Resort and Recreation Zone (RRZ) recommendations for future growth

Issues to consider:

Buffer “zone” between other zones and RRZ, especially next to housing.

Light pollution code

Nightly Rental condos and City Ordinance (owner on sight airbnb) Issues with condos.

Traffic/parking issues on site and surrounding flow

Preservation of history, land, natural environment including noise and dust pollution.

Structure rules to align with the General plan and allow for unfettered views of residents and established communities.

Density bonuses adjusted for unique needs and intent?. RRZ Combined with housing area?

Resort/Recreation taxes higher within this zone.

Safety/Policing requirements

Update General Plan for growth areas, ie sports complex and RRZ

Find incentives for developers to use the RRZ and make it worth it to TQ, ie. streamlined processes, agile and customer friendly for meeting more strict requirements.

Some code Recommendations; I felt like some examples were too simple for a large growth period which is coming, and some were overly complicated.  I tried to strike a balance between actually addressing the specifics of a RRZ and not turning it into a nightmare like Ogden.

Purpose and Intent. The purpose of this Ordinance is to provide flexible development standards to Resort and Recreation entities that are dedicated to preserving open space and creating extraordinary recreational resort experiences, while promoting the goals and objectives of the Toquerville General Plan.The intent of the Resort and Recreation Zone is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gathering destination, and to provide for the implementation of the Toquerville City General Plan. Furthermore, this ordinance and the standards for development contained herein are intended specifically to accomplish the following:

A. Allow legal and wise growth of Toquerville City supporting the general plan.

B. Recognize the uniqueness of the natural environment, family-oriented community, encourage the development and operation of facilities catering to tourists and local families.

C. Capture previously unreachable tax revenues by providing an incentive and attraction for business owners and controlled tourism.

D. Accommodate the mixed and progressive development of land, facilities, and buildings that intermingle various uses while maintaining a harmonious relationship, and while protecting the health, safety, and long-term welfare of the community.

E. Enhance local property values by protecting small town appeal while encouraging successful commercial growth in tourism.

F. Support public service entities such as Police and Fire Departments by dedicating land or utilizing certain space within the RRZ at no cost to the City.

G. Allow the City to more quickly realize retail tax revenues by providing for the timely development of the resort property through an expedited and agile approval and permit process of individual projects.

H. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a unique set of land use policies and standards which will encourage an efficient and imaginative development pattern.

An application for approval of a Resort and Recreation Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. The RRZ may be made up of multiple property owners making application under one contiguous and cohesive plan including lands under contract or agreement with a local, state or federal agency.It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed RRZ is preferable to traditional zoning. Approval for use of the RRZ lies at the discretion of the City Council.

Resort and Recreation Descriptions. A RRZ may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. A RRZ shall largely include facilities and venues that have a destination orientation and encourage use by tourists and visitors from outside the City. Uses should focus on services for tourists, visitors, and the local community. A unifying design and operating theme should unite the varied and mixed uses. Development should promote creative property configuration with usable public and private recreation areas, parks, pedestrian areas, and open space.

Minimum Eligibility Requirements. A property that is eligible for establishment as a RRZ must meet the following requirements:

A. The property must include a minimum area of 20 contiguous acres.

B. Sixty percent (60%) of the property shall be used for facilities and venues that are considered tourist, hospitality, or resort destinations. The remaining forty percent (40%) of the property may be used as non resort commercial, business park and resort related residential uses (residential uses not to exceed 10% of total property) as defined in an approved Area Plan.

C. The property in a RRZ is considered highly dependent upon traffic and visitors from outside the City, and shall be located near a large roadway to accommodate traffic. If the arterial corridor is not an existing corridor, the developer of the proposed RRZ shall be responsible for the construction of the corridor. Maintenance of the corridor shall also be the responsibility of the developer unless otherwise agreed upon between the City and the developer.

Allowed Uses. Each requested use must be authorized through an Area Plan that has been approved and adopted by the City Council pursuant to the provisions of Area Plans. Proposed uses will be reviewed for compatibility within the RRZ as well as compatibility with allowed uses in adjacent zones.

Public Support Requirements The large scale and public nature of a RRZ  requires the specialized support of various public services. The property owners shall therefore make certain allowances within the Resort Specific Zone property for public facilities and public support operations as follows: A. Fire/EMS Sub-station. One half (1/2) acre of property shall be dedicated to the City without cost whereon a Fire Sub-station may be constructed and operated by the City. B. Police Sub-station. A facility or space within a facility shall be provided to the City without cost wherein a Police Sub-station may be operated. These may be accommodate in a nearby or adjacent property.  C. Utility Transactions. A space within a facility shall be provided to the City without cost wherein the public and City may conduct transactions for public utilities. D. Security Services. A professional security staff shall be employed by the property owners in an effort to help promote public safety. The resort’s security staff shall cooperate with local Police and Fire Departments, but shall in no way or at any time replace or assume the responsibilities of the Police and Fire Departments.

Procedures for Establishment of RRZ.

A. Master Development Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a RRZ designation, a Master Development Concept Plan shall be submitted. A Master Development Concept Plan must be reviewed by the City Council, following Planning Commission and Development Review Committee review, prior to property being designated as a RRZ Land Use.

