



2019-25

Previous License No. _____

FILING FEE: \$50.00 (NON-REFUNDABLE)
Date: 2/28/19
Received by: [Signature]

PAID \$50

TOWN OF LEEDS CK 0107

2019 GENERAL BUSINESS LICENSE APPLICATION AND AGREEMENT OF TERMS

PLEASE REMEMBER THIS IS ONLY AN APPLICATION AND NOT A BUSINESS LICENSE. You will receive your business license from the Town Clerk/Recorder after all necessary information has been provided and is correct and verified.

Please check applicable box: New Renewal (Must still complete form) Address change

Please check if you are NO LONGER IN BUSINESS: Date Business was discontinued _____

PLEASE PRINT CLEARLY

Business:

Name: ZION TRAILER RENTALS (ZU TREKKER HOLDINGS INC, dba)

Street Address: 1883 W. ROYAL HUNTE DR SUITE 200-A CEDAR CITY

Mailing Address: SAME 84720

Business Phone: 404 903 1954 Fax Number: _____

E-mail Address: info@ziontrailerrentals.com Website: ziontrailerrentals.com
jeffdaxon@gmail.com

Owner of Property:

Name: STRANGLE HOLD LC - SCOTT FAYLOR

Address: 545 N MAIN ST

Home Phone: 435 862 6826 Business Phone: _____

Applicant:

Name: JEFFREY M DAXON

Street Address: SAME

Mailing Address: ↓

Home Phone: _____ Cell: _____

E-mail Address: ↓

Box 461387



Description of business and what activity will take place:

WE DELIVER TRAVEL TRAILERS TO CAMPGROUNDS THROUGH OUT SOUTHERN UTAH. THE PREMISES WILL BE USED TO OPERATE BUSINESS & STORE INVENTORY. ALL TRAILERS ARE DELIVERED TO CAMPGROUNDS. NO ONE WILL OCCUPY RVs WHILE AT BUSINESS LOCATION.

Business is: Corporation Sole Proprietorship Partnership LLC

List all owners other than applicant. If a corporation, partnership, or LLC, list other officers, general partners or members. (*If New Applicant, or if information has changed from previous year, attach copy of Articles of Incorporation or Articles of Organization & Certificate of Registration.)

Date of commencing business in Leeds: MARCH 1, 2019

Have you registered your business name with the State of Utah? Yes No (*if new applicant, attach copy)

Federal Tax ID: 83-0576097 (*if new applicant, attach copy of IRS form SS-4,)

Utah Sales Tax Number: 14628731-004-STC (*if new applicant, attach copy of Sale Tax License from Utah State Tax Commission)

Is this a food or food preparation business? Yes No (If yes, attach a copy of Permit to Operate and / or annual Health Permit from Southwest Public Health Department.)

Is this business required to be licensed by the State? Yes No

If yes, indicate type and number: (Attach Copy of State License)

Average number of employees: 0 Days & hours of operation: M-SUN 7-7

Do you want your Business listed on the Leeds Town Website? Yes No

★ UNITS WILL BE STORED BEHIND THE BUILDING, THEY WILL NOT BE STORED IN THE MAIN PARKING IN FRONT OF THE BUILDING.



NOTICE:

Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted. Any operations exceeding or not in compliance with Town of Leeds Ordinances require application for a Conditional Use Permit and said Permit will not be issued without prior recommendation from Planning Commission and approval from Leeds Town Council per the Land Use Ordinance.

FAILURE TO COMPLY WITH THE ABOVE CONDITIONS AND LEEDS ORDINANCES CAN RESULT IN SUSPENSION OR REVOCATION OF YOUR BUSINESS LICENSE AND IS A CLASS "B" MISDEMEANOR.

I HAVE READ AND UNDERSTAND, AM IN COMPLIANCE WITH AND WILL REMAIN IN COMPLIANCE WITH THE CONDITIONS OF THE LAND USE ORDINANCE 2008-04

Print Name JEFFREY M DAXON

[Signature]
Signature of Applicant

23 FEB 2019
Date

I understand that falsifying any information on this form constitutes sufficient cause for rejection or revocation of my business license. I also understand that the Town of Leeds may require additional information as permitted by ordinance, and also agree to supply the requested additional information as part of this form.

