

Virgin Town Council Meeting
December 17, 2024
FINAL Minutes

Council

Jean Krause-Mayor
Paul Luwe
Mistie Baird
Valerie Wenz
April McKeon

Attendance

Krystal Percival-Clerk
Ryker Steglich
Darlene Pope
Hannah Berry
Adam
Paul Taylor
Carol Boissonnault
Skip Boissonnault

Online

Monica Bowcutt
Charlott Downard
Kunze, Jim
Niles Ritter
B. Stauffer

REGULAR MEETING: 6:04PM

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE- Jean Krause**
- B. DECLARATION OF CONFLICTS OF INTEREST- NONE**
- C. PRESENTATION**

1. Paul Taylor discussion on Sewer Line in Virgin

Jean Krause stated that this is a private sewer line, and the Town will not bill for it or have any part of it. It's completely private for those who want to get off of septic and onto sewer.

Paul Taylor, who is meeting on behalf of Zion White Bison Resort and Ash Creek stated that he has knocked on doors and talked to residents. Ash Creek's goal is to start construction next year. He has a letter of intent. He has only been along the downtown. Phase one is just to the top on Mill Street. Phase Two will be along the highway including businesses. He has received quite a bit of interest in residents and business owners.

Valerie Wenz asked if sewer is just for those along SR9. Taylor stated that it's for everyone eventually.

Paul Taylor stated that we would like to know about the interest of the whole Town. But as of right now this is just Phase One. (Water street, Mill Street, SR9).

Mistie Baird questioned the letter of intent. It states that the fee is \$3,100 to join and then a monthly fee thereafter. If you don't connect, do you have to pay the monthly fee? Or be required to join? From my understanding if you're within so many feet of a sewer line you have to join.

Jean Krause stated that this is a private line you would not be required to join or pay the fee. Only those who voluntarily join the sewer line pay the fee.

Valerie Wenz asked if this would be worth sending the letter of intent out to the Town's email list? Jean stated that she would have to think about it as from her understanding Ash Creek is only focused on a certain part of the Town right now.

D. CONSENT AGENDA

1. Approval of Minutes from October 10, 2024, October 15, 2024, November 14, 2024, and November 19, 2024, Town Council Meetings

Paul Luwe made a motion to approve October 10, 2024, and October 15, 2024, and Table November 14, and 19, 2024 minutes. / Mistie Baird seconded / All AYES / No NAEs

E. REVIEW OF CHECKS AND INVOICES

1. October and November

April McKeon stated that she was looking at the salaries and wages and the percentages wondered why the percentages are off! Jean Krause stated that some salaries need to adjust and moved out of general fund and into water the fund. She also pointed out that we put salary money in the budget for people that we have not hired.

F. REPORTS

1. Planning Commission Chair - Darlene Pope

Darlene Pope talked about the Planning and Zoning meeting. Planning and Zoning addressed the removal of the Resort Zone and the Planning and Zoning calendar. Planning and Zoning held a Public Hearing on a Zone Change and received some public comments. Planning and Zoning will also look at our Lighting Ordinance as well coming up in January.

Mistie Baird asked if she needed to continue to liaison with Planning and Zoning or not. She questioned Ryker preparing an Ordinance for Long-term Rentals in the Commercial zone. Do we want this in preparing Commercial?

Ryker suggested we included long-term rentals in the Neighborhood Commercial zone, and we are currently working on that ordinance. We need to decide whether long term rentals go in the commercial or neighborhood commercial.

Darlene Pope stated that we have completed the Town survey, and the results are with Kevin Smedley. He will be presenting it to Planning and Zoning at Planning and Zoning January's Work Meeting.

G. OPEN FORUM

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

Carol Boissonnault stated that she is concerned with roadside parking along Sheep's Bridge Road along the newly paved road. They have flattened parts out and it has caused parking area by the bridge. They jump off the bridge, and they come downstream, through private property. In order to get out of the river, they have to climb out of the cliffs and walk back to their cars. We have private property signs up and it's not stopping them.

April McKeon stated that she called and talked to Washington County's public works engineer and they did put that there to allow parking. It's their right of way and they want the hikers to park there.

Mistie Baird asked if that is in the town's right of way? Paul Luwe stated the County has a 100-foot right of way.

