



APPLICATION for a ZONE AMENDMENT

For Office Use Only	Application # _____
	Application Date: <u>12/24/19</u>
	Fee Paid (Date): <u>12/24/19</u>
Pre-Application Conference Date (if applicable or necessary) _____	
Public Hearing Date: _____	
Approval Date: _____ Denial Date: _____	
03/22/2000	

Note: The completed application, accompanied by all required information, documents, etc. (11 copies ea.), must be submitted to the Town Clerk no less than 21 calendar days before the scheduled meeting where the application will be considered. Representation by the applicant at the meeting is required. Any zone amendment must be compatible with the Rockville General Plan.

Contact Person Tydon Oler
 Phone No. 435-319-0860 / ty@tydon.com

Owner's Name holding legal title Tydon & Brittany Oler
 Street Address Parcel No. R-157-A & R-166-A Phone No. (435) 319-0860
 _____ Fax No. ()
 Mailing Address 300 N. 560 W. (Please email any correspondence to: ty@tydon.com)
La Verkin, UT 84745

Contractor/Developer Name Tydon Oler State License # (owner applicant)
 Address same as above Phone No. () same as above
 _____ Fax No. ()

Project Description Please see Zone Admendment Request attached hereto...

Legal Description of Parcel Please see legal description of parcels attached hereto...

Current Zoning OS-20 Total Acreage 10.74
 Proposed Zoning RSTROZ Total Acreage 10.74

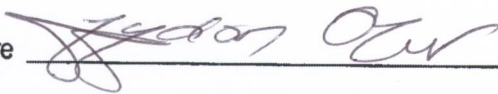
State the reason or justification for such zone amendment Please see Zone Admendment Request attached hereto

In what manner will the proposed amendment meet the objectives and purposes of the Land Use Code and the Rockville General Plan? Please see the Zone Admendment Request attached hereto...

APPLICANT CERTIFICATION:

I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Town Ordinance and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any all applicable Town Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Rockville Town may rescind any approval, or take any other legal or appropriate action. I understand that approval of this application is not approval for any further projects. I have carefully reviewed and verified that all of the above items have been included in my plans. I have checked each item or indicated N/A for items that do not apply, and have insured that my application is complete.

Signature



Date

12/24/19

Approvals:

Planning Commission Recommendation Date _____

Town Council Approval Denial Date _____

Zone Amendment Request

Parcel Numbers: R-597-A & R-166-A

Current Zone: OS-20

Rockville Town Planning Commission & Town Council,

Please see my zoning request below:

Residential Short Term Rental Overlay Zone (RSTROZ) Adjustment

The Applicant desires to amend the Rockville Utah Land Use Code, Chapter 24A - Residential Short Term Rental Overlay Zone (RSTROZ) Section 24A to be the following:

1. The RSTROZ shall include parcel numbers R-166-A and R-157-A; which shall have the same rights and privileges as the existing parcels within the RSTROZ.

Per Utah Code 10-9a-505.2:

The legislative body shall ensure that the regulations are uniform for class or kind of buildings throughout each zoning district, but the regulations in one zone may differ from those in other zones.

The applicants Parcels (R-157-A & R-166-A) have the same underlying residential zone (OS-20) as property already within the RSTROZ.

The most current version of the Rockville Zoning Map shows the existing "underlying" zoning of the parcels within the RSTROZ to be within the same residential zones as they were prior to the "overlay" rezone.

The "class or kind of buildings" allowed within RSTROZ is "commercial" short term rental / transient lodging residential units that according to Rockille Town Code, Chapter 24a is described as follows:

Regulations and restrictions imposed by this section are in recognition of the premise that a short term rental provides lodging for a transient population that may or may not honor neighborhood standards or exhibit neighborly consideration to the same extent as owner occupants.

