

Planning and Zoning Agenda

April 21, 2022

5:00 p.m.

25 SOUTH 200 EAST CITY OFFICE CONFERENCE ROOM

1. Adoption of the Agenda
2. Approval of the Minutes and Email Survey's
3. Apartment complex at 129 E 500 N – Truman Dutson
4. Entrada Farms Conditional Use permit addition
5. Tent site at Entrada Farms – Ezra Nielson
6. Short Term Rental in Secondary Dwelling at 357 W Center– Richard Birch
7. Conditional Use Permits for Short Term Rentals Review
8. Adjournment

REASONABLE ACCOMMODATION: The City of Panguitch will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs.

Please contact Lori Talbot at Panguitch City office at least 24 hours in advance if you have special needs.

Anyone who wishes to offer a prayer or thought in the opening ceremony at Planning and Zoning is welcome to do so by calling the City Manager Lori Talbot at 435-676-8585 to schedule an appointment.

****Items may not be covered in order listed. Panguitch City is an equal opportunity employer.****

Panguitch City Planning and Zoning Minutes

JUNE 17, 2021 AT 5:00 PM

The Panguitch Planning and Zoning meeting was held at the Panguitch City Office at 25 S 200 E. Those in attendance were City Manager Lori Talbot, City Recorder Tyrissa Howell, and Committee Chair Todd Breinholt, committee members Chris Hatch, Clint Albrecht and Chad Veater.

Also present were Jaynie Connor, Mayiah Grant and Luke Stewart.

Adoption of the Agenda

Chad Veater moved, seconded by Clint Albrecht to adopt the agenda. The motion passed with all in favor.

Approval of the Meeting Minutes

Chad Veater moved, seconded by Chris Hatch to approve the minutes as corrected. The motion passed with all in favor.

Kaibab Minor Lot Subdivision

Kaibab has had five lots appraised and would like to do a minor lot subdivision. Two of the lots Panguitch City will be buying for the industrial park. The other three lots will need the required frontage access points to meet minor subdivision requirements.

Chris Hatch moved, seconded by Chad Veater to approve the Kaibab Minor Lot Subdivision contingent upon access points being brought into city compliance. The motion passed with all in favor.

Vintage Trailer Resort

The vintage trailer resort completely changed the design of the resort and brought a letter from the engineering company addressing the drainage.

Chris Hatch moved, seconded by Chad Veater to recommend the Vintage Trailer Resort plan to the City Council. The motion passed with all in favor.

Aspen Valley Subdivision Amendment

Clint Albrecht moved, seconded by Chad Veater to approve the lot line adjustment for Aspen Valley lots 43-47. The motion passed with all in favor.

Vacation Rental – Rosemore Cottage at 144 W 500 S

Chad Veater moved, seconded by Chris Hatch to approve Rosemoore Cottage Vacation Rental. The motion passed with all in favor.

Adjournment

The meeting was adjourned at 5:28 pm.

Recorder, Tyrissa P. Howell

Planning and Zoning

SEPTEMBER 8, 2021 EMAIL SURVEY

An email survey was used for a conditional use permit for a vacation rental at 202 W Aspen Valley Drive owned by Lance and Michelle Sawyer.

THE MOTION PASSED.

<u>Member</u>	<u>Vote</u>
Chris Hatch	YES
Trudi Owens	YES
Clint Albrecht	YES
Chad Veater	YES
Dianne Fullmer	YES

Panguitch City Planning and Zoning

9-20-2021 Email Survey

Mecham's at 347 W 300 S. This 135X190 property has a water meter and secondary water. Sewer is within 50 feet.

Option 1 - Allow a variance for a 36 foot road on the east side creating frontage for the property.

Option 2 - Pursue emanate domain on the piece that blocks frontage on the north side.

Option 3 - Ask Barry to contact the landowner's attorney that is blocking the north side.

Option 4 - Present the council with all options for their consideration.

Option 5 - Voting against both options.

Vintage Trailer Resort

Asking for a variance allowing an 8 foot tall fence in back of the property and 4 foot on the sides 25 feet back from the road then increasing to 8 feet.

Dianne Fullmer Sept. 22, 2021

I vote no on variance for the Mecham lot, and an emphatic no on emanate domain. If they want to hire Barry, but I don't think the City should.

No on 8ft fences on the sides, but I am ok with 8ft on the back. (trailer park)

Chad Veater Sept. 24, 2021

I spoke to you on the phone, but here is my vote.

No one the Mecham variance

No on emanate domain, I feel like we should not use this privilege for a single lot. It's meant to benefit a city.

