

Date: 26Dec2020
Name of preparer: Cameron Spendlove
Contact information of preparer: camspendlove84@gmail.com
Reason for change: Compromise for zoning south of the Virgin River.
Current wording: None
Proposed Wording: PLANNED DEVELOPMENT RURAL RECREATIONAL GROUNDS AND FACILITIES ZONE (PDRRGF) may be The Planned Development Rural Recreational Grounds and Facilities (PDRRGF) zone requested anywhere in unincorporated Washington County. An applicant may request a zone change to PDRRGF as long as the requirements below are met. RRGF are facilities for use by owner, operating organization, members and/or paying or nonpaying guest. The purpose of the RRGF is to allow greater flexibility in developing recreational areas that will allow for maximum recreation, common open space, and preservation of historically or environmentally sensitive features. The intent is not to by-pass zoning requirements, but to allow for owners to use their property in accordance with the Virgin Town needs and offer the owner, county residents and visitors recreational opportunities. Facilities must remain under the common ownership and cannot be subdivided or fractionalized. A. Concept Plan: 1. A concept plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas and such other improvements as may be required relating to the specific use proposed. 2 The site plan, or an additional plan drawn to the same scale, shall show applicable utility locations including water, power, sewer or septic tank locations, fire hydrants, street improvements and such other public improvements as may be required. 3. Planning commission review and approval shall precede the issuance of any building permit for site improvements, or construction permit for utility systems. B. Consideration Of Natural Landscape And Topography: The sites/facilities should use the natural landscape and topography to blend into the land in order to maintain a rural and natural setting. C. Permitted Structures (Units): 1. Temporary structures: a. Tents; b. Park models; c. Recreational Vehicles (RVs); and c. Yurts. 2. Permanent Structures (Units): a. Cabins; b. Lodges;

- c. Social halls/reception centers/pavilions;
- d. Activity facilities: ie. pools, ponds/lakes, ball courts, etc.; and
- e. Single-family and secondary dwellings.

D. Density and Clustering: The maximum density is one (1) permanent structure per one (1) acre. If clustered within fifty percent (50%) of the property, the property owner will receive a twenty percent (20%) bonus. For purposes of density and clustering, fifteen (15) temporary structures are the equivalent of one (1) permanent structure.

E. Open Space Standards And Requirements: In this zone, open space does not include roadways, driveways, or parking lots, The minimum required open space is thirty percent (30%) of.

F. Roads: Property with direct access from a public road must address the usage and increased traffic in the project concept plan. The plan must address how the increased traffic will affect other landowners and current public infrastructure. Access roads will be required to accommodate emergency and utility service vehicles. A traffic study shall be required by planning staff for any rural recreation grounds and facilities that have expected average annual daily traffic of twenty (20) or more two way vehicle trips per day. Any required improvements to roads or intersections due to the project will be at the applicants expense.

G. Setbacks and Height restrictions:

Building Setbacks and Other Uses	
Front Setback	20'
Side Setback	10'
Street Side Setback	20'
Rear Setback	10'
Minimum Lot Depth	100'
Principle Building Height	35'
Accessory Building Height	25'
Minimum distance Between Buildings	10'

VIRGIN TOWN ORDINANCE # 2020-

AN ORDINANCE ADDING NEW CHAPTER TO VULU. THE PLANNED DEVELOPMENT RURAL RECREATIONAL GROUNDS AND FACILITIES (PDRRGF) ZONE

RECITALS

WHEREAS - Utah Code provides for the adoption and amendment of Town land use ordinances by the Land Use Authority, which in Virgin is the “Town Council with recommendation by the Planning and Zoning Commission” ; and

WHEREAS, the Virgin Land Use Authority has rescinded the expansion of the Highway Resort Zone;
and

WHEREAS, the Virgin Land Use Authority wishes, to accommodate the towns desire to provide land owners along sheep's bridge road with development opportunities; and

WHEREAS, the Virgin Land Use Authority wishes to maintain control of properties along Sheep's Bridge Road; and

WHEREAS, the Virgin Land Use Authority received an acceptable compromise ordinance, taken from Washington County Ordinance 10-9-7, from the sponsors of the referendum; and

WHEREAS the Virgin Town Planning and Zoning Commission held properly noticed Public Hearings on these amendments on _____, and voted to recommend its draft amendment ordinance to the Virgin Town Council at a regular meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Land Use Authority of Virgin, Utah that, in order to provide for the health, safety and general welfare of the citizens of Virgin, Utah, the VULU Ordinance is hereby amended to incorporate the following changes:

ORDINANCE

PLANNED DEVELOPMENT RURAL RECREATIONAL GROUNDS AND FACILITIES ZONE (PDRRGF)

may be The Planned Development Rural Recreational Grounds and Facilities (PDRRGF) zone requested anywhere in unincorporated Washington County. An applicant may request a zone change to PDRRGF as long as the requirements below are met.

RRGF are facilities for use by owner, operating organization, members and/or paying or nonpaying guest. The purpose of the RRGF is to allow greater flexibility in developing recreational areas that will allow for maximum recreation, common open space, and preservation of historically or environmentally sensitive features. The intent is not to by-pass zoning requirements, but to allow for owners to use their property in accordance with the Virgin Town needs and offer the owner, county residents and visitors recreational opportunities. Facilities must remain under the common ownership and cannot be subdivided or fractionalized.

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3. Planning commission review and approval shall precede the issuance of any building permit for site improvements, or construction permit for utility systems.

B. Consideration Of Natural Landscape And Topography: The sites/facilities should use the natural landscape and topography to blend into the land in order to maintain a rural and natural setting.

C. Permitted Structures (Units):

1. Temporary structures:

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- b. Park models;
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- c. Yurts.

2. Permanent Structures (Units):

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1. Severability. If any section, clause or portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.
2. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.
3. Effective Date. This Ordinance shall become effective immediately upon adoption by the Virgin Town Council and execution by the Virgin Town Mayor.

ADOPTED AND APPROVED BY THE VIRGIN TOWN COUNCIL ORDINANCE# 2020-34 will become effective on this ____ day of _____, 2020 based upon the following vote:

Council Member:

Gene Garate AYE___ NAE___
LeRoy Thompson AYE___ NAE___
Kevin Stout AYE___ NAE___
Jay Lee AYE___ NAE___
Matthew Spendlove, Mayor AYE___ NAE___

VIRGIN TOWN

a Utah municipal corporation

Matthew Spendlove, Mayor

ATTEST:

Monica Bowcutt, Town Clerk

REQUEST FOR VIRGIN TOWN COUNCIL ACTION

To: Mayor and City Council
From: Planning and Zoning
Date:
Subject: ORDINANCE # 2020-
Citizen comments summary:
Recommendation:
Background and Findings:
Fiscal Impact:
Supporting Documents: Planning and zoning minutes
This request prepared by: Cameron Spendlove
This request prepared on: