

P&Z AGENDA
June 9, 2015, 6:00 p.m.
114 Mill Street, Virgin, UT 84779
435-635-2981 clerk@virgin.utah.gov

A. Work Meeting/Non-Action Items

1. Update on General Plan Survey/Survey Monkey

B. Regular Meeting/Action Items

1. Call to Order - Chair Steve Masefield
2. Declaration of Conflict of Interest
- 3.
4. Declaration of Ex-parte Communications
5. Review with possible approval of April/May 2015 Draft Minutes
- 6. Motion to Close Public Meeting and Open Public Hearing**
7. Housekeeping of VULU for the following items:
 - (a) Chapter 8 of VULU - Re-number sections in 8.11 and Amend Title of section 8.11
 - (b) Chapter 8 of VULU - Amend Chapter 8 to include Section 8.12 - Standards for Limited Temporary Commercial Habitation/Temporary Use of Recreational Vehicles in Commercial Zone
 - (c) Chapter 8 of VULU - Amend Chapter 8 to include Section 8.13.7 - Standards for Conditional Use of Recreational Vehicles, Travel Trailers, Campgrounds, and Cabins.
 - (d) Chapter 16 of VULU - Amend Chapter 16 to include section 16.9 - Standards for Temporary Use of Recreational Vehicles in Residential Zone
 - (e) Chapter 17 of VULU - Amend Chapter 17 to include section 17.8 - Standards for Temporary Use of Recreational Vehicles in Rural Residential Zone
 - (f) Chapter 20 of VULU - Amend Chapter 20 to rename section 20.5.18 to read "Limited Permanent Commercial Habitation (see 8.11)
 - (g) Chapter 20 of VULU - Amend Chapter 20 to include section 20.5.19 - Limited Temporary Commercial Habitation (see 8.12 and 13.2)

Posted at the following locations this 2nd day of June, 2015:

1. Town Hall 2. Post Office 3. Town Park

6/9/2015 P&Z Agenda, cont.

7. Motion to Close Public Hearing and Re-Open Public Meeting

8. Discussion and Possible Recommendation to Virgin Town Council to adopt Housekeeping of VULU items as set forth in Agenda Item #6a-g.

9. Motion to Close Public Meeting and Re-Open Public Hearing

10. Chapter 13 of VULU - Re-formatting and amendment of Chapter 13 - Temporary Use of Recreational Vehicles in Virgin.

11. Motion to Close Public Hearing and Re-Open Public Meeting

12. Discussion and Possible Recommendation to Virgin Town Council to adopt reformatted and amended Chapter 13 of VULU.

13. Open Forum: Limit 2 minutes per speaker

14. Commissioner Comments

C. Adjourn Public Meeting

PROPOSED CHANGES TO VULU RELATED TO USE OF RV'S IN VIRGIN:

Chapter 8:

1. Rename: 8.11 to Limited Permanent Commercial Habitation
2. Renumber: 8.12.6 Enforcement, and subsections:
8.12.6.A.
8.12.6.B.
8.12.6.C.
8.12.6.D. to: 8.11.6 Enforcement and subsection:
8.11.6.A.
8.11.6.B.
8.11.6.C.
8.11.6.D.
3. Add: "8.12 Limited Temporary Commercial Habitation/Temporary Use of Recreational Vehicles in Commercial Zone. (See Chapter 13.2)
4. Add: "8.13.7 Recreational Vehicles, Travel Trailers, Campgrounds, and Cabins. (See Chapter 13.4.)

Chapter 13:

1. Rename to: Recreational Vehicles, Travel Trailers, Campgrounds, and Cabin Parks
2. Adopt reformatted, renumbered, and amended Chapter 13

Chapter 16:

1. Renumber: 16.9 to 16.10 "Other Provisions"
2. Add: 16.9 - Standards for Temporary Use of Recreational Vehicles in Residential Zone. (See Chapter 13.3)

Chapter 17:

1. Renumber: 17.8 to 17.9 "Other Provisions"
2. Add: 17.8 - Standards for Temporary Use of Recreational Vehicles in Rural Residential Zone. (See Chapter 13.3)

Chapter 20:

1. Retitle: 20.5.18 to Limited Permanent Commercial Habitation
2. Add: 20.5.19 Limited Temporary Commercial Habitation. (see 8.12 and 13.2)

CHAPTER 13

RECREATIONAL VEHICLES, TRAVEL TRAILER, CAMPGROUND, AND CABIN PARKS

13.1. PURPOSE.

The purpose of this Chapter is to permit the use of recreational vehicles, travel trailers, campgrounds, and cabins in appropriate districts and circumstances and to require that recreational vehicles and travel trailer accommodations be of such design as to promote the objectives and purpose of this Ordinance, and to protect other use values contiguous to or near recreational vehicle and travel trailer uses.

13.1.1. A RECREATIONAL VEHICLE, AS DEFINED BY THIS ORDINANCE.

A vehicle designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Motor Vehicle Act which is: (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently tow-able by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

13.2. STANDARDS FOR TEMPORARY USE OF RECREATIONAL VEHICLES IN COMMERCIAL ZONES.

13.2.1. TEMPORARY LIMITED COMMERCIAL HABITATION.

The purpose of this section is to establish a permitting process, standards for temporary occupancy of Recreational Vehicles (RVs) in commercial zones during construction, and penalties for noncompliance. This ordinance replaces and supersedes any previous ordinance or resolution regarding temporary occupancy of RVs in commercial zones. The Resort Zone is hereby excepted from the provisions of this section. All rules of the underlying zone must be met.

Owner-builders of a commercial development are prohibited from living in an RV on their building lot during construction unless an exception is granted by the Land Use Authority (LUA). Those seeking an exception must submit a written request for consideration according to existing rules for such. The LUA shall review the request during public meetings and make a determination that an exception is prudent because it helps promote town goals and will not undermine the intent of the zone or harm the public health, safety, or welfare. RV shall not be on site more than five days prior to the beginning of construction for which a valid building permit has been issued and shall be removed within five days of completion, granting of certificate of occupancy, or expiration of building permit, whichever occurs first.

13.2.2. It is the intent of the town to allow for temporary occupancy of RVs in commercial zones based on the following:

- 13.2.2.A.** When occupying an RV under the provisions of this chapter, approved power cords and water hoses are allowed for utility hook-ups. Occupants are expressly prohibited from tying in to the septic system anytime during occupancy unless connecting via an approved hook-up on site. If connecting to an approved hook-up, applicant shall show that the impact will not exceed 1-ERU capacity on the septic system.
- 13.2.2.B.** The area surrounding an RV shall be kept tidy and free from trash and debris.
- 13.2.2.C.** RV shall be in good repair and free from substantial defects or unsightliness.
- 13.2.2.D.** A maximum of one permit for one limited living quarters may be granted on a Commercial lot.
- 13.2.2.E.** Maximum occupancy of an RV under the provisions of this chapter is limited to two (2).
- 13.2.2.F.** On-Street Parking Of RVs Is Prohibited.
- 13.2.2.G.** Violations of this ordinance are subject to provisions outlined in VULU Chapter Ordinance 1.14., Penalties.
- 13.2.2.H.** Only the owner, proprietor or operator of an approved business can apply for a permit to occupy an RV in a commercial zone. Applicant must demonstrate to the satisfaction of the Land Use Authority that occupancy is complementary to the primary use and not for rental purposes AND that a presence is necessary to ensure the safety and security of an established business OR the nature of the business requires an off-hours presence on the premises.
- 13.2.2.I.** Applications for a permit allowing occupancy of an RV in a commercial zone shall be made in writing to the Land Use Authority and include, at a minimum, the following details:
 - 13.2.2.I.i.** Description of need or purpose for a residential presence;
 - 13.2.2.I.ii.** The dates of occupancy. Temporary occupancy shall not last longer than six (6) months without an exception from the LUA;
 - 13.2.2.I.iii.** Hours of operation; and
 - 13.2.2.I.iv.** Nature of work to be performed by the RV occupant.