The fence:

Yes on back fence

No on side fence

Chris Hatch Sept. 27, 2021

So I was gone most of last week and just listening to the recording. I think we should either do option 1 or option 3 for the Mecham's. On the fence I'm fine with what they are asking as long as they know that the 4 foot part of the fence can't be solid.

Thanks

Chris

Trudi Owens Tues, Sept. 28, 2021

I think on the Mecham's we should ask Barry to contact the owners attorney and I vote yes for the fence variance.

Thanks,

Trudi

Lori Talbot Tues, Sept. 28, 2021

My vote is yes to the fence as long as the lower fence is back 25 feet. I vote for the Mecham's to put a road on the east side of the property.

Lori Talbot-

Clint Albrecht Tuesday October 12, 2021

Sorry, I have not checked this email for a while. I need to be better at it. My vote is yes to the fence in the back. The side fence should stay within city ordinances. I vote for a variance for the Mecham's to put a road on the east side of the property.

Planning and Zoning

OCTOBER 7, 2021 EMAIL SURVEY

An email survey was used for a conditional use permit for a vacation rental at 311 N 100 W owned by Rickey J Miller.

THE MOTION PASSED.

<u>Member</u>	<u>Vote</u>
Chris Hatch	YES
Trudi Owens	YES
Clint Albrecht	YES
Chad Veater	YES
Dianne Fullmer	YES

PLANNING AND ZONING EMAIL SURVEY

11-29-2021

AMBER HATCH 2 Horses at 185 E 300 N

HEIDI CROSBY 8 Rabbits at 125 E 300 S

Nov 29, 2021,

I will vote yes on both.

Thanks,

Trudi Owens

Thu, Dec 2, 2021

I vote yes on Heidi Crosby. I am concerned about the Amber Hatch one where it seems only half of the neighbors have signatures. Does everyone feel like Amber has done her due diligence to try and contact those owners? It does say they tried to reach out a few times. Just wondering what others think.

Thanks,

Clint Albrecht

Dec 7, 2021

Clint,

You are the first person to ask that question. We do tell them if they can't get neighbors to respond, to note that on the sheet and that will work. But I question the neighbors that it does not show she has contacted.

Tyrissa

Thu, Dec 9, 2021

I vote yes and yes.

Chad Veater

Fri, Dec 10, 2021

I vote yes.

Chris

Dec 15, 2021

I vote yes on both of the requests.

Clint

AMBER HATCH 2 Horses at 185 E 300 N – The motion passes

HEIDI CROSBY 8 Rabbits at 125 E 300 S – The motion passes

Panguitch City Planning and Zoning Email Survey

April 5, 2022

The Blue Pine Motel has an application for sign replacement. Please review and let me know your vote. Please reply to all so the committee can see your responses and any concerns you may have. This will help us be in compliance with the Open Meetings Act.

Thanks Tyrissa

Clint Albrect April 5, 2022

I Vote Yes.

Chad Veater April 5, 2022

My vote is yes.

Tracy Wright

My vote is yes.

Diane Fuller April 5, 2022

I vote yes.

Trudi Owens April 7, 2022

I vote yes.

7-0063-0904

07-0063-1114

07-0063-0995

14-0064-0591

07-0063-0838

14-0064-0860

14-0064-0323

07-0063-1048

07-0063-1049

07-0063-0927

07-0063-0506

250

210

07-0063-0838A

07-0063-0850

318

07-0063-0852

340

07-0063-0519

378

300 W

265

07-0063-0708

07-0063-0367

07-0063-0368

270

07-0063-0709

250

300 S

07-0063-0437

07-0063-0762

07-0063-0990

335

07-0063-0760

365

07-0063-0761

07-0063-0438

07-0063-0439

07-0063-0991

280

280

235

300 W

300 S



Panguitch City

OSWERT

Chapin

Panguitch City

Kleth Partridge

Weather Meter

CRIST
JANA G
CRIST
BRYAN F



2006

2006

2006

2006

2006

2006

2006

6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in request for a feasibility study under Section 10-2-103 U.C.A or a petition under Section 10-2-125 U.C.A if:
 - a) The request or petition was filed before the filing of the annexation petition; and
 - b) The request, a petition under Section 10-2-109 based on the request, or a petition under Section 10 -2-125 is still pending on the date the annexation petition is filed;
7. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith; and
8. The petitioners request the property, if annexed, be zoned R-1 Residential.

WHEREFORE, The Petitioners hereby request that this petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that a resolution be adopted as required by law acceptating this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

DATED this 19th day of September, 2021.

