Municipal Code, Article A: General Commercial Zone, which has removed animal**
40 **rights provisions. However, the section regarding Private Stables was overlooked**
41 **in this removal.**

42 No public comment.
43

44 7:07 p.m. Motion to go out of the public hearing and into the next public hearing.
45 By: Commissioner Starley
46 Second: Commissioner Christiansen
47 Vote: Unanimous, motion carried.

- 48
- 49 • **To receive public comment concerning an amendment to the Fillmore City**
50 **Municipal Code, Title 3, Chapter 2, “Alcoholic Beverages,” Section 3-2-3:**
51 **Classifications of Licenses, to ensure compliance with Utah State Code 32B-1-**
52 **102(3), which defines alcoholic beverages.**

53 Deliberations were opened regarding the need for amendments to the Fillmore City Code, Title
54 3, focusing on alcoholic beverage licenses, which aligned particularly with Utah's state code
55 definition. Commissioners discussed various aspects regarding license classifications,
56 differentiating between beer and other alcoholic beverages, and potential impacts on local
57 businesses like restaurants and bars.

58 City Attorney Payton Harris proposed aligning city specifics with state definitions where
59 practical, suggesting a re-classification for clearer applicability of licenses. Additionally,
60 Planning Coordinator Wayne Jackson provided insight into the current and historical context
61 involving the code’s relevance.

62

63 7:10 p.m. Motion to go out of the public hearing and into the regularly scheduled meeting.
64 By: Commissioner Christiansen
65 Second: Commissioner Iverson
66 Vote: Unanimous, motion carried.
67

68 7:11 p.m. **BUSINESS**

- 69
- 70 • **To approve, modify, or deny a recommendation to the Fillmore City Council to**
71 **amend the Fillmore City Municipal Code, Article A: General Commercial Zone,**
72 **which has removed animal rights provisions. However, the section regarding**
73 **Private Stables was overlooked in this removal.**

74 The Commissioners focused on a formal proposal to enact the plan to remove private stables
75 from the General Commercial Zone. The consensus was to follow through on the removal for
76 code consistency, inferring from prior approved public hearing outcomes.

77

78 **Motion** to approve the recommendation to the Fillmore City Council to amend the
79 General Commercial Zone to remove Private Stables from the Use Table.

80

81 By: Commissioner Iverson
82 Second: Commissioner Tame
83 Vote: Unanimous, motion carried.
84

- 85
- 86 • **To approve, modify, or deny a recommendation to the Fillmore City Council to**
87 **amend the Fillmore City Municipal Code, Title 3, Chapter 2, “Alcoholic**
88 **Beverages,” Section 3-2-3: Classifications of Licenses, to ensure compliance with**
89 **Utah State Code 32B-1-102(3), which defines alcoholic beverages.**

90 The Commissioners further entertained alterations to the alcoholic beverage licensing within
91 the city. The substantive aim was to clarify different classes permitted within the city while
92 maintaining compliance with state requirements.

93 City Attorney Harris managed concerns pertinent to the logistics of existing licenses,
94 emphasizing compatibility with potential future enterprises within Fillmore. Other participants
95 backed progress by preparing revised and accurate definitions.

96
97 **Motion** to approve the recommendation to the Fillmore City Council to amend the
98 Fillmore City Municipal Code Title 3, chapter 2, “Alcoholic Beverages” for accuracy and
99 clarity of the ordinance and consistency with the Alcoholic Beverage license and continuity
100 with definitions.

101
102 By: Commissioner Christiansen
103 Second: Commissioner Allen
104 Vote: Unanimous, motion carried.

105
106 **DISCUSSION**
107

- 108 • ~~Terry Messersmith would like to discuss a zoning amendment to the General and~~
109 ~~Highway Commercial zone to allow short term rental cabins in RV Parks.~~
110 Rescheduled for November 26, 2024
111

112
113 **ADJOURNMENT**
114

115 Upon motion by Commissioner Iverson and SECOND by Commissioner Christiansen to
116 adjourn the meeting at 7:30 p.m.

117
118 The next regular planning commission meeting will be held on November 26, 2024, at 7:00
119 p.m.

120
121 _____
122 Date

Chairman, Stuart Bailey

FILLMORE CITY

75 W Center Street • Fillmore, Utah 84631

(435) 743-5233

www.fillmorecity.org

SUBDIVISION APPLICATION

Subdivision Name Gren Subdivision

Address Approx 1100 S. 725 W. Fillmore

Parcel No. part of F-7069-8-1 Acreage Approx .51

Applicant name David & Maureen Gren Email david@grenmasonry.com
Family Trust

Address Po Box 363 Fillmore UT 84631

Phone No. 435-253-3806 David

Home

435-253-3004 Maureen

Cell

Work

Other

Contact agent David Gren Phone 435-253-3806

Real Estate agent (if applicable) _____

Estimated number of lots 1

Subdivision type (circle)

Lot Line Adjustment

Simple Lot

\$75.00

\$100.00

Major \$300.00 plus Professional Review Fee,
Preliminary Plat \$150.00 / Final Plat \$150.00

PAID
NOV 22 2024
FILLMORE CITY

Administrative review scheduled for: _____

Preliminary Plat review scheduled for: _____

I submit this application with the appropriate fee and preliminary sketch or plat as required by the subdivision ordinance. I understand that I will also be billed at the actual cost for utility estimates, utility capacity analysis and for engineering plan review fees, if required

11-21-24
Date

David Gren
Applicant Signature



Utah's First Capitol

Fillmore City

75 W Center Street • Fillmore, Utah 84631
(435) 743 5233 (435) 743-5195 Fax
www.fillmorecity.org

PLANNING MEETING AGENDA REQUEST FORM

I request that the following item(s) be addressed by the Planning Commission and placed on the agenda for the _____ planning meeting.
Date of Meeting

Item (s) We would like to divide a 1/2 acre lot off to the
South of the Storage units

Preferred Meeting Time _____ Time Needed _____

Requested By David & Maureen Gren Family Trust

Address P.O. Box 363

Fillmore, UT Phone 435-253-3806

Contact Person David Gren Phone 435-253-3806

Email Address david@grenmasonry.com

I have attached written material to be reviewed by the commission Yes ☐ No ☐

Signature David Gren Date 11-21-24

For Office Use

Commission Action Taken _____

Follow Up Needed _____

Tax Account

Summary

Account Id 0184655
Parcel Number F-7069-8-1
Owners GREN, DAVID L TRSTEEES
GREN, MAUREEN TRSTEEES
Address PO BOX 363
FILLMORE, UT 84631-0363
Situs Address 980 S 725 WEST ST
Legal BEG PT ON S SIDE CO RD, SD PT S 00°35'31" W ALG W LN LOT 2, SEC 31, T21S, R4W, SLB&M, DIST 66 FT FR N1/4 COR SD SEC 31, S 00°35'31" W CONT ALG W LN SD LOT 2, SEC 31 600 FT TO TRUE POB, S 00°35'31" W 212.78 FT M/L TO SE COR LOT 3 OF SD SEC 31, N 89°38'04" W ALG N LN LOT 7 SD SEC 31 430.25 FT TO NW COR SD LOT 7, S 00°52'55" W ALG W LN SD LOT 7 481.3 FT M/L TO SW COR SD LOT 7, S 89°37'56" E ALG S LN SD LOT 7 586.85 FT, N 00°35'24" E 480.92 FT M/L TO N LN SD LOT 7, N 00°35'24" E 212.48 FT, N 89°23'05" W 154.14 FT TO BEG. LESS BEG AT A POINT S00°35'31"W 878.78 FT ALG W BDRY LOT 2, FROM THE NW COR SD LOT 2 WHICH IS ALSO THE N/14 COR SD SEC 31, SD POINT BEING THE SE COR LOT 3 AND SW COR LOT 2 SD SEC 31, S 00°35'31"W 282.60 FT, S89°38'04"E 154.16 FT, N00°35'24"E 282.60, N89°38'04"W154.15 FT TO THE POB.