Additionally, applications shall include a copy of a valid building permit if applicable, photos of the RV to be occupied and how it will be situated on the lot and a signed statement indicating applicant has read and understands the provisions of this chapter and associated penalties for violations of such. Land Use Authority may require a change in RV placement or the installation of screening to mitigate offsite visual impact.

Except as expressly outlined herein, there are no exceptions to the rules established by this Chapter.

13.3. TEMPORARY USE OF RECREATIONAL VEHICLE IN RESIDENTIAL AND RURAL RESIDENTIAL ZONES.

13.3.1. PURPOSE.

The purpose of this subsection is to establish procedure and standards regarding temporary occupancy of Recreational Vehicles (RVs) in residential and rural residential zones and penalties for noncompliance. This ordinance replaces and supersedes any previous ordinance or resolution regarding temporary occupancy of RVs in residential zones. In the best interests of public health and safety, and in an effort to maintain the integrity of individual septic systems, using an RV as a permanent residence or satellite bedroom for a primary residence, is expressly prohibited by this ordinance.

13.3.2.

Virgin Town will allow for temporary occupancy of RVs in the residential and rural residential zones based on the following:

13.3.2.A. All rules of the underlying zone must be met.

13.3.2.B. On-street parking of RVs is prohibited.

13.3.2.C. Rental of RVs is prohibited, whether overnight or daily.

13.3.2.D. Application and Permit

13.3.2.D.i. Residential owner-builders are prohibited from living in an RV on their building lot during construction unless an exception is granted by the Land Use Authority (LUA).

13.3.2.D.ii. Those requesting an exception must submit a written request for consideration according to existing rules for such. Permit applications must be made by the owner and requires a \$50.00 administrative fee.

13.3.2.D.iii The LUA shall review the request during public meetings and make a determination that an exception is prudent because it helps promote owner-builder goals contained in town policies and will not harm the public health, safety, or welfare. The LUA may impose conditions to mitigate any anticipated nuisance.

13.3.2.E. When occupying an RV under the provisions of this chapter, power cords and water hoses are allowed for utility hook-ups. Occupants are expressly prohibited from tying in to the septic system anytime during the visit unless connecting via an approved hook-up at the host's residence.

13.3.2.F. Whether occupied or not, the area surrounding an RV parked in a residential or rural residential zone must be kept tidy and free from trash and debris.

13.3.2.G. Residents may host RV guests on privately owned residential lots in a resident-owned or guest-owned recreational vehicle for up to thirty (30) days with no encumbrances.

13.3.2.G.i. No single visit shall exceed thirty (30) days without a permit issued by the Virgin Town Zoning Administrator or an exception is granted by the Land Use Authority. Permit applications must be made by the host resident and require a \$50.00 administrative fee.

13.3.2.G.ii. Applications shall contain a proposal for mitigation of health and safety concerns related to an extended visit and show the impact will not exceed 1-ERU capacities on the septic system.

13.3.2.G.iii. Unless an exception is granted by the Land Use Authority under provisions outlined in Section 13.3.2.G.i. above, no single stay shall exceed thirty (30) days in a 180-day period.

13.3.2.G.iv. Applicant must demonstrate to the satisfaction of the Land Use Authority that occupancy is not for rental purposes.

13.3.3. Except as expressly outlined herein, there are no exceptions to the rules established by this chapter.

13.3.4. Violations of this ordinance are subject to provisions outlined in VULU Chapter 1.14., Penalties.

13.4. RECREATIONAL VEHICLES (RVs), TRAVEL TRAILERS, CAMP GROUNDS AND CABIN PARKS.

13.4.1. PURPOSE.

The purpose of this subsection is to permit development of facilities for recreational vehicles, travel trailers, camp grounds and cabins parks, in appropriate districts and to require that recreational vehicle travel trailer, camp grounds and cabin accommodations be of such design as to promote the objectives and purpose of this Ordinance, to protect the integrity and characteristics of the districts contiguous to those in which recreational vehicle travel trailer, camp grounds and cabin parks are located, and to protect other use values contiguous to or near recreational vehicle travel trailer, camp grounds and cabin park uses.

13.4.2. CONDITIONAL USE.

The approval of any recreational vehicle, travel trailer, campground, and cabin park shall be subject to a Conditional Use Permit. Refer to Chapter 8 for procedure and additional standards.

13.4.3. LOCATION AND USE.

- 13.4.3.A.** No recreational vehicle or travel trailer shall be located, placed, used or occupied for residential purposes in any district except within approved and licensed recreational vehicle and travel trailer parks, except as otherwise provided herein.
- 13.4.3.B.** Recreational vehicles, travel trailers, camp grounds and cabins parks shall be located adjacent to a major traffic artery or highway.
- 13.4.3.C.** Recreational vehicles, travel trailers, camp grounds and cabins park spaces shall not be occupied or otherwise used by any individual(s) for more than 180 days in a one (1) year period beginning at the initial date of occupancy or other use of the space. nor shall cumulative occupancy by such persons of different spaces within the same recreational vehicle park exceed a total of 180 days in a one (1) year period.
 - 13.4.2.c.i.** The recreational vehicles, travel trailers, campgrounds and cabins park manager shall maintain a log of the names of persons and dates of occupancy of spaces. The log shall be made available to a code enforcement officer if a question arises as to compliance with these occupancy limitations.
- 13.4.3.D.** Recreational vehicles, travel trailers, camp grounds and cabins parks shall only be used as temporary residences in the Town of Virgin. It is the intent of this Ordinance and Virgin Town that recreational vehicles and travel trailers not be used for permanent living quarter within approved locations or elsewhere within Virgin.

13.4.4. DESIGN QUALIFICATIONS

Recreational vehicles, travel trailers, camp grounds and cabins parks shall be designed by a qualified architect, landscape architect, engineer, or professional land use planner, or team which includes one (1) or more of such professionals, and at the very minimum the plans are to be 'stamped' with the seal of authority of the primary designer. Determination of qualifications of any such required professional individuals or firms, shall be made by the Virgin Town Planning and Zoning Commission.

13.4.5. DENSITY .

- 13.4.5.A.** As recreational vehicle, travel trailer, campground, and cabin parks are open, tourist-based, temporary, tax-contributory (Transient Room Tax), they are therefore defined as lodging pursuant to 8.13.3 and subject to all the constraints of 8.13.3 et. seq.
- 13.4.5.B.** Specifically to recreational vehicles travel trailer, camp ground, and cabin parks, there shall be no more than Eight (8) units per acre, subject to the constraints set forth in 13.4.5.B.iv.
- 13.4.5.C.** The spaces may be clustered, provided that the total number of spaces

does not exceed the number permitted by a development yield analysis subject to 8.13.3.D. and the constraints in 13.4.6.B.iv.

13.4.5.D. Any density bonus as described in 8.13.3.D.II shall apply only to tent camping sites, which by their nature require less space than recreational vehicles, travel trailers, and cabins.

13.4.5.E. The remaining land not contained in individual spaces, roads or parking, shall be set aside and developed as parks, playgrounds, and/or service areas for the common use and enjoyment of occupants of the development and visitors thereto.

13.4.6. SAFETY, SANITATION, AND OTHER REQUIREMENTS.

In addition to meeting the requirements of Utah Administrative Code R392-301, ‘Recreational Vehicle Park Sanitation,’ each recreational vehicle, travel trailer, camp ground, and cabin park shall provide and maintain the following requirements for safety, sanitation and landscaping purposes:

13.4.6.A. Each recreational vehicle and travel trailer park shall provide each space an adequate water supply hookup equipped with an approved backflow prevention device.

13.4.6.B. Wastewater Disposal. Recreational vehicle, travel trailer, camp ground and cabin parks shall provide for adequate waste disposal, including the provision of a sanitary dumping station for users of the park.