PETITIONER(S): signature(s)

ADDRESS:

CS: William Lane Mecham

PO Box 316, Paguitch, UT 84759

S: Amanda Mecham

PO Box 316, Paguitch, UT 84759

S: _____

S: _____

S: _____

CS – Contact Sponsor S Sponsor

(Attach additional sheets if necessary)

RECORD OWNER	# OF ACRES	ASSESSED VALUE	GARFIELD COUNTY TAX NUMBER
William Lane & Amanda Mecham	.49	30,000	14-0064-0323
William Lane & Amanda Mecham	.10	2,500	07-0063-1048

Petition for Annexation

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Panguitch City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated 1953, as amended. (U.C.A);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Panguitch City and the Annexation thereof will not leave or create an unincorporated island of peninsula:
3. That the signatures affixed hereto are this of the owners of private real property that:
 - a) Is located within the area proposed for annexation;
 - b) Covers a majority of the private land area within the area proposed for annexation; is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - c) Is described as follows:

The property subject of this petition lies contiguous to the present boundary of Panguitch City's Corporate limits (describe approximate location)

The property is located at approximately 350 W 300 S. The total parcel is partially split, with a portion lying within City limits and the rest outside the limits. These two parcel numbers are: 14-0064-0323 and 07-0063-1048.

More specifically described as follows (legal description):

Beginning 298.50 feet West and 16.50 South of the Northeast corner of the Northeast quarter of Section 32, Township 34 South, Range 5 West, Salt Lake Base and Meridian; and running thence South 135.00 feet; thence West 190.00 feet; thence North 135.00 feet; thence East 190 feet to the point of beginning.

4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated:
5. That this petition does not propose annexation of all or part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;

August 22, 2021

To Whom It May Concern:

We are writing to request a variance to build an eight foot fence on our property located at 340 E Center Street in Panguitch. The fence would be eight feet along the back and sides, up to the twenty-five foot setback requirement, where it would be no higher than four feet in height.

The purpose of building our fence at eight feet is to provide privacy for the future guests of our business, as well as privacy for our neighbors on all sides. As the high school sits behind our lot, we are also taking that into consideration and would like to protect those students by blocking that view with a higher fence.

Our requested fence will not impair light, as we will have small gaps in-between the wood slats that will allow light to shine through. The sun also rises east to west, which is the opposite of the two sides of our fence. The height of this fence will not increase fire hazards or danger, as two out of three sides of the property are already fenced with chain link. We have removed six large bushes along our property line, which we believe were more of a fire hazard than a fence.

Our fence will be made of quality wood, and will be tastefully designed with quality construction. We believe this will increase our property value, as well as our neighbors. Our fence will not create any issues with visual impairments for drivers, as it will be only four feet in height for the first twenty-five feet.

We have attached our survey which was completed by New Horizon Engineering and Survey, as well as all other required documents. Please let us know if there is any additional information needed.

Kind Regards,

Jaynie Connor and Maiyah Grant



PANGUITCH CITY FENCE PERMIT

PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@gmail.com

A Change of Pace

Name MAYAH Grant, Jaynie Connor Phone number 702-722-7636

Mailing Address PO Box 353 City Panguitch Zip 84759

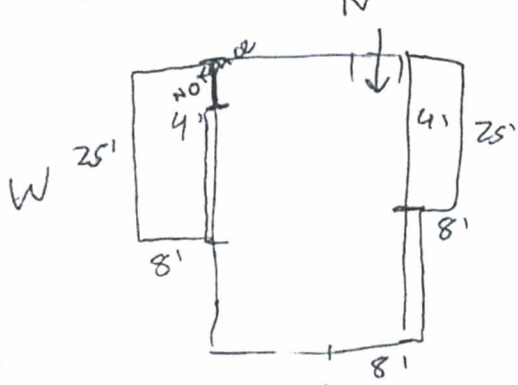
Fence Site 340 E Center St, Panguitch, UT

What material will the fence be constructed of? WOOD
Will the fence be transparent? NO Will this fence be on a corner lot? NO

*All fences built within Panguitch City limits shall meet the minimum set back requirements including non-permitted projects.

- o **Side Yards and Rear Yards.** In any required side or rear yard on lots, the height of fences shall not exceed 6 feet. - Attaching variance application
- o **Front Yards.** Front yards shall match the front yard setback (minimum 25'). Fences in front yards shall be allowed provided that solid type fences shall not exceed 3 feet, and open type fences shall not exceed 4 feet.
- Corner lots.** In addition to the other provisions, fences located on corner lots that front a street, height up to 6 feet shall be allowed beyond the front yard setback.

Please draw a simple diagram of requested project.



