

*Re – Zone From General
Commercial*

To

Tourist Commercial

For

475 South State

And

437 South State

Re-zone from General Commercial to Tourist Commercial

Address: 475 South State

Parcel Number: LV-42-C-1-A

Acres 0.98

Legal Subdivision: LA VERKIN FIELD SUR LOT 6 (LV) S: 26 T: 41S R: 13W BEG AT PT S 2818.3 FT & W 751.7 FT FM NE COR SEC 26 T41S R13W TH S 21°04' W 162.45 FT ALG ELY BDRY HWY U-17; TH S85°12' E 160 FT; TH N22°05' E 125 FT; TH N71°39' W 156 FT TO POB.

LESS: BEG ON ELY R/W/L HWY 9 LYING S0°43'41" E 2818.30 FT ALG SEC/L & S89°16'19" W 750.22 FT FM NE COR SEC 26, TH ALG R/W/L S21°07'35" W 11.50 FT TO INTSEC R/W/L; TH S71°45'24" E 156.15 FT; TH N22°33'40" E 11.22 FT; TH N71°39' W 156.42 FT TO ELY R/W/L & POB.

LESS: LAND TO UDOT.

ALSO: BEG N89°57'10" W 650 FT ALG C/S/L FM E1/4 COR SEC 26 T41S R13W, TH N21°25' E 182.38 FT; TH S79°17'13" E 100.42 FT; TH S01°14'01" W 180.13 FT; TH N79°49'14" W 163.97 FT TO POB.

LESS: BEG AT PT N89°57'10" W ALG 1/4 SEC/L 498.61 FT & S0°17'29" E 13.52 FT FM E1/4 COR SEC 26 T41S R13W; TH S0°17'29" E 13.55 FT; TH N79°49'06" W 153.85 FT; TH N21°25'00" E 7.76 FT; TH S82°00'10" E 149.98 FT TO POB.

Re-zone from General Commercial to Tourist Commercial

Address: 437 South State

Parcel Number: LV-43-B-1

Acres 1.57

Legal Subdivision: LA VERKIN FIELD SUR LOT 6 (LV) BEG 2643.3 FT S & W 694.3 FT NE COR SEC 26 T41S R13W TH S75*15' E 177 FT; TH N17*39' E 89 FT; TH N72*21' W 11 FT; TH N1*00' W 235 FT; TH N81*18' W 77 FT TO E R/W/L STATE HWY 17; TH S21*04' W ALG E R/W/L 300 FT TO POB.

ALSO: BEG AT PT 2643.3 FT S & W 694.3 FT NE COR SEC 26 T41S R13W TH S21*04' W ALG HWY 187.6 FT; TH S71*39' E 156 FT; TH N22*05' E 195 FT; TH N74*15' W 160 FT TO POB.

ALSO: POR LOT 6 LVFS DESC AS FOL: BEG N89*57'10 W ALG 1/4 SEC/L 650 FT & N21*25' E 182.38 FT FM E1/4 COR SEC 26 T41S R13W; TH N21*25' E 134.42 FT; TH S74*15' E 44.08 FT; TH S01*14'10 E 129.99 FT; TH N79*17'13 W 90.28 FT TO POB.

ALSO: BEG ON ELY R/W/L UT ST 9 BEING S0*43'41 E 2818.30 FT ALG SEC/L & S89*16'19 W 750.22 FT FM NE COR SEC 26 T41S R13W TH ALG R/W/L S21*07'35 W 11.50 FT TO INTSEC R/W/L; TH S71*45'24 E 156.15 FT; TH N22*33'40 E 11.22 FT; TH N71*39' W 156.42 FT TO ELY R/W/L & POB.

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Area
Area: 126016.5 Square Feet
Perimeter: 1764.4 Feet

*Re-Zone of 105 South State Street
from
General Commercial to Tourist Commercial*



Parcel Number: LV-64-A-10

Acres: 0.46

Address: 105 S STATE ST, LA VERKIN

Legal Subdivision: LA VERKIN FIELD SUR LOT 20 (LV) BEG NE COR LOT 20 LVFS TH S89° W 193 FT TO TRUE POB; TH S0°02' E 142.61 FT; TH S89° W 169.16 FT TO E R/W/L HWY U-9; TH N21°08'45 E ALG E R/W/L HWY U-9 153.95 FT; TH N89° E 113.53 FT TO POB.