13.4.6.B.i. Unless a public waste-water system is available and required, the Department of Water Quality (DEQ) and Southern Utah Public Health Department shall determine the method of wastewater treatment that best complies with 13.4.6.B.v., which shall be agreed with the Land Use Authority.

13.4.6.B.ii. Recreational vehicle, travel trailer, camp ground and cabin parks shall also provide for individual hook-ups for those users who desire to connect the recreational vehicle or travel trailer to the parks waste-water system for temporary use.

13.4.6.B.iv. Saturation. The LUA shall not approve a recreational vehicle, travel trailer, camp ground, and cabin park which can be expected to contribute to septic saturation in the Town greater than the equivalent of one dwelling per acre overall. This section complies with subsection 13 of Virgin Town’s Water Service Agreement with the Washington County Water Conservancy District which reads as follows:

“13. Groundwater Protection. Until such time as a groundwater protection study is completed which determines the impact of septic tanks on the groundwater in the river system (which may allow a greater density), the Town shall not approve a project density of less than one unit per acre, except for R.V. Parks and Planned Unit Developments may be allowed if engineering studies reveal that there is no significant pollution to groundwater sources as a result of installing a community septic system or other treatment facilities. After the groundwater protection study is completed showing that a greater density will not adversely affect groundwater, or if the Town connects to a community sewage treatment facility, then the Town may decide to adjust its zoning ordinance to allow greater density.”

The Washington County Water Conservancy District shall review and approve any engineering study for the purposes of increased septic saturation obtained by a developer for a potential Recreational Vehicle, Travel Trailer, Campground, and Cabin Park pursuant to Section 13 of Virgin Town’s Water Service Agreement with the Washington County Water Conservancy District before any increased septic saturation beyond one dwelling per acre is approved by Virgin’s Land Use Authority.

13.4.6.B.v. In view of the 2015 Virgin Wastewater Study where the maximum pollution rate for nitrates is set at 3 mg/l for Class II Drinking Water (see also the Utah Ground Water Quality Protection Program Administered by the Utah Division of Water Quality and the Drinking Water Facts published by the USU Extension Service, NR_WQ_2005-23.pdf), recreational vehicle, travel trailer, campground, and cabin parks shall install a community wastewater treatment system that removes pollution and especially nitrates at a minimum 90% filtration rate. Such wastewater treatment system shall be governed by Utah Administration Code R317-5 et. seq.

To ensure maintenance and operation of the wastewater treatment system is functioning at the manufacturer’s design specifications, quarterly sampling of effluent shall be submitted to the Southwest Public Health Department for analysis.

13.4.6.B.vi. Traditional septic systems are prohibited in recreational vehicle, travel trailer, campground, and cabin parks.

13.4.6.C. Each recreational vehicle and travel trailer space within said park shall be provided with an electrical outlet of appropriate voltage. Said electrical

service shall be installed underground to each pad in compliance with applicable codes utilizing approved connectors.

13.4.6.D. Each recreational vehicle, travel trailer, camp ground, and cabin park shall provide a communal solid-waste receptacle area(s). Container(s) shall be fitted with tight fitting lid(s) so as to prevent refuse from scattering. Said container(s) shall be located in an area screened from public view by enclosure in a solid fence structure having a closable gate. Construction of said structure shall be of brick, finished concrete, pre-cast concrete, aggregate or decorative concrete block, or combination thereof, designed so as to prevent littering. Said receptacle structures shall not be constructed of chain-link fencing or wood. Said owner/operators shall be responsible for proper disposal of all refuse, garbage and litter accumulated within the recreational vehicle and trailer park, as necessary, but in no case shall refuse be collected less than once a week.

13.4.7. INGRESS, EGRESS, & UTILITIES

Recreational vehicles, travel trailers, camp grounds and cabins parks may be accommodated in an approved and licensed RV park, provided that:

13.4.7.A. The recreational vehicle, travel trailer, camp ground and cabin parks shall have direct access to Highway 9 for both Ingress and Egress and all emergency uses.