- 4 foot fence 25' into property, sides

E - 8 foot fence the remaining Sides + Back, by HS

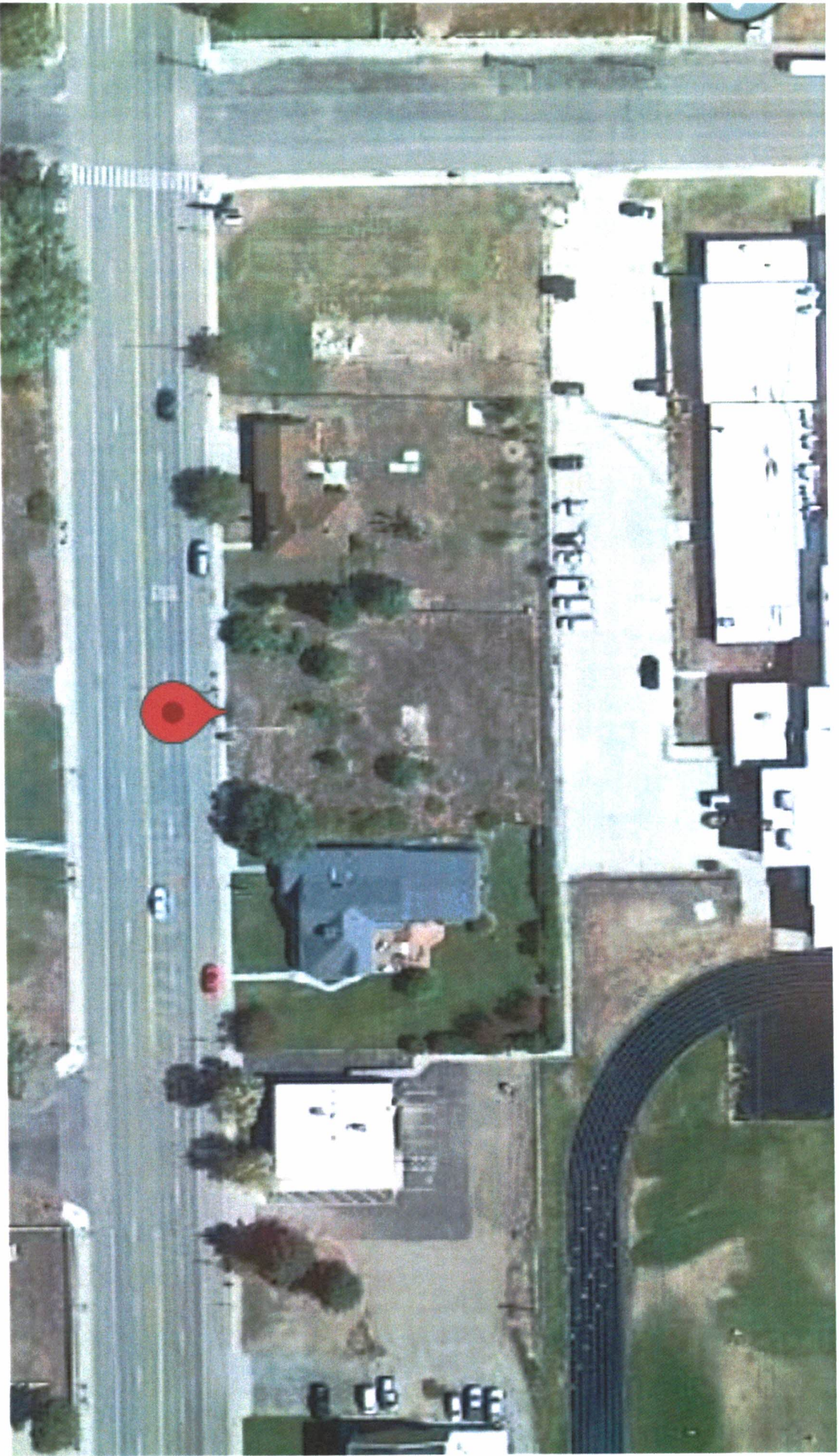
APPROVAL - Given this 5 day of _____, _____

By: _____ Title: _____

Attest: _____ Title: _____

APPLICANT - I agree to comply with all City zoning requirements. I certify that the representations in the application for a fence permit are true and accurate and that any misrepresentation or error are the sole responsibility of the applicant.

Signature: [Signature] Date: July 27, 2021





GARFIELD COUNTY VARIANCE APPLICATION

Name of Applicant: Maayah Grant, Jaynie Connor

Name of Business (if applicable): Nettie's Vintage Trailer Resort

Mailing Address: P.O. Box 353 Panguitch, UT 84759

Variance Property Address: 340 E. Center Street Panguitch, UT 84759

Email Address: nettiesresort@gmail.com Phone Number: (702) 722-7636

Current Zoning of Parcel: Commercial, light Current Use of Parcel: vacant

Tax ID Number of Parcel: 07-0063-0309 Acres: .45

Variation Requested: We are requesting to build an 8' fence around our property (on the back and sides).

