

Planning and Zoning Meeting  
May 8, 2024  
FINAL Minuets

<u>Commission</u>	<u>Attendance</u>	<u>Online</u>
Bronwyn Wallace-Chair	Krystal Percival-Clerk	Brody Fausett, Debrah Fanta
Valerie Wenz	Cheri McRae	Lee Ballard, 702-219-6100
Kent Peterson	Gene Garate	Charlott Downard, Gregory
Larry McRae	Carol Boissonnault	Monica Bowcutt, Brydger,
Darlene Pope		Tom Lacrosse, Debrah Fanta
		Marianne Crowell, Paul Luwe

**REGULAR MEETING: 6:06pm**

- A. CALL TO ORDER Bronwyn Wallace / ROLL CALL**
- B. DECLARATION OF CONFLICTS OF INTEREST NONE**
- C. REVIEW AND APPROVAL OF MINUTES**

- 1.** Approval of Minutes from: March 27, 2024, April 10, 2024, & May 1, 2024 Meeting

Darlene Pope made a motion to approve the March 27, 2024, April 10, 2024, & May 1, 2024, Meeting minutes / Kent Peterson seconded / All AYE / NO NAE

- D. UPDATES & ANNOUNCEMENTS**

**1. July 4th Celebration**

Bronwyn Wallace stated that on July 3<sup>rd</sup> they will have a concert in the park it will be a band called Strawberry Gospel. It will be held at the Town Park followed by festivities after on the 4<sup>th</sup>.

**2. General Plan**

The general Plan is coming along, On June 20 from 4-7pm we will be holding an open house to get some public input.

**3. Night Sky**

We will be giving a presentation in June with Dark Sky Utah about the level of development going on in Virgin and our dark sky. This will be discussed with a lighting ordinance and coincide with the dark sky. It will possibly be held at the June 12<sup>th</sup> meeting.

- E. OPEN FORUM**

Limit 2 minutes per speaker, may talk about anything NOT on the agenda.

Keith Fanta stated that he started attending meeting about two years ago when he moved here, He wasn't too impressed and this year three new ones have come in and we have a new commission and I feel that this commission is putting Virgin first and he wanted to thank the commission for what they are doing.

- F. COMMISSIONER COMMENTS**

Valerie Wenz stated that she did not attend the conference, however it's important to hear everyone's voices and listen to what the needs and wants are with the town.

Darlene Pope stated that she went to a conference today and they talked about the importance about hearing our residences and their voices. She also went to a Planning meeting.

Larry McRae stated that the General plan is not our plan it's everyone's plan and he encourages everyone's input.

Bronwyn Wallace talked about Pat Galvez sending a complaint to the town and that the planning and zoning needs to respond to his complaint.

## PUBLIC MEETING:

### A. MOTION AND VOTE FOR ITEMS 1 - 4 (Public Hearing for these items was held on May 1, 2024)

1. **Recommend approval or denial: ORD#TC/PZ-24A** "Amendments to Sign Regulations" (February 2024): Amending the Ordinance by Revising Section 55.02D to Include "Grandfathering" language for (1) existing billboard.

Larry McRae recommended approval to town council of ORD#TC/PZ-24A Amendments to Sign Regulations / Darlene Pope Seconded.

Roll call vote:

Valerie Wenz: AYE

Kent Peterson: AYE

Bronwyn Wallace: AYE

Larry McRae: AYE

Darlene Pope: AYE

Pass

2. **Recommend approval or denial: ORD#PZ-24E** An ordinance amending residential location and standards in residential zones. (Residential and Rural Residential home size restrictions)

Darlene Pope stated I wonder on the 3000sq ft if we should change it to 3600 sq ft.

Valerie Wenz stated that I don't have an issue with that. Kent Peterson stated help me understand why we are limiting people's right to choose their home size. Darlene Pope stated it states that in the whereas we don't want homes that are extra-large next to a home that's super small, the water shed, the septic standard, the list can go on.