Inquiry

As Of 10/22/2024 
Taxes Due \$6,428.27
Total Due \$6,428.27

Value

Area Id	Tax Rate	
01 - 01 - FILLMORE	0.0094630000	
	Actual	Assessed
LAND-COMMERCIAL IMPROVED - 03A	280,851	280,851
BLDG-PRIMARY RESIDENTIAL IMPROVEMENT - 11A	21,023	11,563
BLDG-MIXED COMMERCIAL IMPROVEMENT - 13F	386,892	386,892
Total Value	688,766	679,306
Taxes		\$6,428.27

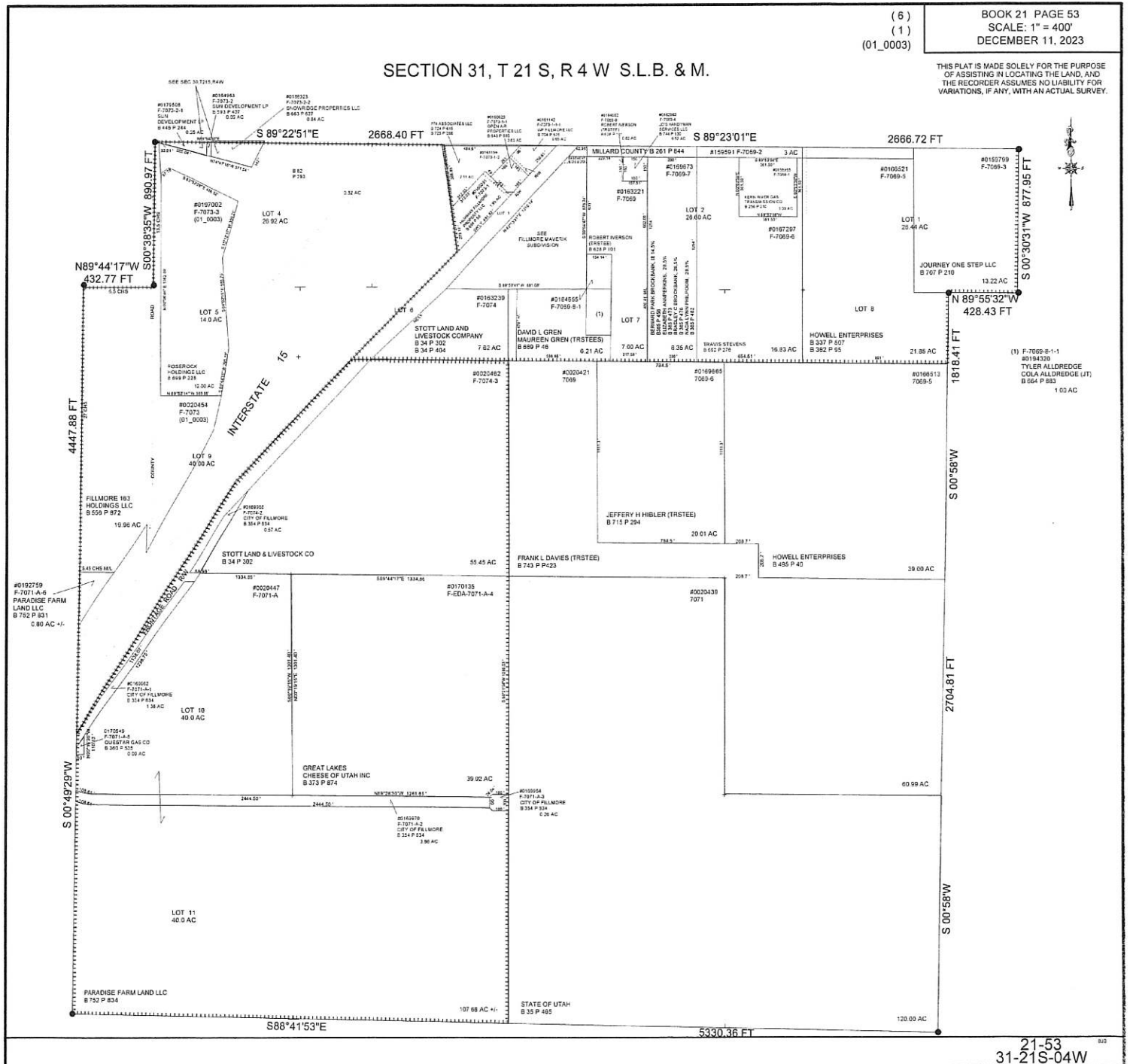
The amounts of taxes due on this page are based on 2023 property value assessments.

(6)
(1)
(01_0003)

BOOK 21 PAGE 53
SCALE: 1" = 400'
DECEMBER 11, 2023

SECTION 31, T 21 S, R 4 W S.L.B. & M.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATING THE LAND, AND
THE RECORDER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



8.40 FT

774 ASSOCIATES LLC
B 724 P 615
B 725 P 266

F-7073-1-1
OPEN AIR
PROPERTIES LLC
B 843 P 885
0.63 AC

F-7073-1-1-1
WF FILLMORE LLC
B 704 P 575
0.65 AC

ROBERT IVERSON
(TRUSTEE)
B 628 P 101
0.02 AC

JOS HANDYMAN
SERVICES LLC
B 744 P 130
0.52 AC

S 89°23'01"E

MILLARD COUNTY B 261 P 844

#159591 F-7069-2

31

#0161159
F-7073-1-2

ESSEMENT
B 258 P 208

220.14'

290'

S 89°53'58"E

#0158865
F-7069-1

2.11 AC

165'

165'

250.61'

150'

150'

150'

361.50'

361.50'

312.03'

312.03'

273.17'

1.95 AC

157.51'

150'

150'

361.50'

361.50'

HIGHWAY FILLMORE
PROPERTY LLC
B 694 P 56

SWLY 481.82'

LOT 3

N 43°15'51"E 1210.14'

662.08'

1254'

1254'

N 00°03'59"E

S 89°53'58"W

3.00 AC

SEE
FILLMORE MAVERIK
SUBDIVISION

ROBERT IVERSON
(TRUSTEE)
B 628 P 101

BERNARD PARK BROCKBANK, III 14.5%
B 385 P 458
ELIZABETH ANN PERKINS, 28.5%
B 385 P 473
BRADLEY C BROCKBANK, 28.5%
B 385 P 476
NADA LYNN PHILPOOM, 28.5%
B 385 P 482