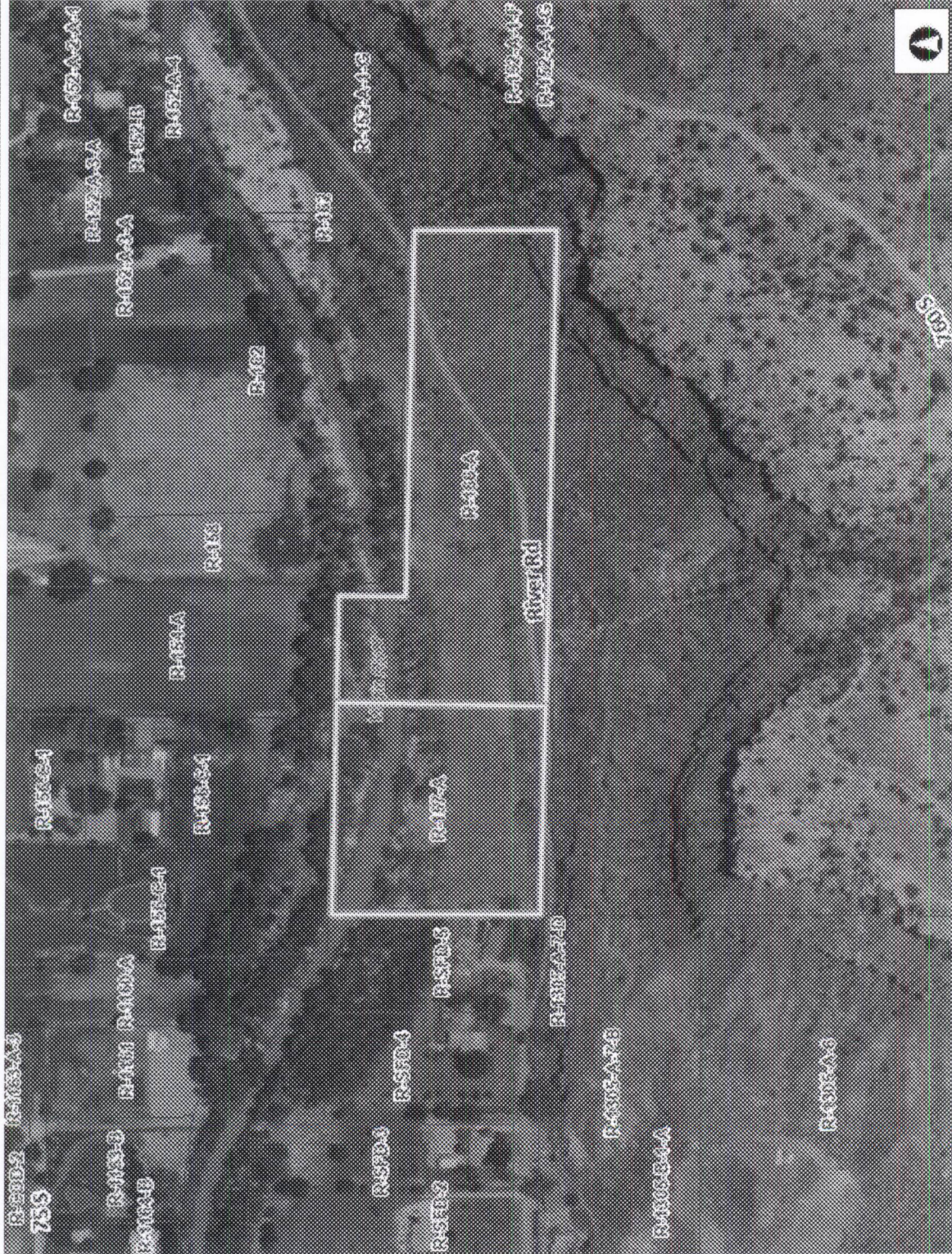
As with the parcels currently within the RSTROZ inclusion of the applicant's parcels (R-157-A & R-166-A) will not be materially adverse to the Town's desire to maintain the vision of a rural, residential, and agricultural community, will preserve the Town's character by implementing standards for the design and development of short term rentals and limitations as to the number of rentals permitted, and will allow preservation of the underlying zone.