13.4.7.A.i Recreational Vehicle, travel trailer, camp ground and cabin parks shall not be established off a residential side street.

13.4.7.B. Separate ingress and egress shall be provided for recreational vehicle, travel trailer, camp ground and cabin parks as required by The International Fire Code, Chapter 503 and the National Fire Protection Association 1194.

13.4.7.C. Recreational vehicle, travel trailer, camp ground and cabin parks shall be connected to available municipal facilities of the Town of Virgin and a local power company, where available.

13.4.8. LANDSCAPING, BOUNDARIES, AND DEVELOPMENT STANDARDS

13.4.8.A. Landscaping and Recreation.

13.4.8.A.i. Landscaping. The following landscaping provisions shall apply to all travel trailer parks:

(a) All open areas except driveways, parking areas, walking ways,

utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a Conditional Use Permit.

- (b) Trees shall be planted along the street frontages as may be required as a condition of a Conditional Use Permit upon recommendation of the the Planning and Zoning Commission under the guidance of the Virgin Tree Committee.
- (c) There shall also be at least one (1) tree upon each travel trailer site also under the guidance of the Virgin Tree Committee.

13.4.8.A.ii. Individual Recreational Space. Each recreational vehicle, travel trailer, camp ground and cabin park shall be required to provide a minimum of five hundred (500) square feet of recreational open space and/or recreational facilities for each recreational vehicle and travel trailer space. Public or private streets, vehicle storage areas and exterior boundary landscaping areas shall not be included in calculating recreation open space.

13.4.8.A.iii. Primary Recreation Areas: A primary recreation area shall be established in all travel trailer parks, which shall be easily accessible from all trailer sites. The size of such recreation areas shall be not less than twenty percent (20%) of the gross site area of all travel trailer spaces

13.4.8.B. Boundaries and Setbacks.

13.4.8.B.i. Boundaries: All exterior boundaries of the recreational vehicle, travel trailer, camp ground and cabin parks shall be adequately screened from surrounding uses by decorative walls, fences, or substantial native vegetation (no invasive species). Plans for screening shall be approved by the Planning and Zoning Commission as part of the project approval process.

13.4.8.B.ii. Setbacks shall be a minimum from 50' from any highway right of way and 50' from any adjoining fence lines and boundaries.

13.4.8.C. Development Standards.

The following development standards shall apply to the individual travel trailer sites. Plans and elevations for the travel trailer park and any buildings or structures proposed for location therein shall be submitted with the application for a Conditional Use Permit for a travel trailer park in conformance with the provisions of Section 13.4.8 below.. Said plans shall be in conformance with the following general

development standards.

- 13.4.8.C.i.** Travel Trailer Site Requirements. Each travel trailer site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter.
- 13.4.8.C.ii.** Travel Trailer Site Area. Each travel trailer site in a travel trailer park shall have an area of not less than one thousand five hundred (1,500) square feet.
- 13.4.8.C.iii.** Travel Trailer Site Width. Each travel trailer site shall have an average width of at least thirty (30) feet. Trailers shall be separated from each other and from other structures by at least ten (10) feet. Any accessory uses such as attached awnings or steps, shall, for the purposes of this separation requirement, be considered to be part of the trailer.
- 13.4.8.C.iv.** Travel Trailer Site Frontage. Each travel trailer site shall abut directly upon a travel trailer park street for a minimum distance of twenty (20) feet. Alignment and gradient shall be properly adapted to topography.
- 13.4.8.C.v.** Trailer Density. Not more than one (1) travel trailer shall be placed on a travel trailer site.
- 13.4.8.C.vi.** Site Coverage. The travel trailer and accessory structures shall not cover more than sixty-six percent (66%) of a travel trailer site.
- 13.4.8.C.vii.** Off-street Parking:
 - (a)** Each travel trailer site shall have thereon a paved space suitable for providing automobile parking which may be a part of or a continuation of a pad upon which the trailer will rest. Said parking space shall have unencumbered dimensions of not less than nine (9) feet in width and twenty (20) feet in length.
 - (b)** Each travel trailer site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, side-walk, right-of-way, or any private grounds not part of the travel trailer parking area.
 - (c)** There shall be provided guest parking in each travel trailer park at the ratio of one (1) parking space for each ten (10) travel trailer sites within said park. These spaces shall be in addition to those on-site spaces required by (a) above.