Darlene Pope asked why if the Town can regulate parking on Highway 9 why can't the Town regulate parking along Sheep Bridge Road?

H. COUNCIL COMMENTS

Paul Luwe stated that Desert Gardens has requested a digital radar sign be moved over by them. Also, he asked why Public Works haven't been able to get the Jake Break signs up.

April McKeon stated that they have removed the fence along the Desert Pearl property bounding Sheep Bridge Road and now people are trespassing and parking their dirt bikes on their property. Another thing along Sheep Bridge Road is the speed. It says 25MPH however people are going 50.

PUBLIC HEARING:

Valerie Wenz made a motion to close the Public Meeting and open the Public Hearing / Mistie Baird seconded / ALL AYE / No NAE

I. ACCEPT PUBLIC COMMENT

1. A RESOLUTION 2024-X ENACTING THE SECOND QUARTERLY AMENDMENT OF THE ADOPTED BUDGET OF VIRGIN TOWN FOR FISCAL YEAR 2024-2025

NONE

2. ADOPTIONS OF FEE FOR EXCESS USAGE OF WATER

Darlene Pope asked if there was a fee for everyone. Jean Krause stated that last month we adopted the fee of \$1.75 for everyone. This is only for people who use over a certain amount of water for the month.

3. RESOLUTION 2024-Z REVISION OF CAPITAL IMPROVEMENTS POLICY

NONE

ACTION ITEMS:

Paul Luwe made a motion to close the public Hearing and open the Public Meeting / Mistie Baird seconded / All AYE / No NAE

A. MOTION AND VOTE FOR ITEMS 1 - 11

Paul Luwe made a motion to move items 1 and 2 to the bottom of the agenda / Valerie Wenz seconded / All AYE / No NAE

1. Ordinance 2024-20 Subdivision Ordinance: An Ordinance Amending and Restating in its entirety, Chapter 18 of the Virgin Uniform Land Use Code to Establish Subdivision Regulations that meet the requirements Established by the Utah State Code.

Ryker Steglich talked about the two different ordinances that were presented to the Planning Commission. One was from Sunrise and the other was from the Town Attorney. The Planning Commission went with the Town Attorney's.

Jean Krause stated that in this Ordinance it states VULU and we are eliminating the term VULU when the upgrading on line Town Code goes into effect in Spring.

The Council talked about who will be the Land Use Authority for DRC.

April McKeon stated that we need to be consistent saying Utah State Code, and not just Utah Code.

Paul Luwe stated he will vote against this ordinance because he does not like the State dictating what Virgin needs. The Local Elected Officials should decide and not the State, especially in small communities.

Paul Luwe made a motion to approve Ordinance 2024-20 Subdivision Ordinance: An ordinance Amending and Restating in its entirety, Chapter 18 of the Virgin Uniform Land Use Code to Establish Subdivision Regulations that meet the Requirements Established by the Utah State Code / With the following changes:

- change 18.16B to add Virgin Town Attorney,
- 18.16 to add Planning Zoning Commission,
- 18.16.G2C adding Planning Commission,
- Eliminating Section 18.10(a)(6)b, And making changes where it states Utah Code to state to Utah State Code throughout 18.04 3a 1 change to 18.12 B(3) / April McKeon Seconded

Roll Call Vote:

Jean Krause- AYE

Paul Luwe-NAE

Mistie Baird-AYE

Valerie Wenz-AYE

April McKeon-AYE

Pass 4/1

2. Ordinance 2024-21 Adoption of Fee for Excess Usage of Water

Jean Krause stated that the WCWCD website has combined the two separate Ordinances that she prepared. They have a charge of \$10 on the website for homes built after January 2023 while the change for homes built before January 2023 is \$1.00. The initial Ordinance only includes the \$1.00 fee. The Water Conservancy District wants us to adopt the \$10.

Jean Krause does not want this \$10 fee retroactively applied to homes built newer 1/1/2023 and 1/1/2025. Paul Luwe suggested that we state we can't retroactively charge fees from 2023-2025.

Paul Luwe made a motion to approve Ordinance 2024-21 Adoption of Fee for Excess Usage of Water /

- changing the title deleting and starting with Add Title seven and deleting the title seven public utilities.
- Change section one by adding a new section 7.04.090 under the first bullet point change it to A and change it to B,
- Change the Residential Connection to just sub paragraph without parenthesis.