Reason for Request: We would like to give privacy to the future guests of our business as well as privacy and safety for our neighbors.

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

None.

Is the purpose of the proposed variation based on more than a desire to make money from the property?

Yes. We would like to provide privacy ~~more~~ for us and neighbors.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property?

N/A



The Garfield County Zoning Ordinance requires that the Board of Adjustment find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request WILL NOT:

1. Impair an adequate supply of light and air to adjacent property.
2. Increase the hazard from fire and other dangers to adjacent property.
3. Diminish the value of adjacent land and buildings.
4. Increase congestion or create traffic hazards.
5. Impair the public health, safety, comfort, morals and general welfare.

I hereby certify the above and foregoing information to be true and correct to the best of my knowledge, and that I am the current owner of record, or that I have attached hereto a notarized statement from the owner of record certifying his knowledge of my application for zone change, and my intended use of the property listed herein.

DATED this 22 day of August, 2021.


Applicant

Date of issuance _____

Board of Adjustment Chair



PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@gmail.com

PANGUITCH CITY PROJECT APPROVAL

Name & address of property owner: Truman Dutton

129 E 500 N. Panguitch UT 84759

Phone Number: 435-680-2030

Project address: 129 E 500 N Panguitch ut 84759

Proposed project: _____

CONNECTION AND IMPACT FEES

- \$1500 $\frac{3}{4}$ Inch, \$1800 1 inch, or \$3100 2 inch Water Connection Fee (Circle fee that applies)
- \$1000 Water Impact Fee
- \$2000 Sewer Connection Fee
- \$1000 Sewer Impact Fee
- \$100 Meter Setting Fee

FEE TOTAL \$ _____

CULINARY WATER

- We have available culinary water for this project.
- This project does not require culinary water.

WASTEWATER

- We have the capacity on our wastewater system to serve this project.
- This project does not require connection to our wastewater system.

ELECTRICAL

- This project requires electricity.
- This project does not require electricity.

OWNER BUILDER

- This project requires and owner builder form.
- This project does not require an owner builder form.

PERMIT

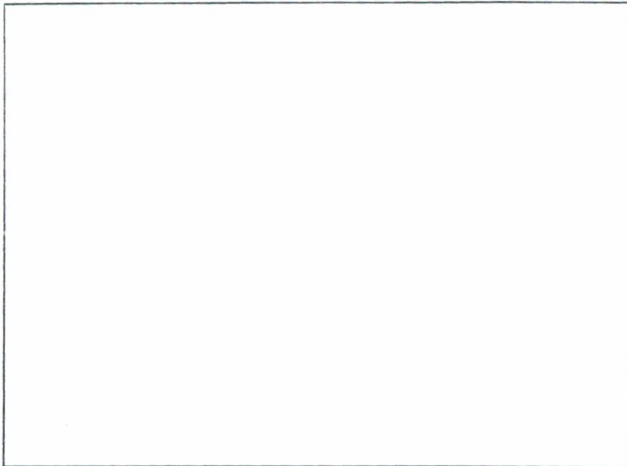
- This project requires a permit for the project listed above.
- This project does not require a permit from the county

**Front, side and rear yard set backs are required per Panguitch City zoning ordinance. The owner of said property or his authorized agent shall be responsible to see that these requirements are met, and that no construction takes place in these areas.

Zoning district R set back requirements: Front Rear Sides

25'	16'	8'	
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Please draw a simple diagram of requested project.



****Street/front of property****

*All structures built within Panguitch City limits shall meet the minimum set back requirements including non-permitted projects. Further ordinance information (including the fence ordinance) available upon request. If you have any questions please call the city office at 676-8585. Thank you.

Approval - given this _____ day of _____, _____

By: _____

Title: _____

Attest: _____

Title: _____

****This must be taken to the Garfield County Building Department for permit.** Applicant**
- I understand the zoning requirements.

Signature : _____ Date: _____

Comments: _____



DEPARTMENT OF COMMERCE
 Division of Occupational
 & Professional Licensing
 160 E 300 S, Fourth Floor
 P O Box 146741
 Salt Lake City UT 84114-6741
 (801) 530-6628

OWNER/BUILDER CERTIFICATION
 and
 AGREEMENT TO COMPLY WITH
 THE CONSTRUCTION TRADES
 LICENSING ACT

Fax a copy of this Form and Permit to (801) 530-6301 attn: Jody

Name of Owner/Builder: Truman Dutton

Address: _____

City, State, Zip: Panguitch, UT 84759

LOCATION OF CONSTRUCTION SITE

Address: 129 E. 500 W.