- 13.4.8.C.viii.** Walls and Fences. Walls and fences on individual travel trailer sites shall not exceed two (2) feet in height.
- 13.4.8.C.ix.** Travel Trailer Park Streets. Travel trailer park streets shall be provided in such a pattern as to provide convenient traffic circulation within the travel trailer park. They shall be built to the following standards:
- (a) Streets shall be at least twenty-five (25) feet wide. Parking shall not be allowed on travel trailer park streets.
 - (b) The travel trailer park streets shall be paved and shall be provided with concrete curb and gutter. Said curb and gutter may be of a "roll" type to provide convenient access to trailer sites.
 - (c) Travel trailer park streets shall be lighted in accordance with the requirements of VULU 4.20. and kept to the minimum to protect 'night sky' and minimize neighbor impacts.
- 13.4.8.C.x.** Travel Trailer Park Office. Every travel trailer park shall include a permanent building for office use. Such building may include a one-family dwelling for the exclusive use of the owner or manager, provided there is an area of not less than five thousand (5,000) square feet devoted exclusively to the use of said one-family dwelling and the occupants thereof.
- 13.4.8.C.xi.** Laundry Rooms. Every travel trailer park shall have one (1) or more laundry rooms. Laundry drying lines shall not be permitted on any travel trailer sites.
- 13.4.8.C.xii.** Restrooms and Shower Facilities. Restrooms, including toilet, showers, and lavatories, shall be provided within a travel trailer park to conveniently and adequately serve the trailer sites within said park.
- 13.4.8.C.xiii.** Telephone. The travel trailer park shall contain at least one (1) public telephone for the use of park renters.
- 13.4.8.C.xiv.** Utilities. All utility distribution facilities, including television antenna service lines serving individual travel trailer sites, shall be placed underground. The owner is responsible for complying with the requirements of this Subsection (16), and he shall make the necessary arrangements with each of the serving utilities for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary

appurtenances to such underground facilities may be placed above ground. All travel trailer sites must be served with water and electricity.

13.4.8.C.xv. Storage. There shall be no open storage of personal belongings within a travel trailer site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon an individual travel trailer site for the storage of materials or personal belongings.

13.4.8.C.xvi. Fuel Tanks. All fuel tanks maintained within a travel trailer site must be mounted securely upon or attached to the travel trailer or recreation vehicle which they serve. No such tanks shall be larger than fifty (50) gallon capacity. No accessory, freestanding fuel tanks shall be permitted in individual travel trailer sites, except that one (1) such tank no larger than fifty (50) gallons may be approved by the Zoning Administrator for use only during the period of November 1 to February 29 in locations specifically approved.

13.4.8.C.xvii. Extra Vehicles. In addition to a self propelled recreational vehicle or travel trailer and necessary tow vehicle, the occupants of a travel trailer site may have only one (1) other vehicle, which is owned by said occupants or otherwise associated therewith, located within the travel trailer park.

13.4.8.C.xviii. Removal of Wheels. There shall be no removal of axles, wheels or tires from a travel trailer or other recreational vehicle located within a travel trailer park, except for emergency, temporary removal to accomplish repairs.

13.4.8.C.xix. Mail Boxes. There shall be no separate mail boxes, separate street address designations, or other similar accessories which would give the appearance of "permanence" to occupants of a travel trailer site.

13.4.8.C.xx. Disclosure. The owner(s) of any travel trailer park in Virgin built and/or regulated by these provisions shall provide a copy of the standards set forth in this Section to all occupants who are tenants of the park for more than thirty (30) days.

