

VIRGIN TOWN, UTAH
ORDINANCE 2025-12

USES SUBJECT TO DRC REVIEW

AN ORDINANCE REQUIRING DRC REVIEW OF HOMES IN THE SHORT-TERM RENTAL
OVERLAY ZONE AND PROHIBITING DRC REVIEW OF UNLISTED USES

WHEREAS, Pursuant to Utah Code Ann. §10-1-201 Virgin Town ("the Town") is a Utah municipal corporation and political subdivision of the State of Utah;

WHEREAS, Pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 401, the Virgin Town Council ("Virgin Town Council") is designated as the governing body of the Town;

WHEREAS, the Town is authorized pursuant to Utah Code Annotated, Title 10, Chapter 9A, to enact ordinances necessary or appropriate for the use of land within the Town's municipal boundaries;

WHEREAS, the Town Council with advice of the Virgin Town Planning & Zoning Commission ("Planning Commission"), in addition to being the legislative and governing body of the town, is also the Land Use Authority vested with the power to enact all land use regulations and make all land use decisions within the town unless the latter administrative power is delegated to another body or person, and

WHEREAS, the Planning Commission held a public hearing on this ordinance on July 08, 2025; and

WHEREAS, the Planning Commission recommended in a 4-0 vote on July 8, 2025 that the Town Council to approve these amendments; and

WHEREAS, plans for the construction of single-family dwellings are not subject to approval by the DRC under Virgin's Title 16; and

WHEREAS, homes constructed in the STR Overlay Zone are often constructed for commercial purposes, suggesting greater scrutiny of construction plans is needed to protect public safety, and

WHEREAS, Virgin's Land Use Authority finds it to be in the best interests of the health, safety, and welfare of residents and visitors to the town to require development review committee approval for such homes;

NOW THEREFORE, be it ordained by the Town Council of Virgin Town, in the State of Utah, as follows:

SECTION 1: AMENDMENT. "Title 16, Chapter 20, Development Review Committee" of the Virgin Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.20.12.B APPLICABLE LAND USE APPLICATIONS. For purposes of this Resolution the following are deemed to be "Applicable Land Use Applications" which require a preliminary review by the DRC:

1. Conditional Use Permits & Amendments involving the construction of new Buildings, Structures or improvements,
2. Subdivisions & Amendments (Residential or Commercial),
3. Commercial Site Plans & Amendments,
4. Lot Line Adjustments, and
5. Road Dedications.

AFTER AMENDMENT

16.20.12.B APPLICABLE LAND USE APPLICATIONS. Applications for uses which are not listed as permitted or conditional in the underlying zone, as determined by the Director of Community Development, do not qualify for DRC review. Instead, applicant may make a request for an amendment to the VMC to be forwarded to the Planning and Zoning Commission. For purposes of this Resolution the following are deemed to be "Applicable Land Use Applications" which require a preliminary review by the DRC:

1. Conditional Use Permits & Amendments involving the construction of new Buildings, Structures or improvements,
 2. Subdivisions & Amendments (Residential or Commercial),
 3. Commercial Site Plans & Amendments,
 4. Lot Line Adjustments,
 5. Dwellings in the Short-Term Rental Overlay Zone, and
 6. Road Dedications.
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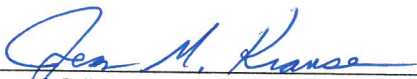
Severability Clause: Should any part of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

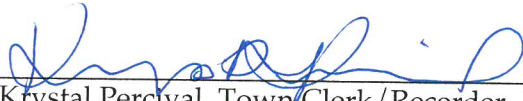
Effective Date: This Ordinance shall be in full force and effect from July 15, 2025 and after the required approval and publication according to law.

Repealer Clause: All Virgin Town ordinances or resolutions or part thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED BY THE VIRGIN TOWN COUNCIL, July 15, 2025.

Attest:


Jean M. Krause, Mayor
Virgin Town, Utah


Krystal Percival, Town Clerk/Recorder
Virgin Town, Utah

VIRGIN TOWN COUNCIL Vote as Recorded	AYE	NAY	ABSENT	ABSTAIN
Virgin Town Councilmember, Mistie Baird	_____	_____	☒	_____
Virgin Town Councilmember, Paul Luwe	☒	_____	_____	_____
Virgin Town Councilmember, April McKeon	☒	_____	_____	_____
Virgin Town Councilmember, Valerie Wenz	☒	_____	_____	_____
Virgin Town Mayor, Jean Krause	☒	_____	_____	_____

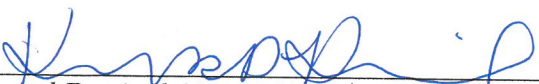
RECORDED this 17 day of July, 2025.

PUBLISHED or POSTED this 17 day of July, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §63G-30-102 as amended, I, the Town Clerk/Recorder of Virgin, Utah, hereby certifies that the foregoing Ordinance was duly passed and published or posted via Class A Notice at:

- 1) *Utah Public Notice website*
- 2) *Virgin Town website, www.virgin.utah.gov*
- 3) *Virgin Town Hall*


Krystal Percival, Town Clerk/Recorder
Virgin Town, Utah