

REQUEST FOR VIRGIN TOWN COUNCIL ACTION

To: Mayor and City Council
From: Planning and Zoning
Date: 20Mar19
Subject: Conditional Use Permit for Property Zoned as Highway Resort Zone Located Approximately South of SR9 at 393 W, Virgin UT.
Applicant Name: Virgin Planning Commission
Public Hearing Notes: One of the main concerns from the public was that the property in question is not legally HRZ and therefore the CUP should not be granted. Another concern was that the project proposed camping in a historic flood zone. There was also concern that the project would be using residential streets of access. Finally, there was a general dislike for the project because it would change the nature of the town.
Recommendation: With a unanimous vote, P&Z recommends approval with the following conditions; construction must start within one year; before opening up sections they must have occupancy inspections from Town staff; revised plans with addition of club house and paved walking trail along SR9; Crash gates installed before opening, demolition and excavation may start as soon as excavation permits obtained; temporary and permanent access roads need to be approved by the fire district; 50' setbacks/landscaping from residential zones; if water is to be private than a water agreement must be recorded against the deed, and the lines installed to Town standards.
Background and Findings: P&Z finds that, after consulting the Town Attorney, that the designation of HRZ is legal and binding. We also find camping is currently being done in flood plains and that camping is a good use for such land. Additionally, steps are being taken by property owner, contractors, and engineers to mitigate the potential of flooding. We find the residential streets are only being used as emergency exits and there will be no additional through traffic on residential streets. We also find that the use is consistent with the zoning of the property, the project is well designed and is of good taste. We find that the project will have less environmental and resource impact than if the property was subdivided for homes. Finally we find that the project will be of financial benefit to the town, provide jobs and tax revenue.
Previous Legislative Action by Planning and Zoning: None
Fiscal Impact: Positive see above for details.
Supporting Documents: See VULU Ch 22, VULU Ch 8, P&Z minutes, and Public letter.
This request prepared by: Cameron Spendlove
This request prepared on: 20Mar19