City, State, Zip: Panguitch, UT. 84759

Subdivision Name: DT-0063-0832 Lot # P-502-A-1

CERTIFICATION

I, Truman Dutton, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

1. I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than three residential structures in the past five years.
2. The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use.
3. I understand that work performed on the project must be performed by the following:
 - a. myself as the sole property owner; or
 - b. a licensed contractor; or
 - c. my employee(s) for whom I have worker's compensation insurance coverage, for whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or
 - d. any other person working under my supervision as owner/builder to whom no compensation or only token compensation is paid; and
4. I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a Class A Misdemeanor and may be additionally subject to an Administrative fine in the maximum of \$2,000 for each day I violate the law.

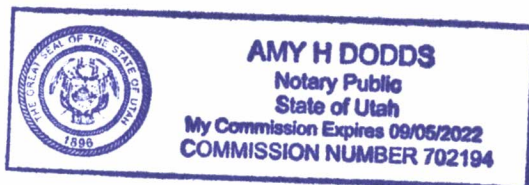
Dated this 28 Day of February 2022

Truman Dutton

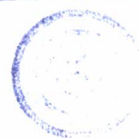
Signature of Owner/Builder

Subscribed and sworn before me this 28 day of Feb 2022 in the county of Garfield State of Utah.

Amy H. Dodds
 Notary Public



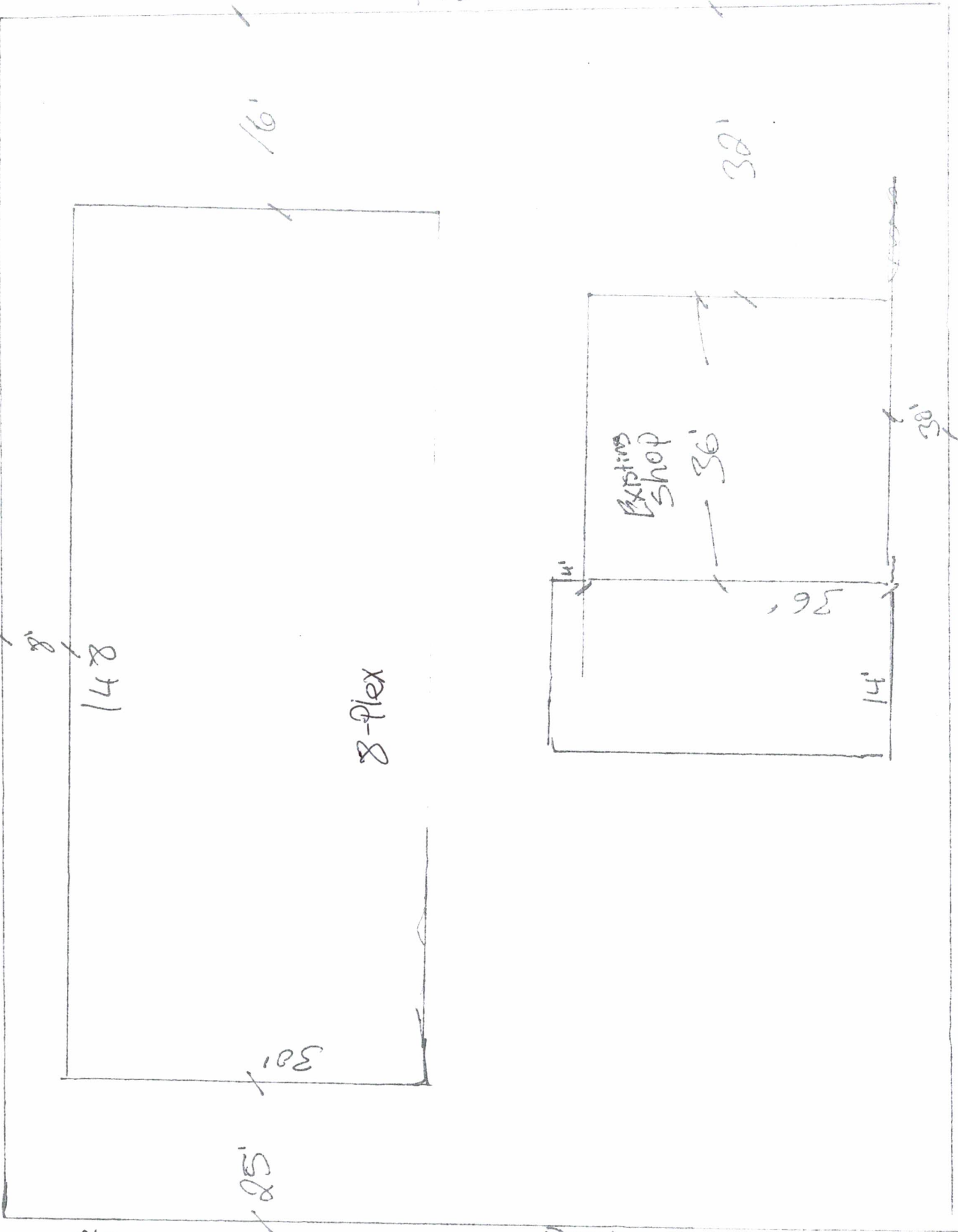
AMY H DODD
Notary Public
State of Utah
My Commission Expires 08/02/2025
COMMISSION NUMBER Y05104



