

Town Council Special Meeting
August 27, 2024
FINAL Minutes

Council

Jean Krause-mayor
Paul Luwe
April McKeon
Mistie Baird-Zoom

Attendance

Krystal Percival- Clerk
Lori Rose
Sherlene Hall
Dayton Hall

Online

Charlotte Downard
Chris Schofield
Darcey Spendlove
Tom LaCosse
Jim Bacis

SPECIAL MEETING:4:36pm

A. CALL TO ORDER Jean Krause

ACTION ITEM:

A. MOTION AND VOTE FOR ITEM 1

1. Ordinance 2024-XX An Ordinance Amending Virgin Town's Official Zoning Map By Re-Zoning V-48-D, V-53, V-74, V-75, (Currently Rural Residential Zone) to Commercial Zone and V-49-A, V-73, V-72-B (Currently Residential Zone) to Commercial Zone

April McKeon said that since she was on town council, there have been three zone change requests. The first one was for a property on the west end of town, and it was surrounded by residential. I voted that it shouldn't be rezoned to commercial. The second one was surrounded by highway resort, and I was in favor of that because it was the only parcel that was not highway resort zone. This parcel is in the middle of town, and I don't think it's in the right place for commercial. I think a different kind of zone might be acceptable for this property so I will be voting no.

Paul Luwe stated that the Halls have given a lot to this town. This decision is difficult as the Halls have given so much to the town. But I will have to stick with my previous decisions in zoning requests that have commercial next to residential as a no. But I would be ok with like a light commercial zone or something like that. But my vote from February doesn't change since commercial zone is too intense for this neighborhood. I hope that when the neighborhood commercial zone comes, we can come in harmony that will help parcels like this. I'm open to a development agreement, but that's up to them. But I think they should wait and see what the neighborhood commercial zone comes up to.

Dayton Hall stated that the commercial zone is available to properties that are along SR9, these properties are along SR9, but the reality is we are here, and I don't have the votes. We will agree to remove the 4 parcels that don't front the SR9. As far as the 3 we would be ok with a development agreement that would not allow hotels/motels that states in 40.10 and gas stations. We would request that the remaining conditional uses be permitted uses and not conditional uses. That's our proposal. If

the council wants to propose this, we could leave this in the attorney's hands and have him draft this and we could approve this agreement. / What if we just left the conditional uses conditional and just took out hotels/motels and gas stations. If we took that out, could we continue?

Paul Luwe asked Dayton what was his opinion on Lori Roses proposal? He stated that I'm not completely close to the idea of selling it to the town and turning it into a park. We would not just hand this property over.

Mistie Baird stated that if we are going to talk about purchasing the property we need to have all the council here to talk about it.

Dayton Hall stated that we have a family that is interested in the property, so we are not interested in selling the property at this time.

Paul Luwe stated that my concern would be no short-term rentals and that's already gone, Food Trucks are a concern with April McKeon, I would have a no hotel/motel and no gas station.

Discussion with all concerning approving the rezone subject to the development agreement with either the already proposed development agreement or two Heath and Dayton can draft the development agreement and town council can vote approve it. Paul Luwe was concerned about the development agreement not having a public hearing and going through the Planning Commission

Lori Rose stated that these are my neighbors, and I love them dearly and one thing you haven't restricted is restaurants and bars.

Jean Krause made a motion to parcels rezoned subject to a development agreement with Heath Snow to approve the development agreement to approval to town council / Mistie Baird Seconded / Jean Krause amended her motion the development agreement does not allow hotels/motel, food trucks and gas stations. / It will only be the parcels on the first three parcels that front the highway only. / Mistie Baird seconded

Roll Call Vote

Jean Krause-AYE

April McKeon-AYE

Paul Luwe -AYE

Mistie Baird-AYE

Pass

Mistie Baird stated I don't feel that any property owner should feel any pressure on selling their property to the town.

ADJOURN MEETING 5:31pm

Motion to adjourn special meeting

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


Krystal Percival Clerk/Recorder

9/17/2024
Approved Date