Kent Peterson stated I have an issue with limiting the square footage on someone's home. We begin to tell people how big their home can be, if it is a home a true home it won't be a big, massive home with a septic issue and such. I think it's too late but the home in the cul-de-sac that's 14,000 sq ft should be commercial because it's too big and they are going to operate it as a commercial business. I just don't believe in restricting what people want to build. If you want to put restrictions, then do it on height and such. Darlene Pope stated that she done a enlists (have no idea what this means DP) and the average is below what we are stating. Some people are grandfathered in, and it will make an impact on the town. Larry McRae stated house size doesn't have much to do with water and such, the Rio De Sion neighborhood half the houses in that neighborhood wouldn't even come close to this ordinance. I couldn't vote on this tonight the way it is. I just don't like restricting. I think if we are trying to resolve the sewer issue it should be a occupancy size. I feel like we have a problem. I just don't think this is the right way to fix it. Bronwyn Wallace went over the ordinance and size restrictions with each lot size. This ordinance will also include anyone who wants to build a pool or pickleball, basketball court or RV pad, patio, all of this is included in the footprint. Kent Peterson stated maybe we should consult with some professional planners, maybe Salt Lake and such and talk to them and get a better understanding and standard. They talked about the rules and regulations of the homeowner's association. Valerie Wenz stated that zoning prohibits what people can do on their property. Larry McRae stated why does the size impact your neighbors. The planning and zoning talked about having their public hearing scheduled for June 5, 2024, after the work meeting.

Darlene Pope made a motion to change 3000 sq ft to 3600 sq ft and the 6000 sq ft to 10,000 sq ft and have another public hearing in June with having the town attorney looking at this. / Kent Peterson Seconded

Roll Call Vote:

Valerie Wenz: AYE

Kent Peterson: AYE  
Bronwyn Wallace: AYE  
Larry McRae: NAE  
Darlene Pope: AYE  
Pass 4/1

**3. Recommend approval or denial: ORD#PZ-24M:** Amending the Town's (Current) General Plan by Adding a New "Transportation Section" containing Virgin, Utah - Master Transportation Plan – August 2023 (UDOT) with SR9 portions and standards only.

Kent Peterson made a motion to recommend approval of ORD#PZ-24M: Amending the Town's (Current) General Plan by Adding a New "Transportation Section" containing Virgin, Utah - Master Transportation Plan / Darlene Pope seconded.

Roll call vote:

Valerie Wenz: AYE  
Kent Peterson: AYE  
Bronwyn Wallace: AYE  
Larry McRae: AYE  
Darlene Pope: AYE  
Pass

**4. Recommend approval or denial: ORD#TC/PZ-24J:** A New Ordinance Replacing Chapter 52- "Sign Regulations".

Larry McRae stated I think the 8 feet should be 16 feet, he had several other suggestions on the sign regulations. The historical memorial signs should be bigger than two feet. Ours is bigger than that outside our office. House numbers and name plates should be 2sq ft in residential, I think that should only be applied to homes. Gas station prices you will barely be able to see it with what you have, I think it should be part of the permit that they have. The flagpole part needs to be clear, are you trying to eliminate flags attached to a building? Darlene Pope stated that the definitions to this ordinance was not posted. The commission had a discussion about the sign ordinance.

Darlene Pope made a motion to make the changes to the ordinance and have another public hearing on this June 5<sup>th</sup>, / Larry McRae seconded.

Roll call vote:

Valerie Wenz: AYE  
Kent Peterson: AYE  
Bronwyn Wallace: AYE  
Larry McRae: AYE  
Darlene Pope: AYE  
Pass

## **B. DISCUSSION**

**5. ORD#PZ-24C:** Adding Revised Terms & Definitions for Transient Lodging to Ch2.12; Revising Uses, Designations of Use, & Language in Various Sections of Ch.30, 32, 34, 38,40, & 44; Deleting (Redundant) Ch. 42.

Bronwyn Wallace stated that she wanted to put this back up for public hearing. Everyone agreed.

**6. PZ -24 L – Chapter 60**

Bronwyn Wallace stated that we are going to work on this for June.

**7. CUP requirements – ordinance**

Bronwyn Wallace stated that we need to start working on CUP requirements. Should be in the February folder so let's start working on it.

**8. Mesa, Cliffside, & Ridgeline Protection**

Kent Peterson was working on this, Bronwyn Wallace stated let's start working on this.

Darlene Pope wanted an update from the Town Council about the Cottage Zone, if possible.

The Clerk Informed the Commission that a Zone Change application came into the office and will be at the June public Hearing meeting.

**ADJOURN MEETING 8:26PM**

Motion to adjourn public meeting

Kent Peterson Made a motion to adjourn / Valerie Wenz Seconded / All AYE / No NAE



Krystal Percival Clerk/Recorder

June 12 2024  
Approved Date