#016725
F-7069-

S 89°50'41"W 881.08'

#0163239
F-7074

#0184655
F-7069-8-1

(1)

LOT 7

480.41' M/L

TRAVIS STEVENS
B 662 P 278

16.83 A

654.51'

217.69'

784.5'

7.00 AC

8.35 AC

6.21 AC

7.62 AC

B 689 P 46

DAVID L GREN
MAUREEN GREN (TRUSTEES)

B 34 P 302

B 34 P 404

STOTT LAND AND
LIVESTOCK COMPANY

#0020462
F-7074-3

#0020421
7069

#0169665
7069-6

7069

PROPOSED PARCEL 1

BEGINNING AT A POINT ON THE SOUTH SIDE OF A COUNTY ROAD, SAID POINT BEING S00°35'31"W ALONG THE WEST LINE OF LOT 2, SECTION 31, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN A DISTANCE OF 66.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S00°35'31"W CONTINUING ALONG THE WEST LINE OF SAID LOT 2 OF SECTION 31 A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°23'05"E 154.14 FEET; THENCE S00°35'24"W 212.09 FEET; THENCE N89°38'04"W 154.15 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 OF SECTION 31; THENCE ALONG THE WEST LINE OF SAID LOT 2 N00°35'31"E 212.78 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.752 ACRES, MORE OR LESS.

PROPOSED PARCEL 2

BEGINNING AT A POINT S00°35'31"W 878.78 FEET ALONG THE WEST BOUNDARY OF LOT 2, FROM THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS ALSO THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3 AND SOUTHWEST CORNER OF LOT 2 OF SAID SECTION 31; THENCE N89°38'04"W ALONG THE NORTH LINE OF LOT 7 OF SAID SECTION 31 A DISTANCE OF 430.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE S00°52'55"W ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 481.30 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE S89°37'56"E ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 586.85 FEET; THENCE NORTH 00°35'24"E A DISTANCE OF 53.00 FEET; THENCE N89°37'56"W A DISTANCE OF 154.16 FEET; THENCE N00°35'31"E 428.30 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 3 OF SECTION 31 AND POINT OF BEGINNING.

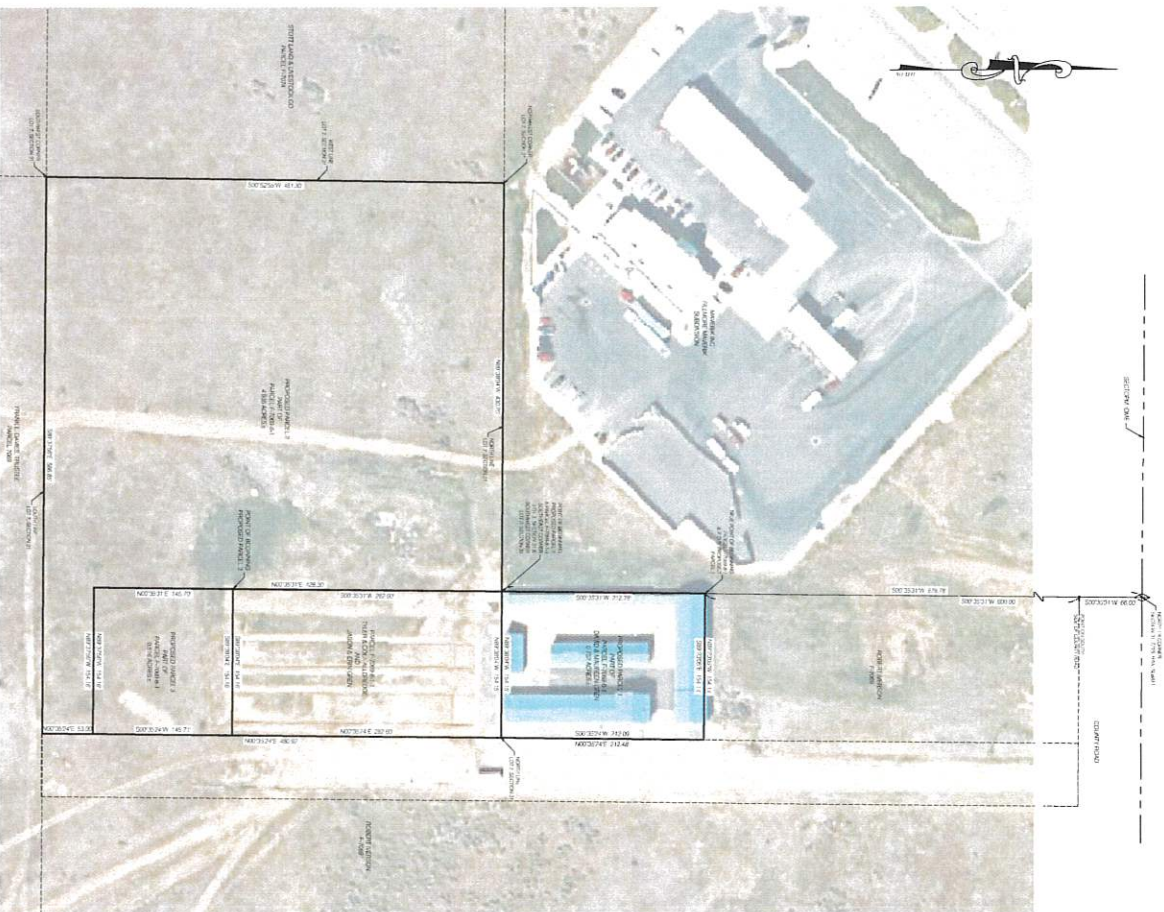
CONTAINING 4.955 ACRES, MORE OR LESS.

PROPOSED PARCEL 3

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL F-7069-8-1-1, SAID POINT BEING S00°35'31"W 878.78 FEET ALONG THE WEST BOUNDARY OF LOT 2, TO THE SOUTHEAST CORNER OF LOT 3 AND SOUTHWEST CORNER OF LOT 2 OF SAID SECTION 31 AND S00°35'31"W 282.60 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS ALSO THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°38'04"E 154.16 FEET; THENCE S00°35'24"W 145.71 FEET; THENCE N89°37'56"W 154.16 FEET; THENCE N00°35'31"E 145.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.516 ACRES, MORE OR LESS.

PO BOX 374
A. UTAH 84711
(801) 426-2180



DESIGNED BY	SCALE	PROJECT #
THRU	1" = 60'	24-000
CHECKED BY	DATE	DRAWING
THRU	NOV. 29, 1984	24-000, SIGNATURE



TOQUERVILLE CITY

ORDINANCE 2023.06



AN ORDINANCE OF THE CITY COUNCIL OF TOQUERVILLE, UTAH, AMENDING AND COMPLETELY RESTATING CHAPTER 29 (RECREATIONAL VEHICLE PARKS) OF TITLE 10 (LAND USE REGULATIONS) OF THE TOQUERVILLE CITY CODE TO MODIFY AND ENHANCE THE REGULATIONS OF THE CITY RELATING TO RECREATIONAL VEHICLE PARKS (TO BE K/N/A RV RESORTS) AND CREATE NEW DEFINED TERMS IN CHAPTER 2 (DEFINITIONS) OF TITLE 10 (LAND USE REGULATIONS) THAT ARE CRITICAL TO THE ENHANCED CHAPTER 29.