Authorized Representative

[Signature]
Signature

23 FEB 2019
Date

"Authorized Representative" shall mean: a) a responsible corporate officer, if the User is a corporation (i.e. a president, secretary-treasurer, or vice-president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner or proprietor if the Industrial User is a partnership or proprietorship respectively; or c) a duly authorized representative (written authorization and written change of authorization are required) of the corporation, general partnership or proprietorship.

Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted.

Deadline for filing business license renewal is February 1, 2019. Beginning February 2, 2019, a late charge will be assessed.

BUSINESS LICENSE EXPIRES ON December 31, 2019

For Town Use Only

Current Zoning: COMMERCIAL

[Signature]
Clerk / Recorder

2/28/19
Date

For fire inspection, please contact the Hurricane Valley Fire District at 435-635-9562, 202 East State Street, Hurricane, Utah 84737



Town Council Revised Staff Report

what is next
on this?
I will look up some
code on kitchen

Conditional Use for a Bed & Breakfast October 9, 2019

Applicant/Owner: Brian Hansen
Location: 480 North Main Street
Parcel Number: L-78-C-1
Zone: R-R-20

Description:

The applicant is requesting approval to operate a bed and breakfast from the dwelling located at 480 North Main Street. Bed and Breakfast are listed as a home occupation that must be approved as a conditional use (see 24.2.5.2 of the Town of Leeds Land Use Ordinances). The subject parcel is zoned R-R-1. The property functions as a flag lot with access via a driveway from Main Street. The applicant owns two dwellings; one of which he lives in full time. It has been stated that a family member will be living in the dwelling proposed to be the bed and breakfast. The applicant has stated that there will be no more than two guest vehicle on the property at a time. This request was reviewed by the Planning Commission in the August 7, 2019 meeting. The item was tabled to allow the applicant to work through some of the concerns that were raised by neighbors. Concerns were raised by neighbors about visibility for guest pulling out from the drive way onto Main Street, potential guest going to the wrong house and increased traffic and dust on the driveway. The applicant has stated that his is willing to install addressing at the entrance to his driveway to help inform guest of location. Staff has visited the site and finds the visibility for cars/guest pulling out onto Main Street to be adequate. The Town is currently working on creating ordinance(s) with rules and regulations for short term rentals such as bed and breakfast. It has been discussed to allow no more than 2 bedrooms be used for short term paying guest and that no more than one family or four unrelated guest may stay at a time. Although the ordinance is pending; the planning commission may determine that is appropriate to apply similar requirement on Mr. Hansen's request. The Planning Commission and Town Council must follow Utah State Code 10-9a-507 requirements when reviewing a conditional use application. See below.

10-9a-507. Conditional uses.

- (1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
- (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.



- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
 - (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
 - (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.
- (3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.
- (4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

It has come to the attention of The Town that there are 2 kitchens in the dwelling to be used as a bed and breakfast. Leeds Land Use Ordinance Chapter 1 General Provisions/ Definitions: defines a **Single-family Dwelling** "A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit. Any single-family dwelling with more than one kitchen must be treated as a single dwelling unit, and cannot be rented out under any circumstance." Although staff and the Planning Commission recommended approval (*see Planning Commission Recommendation below*); the existence of the second kitchen prevents the Town Council from approving the home occupation for a bed and breakfast at this time.

Planning Commission Recommendation:

The Planning Commission reviewed the application for this home occupation in the regularly scheduled Planning Commission Meeting held on October 2, 2019. After some discussion, the Planning Commission recommends the Town Council approve the bed and breakfast based on the following findings and subject conditions:

1. The proposed home occupation for a Bed and Breakfast meets the applicable Leeds Land Use Ordinances.
2. No business signs are to be displayed on the premise
3. The home occupation does not alter the residential character of the premises by reason of activity, color, design, materials, storage, construction, lighting, sounds, noises, vibrations, dust, odors, noxious fumes, etc., nor shall it unreasonably disturb the peace and quiet of an individual and/ or the residential neighborhood, nor interfere with area radio or television reception.
4. No outside storage of equipment and / or materials associated with the business shall not be permitted.
5. Patron parking must be kept on site and is not permitted on the street or staff portion of the driveway.
6. The restriction on the number of paying guest, the limit of four bedrooms and two individuals per bedroom.



7. That clearly visible addressing be installed at the entrance to the driveway; which helps mitigate concerns about guest going to the wrong house.
8. That quiet hours are from 10 pm – 7 am.

Attachment 1: Maps

Attachment 2: Site Photos