RESIDENTIAL DETACHED ACCESSORY DWELLING UNITS

PURPOSE OF A RESIDENTIAL DETACHED ACCESSORY DWELLING UNIT IS

To provide additional housing for family members of the owners of single-family dwelling units that are located on any Residential property that is a minimum of 14,000 sq and a minimum frontage of 100 ft.

The separate sale of such detached accessory dwelling units is prohibited to protect the residential character of the neighborhoods in which they are located.

A detached accessory dwelling unit is defined as an adjunct living unit, with a sleeping area, a bathroom, which may or may not have kitchen facilities and is detached from the primary residence on the same lot. The detached accessory dwelling unit may only be used for the housing of family members.

PERMITTED USE:

The accessory dwelling units described below shall be allowed on any Residential property that has a minimum of 14,000 sq. ft with a minimum frontage of 100 feet.

Accessory dwelling units.

Guesthouse or casita.

DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any accessory unit permitted Under this code.

- A. Definition; Setbacks and Size: A Residential accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each area shall apply.*
- B. Under no circumstances, shall Residential accessory dwelling units, be used for nightly or vacation rental purposes*

D. Construction of all Residential accessory dwelling units shall meet all applicable building codes adopted by the city.

E. Egress and Life Safety Requirements: The Residential dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

F. Ownership: The city shall only permit a Residential accessory dwelling unit when an owner-occupant lives on the property within either the principal or accessory dwelling unit.

- 1) Ownership: A Residential accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.*

G. Limit: Only one accessory dwelling unit and/or casita shall be established on one residential property.

- 1) The proposed lot for a detached Residential accessory dwelling unit shall contain an already existing single-family dwelling unit.*

H. Entrance: The Residential accessory dwelling unit shall have its own outside entrance.

I. Landscaping: Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

J. Secondary Use: The Residential accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

K. Parking: two additional off-street parking spaces (9' wide and 19' long) constructed of Concrete or asphalt is required. Tandem parking that would force the vehicle into the public right of way is not allowed.

L. Height: The maximum height of a detached accessory building containing an accessory dwelling unit shall not exceed the height of the single – family dwelling on the property or exceed twenty-five feet (25') in height, whichever is more.

M. *Design: Architectural design, materials, and construction shall match the primary residential structure.*

N. *Application Requirement: Any homeowner who resides in a single * family dwelling and whose property is in a residential zone and desires an accessory dwelling unit is required to obtain an accessory dwelling permit. The accessory dwelling permit shall be in addition to any building permits that may be necessary to create the accessory dwelling unit. The applicant shall submit the following as part of the application for an accessory dwelling permit:*

- 1) A site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and entrances, any proposed building and its dimensions from buildings and property lines, and the location of parking stalls.*
- 2) Detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.*
- 3) Written verification that the applicant is the owner of the property and has permanent residency in the existing single – family dwelling where the request is being made. A recorded deed restriction acknowledging that the single – family dwelling will remain owner-occupied, in order for an accessory dwelling unit to be allowed*

**Need comments here!*

O. *Determine from CC&Rs from the subdivision where the second dwelling is proposed as to whether a second dwelling is allowed. The city shall not enforce covenants and restrictions and may issue a permit for a second dwelling. However, other homeowners in the subdivision may have a legal recourse against a nonpermitted second dwelling.*

P. *The primary and the accessory unit shall have the same address, except for a letter (A) designation, as may be approved by the city, to provide differentiation between the main dwelling and the additional unit for mail or emergency response purposes.*

1) *Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property on a permanently fix structure. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm).*

Q. The main Residential dwelling and the additional living unit shall be served by the same electric meter, water meter, but separate sewer connection. Additional impact fees, as established by the city from time to time may be assessed for the second dwelling unit.

Penalty:

Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of the provision of this section, shall be guilty of a class C misdemeanor, subject to penalty as provided in section 1-4-1 of this code. Any such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this ordinance is committed, continues or is permitted by such person, firm or corporation.

Upcoming Planning Commission Agenda Meetings.

- **October 13th** NO MEETING
- **October 27th**
 - ✓ Rezone from General Commercial to Tourist Commercial of Old feed store – Storage building behind the feed store on 480 South – Old adobe home and shady Ridge trailer park
 - ✓ Rezone of 150 South State from General Commercial to Tourist Commercial
 - ✓ Rezone from (1) parcel that is R-3-6 to R-1-8 and (1) parcel that is R-1-10 to R-1-8 of Interstate Rocks Cottonwood Hollow property.
- Residential Detached Dwelling Units
- **November 10th** set all items for public hearing
- **November 24th** NO MEETING
- **December 8th** public hearing for all items
- **December 22nd** NO MEETING





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