Tris 435-676 8585

198'

199E 500N



198'

16'

38'

38'

Existing Shop

36'

95'

14'

8-flex

148

8'

52'

30'

Road

Farm Experience

Farm Stays and Mini Farm Store

Existing approved
conditional use permit.

Legend



FARM STORE

PARK/02/18

350 W

350 W St

175N St

175 North

Google Earth

© 2021 Google



STONLEY FARMS
UNIQUE FARM STAYS

OLD SILO

4 SILO HOMES

2 BARN HOMES

LARGE CENT TREE

50.00' POWER EASEMENT

N^o 25° 43' 00" TO 53' X
N^o 25° 33' E 410.53' 50° 00' 00" E

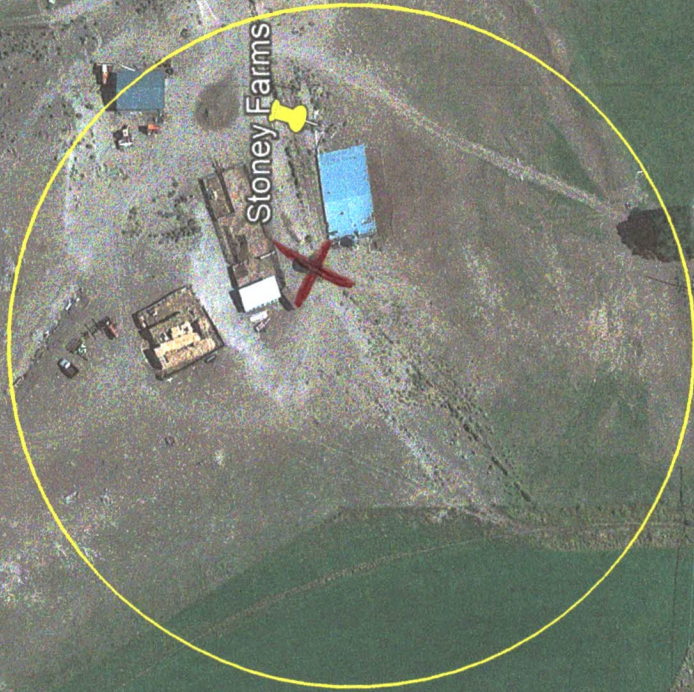


Unique Farm Stays

Silo Houses and Coop house

Legend

-  Circle Measure
-  Stoney Farms



350 W

175 NORTH

CAMP SITE

2 BATHROOMS / W SHOWERS
1 BLD
2 RV'S OR 4 TENTS

400 ft

400 ft



1972

1972

1972

1972



PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@gmail.com

In accordance with the Panguitch Zoning Ordinance, individuals desiring to have a conditional use permit, or a home occupation permit, or a variance.

It is necessary for all neighbors **within 300 feet of the exterior boundaries of your property** to be made aware of this type of request.

NAME: ERRA NIERALI ADDRESS: 250 N 400 W Date 4-8-22

EMAIL: _____ PHONE: 435-463-5878

Is making application to have (Explain in detail) CAMPSITE ON FARM

If this application is for animals: state number of animals, type of animal and approximant square footage of land being used. (No barn or coop shall be constructed closer than 50 to the nearest street or dwelling. One cow or one horse for each 10,000 square feet or one sheep for each 4,000 square feet. Pigs, billy goats, mink and other dangerous animals are not allowed.)

If this application is for a vacation rental, is there more than one structure on the premises? **Y/N**
If yes describe the secondary structure _____
Located at _____

It is not necessary that you approve; it is important that you sign this statement indicating that you are aware of the proposed request.