RECITALS

WHEREAS, Toquerville City (“City”) is an incorporated municipality duly organized under the laws of the State of Utah;

WHEREAS, pursuant to Utah Code Annotated Title 10, Chapter 9a, Section 102, the City has the delegated police power to regulate land uses and development occurring within its municipal boundaries.

WHEREAS, pursuant to Utah Code Annotated, Title 10, Chapter 9a, Section 103, Subsection 30 and Title 10, Chapter 3b, Section 301, the Toquerville City Council (“City Council”) is designated as the governing body of the City and City’s “Land Use Authority”;

WHEREAS, in Section 10-2-1 of the Toquerville City Code, a “Recreational Vehicle” is defined as “[a] vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use which has its own motive power.”

WHEREAS, in Section 10-2-1 of the Toquerville City Code, a “Recreational Vehicle Park” is defined as “[a]ny site, tract or parcel of land on which facilities have been developed to provide temporary living quarters for two (2) or more Recreational Vehicles.

WHEREAS, the Utah Department of Health and Human Services has promulgated administrative regulations relating to the creation and maintenance of Recreational Vehicle Parks within the State known as R392-301 (Recreational Vehicle Park Sanitation) as may be amended from time to time (“State RV Park Regulations”). *See Utah Code Admin R392-301-1 et seq.*

WHEREAS, last Fall the City Council adopted Toquerville Ordinance 2022-11 which created a new chapter of (Chapter 29) of Title 10 of the Code attempting to create standards and requirements for all Recreational Vehicle Parks in the City that further regulate said Parks beyond that which is required by the State RV Park Regulations.

WHEREAS, after careful consideration by the City Staff and in consultation with the Toquerville City Planning Commission (“Planning Commission”) and the City’s Attorney, it has been determined that Chapter 29 (Recreational Vehicle Parks) should be amended and restated in its entirety to contain a more comprehensive set of regulations for these types of facilities and to utilize the term RV Resort instead of RV Park, and to revise or create new defined terms in Chapter 2 (Definitions) of Title 10 (Land Use Regulations) that are utilized in the revised Chapter 29.

ORDINANCE

NOW THEREFORE BE IT HEREBY ORDAINED by the City Council of Toquerville City, Utah, as follows:

1. DELETION OF CERTAIN DEFINED TERMS IN CHAPTER 2, TITLE 10 OF THE TOQUERVILLE CITY CODE. Section 1 (General Definitions) of Chapter 2 (Definitions), Title 10 (Land Use Regulations) of the Code is hereby amended to delete the following terms:

~~RECREATIONAL VEHICLE: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use which has its own motive power.~~

~~RECREATIONAL VEHICLE PARK: Any site, tract or parcel of land on which facilities have been developed to provide temporary living quarters for two (2) or more recreational vehicles.~~

2. ADDITION OF CERTAIN DEFINED TERMS IN CHAPTER 2, TITLE 10 OF THE TOQUERVILLE CITY CODE. Section 1 (General Definitions) of Chapter 2 (Definitions), Title 10 (Land Use Regulations) of the Code is hereby amended to add the following terms:

CABIN: A living space equipped with a sleeping area, kitchen area and full bathroom facilities connected to a sewer system, with electricity and culinary water available inside the cabin. The cabin must be constructed in compliance with applicable building codes, be a minimum of one hundred fifty (150) square feet but not more than four hundred (400) square feet. No more than ten percent (10%) of the total sites in an RV Resort may be cabin sites.

CABIN SITE: An area within an RV Resort that contains a short-term rental cabin as well as one paved/concrete automobile parking space within the site. Cabin sites must be a minimum of one thousand six hundred (1,600) square feet in size and cabins must be separated from one another by at least the distance (or type of firewall) required by the international fire code as adopted by the City.

RV RESORT: A parcel of land under the control of any person wherein two (2) or more RV sites, along with amenities, facilities, and services designed to provide guests with a higher quality experience than found in an RV park or campground, are offered for short term rental to the public and complies with the requirements of this Chapter. RV Resorts shall not consist of more than eight (8) sites for RVs, cabins, and tents per gross usable acre.

RV SITE: An area within an RV Resort that may be rented to place an RV and parking for the towing vehicle if not a self-propelled RV.

RECREATIONAL VEHICLE (RV):

A. Dependent: An RV not containing sanitary facilities and/or devices for connecting said facilities to a community waste disposal system. Dependent RV sites are only allowed adjacent to tent sites. No more than ten percent (10%) of the total sites in an RV Resort may be dependent RV sites.



B. Independent: A motor home, travel trailer or fifth wheel trailer containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. This type of RV may also be referred to as a self-contained recreational vehicle.

TENT: A portable shelter for one or more individuals, consisting of synthetic fabrics or natural skins attached to any type of framework, including tent trailers (a.k.a. "pop-ups"). No more than ten percent (10%) of the total sites in an RV Resort may be tent sites.

TENT SITE: An area within an RV Resort that may be rented to place one tent on an improved, but not paved/concrete, tent pad. The site must also provide one automobile parking space within the site that is paved or concrete. Tent sites shall be a minimum of one thousand (1,000) square feet.

3. AMENDMENT AND RESTATEMENT OF CHAPTER 29, TITLE 10 OF THE TOQUERVILLE CITY CODE. Chapter 29 (Recreational Vehicle Parks) of Title 10 (Land Use Regulations) of the Code is hereby amended restated in its entirety as follows:

CHAPTER 29: RECREATIONAL VEHICLE RESORTS

10-29-1: PURPOSE:

To direct the development of facilities for a recreational vehicle resort ("RV Resort"), to set forth development requirements necessary to ensure that the RV Resort is developed as a "resort", rather than as an "RV park": or "campground", providing Guests with a relatively higher quality experience than found in an RV park or campground, and to protect the integrity, characteristics and values of the districts and land uses contiguous to or near the location of the RV Resort, and to ensure that they city collects transient room tax on the rental of spaces within the RV Resort.

10-29-2: RV RESORT APPLICATION:

An applicant shall submit a written application for approval for the development of an RV Resort on an application form provided by the City. Accompanying the RV Resort application shall be the following:

- A. Application fee;*
- B. Property address, acreage, boundary, and tax identification number;*
- C. Proposed name of the project;*
- D. Property owner of record and Developer;*
- E. Vicinity map showing the project location relative to city boundaries, major roads and minor roads that serve the property;*



