

Virgin Town

Date:23July2020
Name of preparer: Cameron Spendlove
Contact information of preparer: spendlovecvpz@gmail.com ; (435)773-1153
Reason for change: Clarification of highway resort zone. Open additional areas of the town to this type of development.
Current wording: 44.06 LOCATION A. The Highway Resort Zone designation is available to parcels or portions of parcels that: 1. Directly front SR-9 and are located east of 295 East to the eastern town boundary; 2. Directly front Kolob Terrace Road and are located east of the western quarter section line of 2 T41S R12W Section 23, under the condition that all access to property zoned HRZ shall be from Kolob Terrace Road, with no ingress or egress from Pocketville Road. 3. Lie within the area from grid line 700 E to the furthest east and south town boundary. B. The specific location of the Highway Resort Zone has been carefully chosen. Characteristics qualifying it as the best location for the intended use include the following: 1. Natural features of the designated area create opportunities to design developments that blend into rather than to dominate the natural environment. 2. Substantial flood zone is included within the eligible area; recreational and seasonal activities are a valuable and logical use for this land. 3. Much of the designated area is low-lying, relative to highway elevation, and the river, which forms the southern boundary, is tree-lined. These features combine to create a location where buildings larger than the existing norm will have a smaller impact than they might elsewhere in the town. 4. The location is sufficiently separated from areas of dense private residential use, and from the contemplated village-scale commerce district, to avoid common conflicts between intensive tourist use and pedestrian-friendly, community-serving neighborhoods

Virgin Town

Proposed wording:

44.06 LOCATION

A. The Highway Resort Zone designation is available to parcels or portions of parcels that:

1. Directly front SR-9 and are located east of 295 East to the eastern town boundary;
2. Directly front Kolob Terrace Road and are located east of the western quarter section line of 2 T41S R12W Section 23, under the condition that all access to property zoned HRZ shall be from Kolob Terrace Road, with no ingress or egress from Pocketville Road.
3. Lie within the area from grid line 700 E to the furthest east and south town boundary.
4. **Fronting sheep's bridge road.**

~~B. The specific location of the Highway Resort Zone has been carefully chosen. Characteristics qualifying it as the best location for the intended use include the following:~~

- ~~1. Natural features of the designated area create opportunities to design developments that blend into rather than to dominate the natural environment.~~
- ~~2. Substantial flood zone is included within the eligible area; recreational and seasonal activities are a valuable and logical use for this land.~~
- ~~3. Much of the designated area is low lying, relative to highway elevation, and the river, which forms the southern boundary, is tree lined. These features combine to create a location where buildings larger than the existing norm will have a smaller impact than they might elsewhere in the town.~~
- ~~4. The location is sufficiently separated from areas of dense private residential use, and from the contemplated village scale commerce district, to avoid common conflicts between intensive tourist use and pedestrian friendly, community serving neighborhoods~~

VIRGIN TOWN

ORDINANCE # 2020-23

AN ORDINANCE AMENDING VULU CHAPTER 44.06. Location

RECITALS

WHEREAS, Virgin Town (“Town”) is an incorporated municipality duly organized under the laws of the State of Utah;

WHEREAS, the Town is authorized pursuant to Utah Code Annotated, Title 10, Chapter 9A, to enact ordinances necessary or appropriate for the use of land within the Town’s municipal boundaries;

WHEREAS, pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Virgin Town Council (“Town Council”) is designated as the governing body of the Town.

WHEREAS, the Town wishes to expand the HRZ to more areas of town, when people have shown interest in developing.

WHEREAS, the Town, by and through its Town Council, has determined that it is in the best interests of the health, safety and general welfare of the Town and its residents to expand the HRZ within the Town boundaries.

ORDINANCE

NOW THEREFORE be it ordained by Virgin Town, Washington County, State of Utah, acting by and through the Town Council amend VULU as follows:

44.06 LOCATION

A. The Highway Resort Zone designation is available to parcels or portions of parcels that:

- 1. Directly front SR-9 and are located east of 295 East to the eastern town boundary;**
- 2. Directly front Kolob Terrace Road and are located east of the western quarter section line of 2 T41S R12W Section 23, under the condition that all access to property zoned HRZ shall be from Kolob Terrace Road, with no ingress or egress from Pocketville Road.**
- 3. Lie within the area from grid line 700 E to the furthest east and south town boundary.**

Virgin Town

4. Fronting sheep's bridge road.

REQUEST FOR VIRGIN TOWN COUNCIL ACTION

To: Mayor and City Council

From: Planning and Zoning

Date:

Subject:

Citizen comments summary:

Recommendation:

Virgin Town

Background and Findings:

Fiscal Impact:

Supporting Documents: See P&Z meeting minutes.

This request prepared by: Cameron Spendlove

This request prepared on: