

Toquerville Planning and Zoning
Zion Toquerville Storage
06/23/2026 - 06/22/2125
Conditional Use Application
General

Printed: 06/25/2026

Permit/License #

Reference Number

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning & Zoning	Reviewing	06/23/2026
Final-Review	Not Reviewed	

Fees

Conditional Use	\$400.00
Subtotal	\$400.00
Amount Paid	\$400.00
Total Due	\$0.00

Payments

06/23/2026	\$400.00
Total Paid	\$400.00

Application Form Data

(Empty fields are not included)

First Name

Bradley

Last Name

Harrell

Business Name

BAEF LLC

Phone Number

Email Address

Address

City
Santa Clara

State
UT

Zip Code
84765

Is this the address of the proposed conditional use?
No

Do you own the subject property?
No

Are you an authorized agent for the property?
Yes

Upload Notarized Property Owner Affidavit signed by property owner and agent.
 **Property Owner Affidavit&Agent Authorization Toquerville-1905 Anderson Jct 06-17-2026.pdf**

Is this application regarding the maximum height of a secondary structure?
No

Upload a warranty deed, preliminary title report, or other document showing evidence that the applicant has control of the property.
 **1905 N Anderson Junction Parcel Notes.txt**

Project Name
Zion Toquerville Storage

Street Address Of Subject Property
1905 Anderson Junction Road

City
Toquerville

State
UT

Zip Code
84774

Tax ID/ Parcel #
T-3-0-22-233

Zone District

Highway Commercial applied for, currently R-1-20

Upload Notarized Professional Services Agreement

 **Professional Services Agreementp5of5.pdf**

Will the conditional use protect the safety of persons and property, and not result in traffic congestion or traffic hazards to vehicles or pedestrians?

Yes

Will the conditional use have adequate and necessary access for safety services, i.e. police, fire?

Yes

Will the conditional use exceed the obligations and / or financial capacity of the city?

No

Will the conditional use protect environmental values, such as air, water, groundwater, light or noise pollution?

Yes

Is the conditional use consistent with the general plan and compatible with the surrounding area?

Yes

Is the applicant prepared to provide assured performance of obligations by posting bond or other adequate security?

Yes

Please describe the proposed conditional use

We recently submitted a request to change the zoning to highway commercial for 1905 anderson jct on the NE side of I-15 exit 27.

on the north most approximately 9 acres we want to build a U-Haul rental facility that i believe is allowed under highway commercial (based on business rental), as part of the U-Haul facility we also want to build a climate controlled storage building, and outside enclosed rv and boat parking and storage but our parking and storage offers the vehicle maintenance and service as well.

On one hand I'm asking for permission to provide enclosed vehicle storage (not automatically Permitted in a HC zone but also providing RV vehicle maintenance with trickle charge for each vehicle, tire inflation, concierge parking, cleaning and detail services, which are approved in the HC zone (business rental... an approved use) and equipment i.e. moving trucks, trailers, moving blankets, boxes, tape, dollies, all needed services for residents moving here.

Additional services for residents moving here is self storage in the transitional period of moving and or downsizing for the retirement community.

These Services all work hand in hand with each other. Meaning, a customer coming in to rent moving truck trailers or supplies would also be asking if we have RV parking/ storage and self storage facilities. There will be Very little traffic, nationally average of 1-2 visits per hour on self storage and even less on RV parking storage.

These RVs purchase fuel and services locally but usually are leaving the area for vacation trips thus not adding to local traffic concerns on a daily basis.

Storage and maintenance of Clean uncluttered neighborhoods, is a valuable service to any local community.

Our facilities will be a Class A rated facility.

I can email you a 58 page Feasibility Study Report that we had done for this project that cements the need for this type of facility and community infrastructure.

Signature

Toquerville City, at its discretion, may require applicants to provide other documents and visual aids to assist with the impact upon the neighborhood and City. It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting.

I certify that all information contained herein is accurate, to the best of my knowledge. I certify that I have read, understand, and will comply with the conditional use regulations listed in the Toquerville City Code Title 10, Chapter 20 and Submittal Requirements in Title 10, Chapter 6.

Electronically Signed

Bradley Harrell - 06/23/2026 1:18 pm