- F. Date, scale and north arrow;*
- G. Existing streets, rights of way widths, major utilities, easements, fencing, parks, trails, open space and infrastructure on or adjacent to the property;*
- H. Site layout including, proposed open space, amenities, space sizes and gross density;*
- I. Traffic impact study, as required by the transportation master plan, in both paper copy and electronic format;*
- J. Geotechnical report in accordance with the standard specifications, in both paper copy and electronic format;*
- K. Preliminary hydrology report in accordance with standard specifications, in both paper copy and electronic format;*
- L. Preliminary Title report verifying ownership;*
- M. Recent list of names and addresses, and two (2) sets of address labels and postage, for owners of record at the Washington County recorder's office of the subject property and properties within three hundred feet (300') of the boundary line of the subject property;*
- 1. List must be no older than thirty (30) days from date of submission.*
 - 2. Developer is responsible for the completeness and accuracy of the list of owners of record but is entitled to rely upon the records in the Washington County Recorder's office.*
 - 3. Failure to provide an accurate list may delay the approval of the project;*
- N. Plan for continued maintenance of the project amenities;*
- O. Proposed site plan: Provide two (2) twenty-four inch by thirty-six inch (24" x 36") or larger copies of the proposed project, ten (10) eleven inch by seventeen inch (11" x 17") reduced copies of the proposed project, and one copy of the proposed project in electronic format, including the names, addresses and phone numbers of the applicant, engineer, surveyor and/or architect;*
- P. Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the City engineer or other appropriate City Staff member;*
- Q. Proposed grading plan in accordance with the standard specifications;*



R. *Proposed landscaping plan that meets the requirements of Section 10-21-5 of this Title;*

S. *Proposed lighting plan that meets the lighting standards set forth in Chapter 24 of this Title;*

T. *Proposed traffic circulation and parking plan within the RV Resort;*

U. *All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers.*

10-29-3: GENERAL STANDARDS FOR RV RESORTS:

A. *Conditionally, RV Resorts may contain no more than ten percent (10%) of the total RV rental spaces as Cabin sites.*

B. *Once a property has been developed as an RV Resort it may not be subdivided. It must remain as a single parcel for property tax purposes and to continue to meet all the requirements of this Chapter.*

C. *The minimum parcel size on which an RV Resort may be developed is twenty (20) acres, and one common owner.*

D. *All streets within an RV Resort shall be paved and all pads on RV sites shall be concrete or gravel.*

E. *All RV Resorts are considered lodging facilities for tourists and are subject to the transient room tax.*

F. *RV Resorts shall be designed by appropriate licensed professionals, such as architects, landscape architects, engineers, or land use planners. All plans and drawings for buildings, structures, grading, utilities, etc., shall be signed and stamped by the professional who prepared them.*

G. *All exterior boundaries shall be screened from surrounding streets and abutting uses by a minimum of a solid, six-foot four inch (6'4") colored masonry or colored stucco covered concrete/block privacy wall, unless it is a portion of property that due to topography is not used for RV sites, tent sites, cabins or is not visible from surrounding streets and abutting uses. Whatever material is used for the front wall must be used for the side walls as well. The privacy wall along a public street shall be modulated by 1.5 to four feet (4') every forty (40) linear feet;*

H. *A minimum buffer of thirty feet (30') shall be required between any RV site and any property boundary. The minimum buffer for cabin sites, however may be reduced to twenty feet (20') if they are located along boundaries abutting private property.*

I. *RV Resorts shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the RV Resort. Two-way*



streets shall be a minimum of twenty-six feet (26') and one-way streets shall be a minimum of twenty feet (20') wide.

J. RV Resorts shall have a traffic study done by a registered professional and shall install any necessary improvements found therein.

K. RV sites, tent sites and cabin sites shall each provide one concrete or gravel space suitable for automobile parking, which may either be a separate parking space within the site or may be added to the minimum dimensions for an RV pad. Additional parking spaces shall be placed throughout the park at a ratio of one parking space per every ten (10) RV, tent, and cabin sites. All parking spaces must be at least nine feet (9') wide and twenty feet (20') long.

L. Pets (dogs/cats) traveling with guests shall be kept inside the RV overnight. If kept outside during daytime hours, they shall be kept on a leash or tethered. No more than two (2) pets shall be allowed per guest site. No other animals are allowed to be brought onto the RV Resort premises by any guest of the RV Resort.

M. The RV Resort shall include a designated storage area for utility trailers (tow dollies, "toy haulers", etc.), motorized vehicles (excluding primary car/truck), bicycles, etc. This storage area shall occupy no more than five percent (5%) of the gross area of the resort. Such storage shall be for the exclusive use of registered guests only during the period the guest is a registered and paying occupant of an RV site. Storage areas shall be fully screened.

N. Equestrian RV sites are allowed when the RV Resort is directly adjacent to BLM managed property with equestrian use permitted and the RV Resort has written permission to access BLM property. Equestrian RV sites shall be located a minimum of one hundred feet (100') from any property line other than abutting BLM equestrian use property. All equestrian stalls shall be cleaned daily. No more than five (5%) of the total sites in an RV Resort may be equestrian RV sites.

10-29-4: PROHIBITIONS:

The following are prohibited within an RV Resort:

A. No separate mailboxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants within the resort.

B. No freestanding fuel tanks permitted within an RV site, tent site or cabin site. All fuel tanks within any site must be securely mounted upon or attached to the RV they serve, unless used solely for cooking purposed.

C. No open storage of personal property, accessory building, shed or cabinet within any RV site, tent site or cabin site.

D. Campfires are allowed only in designated firepits. Fire pits are subject to the approval of the Hurricane Valley Fire District.



E. Other than operating the RV Resort itself, no employee or guest of the RV Resort may operate any type of business within the RV Resort.

F. Camping outside of an RV or cabin is only allowed on a tent site.

G. Removal of axles, wheels, or tires from an RV within the RV Resort, except in the case of an emergency repair. If the repair cannot be completed within twenty-four (24) hours, then the RV shall be removed from the RV Resort.

H. Parking RVs anywhere within the RV Resort other than a designated RV space is prohibited. No "on street" parking is permitted for any vehicle.

I. RVs shall not be stored, displayed for sale, or sold within the RV Resort.

J. No RV space shall have direct access from a public street.

10-29-5: RV RESORT MANAGEMENT:

A. A resort manager, or another employee of the resort, must be on duty within the resort at all times. RV Resort management shall maintain a patron log consisting of names, dates of occupancy, and number of spaces used. Upon request, patron logs shall be made available to inspection by representatives of the City during reasonable business hours. Representatives of the City shall also be allowed to drive through the RV Resort during reasonable business hours to verify compliance with this Chapter.

B. RV Resort management shall, at all times, maintain the resort and its facilities in a clean, orderly and sanitary condition. Management shall only allow independent RVs that are in good condition to stay at the RV Resort, i.e., no visible rust, no leaking fluids, visible license plate with current registration sticker, no significant damage, no visible patching material or primer paint, no chipping paint that appears to have been applied by spray can or brush. Management shall enforce quiet times between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M., although arriving guests may be allowed to check into the RV Resort up until twelve o'clock (12:00) midnight.

C. RV Resort management shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated within the RV Resort. Collection shall be no less than once a week. Garbage shall be placed in central dumpsters only that are set back from public streets and neighboring properties by at least fifty feet (50') from inside the buffer. Dumpsters shall be screened so they are not visible from public streets or neighboring properties.

10-29-6: TIME LIMIT ON OCCUPANCY:

Seventy percent (70%) of the total RV Resort sites shall be limited to a maximum occupancy period of twenty-eight (28) consecutive days or the time specified by Utah statutes to qualify for transient room tax, whichever period is shorter. Thirty percent (30%) of the total RV Resort sites may be occupied by up to a maximum of one hundred eighty (180) consecutive days in a one-year period beginning on the



initial date of occupancy. Note: Only independent RVs are allowed occupancy longer than twenty-eight (28) days. After a time limit is reached, a renter cannot re-register for a minimum of forty-eight (48) hours.