1. The Master Development Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the Resort development prior to the General Plan land use being established and prior to the preparation of a more detailed Area Plan. The applicant can use the Master Development Concept Plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. The Master Development Concept Plan shall cover the entire area proposed as a RRZ and shall identify in general terms the following: (a) Proposed land uses. (b) Overall layout and locations of uses including potential civic/religious uses. (c) Major infrastructure improvements that may be necessary. (d) Proposed site-planning standards including architecture and materials of buildings. (e) Park areas, open space areas, trails and other community amenities. (f) Proposed landscaping, buffering, and transitioning treatments. (g) Location of any critical/protected lands. (h) All other issues that must be addressed to allow a thorough informed review by the Staff, Planning Commission and City Council of the proposed Master Development Concept Plan.

3. To accommodate requests for changes to the Master Development Concept Plan, the City may allow the Master Development Concept Plan to be amended. Amendments shall follow the same requirements for initial review of a Master Development Concept Plan including review by Staff, Planning Commission and City Council.

4. A Master Development Concept Plan shall be effective for a period of one (1) year from the date that the Master Development Concept Plan is reviewed by the City Council, at the end of which time an application for a Zoning Map amendment and Area Plan shall have been submitted and under review by the City. If an application for Area Plan approval in conjunction with an application for a Zoning Map Amendment to the RRZ has not been filed within the one (1) year period the Master Development Concept Plan shall be void. The City Council may grant an extension of the Concept Plan. Properties designated as a RRZ for which the Master Development Concept Plan has become void shall require the applicant to submit a new Master Development Concept Plan for review subject to the then existing provisions of this Code and General Plan.

B. Zoning Map Amendment and Area Plan. Following approval of a General Plan Amendment and review of a Master Development Concept Plan by the City Council, the applicant may prepare a Zoning Map Amendment and an Area Plan pursuant to this Code. The establishment of a RRZ requires the review, approval and adoption by the City Council, following receipt of a DRC and Planning Commission recommendation, of an Area Plan for those properties proposed for a RRZ. Prior to approval and adoption of an Area Plan the DRC, Planning Commission and City Council shall verify that the actual development follows the general layout of the Master Development Concept Plan. The Area Plan must comply as closely as possible with the Master Development Concept Plan, and shall cover the entire RRZ.

C. Effect of Area Plan Approval. If a proposed Area Plan is adopted by the City pursuant to this Code, all permits, licenses and development must comply with the adopted Area Plan. Additionally, developers and builders must comply with the Toquerville City General Plan, the Toquerville City Development Code, and all other codes and ordinances of the City unless modified by the adopted Area Plan.

D. Properties adjacent to an existing RRZ may be added to the Zone according to the provisions  of this Code for amendments to the General plan and Zoning District Map and subject to the following conditions: 1. There is a mutual agreement between the principal owner(s) of property located within the existing RRZ and the party(s) requesting to be added. 2. The Area Plan for the RRZ shall be amended to reflect the additional property. 3. Any approval for expansion of an existing RRZ by Toquerville City does not grant the applicant for expansion an automatic right to force existing entities within the established RRZ to amend their CC&Rs or to enact any CC&R’s.

Development Standards. Where a RRZ proposes a mix of recreational and commercial or business park uses, the following development standards shall apply in addition to any other commercial development standards contained in this Code. Exemptions may be approved if there are circumstances or competing principles in this code which require individual attention.

A. Building Design. The proposed structures shall be complementary to the surrounding architecture in terms of scale, massing, roof shape, and exterior materials. Buildings generally should not create large bulky masses, but should be scaled down into groupings of smaller attached structures. Buildings adjacent to single family detached units should be limited to 2 stories or 35 feet.

B. Parking. Large expanses of asphalt shall be reduced and broken into smaller parking lots. Parking lots shall include ample landscaping to buffer cars from neighboring properties including the use of berms and landscaped islands.

C. Access and Traffic. Adequate vehicular and pedestrian access must be provided. Direct access from an arterial or collector street to the office and professional service uses must be provided. A traffic impact study shall be required as part of the Area Plan, to project auto and truck traffic generated by the uses proposed.

D. Roof Design. Flat or low-pitched roofs shall be avoided and rooflines should blend in with surrounding buildings. Roof design may be further defined as part of an approved Area Plan.

E. Materials. New buildings should blend with the materials of surrounding buildings and should be complimentary of the surrounding area and nature. Building materials may be further defined as part of an approved Area Plan.

F. Signage. Signage of buildings should be part of a coordinated signage system for the entire Resort development. Signage should help unify the development and provide a positive image. Natural materials such as wood, stone, rock and metal with external illumination are encouraged. The use of monument signs is also encouraged. The size and location of signage shall conform to the requirements and design guidelines of City Code.

G. Lighting. Outdoor lighting should match City Ordinance standards or at a minimum follow these standards: Be screened by shields or hoods to prevent glare onto adjacent properties. The intensity of large fixtures should be reduced by utilizing a larger number of smaller light poles of twelve (12) to eighteen (18) feet. Incandescent lights should be used in smaller pedestrian spaces where quality light is especially important.

Development Approvals and Permits. Following the establishment of a RRZ, and approval and adoption of an Area Plan by the City Council, the applicant may prepare and submit application(s) for development approval including subdivision and site plan approval.

Application Requirements. The Applicant must make a complete submittal according to the requirements of the City’s current application form(s) prior to the review of any development request by the City. The City recognizes the importance of timely reviews when dealing with large scale resort projects. In order to facilitate and expedite the review process, the following review provisions shall apply to site plan and subdivision applications within the RRZ: Agile and timely meetings to ensure development is not unnecessarily hindered.  Positive and professional service from all city employees and public servants. This section is not a binding policy, but is written here as a standard and goal for working with RRZ applicants.