Signatures:

Comments if any:

Dustin Kennedy

GLEN TARTRIDGE

RAND PADGETT

RAND PADGETT

184 W 200 N

EMPTY HOUSE

270 W 200 N

DIDN'T WANT TO SIGN



PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch Utah 84759, Phone: 435-676-8585,
Email tyrissa.panguitchcity@gmail.com

A Change of Pace

Date: 1-26-2022

Name of Business Birch B+B DBA: _____
 Type of Business nightly rental or monthly
 Business Address 357 West Center St. City Panguitch State Ut Zip 84759
 Mailing Address P.O. Box 293 City Panguitch State Ut Zip 84759
 State Sales Tax # _____ Contractor License # _____
 Business Email _____ Business Phone # _____
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)
Richard & Teresa Birch
 Address 357 W. Center St. City Panguitch State Ut Zip 84759
 Phone # 435-690-1140 Email Address Birchbb@yahoo.com
 Name of Manager Teresa Birch Manager Phone# 435-690-1140
435-690-9648

LICENSE FEES (Circle all that apply to your business)

General Fee -	\$25.00
Home Occupation (one time only fee)	\$25.00
Beer Permit -	\$50.00
Vendor Permit -	
Up to 30 days -	\$20.00
Yearly -	\$25.00

Total amount due - \$ 25.00

NEW APPLICATIONS - This is an application for a business license; the actual license will be issued only when the completed application is received, reviewed and approved by the city council. All information must be accurately completed or the issuance of the license will be delayed. Issuance of the license shall in no way relieve the applicable zoning, health, building and fire regulations. All state and Federal regulations must be complied with.

RENEWAL APPLICATIONS - Renewal forms are sent out the first of every year. If you did not receive one please contact Tyrissa at the Panguitch City Office. **Late Fee** - \$10.00 (If paid after February first of each said year.)

HOME OCCUPATIONS - Home occupations require a conditional use permit. This includes ALL vacation rentals.

I, We, Richard & Teresa Birch hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 1-26-2022 Signed by Teresa Birch Richard Birch

FOR OFFICIAL USE ONLY

Approved _____ License # _____ Receipt # _____ Total Paid \$ _____



PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@gmail.com

In accordance with the Panguitch Zoning Ordinance, individuals desiring to have a conditional use permit, or a home occupation permit, or a variance.

It is necessary for all neighbors **within 300 feet of the exterior boundaries of your property** to be made aware of this type of request.

NAME: Rick & Teresa Birch ADDRESS: 357 W. Center Date 1-26-22

EMAIL: birchbb@yahoo.com PHONE: 435-690-1140

Is making application to have (Explain in detail) _____

A bed & breakfast or monthly rental in apartment above garage

If this application is for animals: state number of animals, type of animal and approximant square footage of land being used. (No barn or coop shall be constructed closer than 50 to the nearest street or dwelling. One cow or one horse for each 10,000 square feet or one sheep for each 4,000 square feet. Pigs, billy goats, mink and other dangerous animals are not allowed.)

If this application is for a vacation rental, is there more than one structure on the premises? Y/N

If yes describe the secondary structure House

Located at 357 W. Center SE.

It is not necessary that you approve; it is important that you sign this statement indicating that you are aware of the proposed request.

Signatures:

Comments if any:

[Signature]

None

Stan Fry

Amessa Hulet - out of town - lives Co.

350 W center Roxanna Bankins

310 W Center Hentons - out of town

10 SE. 300 W. - Rental



PANGUITCH CITY VACATION RENTAL INSPECTION

PO Box 75 Panguitch, UT 84759 435-676-8585 panguitcity@gmail.com

A Change of Pace

- Structure and grounds properly maintained and in good repair.
- Is there more than 5 sleeping rooms? Or more than 10 occupants?
 - If yes building inspector must give written approval.
- Each sleeping room must meet requirements for egress.
- Dwelling has operable fire extinguisher.
- Dwelling has one operable smoke detector in each bedroom, major living areas and each floor.
- Operable carbon monoxide detector on each floor when gas is used in dwelling.
- Grasable hand railing (1 ¼-2inches) on all staircases.
- GFCI plugs within 6 feet of all sinks/baths/toilets and all exterior outlets.
- One parking space provided per bedroom. Maximum three parking spaces on City right of way.
- Trash shall not be left stored within public view, except in proper containers for the purpose of collection on scheduled trash collection days.
- Required posting:
 - Business license
 - The name and phone number of owner, local contact person or manager.
 - Local emergency contact information.
 - The location of all fire extinguishers and emergency exits.
 - A list of all rules applicable for vacation rentals.
 - The maximum occupancy of the dwelling and the maximum number of vehicles.
 - Trash pickup day and rules pertaining to storing and leaving trash for pickup.
 - A map showing boundaries of property and designated parking.
- Signage (minimum eight square feet and less than 15 square feet)
- Signage must display business name and phone number for local contact.

Fencing may be required if:

1. Adjacent landowner requests and City Council feels it would be appropriate.
2. Trespass complaints are received