10-29-7: UTILITIES:

A. RV Resorts shall be connected to the applicable utility having a franchise agreement with the City for water, sewer(wastewater), storm drain (if applicable) and electricity. All utilities shall be located underground.

B. RV Resorts shall provide adequate water supply hookups to each RV site. Culinary water shall also be provided to all tent sites and cabins. All water supply lines shall be installed with an approved backflow prevention device per code.

C. RV Resorts shall provide wastewater disposal hookup to each RV site and shall also provide a sanitary dumping station for RV Resort users. Traditional septic systems are prohibited in RV Resorts.

D. RV Resorts shall provide electrical outlets of appropriate voltage to each RV site, tent site, and cabin sites. The use of a generator within the RV Resort is prohibited.

E. All lighting within the RV Resort shall comply with the City's outdoor lighting Chapter.

10-29-8: LANDSCAPING AND RECREATION:

A. The following landscape requirements shall apply to RV Resorts:

- 1. Provide a minimum of one tree for each RV site, tent site and cabin site.*
- 2. Provide a minimum of three (3) trees clustered every thirty (30) linear feet along all property boundaries of the RV Resort. Each cluster of trees shall include a mixture of trees so that each cluster provides adequate screening year-round.*
- 3. All open areas, except undisturbed sensitive lands, driveways, parking areas, walking paths, utility areas or patios shall be improved and maintained with landscaping with plants that are approved by the parks and recreation director.*
- 4. All landscaping must comply with the City's current landscaping ordinance. Should there be an conflict between this Chapter and the City's current landscaping ordinance, the current landscaping ordinance shall supersede the requirements found in this landscaping and recreation section 1.*

B. RV Resorts shall provide a minimum of five percent (5%) of the developable acreage as common recreational/open space. This excludes any required landscape buffer areas, recreational facilities, offices, storage facilities, garbage areas, bathrooms, laundry facilities, guest parking areas, or other structures. At a



minimum, an RV Resort must also provide the following recreation amenities:

- 1. Clubhouse;*
- 2. Pool; and*
- 3. Playground.*

10-29-9: INDIVIDUAL RV SITE DESIGN STANDARDS:

- A. Each RV site shall be plainly marked and numbered for identification.*
- B. Each RV site shall be a minimum of thirty-five feet (35') in width and (80') in length. Shorter sites may be accepted but are subject to approval.*
- C. All RVs shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for RV parking.*
- D. RVs shall be separated from each other and from other structures by at least twenty feet (20'). Any accessory, such as attached awnings, steps or pop outs, shall be considered part of the RV.*
- E. No more than one RV shall be placed on an individual RV site.*

10-29-10: ACCESSORY FACILITIES:

- 1. Office: RV Resorts shall include a permanent building for office use. The building may also include a small store and/or a single-family dwelling for the exclusive use of the owner or manager. The building must comply with the design guidelines set forth in Chapter 18 of this Title. The single-family dwelling area shall not exceed one thousand six hundred (1,600) square feet of floor space.*
- 2. Laundry Room: RV Resorts shall have one or more laundry rooms providing sufficient washing machines and dryers for the number of sites developed within the RV Resort. The use of laundry drying lines is prohibited.*
- 3. Restroom and Shower Facilities: Communal restrooms, including toilets, showers, and lavatories, shall be provided to conveniently and adequately serve the number of sites developed within the RV Resorts. Restroom and Shower facilities shall comply with the minimum standards for "Service Buildings" pursuant to R392-301-7(3) of the Utah Administrative Code. The following are the minimum quantity requirements for these facilities:*

Number of RV Sites	Toilets		Urinals	Lavatories		Showers	
	M	F		M	F	M	F
1 to 40	1	2	1	1	1	1	1
41 to 80	2	4	2	2	2	2	2
81 to 120	3	6	3	3	3	3	3
121 to 160	5	8	3	4	4	4	4
161 to 200	6	10	4	4	4	4	4



4. REPEALER. This Ordinance shall repeal and supersede all prior ordinances and resolutions governing the same.

5. SAVINGS CLAUSE: If any provision or clause in this Ordinance or the application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications hereof which can be implemented without the invalid provision, clause, or application hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.

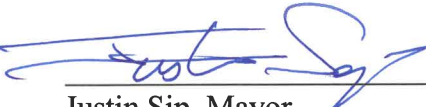
6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon approval by the City Council.

PASSED AND APPROVED this 15 day of March, 2023.

Council Person:

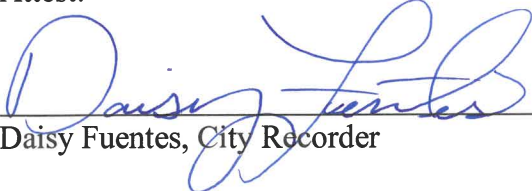
Joey Campbell	AYE	☒	NAE	☐	ABSTAIN	☐	ABSENT	☐
Ty Bringhurst	AYE	☒	NAE	☐	ABSTAIN	☐	ABSENT	☐
Todd Sands	AYE	☒	NAE	☐	ABSTAIN	☐	ABSENT	☐
John 'Chuck' Williams	AYE	☒	NAE	☐	ABSTAIN	☐	ABSENT	☐
Gary Chaves	AYE	☒	NAE	☐	ABSTAIN	☐	ABSENT	☐

TOQUERVILLE CITY
a Utah Municipal Corporation


Justin Sip, Mayor

6-12-23
Date

Attest:


Daisy Fuentes, City Recorder



RV Resort:

PURPOSE:

To direct the development of facilities for a recreational vehicle (RV) resort, to set forth development requirements necessary to ensure that the RV resort is developed as a “resort”, rather than as an RV park or campground, providing guests with a relatively higher quality experience than found in an RV park or campground, and to protect the integrity, characteristics and values of the districts and land uses contiguous to or near the location of the RV resort, and to ensure that they city collects transient room tax on the rental of spaces within the RV resort (3-2B-2 Transient Room Tax 2014).

DEFINITIONS:

CABIN: A living space equipped with a sleeping area, kitchen area and full bathroom facilities connected to a sewer system, with electricity and culinary water available inside the cabin. The cabin must be constructed in compliance with applicable building codes, be a minimum of one hundred fifty (150) square feet but not more than four hundred (400) square feet. No more than ten percent (10%) of the total sites in an RV resort may be cabin sites.

CABIN SITE: An area within an RV resort that contains a short term rental cabin as well as one paved/concrete automobile parking space within the site. Cabin sites must be a minimum of one thousand six hundred (1,600) square feet in size and cabins must be separated from one another by at least the distance (or type of firewall) required by the international fire code as adopted by the city.

PERSON: Any individual, partnership, corporation, association, limited liability company, firm, company, trust, or any other legal entity (public or private).

RV RESORT: A parcel of land under the control of any person wherein two (2) or more RV sites, along with amenities, facilities, and services designed to provide guests with a higher quality experience than found in an RV park or campground, are offered for short term rental to the public and complies with the requirements of this chapter. RV resorts shall not consist of more than eight (8) sites for RVs, cabins, and tents per gross usable acre.