- Add a new subsection of two retroactive fees or charges from the time period from the passing of this Ordinance. / Jean Krause Seconded

Roll Call Vote:

Jean Krause- AYE

Paul Luwe-AYE

Mistie Baird-AYE

Valerie Wenz-AYE

April McKeon-AYE

Pass

3. R2024-X Budget Amendment Second Quarter FY 2024-2025

Jean Krause stated some items exceed our budget, list we are doing really well. We have a lot of money in our PTIF accounts. That accrue interest. We have received over \$500,000 just in interest alone. There are only two payments left on the town's truck and then it is paid off.

April McKeon made a motion to approve R2024-X Budget Amendment Second Quarter FY 2024-2025 / Valerie Wenz seconded /

Roll Call Vote:

Jean Krause- AYE

Paul Luwe-AYE

Mistie Baird-AYE

Valerie Wenz-AYE

April McKeon-AYE

Pass

4. R2024-Y Amend the Virgin Town Fee Schedule

Mistie Baird made a motion to approve R2024-Y Amend the Virgin Town Fee Schedule / Removing the first bullet point and removing the chart with it. / Paul Luwe seconded /

Roll Call Vote:

Jean Krause- AYE

Paul Luwe-AYE

Mistie Baird-AYE

Valerie Wenz-AYE

April McKeon-AYE

Pass

5. R2024-Z Adopting Revision to CIP program policy

Paul Luwe made a motion to approve R2024-Z Adopting Revision to CIP Program Policy / April McKeon Seconded / All AYE / No NAE

6. R2024-CC Appointing and Reappointing members to Capital Improvements Committee

Appointing Sarah Stratton and reappointing Randy Hiller.

Paul Luwe a motion R2024-CC Appointing and Reappointing members to Capital Improvements Committee / Jean Krause seconded / All AYE / No NAE

7. R2024-AA Town Council Meeting Schedule 2025

Paul Luwe made a motion to approve R2024-AA Town Council Meeting Schedule 2025 / April McKeon seconded / All AYE / No NAE

8. R2024-BB Planning Commission Schedule 2025

Paul Luwe made a motion to approve R2024-BB Planning Commission Schedule 2025 / Valerie Wenz seconded / All AYE / No NAE

9. R2024-DD Rules of Procedure for Town Council Meetings.

Paul Luwe made a motion to approve R2024-DD Rules of Procedure for Town Council Meetings / Mistie Baird seconded / all Aye / No NAE

10. R2024-EE Emergency Operation Plan for Virgin Town

Paul Luwe made a motion to approve R2024-EE Emergency Operation Plan for Virgin Town / Valerie Wenz Seconded / All AYE / No NAE

11. Ratify the Mayor's signature on Extension of Amendment to Revised Regional Water Supply Agreement Adding Virgin as a Municipal Customer

Paul Luwe made a motion to approve Ratify the Mayor's signature on Extension of Amendment to Revised Regional Water Supply Agreement adding Virgin as a Municipal Customer / Valerie Wenz Seconded / All AYE / No NAE

DISCUSSION ITEMS:

A. NON-ACTION ITEMS / NO VOTE

1. Discussion on Town Manager

Jean Krause put together an Organization Chart, and asked if the Council should adopt this? We can discuss this next month.

2. Discussion on Vehicle for Town

Paul Luwe stated that unless it's an emergency we should submit it to the CIP Committee. Jean Stated that she knows of a car and it's a great deal with low miles. Mistie asked if anyone took vehicles home and Jean stated Nick is the only one that does. The Clerk and the Mayor put a lot of miles on their personal cars and it would be preferable to have a town owned vehicle for errands, travel, and for the Code Enforcement officer.

3. Removal of location designation for all zones.

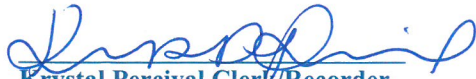
Planning and Zoning is working on an ordinance to remove locations from all the zones.

CLOSE PUBLIC MEETING AND OPEN CLOSED MEETING (IF NEEDED)

ADJOURN MEETING 9:02PM

Motion to adjourn public meeting

Valerie Wenz made a motion to adjourn /April McKeon Seconded / All AYE / No NAE


Krystal Percival Clerk/Recorder

3/18/2025
Approved Date