13.4.9. APPLICATION AND DESIGN REVIEW PURSUANT TO CHAPTER 10.

All Applications for a recreational vehicle, travel trailer, camp ground and cabin parks, shall meet requirements set forth in VULU 8.3.1 as well as the following specific requirements:

13.4.9.A. An overall plan for development of a recreational vehicle, travel trailer,

camp ground and cabin park shall be submitted to the Virgin Town Planning and Zoning Commission for review by both the Zoning Administrator and the Commission. The plan shall be drawn to scale not smaller than one inch (1") to fifty feet (50'). At least three (3) paper copies and one (1) electronic copy of the plan shall be submitted. The plan shall show:

- 13.4.9.B.** The topography of the site, when required by the Planning and Zoning Commission, represented by contours shown at not greater than two foot (2") intervals.
- 13.4.9.C.** A transparent overlay of the topographical map depicting the layout of the recreational vehicle, travel trailer, tent, or campgrounds park shall be provided, to verify that the pads are designed to be built on developable acres.
- 13.4.9.D.** The proposed street and recreational vehicle, travel trailer, camp ground and cabin park space pad layout, including points of ingress and egress such as required and agreed and approved by UDOT.
- 13.4.9.E.** Proposed reserved areas for parks, playgrounds and open spaces.
- 13.4.9.F.** Tabulations showing the percent of area to be devoted to parks, playgrounds and open spaces, the number of spaces, and the total area to be developed.
- 13.4.9.G.** Proposed location, number and design of parking spaces for each proposed use.
- 13.4.9.H.** Generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines and fire hydrants as per The International Fire Code.
- 13.4.9.I.** The Washington County Water Conservancy District's approval of the engineering study obtained pursuant to Section 13 of Virgin Town's Water Service Agreement with the Washington County Water Conservancy District.
- 13.4.9.J.** Any other reasonable data (reasonable according to Virgin Town's attorney) that becomes apparent during the process of application review by the Zoning Administrator and the Planning and Zoning Commission.
- 13.4.9.K.** The applicant for a recreational vehicle, travel trailer, camp ground and cabin park, shall pay to the Town of Virgin at the time of application an inspection and review fee, in addition to all other required fees. The inspection and review fee shall be established by the Virgin Town Council.
- 13.4.9.L.** Completed Application shall be in written form, reviewed by Virgin Town's attorney (any associated attorney fees to be paid by the developer),

and then submitted to the Zoning Administrator and the Virgin Town Planning and Zoning Commission at its regular meeting and shall be recommended for approval or disapproval to the Virgin Town Council within a reasonable time once all necessary documents and approvals have been submitted, not to exceed three months unless holidays and unexpected circumstances intervene.

13.4.9.M. An Application recommended for approval or disapproval by the Virgin Town Planning and Zoning Commission shall be submitted to the Virgin Town Council. After recommendation is submitted by the Virgin Town Planning and Zoning Commission to the Virgin Town Council, the Town Council decision must be made in writing within thirty (30) days, unless holidays and unexpected circumstances intervene.

13.4.9.N. Applications can not be considered for approval until all Application information is submitted.

13.4.10. APPROVAL.

A recreational vehicle, travel trailer, camp ground and cabin park may not be constructed unless first approved by the Virgin Town Council as a conditional use. Review of plans for said recreational vehicle, travel trailer, camp ground and cabin park shall be made by both the Zoning Administrator and the Virgin Town Planning and Zoning Commission to insure that the proposed development shall:

13.4.10.A. Be in keeping with the general character of adjacent zones with which the proposed development will be located.

13.4.10.B. Be located on a parcel of land under one (1) legal ownership, of twenty (20) acres or more.

13.4.10.C. For a project involving multiple phases, have at least the first phase of the project completed and ready for occupancy before the first occupancy is permitted.

13.4.10.D. We need some discussion whether there is any reason to revoke this approval? such as failure to start construction within a certain timeframe.