RV SITE: An area within an RV resort that may be rented to place an RV and parking for the towing vehicle if not a self-propelled RV.

RECREATIONAL VEHICLE (RV):

1. **Dependent:** An RV not containing sanitary facilities and/or devices for connecting said facilities to a community waste disposal system. Dependent RV sites are only allowed adjacent to tent sites. No more than ten percent (10%) of the total sites in an RV resort may be dependent RV sites.
2. **Independent:** A motor home, travel trailer or fifth wheel trailer containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. They type of RV may also be referred to as a self-contained recreational vehicle.

TENT: A portable shelter for one or more individuals, consisting of synthetic fabrics or natural skins attached to any type of framework, including tent trailers(a.k.a. “pop-ups”). No more than ten percent (10%) of the total sites in an RV resort may be tent sites.

TENT SITE: An area within an RV resort that may be rented to place one tent on an improved, but not paved/concrete, tent pad. The site must also provide one automobile parking space within the site that is paved or concrete. Tent sites shall be a minimum of one thousand (1,000) square feet.

RV RESORT APPLICATION:

1. An applicant shall submit a written application for approval for the development of an RV resort on an application form provided by the city. Accompanying the RV resort application shall be the following:
 - a. Application fee;
 - b. Property address, acreage, boundary, and tax identification number;
 - c. Proposed name of the project;
 - d. Property owner of record and developer;
 - e. Vicinity map showing the project location relative to city boundaries, major roads and minor roads that serve the property;
 - f. Date, scale and north arrow;
 - g. Existing streets, rights of way widths, major utilities, easements, fencing, parks, trails, open space and infrastructure on or adjacent to the property;
 - h. Site layout including, proposed open space, amenities, space sizes and gross density;
 - i. Traffic impact study, as required by the transportation master plan, in both paper copy and electronic format;
 - j. Geotechnical report in accordance with the standard specifications, in both paper copy and electronic format;
 - k. Preliminary hydrology report in accordance with standard specifications, in both paper copy and electronic format;
 - l. Preliminary title report verifying ownership;
 - m. Recent list of names and addresses, and two (2) sets of address labels and postage, for owners of record at the Washington County recorder's office of the subject property and properties within three hundred feet (300') of the boundary line of the subject property;
 - i. List must be no older than thirty (30) days from date of submission.
 - ii. Developer is responsible for the completeness and accuracy of the list of owners of record but is entitled to rely upon the records in the Washington County Recorder's office.
 - iii. Failure to provide an accurate list may delay the approval of the project;
 - n. Plan for continued maintenance of the project amenities;
 - o. Proposed site plan: Provide two (2) twenty four inch by thirty six inch (24" x 36") or larger copies of the proposed project, ten (10) eleven inch by seventeen inch (11" x 17") reduced copies of the proposed project, and one copy of the proposed project in electronic format, including the names, addresses and phone numbers of the applicant, engineer, surveyor and/or architect;
 - p. Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at

maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city engineer or other appropriate city staff member;

- q. Proposed grading plan in accordance with the standard specifications;
- r. Proposed landscaping plan that meets the requirements of chapter 21 of this title;
- s. Proposed lighting plan that meets the lighting standards set forth in title 10, chapter 24 of this code;
- t. Proposed traffic circulation and parking plan within the RV resort;
- u. All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers.

GENERAL STANDARDS FOR RV RESORTS:

1. Conditionally, RV Resorts may contain no more than ten percent (10%) of the total RV rental spaces as Cabin sites.
2. Once a property has been developed as an RV resort it may not be subdivided. It must remain as a single parcel for property tax purposes and to continue to meet all the requirements of this chapter.
3. The minimum parcel size on which an RV resort may be developed is twenty (20) acres, and one common owner.
- ~~4. RV resorts shall not consist of more than ten (10) RV sites per gross usable acre.~~
- ~~5.4.~~ All streets within an RV resort shall be paved and all pads on RV sites shall be concrete or gravel.
- ~~6.5.~~ All RV resorts are considered lodging facilities for tourists and are subject to the transient room tax.
- ~~7.6.~~ RV resorts shall be designed by appropriate licensed professionals, such as architects, landscape architects, engineers, or land use planners. All plans and drawings for buildings, structures, grading, utilities, etc., shall be signed and stamped by the professional who prepared them.
- ~~8.7.~~ All exterior boundaries shall be screened from surrounding streets and abutting uses by a minimum of a solid, six foot four inch (6'4") colored masonry or colored stucco covered concrete/block privacy wall, unless it is a portion of property that due to topography is not used for RV sites, tent sites, cabins or is not visible from surrounding streets and abutting uses. Whatever material is used for the front wall must be used for the side walls as well. The privacy wall along a public street shall be modulated by 1.5 to four feet (4') every forty (40) linear feet;
- ~~9.8.~~ A minimum ~~butter~~ buffer of thirty feet (30') shall be required between any RV site and any property boundary. The minimum buffer for cabin sites, however may be reduced to twenty feet (20') if they are located along boundaries abutting private property.
- ~~10.9.~~ RV resorts shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the RV resort. Two-way streets shall be a minimum of twenty six feet (26') and one-way streets shall be a minimum of twenty feet (20') wide.
- ~~11.10.~~ ~~Due to the large size and slow speeds of most RVs, and the dangers created thereby, in addition to any other required right of way improvements, if the street used for RV resort access and egress is classified as an arterial (major or minor) street, then the developer of the RV resort shall install, and dedicate any additional right of way necessary to install paved~~

~~deceleration/acceleration lanes for all vehicles entering and exiting the RV resort in both directions of the arterial street. The minimum length of the deceleration lanes shall be three hundred twenty five feet (325'), which may include the taper zone, plus one hundred twenty feet (120') for queuing. The minimum length of the acceleration lane shall be four hundred feet (400'), which may include the taper zones. Asphalt shoulders shall be extended in accordance with arterial cross sectional requirements for the accommodation of bicycle lanes. Pavement thickness shall be in accordance with the geotechnical recommendations for asphalt thickness for an arterial street.~~ RV resorts shall have a traffic study done by a registered professional and shall install any necessary improvements found therein.

~~12.~~ 11. RV sites, tent sites and cabin sites shall each provide one ~~paved~~ concrete or gravel space suitable for automobile parking, which may either be a separate parking space within the site or may be added to the minimum dimensions for an RV pad. Additional parking spaces shall be placed throughout the park at a ratio of one parking space per every ten (10) RV, tent and cabin sites. All parking spaces must be at least nine feet (9') wide and twenty feet (20') long.

~~13.~~ 12. Pets (dogs/cats) traveling with guests shall be kept inside the RV overnight. If kept outside during daytime hours, they shall be kept on a leash or tethered. No more than two (2) pets shall be allowed per guest site. No other animals are allowed to be brought onto the RV resort premises by any guest of the RV resort.

~~14.~~ 13. The RV resort shall include a designated storage area for utility trailers (tow dollies, "toy haulers", etc.), motorized vehicles (excluding primary car/truck), bicycles, etc. This storage area shall occupy no more than five percent (5%) of the gross area of the resort. Such storage shall be for the exclusive use of registered guests only during the period the guest is a registered and paying occupant of an RV site. Storage areas shall be fully screened.