Sincerely,

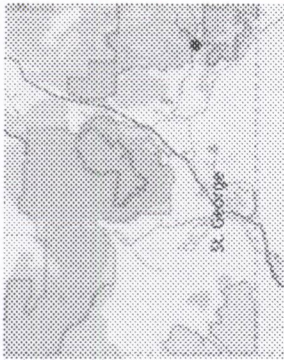
Tydon & Brittany Oler
Applicant / Owners



Oler - Zone Amendment Map



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Legend

Parcels

Ownership

U.S. Forest Service

U.S. Forest Service Wilderness

Bureau of Land Management

Bureau of Land Management Wildlife

National Park Service

Shiowits Reservation

Utah Division of Wildlife Resources

Utah Division of Transportation

State Park

State of Utah

Washington County

Municipally Owned

School District

Privately Owned

Water

Water Conservancy District

State Assessed Oil and Gas

Mining Claim

Notes

Account 0147721

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0147721	Name OLER TYDON & BRITTANY	Market (2019) \$23,880
Parcel Number R-157-A-HV	300 N 560 W	Taxable \$708
Tax District 47 - Hurricane Valley Fire SSD	LA VERKIN, UT 84745	Tax Area: 47 Tax Rate: 0.009392
Acres 3.98		
Situs 0, 0		
Legal S: 6 T: 42S R: 10W BEGINNING AT A POINT S 0*05'49" W 2225.64 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 89*10'47" E 424.79 FEET; THENCE S 0*59'38" W 411.85 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 6; THENCE N 89*00'22" W ALONG THE SOUTH LINE OF SAID SECTION 6 418.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE N 0*05'49" E 410.62 FEET TO THE POINT OF BEGINNING.		Type Actual Assessed Acres
		Farm
		Land \$23,880 \$708 3.980
		FAA
Parent Accounts 0147762		
Parent Parcels R-160-1		
Child Accounts 0911015 0911015		
Child Parcels R-166 R-166-A		
Sibling Accounts		
Sibling Parcels		
Transfers		

<u>Entry Number</u>	<u>Recording Date</u>	
<u>00338469</u>	<u>09/29/1988 04:40:00 AM</u>	<u>B: 499 P: 482</u>
<u>00819783</u>	<u>05/16/2003 02:35:00 PM</u>	<u>B: 1546 P: 2374</u>
<u>00819785</u>	<u>05/16/2003 02:36:00 PM</u>	<u>B: 1546 P: 2376</u>
<u>20130019574</u>	<u>05/21/2013 12:25:47 PM</u>	
<u>20130026461</u>	<u>07/10/2013 11:51:05 AM</u>	
<u>20130026462</u>	<u>07/10/2013 11:51:05 AM</u>	
<u>20130031401</u>	<u>08/16/2013 02:39:32 PM</u>	
<u>20130031402</u>	<u>08/16/2013 02:39:32 PM</u>	
<u>20190046478</u>	<u>11/08/2019 08:14:13 AM</u>	
<u>20190046479</u>	<u>11/08/2019 08:14:13 AM</u>	

<u>"Tax"</u>	<u>Images</u>
Tax Year	Taxes
2019	\$7.43
2018	\$8.77

Account 0911015

Location	Owner	Value
Account Number 0911015	Name OLER TYDON & BRITTANY	Market (2019) \$54,080
Parcel Number R-166-A-HV	300 N 560 W	Taxable \$722
Tax District 47 - Hurricane Valley Fire SSD	LA VERKIN, UT 84745	Tax Area: 47 Tax Rate: 0.009392
Acres 6.76		
Situs 0, 0		
Legal S: 6 T: 42S R: 10W BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4SW1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 89*00'22" W 951.60 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 6; THENCE N 0*59'38" E 411.85 FEET; THENCE S 89*10'47" E 213.64 FEET; THENCE S 0*59'38" W 132.00 FEET; THENCE S 89*00'22" E 732.29 FEET TO A POINT ON THE 1/16TH LINE, POINT ALSO BEING THE WESTERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110006201, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH: THENCE S 0*09'51" E 280.56 FEET ALONG SAID PARCEL AND 1/16TH LINE TO THE POINT OF BEGINNING.		
Parent Accounts 0147721 0147721		
Parent Parcels R-157-A R-157-A		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		
Transfers		

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Parent Accounts 0147721
0147721

Parent Parcels R-157-A
R-157-A

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number	Recording Date
20130019574	05/21/2013 12:25:47 PM
20130026462	07/10/2013 11:51:05 AM
20130031401	08/16/2013 02:39:32 PM
20190046478	11/08/2019 08:14:13 AM
20190046479	11/08/2019 08:14:13 AM

"Tax"

Images

Tax Year	Taxes
2019	\$7.57
2018	\$8.94