Planning and Zoning Work Meeting
October 16 2024
FINAL Minutes

Commission	Attendance	Online
Darlene Pope	Krystal Percival-Clerk	Monica Bowcutt
Valerie Wenz	Shaila Kuikahi	Charlotte Downard
Kent Peterson	Ryker Steglich-Zoom	Angelia Glazier
Larry McRae (by zoom)	Kevin Smedley	Tom LaCoss
	Cheri McRae (by zoom)	

WORK MEETING:

A. CALL TO ORDER and ANNOUNCEMENTS – 6:05PM Darlene Pope

B. DISCUSSION

1. General Plan Update with Kevin Smedley

The commission had a discussion about the survey they wanted to send out to the public and the topics they wanted to include in the survey. They are hoping to have this out by the first part of November and give about two to three weeks for residents to fill out the survey. The survey will be returned back to the town office and the clerk will collect and send it over to Kevin. Shaila will also incorporate the survey she done at the open house and send that over to Kevin with the results.

2. Proposed ordinances from Ryker

1. Chapter 40.02 Neighborhood Commercial

2. Chapter 18 Division of Land

Ryker sent in an email about an update:

"I just wanted to update you on the status of the ordinances sent to me.

I am currently working on revisions to the Neighborhood Commercial ordinance based on the Planning Commission's comments. I anticipate completing these revisions early next week.

Also, I have received a request to review and make recommendations on the sign ordinance. I anticipate completing a review of that ordinance early next week as well. I should have any comments or recommendations for you within that week."

3. Rules and Procedure

4. VIRGIN TOWN ORDINANCE # 2024-XX AN ORDINANCE AMENDING CHAPTER 40 AND CHAPTER 2 OF THE VIRGIN UNIFORM LAND USE ORDINANCES ("VULU").

Larry McRae talked about the parking on this ordinance, the working and you will also be living regardless because you live and work in the same place. I feel like it's not commercial and not

just residential, it's a combined building. So having an additional parking requirement would be an issue. I think having shared car parking would be ideal. Valerie Wenz stated 16.26 Is limited habitation, it's in our code how do we make it work? Darlene Pope asked is this may conflict with the code and parking requirements for dwellings. Larry believed this would be shared parking.

5. ORDINANCE # 2024-XX AN ORDINANCE OF THE TOWN OF VIRGIN, UTAH, AMENDING SECTION 4.02, SECTION 4.02(D) AND SECTION 4.02(F) OF THE VIRGIN UNIFORMED LAND USE (VULU) CODE TO CLARIFY THAT PLANNING COMMISSION CHAIR, CHAIR PRO TEM, AND RULES OF PROCEDURE ARE SUBJECT TO APPROVAL BY VIRGIN TOWN COUNCIL.

Darlene Pope stated that she is against this she has checked with several other towns, and they do not approve the chair and pro tem. Valerie Wenz also agrees. Larry McRae agrees we are appointed by the mayor and approved by the commission so why would they not approve of us being chair, it's who we want. If we have to get council approval, then why don't they just appoint the chair themselves. As far as rules and procedures why don't they just give us rules and tell us that is how its done. Kent Peterson asked why they thought this was necessary and I would vote no on this.

6. ORDINANCE # 2024-XX AN ORDINANCE OF THE TOWN OF VIRGIN, UTAH, PROVIDING THAT THE VIRGIN UNIFORMED LAND USE (VULU) CODE BE AMENDED BY REVISING SECTION 20.10, THE MEETING PROCEDURES OF THE DEVELOPMENTAL REVIEW COMMITTEE (DRC), TO CLARIFY THAT DRC IS A PUBLIC BODY AND TO REQUIRE THE POSTING OF NOTICES PURSUANT TO UTAH'S OPEN AND PUBLIC MEETINGS ACT.

DRC meetings should be publicly noticed. The commission stated that they are in support of this.

7. Glazier Zone Change

The Commission stated that this property is surrounded by it and is in the correct location. The commission is in favor of the zone change. 4 Ayes. 1 Nay (Darlene Pope)

8. Chapter 50 Lighting Ordinance potential revisions

Kent Peterson stated that he was concerned about the grandfathered part of the ordinance. He stated that he has Paul Luwe looking at this. Valerie Wenz stated that possibly our code enforcement officer can look at this. Kent Peterson will get this ordinance over the clerk to get to Ryker.

9. Chapter 52 Sign Ordinance

10. Conditional Use on E-bike/Scooters Businesses within our town limits.

Darlene Pope stated we need to figure out where to put this on our code and if we want to include this in all the zones. We have a trail coming in along the highway and having e-bikes on the highway will not be safe with people running and kids or people walking their dogs. Darlene Pope would like to meet with Shaila and Krystal and go over the code and start getting this process going.

We will have three things from town council the Code Enforcement ordinance, subdivisions and deleting the resort zone.

ADJOURN MEETING 7:23pm

Motion to adjourn work meeting

Valerie Made a motion to adjourn the work meeting / Kent Peterson seconded / ALL AYE / No NAE

Krystal Percival Clerk/Recorder

12/11/2024
Approved Date