~~15.~~ 14. Equestrian RV sites are allowed when the RV resort is directly adjacent to BLM managed property with equestrian use permitted and the RV resort has written permission to access BLM property. Equestrian RV sites shall be located a minimum of one hundred feet (100') from any property line other than abutting BLM equestrian use property. All equestrian stalls shall be cleaned daily. No more than five (5%) of the total sites in an RV resort may be equestrian RV sites.

PROHIBITIONS:

The following are prohibited within an RV resort:

1. No separate mailboxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants within the resort.
2. No freestanding fuel tanks permitted within an RV site, tent site or cabin site. All fuel tanks within any site must be securely mounted upon or attached to the RV they serve, unless used solely for cooking purposed.
3. No open storage of personal property, accessory building, shed or cabinet within any RV site, tent site or cabin site.
4. ~~No campfires within any RV site, tent site or cabin site. Propane or natural gas firepits are allowed with approval of the Hurricane Valley Fire Chief.~~ Campfires are allowed only in designated firepits. Fire pits are subject to the approval of the Hurricane Valley Fire District.
5. Other than operating the RV resort itself, no employee or guest of the RV resort may operate any type of business within the RV resort.

6. Camping outside of an RV or cabin is only allowed on a tent site.
7. Removal of axles, wheels or tires from an RV within the RV resort, except in the case of an emergency repair. If the repair cannot be completed within twenty four (24) hours, then the RV shall be removed from the RV resort.
8. Parking RVs anywhere within the RV resort other than a designated RV space is prohibited. No on street parking is permitted for any vehicle.
9. RVs shall not be stored, displayed for sale, or sold within the RV resort.
10. No RV space shall have direct access from a public street.

RV RESORT MANAGEMENT:

1. A resort manager, or another employee of the resort, must be on duty within the resort at all times. RV resort management shall maintain a patron log consisting of names, dates of occupancy, and number of spaces used. Upon request, patron logs shall be made available to inspection by representatives of the city during reasonable business hours. Representatives of the city shall also be allowed to drive through the RV resort during reasonable business hours to verify compliance with this chapter.
2. RV resort management shall, at all times, maintain the resort and its facilities in a clean, orderly and sanitary condition. Management shall only allow independent RVs that are in good condition to stay at the RV resort, i.e., no visible rust, no leaking fluids, visible license plate with current registration sticker, ~~not~~ significant damage, no visible patching material or primer paint, no chipping paint that appears to have been applied by spray can or brush. Management shall enforce quiet times between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M., although arriving guests may be allowed to check into the RV resort up until twelve o'clock (12:00) midnight.
3. RV resort management shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated within the RV resort. Collection shall be no less than once a week. Garbage shall be placed in central dumpsters only that are set back from public streets and neighboring properties by at least fifty feet (50') from inside the buffer. Dumpsters shall be screened so they are not visible from public streets or neighboring properties.

TIME LIMIT ON OCCUPANCY:

Seventy percent (70%) of the total RV resort sites shall be limited to a maximum occupancy period of ~~twenty-nine~~twenty-eight (29~~28~~) consecutive days or the time specified by Utah statutes to qualify for transient room tax, whichever period is shorter. Thirty percent (30%) of the total RV resort sites may be occupied by up to a maximum of one hundred eighty (180) consecutive days in a one year period beginning on the initial date of occupancy. Note: Only independent ~~RV's~~RVs are allowed occupancy longer than ~~twenty-nine~~twenty-eight (29~~28~~) days. After a time limit is reached, a renter cannot re-register for a ~~maximum~~minimum of forty-eight (48) hours.

UTILITIES:

1. RV resorts shall be connected to the applicable utility having a franchise agreement with the city for water, sewer(wastewater), storm drain (if applicable) and electricity. All shall be located underground.

2. RV resorts shall provide adequate water supply hookups to each RV site. Culinary water shall also be provided to all tent sites and cabins. All water supply lines shall be installed with an approved backflow prevention device per code.
3. RV resorts shall provide wastewater disposal hookup to each RV site and shall also provide a sanitary dumping station for RV resort users. Traditional septic systems are prohibited in RV resorts.
4. RV resorts shall provide electrical outlets of appropriate voltage to each RV site, tent site, and cabin sites. The use of a generator within the RV resort is prohibited.
5. All lighting within the RV resort shall comply with the city's outdoor lighting chapter.

LANDSCAPING AND RECREATION:

1. The following landscape requirements shall apply to RV resorts:
 - a. Provide a minimum of one tree for each RV site, tent site and cabin site.
 - b. Provide a minimum of three (3) trees clustered every thirty (30) linear feet along all property boundaries of the RV resort. Each cluster of trees shall include a mixture of trees so that each cluster provides adequate screening year-round.
 - c. All open areas, except undisturbed sensitive lands, driveways, parking areas, walking paths, utility areas or patios shall be improved and maintained with landscaping with plants that are approved by the parks and recreation director.
 - d. All landscaping must comply with the city's current landscaping ordinance. Should there be an conflict between this chapter and the city's current landscaping ordinance, the current landscaping ordinance shall supersede the requirements found in this landscaping and recreation section 1.
2. RV resorts shall provide a minimum of five percent (5%) of the developable acreage as common recreational/open space. This excludes any required landscape buffer areas, recreational facilities, offices, storage facilities, garbage areas, bathrooms, laundry facilities, guest parking areas, or other structures. At a minimum, an RV resort must also provide the following recreation amenities:
 - a. Clubhouse;
 - b. Pool; and
 - c. Playground.

INDIVIDUAL RV SITE DESIGN STANDARDS:

1. Each RV site shall be plainly marked and numbered for identification.
2. Each RV site shall be ~~an average of forty feet by eighty feet (40' x 80')~~ a minimum of thirty-five feet (35') in width and (80') in length. Shorter sites may be accepted but are subject to approval.
3. All RVs shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for RV parking.
4. RVs shall be separated from each other and from other structures by at least twenty feet (20'). Any accessory, such as attached awnings, steps or pop outs, shall be considered part of the RV.
5. No more than one RV shall be placed on an individual RV site.

ACCESSORY FACILITIES:

1. Office: RV resorts shall include a permanent building for office use. The building may also include a small store and/or a single-family dwelling for the exclusive use of the owner or manager. The building must comply with the design guidelines set forth in chapter 18 of this title. The single-family dwelling area shall not exceed one thousand six hundred (1,600) square feet of floor space.
2. Laundry Room: RV resorts shall have one or more laundry rooms providing sufficient washing machines and dryers for the number of sites developed within the RV resort. The use of laundry drying lines is prohibited.
3. Restroom and Shower Facilities: Communal restrooms, including toilets, showers, and lavatories, shall be provided to conveniently and adequately serve the number of sites developed within the RV resorts. The following are the minimum requirements for these facilities:

Number of RV Sites	Toilets		Urinals	Lavatories		Showers	
	M	F	M	M	F	M	F
1 to 40	1	2	1	1	1	1	1
41 to 80	2	4	2	2	2	2	2
81 to 120	3	6	3	3	3	3	3
121 to 160	5	8	3	4	4	4	4
161 to 200	6	10	4	4	4	4	4