

Virgin Town Council
Work Meeting
October 12, 2023
Final Minutes

Council

Jean Krause- Mayor
Gene Garate
LeRoy Thompson
Mistie Baird
Paul Luwe

Attendance

Krystal Percival-Clerk
Bronwyn Wallace
Jared Westhoff
Kent Peterson

Online

Gary Leverett
Sean
Marianne Crowell
Monica Bowcutt
Benj Becker

WORK MEETING: 6:00pm Call to order: Jean Krause

A. DISCUSSION

1. Re-naming of Pocketville Park

Jean Krause stated that Paul Luwe has asked her to put this back on the agenda to be talked about again. Paul Luwe stated that he wanted the name to be chosen by the residents and wants this done with as much public input and little council involvement. Krystal Percival will mail out a mailer to gather names and get a vote to see what the public would like the name to be.

2. Revision of Town's Personnel Manual

Jean Krause stated that she wanted changes from everyone. This will be voted on at November's meeting. We do not have a complete copy done with the suggested changes.

3. Update from STR Committee

Mistie Baird stated that we have met, and we changed the room numbers and head count. Jean Krause asked what are they changing as far as bedrooms and number of people? Jean stated that she went to a meeting in Cedar City, where mayors indicated they have nonstop issues with short term rentals. Hurricane was at the meeting, and they also are having massive issues. Mistie Baird stated that we should be ready next month.

4. Subdivision Ordinance revision proposed by Gene Garate.

Gene Garate stated that the subdivision is kind of vague on how and when someone can submit a building permit, so we added that the infrastructure needs to be done before a building permit is done. Gene Garate stated that St George and Hurricane can have a building permit when the infrastructure is not done all the other towns and cities need to have the infrastructure needs to be completed.

5. Discussion of Fee Schedule increases

Jean Krause stated that she prepared a resolution for fee schedule change and then she pulled out her file for the July folder meeting and she saw another work meeting resolution that doesn't match this. She didn't add some fees that she wanted to add. She needed to redo this and move this to the November meeting. Paul Luwe stated that we will just have the public hearing, continue the Public Hearing, and then continue this matter to the November meeting.

6. Proposal for a Public Infrastructure District by Zion White Bison Resort

Jared Westhoff came and talked to the council about this (See section 9)

7. Discussion of Water Rate Increases

Talked about raising rates to \$120 Commercial ERC from \$90, \$60 Residential from \$55 and \$30 standby from \$22. The council all agreed on the rate increase to help pay for the new water tank.

8. Discussion of joining Dixie MPO

Jean Krause talked about joining Dixie MPO and having the Director of Dixie MPO come talk to us about joining. They would like a Public Hearing in November. The question is whether Virgin will urbanize in the next 20 years.

9. Proposal for a Public Infrastructure District by Zion White Bison Resort

Jared Westhoff was here to address the council with any questions about PID. Jean Krause stated that the Town creates the Public Infrastructure District. The Town is not responsible, we just give the ok for the district. Jared stated that the PID raises the funds and then we put in the infrastructure. Jared stated we are looking for sewer, water, and some grading. If we were to dedicate the main road (400 W) it would qualify for improvements. We want to use the PID as a financing tool for the project. It takes about 2-4 months to get a PID in place. Jared stated in parcel number 7 we can do several housing units and there is a bigger need for work force housing and a less need for short-term rentals. We are trying to figure out how to make it work to have more long-term housing because that is what the market is asking for. Jean Krause stated that Stew Ferber also wants to join in on the PID program. If this was done, and if we joined Ash Creek, we would need to ask Mike from Ash Creek. Health Snow and Karl Rasmussen stated that this would just be joined into the Towns system. Jean Krause asked Jared Westhoff what a pioneering agreement was: A Pioneering agreement is if we build more than what we need we have an agreement if others joined others would have to pay for what they have used. Jean Krause stated that we will have this at our next meeting and have Benj Becker come to talk about this. I think he can come talk to us via Zoom. Jared Westhoff stated that he is thinking of not having the hotels in the front parcels and putting up an old western store front Town. He feels that this would be more beneficial for the Town.

10. Gate to Rio De Sion subdivision

Jean Krause stated that Rio De Sion has asked me to put this on the agenda next to vote on. She spoke with one of the members of the HOA board members and she would like to see if rather or not if the HOA would deed the strip where the tubers were using to get out of the river. She also asked about where the land on the other side directly across the side was supposed to be a park and it was never done a park. They talked about leasing it to the Town for a dollar for a year for 50 years we could put a park in. If it becomes a park, it still stays open space. There is a drainage issue, however the Town needs to fix the drainage, but it was just an idea. It may come to nothing; it may come to something. Paul Luwe stated, "I don't want a gated community however if they have a gate that just opens and closes when a car approaches it, I'm fine with that." Gene Garate "I would like to have two conditions one would be that they must maintain the gate and two they would have to pay to remove it if they want it removed."

ADJOURN MEETING 8:03pm

Motion to adjourn public meeting.

Mistie Baird made a motion to adjourn / Jean Krause seconded / ALL AYE / No NAE


Krystal Percival Clerk/Recorder


Approved Date