

VIRGIN TOWN

ORDINANCE # 2025-XX

AN ORDINANCE AMENDING VIRGIN TOWN'S OFFICIAL ZONING MAP BY RE-ZONING V-2-1-21-226 (CURRENTLY RURAL RESIDENTIAL ZONE) TO COMMERCIAL ZONE.

RECITALS

WHEREAS, Virgin Town ("Town") is an incorporated municipality duly organized under the laws of the State of Utah.

WHEREAS, the Town is authorized pursuant to the 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, pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Virgin Town Council ("Town Council") is designated as the governing body of the Town.

WHEREAS, pursuant to Utah Code Annotated Title 10, Chapter 9a, Sections 502 thru 505, the Town Council may only amend the Town's Official Zoning Map to rezone properties within the Town after the proper notice is given compliance with Utah Code Annotated Title 10, Chapter 9a, Section 205 and an ordinance on the subject receives a recommendation from the Town's Planning Commission "Town P&Z Commission" after a public hearing is held.

WHEREAS, the Town has requested the Subject Property (which is described and/or depicted more fully in Exhibit "A", attached hereto and incorporated herein by this reference) be re-zoned from its current zoning designation of Rural Residential Zone (RR) to Commercial Zone (C) zoning designation and that the Town's Official Zoning Map be amended accordingly ("Zone Change Request").

WHEREAS, the Town P&Z Commission has reviewed and made a recommendation to the Town Council regarding the Zone Change Request and a draft of this Ordinance effectuating the same after providing proper notice and conducting a public hearing held on July 08, 2025, wherein public input was taken in compliance with Utah law and the Town's Code of Ordinances.

WHEREAS, after reviewing the recommendation from the Town P&Z Commission, the Town Council finds it to be in the best interest of the health, safety and general welfare of the Town that the Zone Change Request be granted.

ORDINANCE

NOW THEREFORE it is ordained by Virgin Town, Washington County, State of Utah, acting by and through the Town Council:

1. Zone Change. The Subject Property located at approximately, SR9 and 1000 W (South side), (V-2-1-21-226) within Virgin Town, Washington County, State of Utah, previously zoned Rural Residential Zone (RR) as shown on the Official Virgin Town Zoning Map is hereby re-classified and re-zoned to Commercial Zone (C).
2. Zone Change. The Subject Property located at approximately SR9 and 1000 W (South side), (V-2-1-21-226) within Virgin Town, Washington County, State of Utah, previously zoned Residential Zone (R) as shown on the Official Virgin Town Zoning Map is hereby re-classified and re-zoned to Commercial Zone (C).
3. Amendment of Virgin Town Official Zoning Map. The Town's Official Zoning Map is hereby amended and restated/redrawn to reflect the Zone Change set forth in Section 1, above; and is hereby amended by eliminating the current RURAL RESIDENTIAL ZONE (RR) from Virgin Town Code of Ordinances.
4. Severability. If any Section, clause or portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.
5. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.
6. Effective Date. This Ordinance shall become effective immediately upon adoption by the Town Council and execution by the Virgin Town Mayor.

ADOPTED AND APPROVED BY THE TOWN COUNCIL this day of 2025 based upon the following vote:

Council Member:

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

AYE	___	NAE	___
AYE	___	NAE	___
AYE	___	NAE	___
AYE	___	NAE	___
AYE	___	NAE	___

VIRGIN TOWN
a Utah municipal corporation

Jean Krause, Mayor

ATTEST:

Krystal Percival, Town Clerk/Recorder

RECORDED this _____ day of _____ 2025
PUBLISHED OR POSTED this _____ day of _____ 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I the Clerk/Recorder of Virgin, Utah hereby certifies that the foregoing Ordinance was duly passed and published or posted at:

- 1) Utah Public Notice Website, utah.gov/pmn/
 - 2) Virgin, Utah website, virgin.utah.gov
 - 3) Virgin, Utah Town Hall
- on the above referenced dates.

Krystal Percival, Clerk/Recorder
Virgin, Utah

EXHIBIT "A" V-2-1-21-226

Legal S: 21 T: 41S R: 12W BEGINNING AT A POINT ON THE EASTERLY LINE OF SHEEP BRIDGE ROAD, AS RECORDED AS ENTRY NO. 679158 WITH THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 00°17'49" WEST 1,122.69 FEET ALONG THE CENTER SECTION LINE AND EAST 393.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTHWEST 427.62 FEET ALONG AN ARC OF A 450.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°29'36" WEST, LONG CHORD BEARS NORTH 23°43'00" WEST 411.71 FEET WITH A CENTRAL ANGLE OF 54°26'48") ALONG SAID EASTERLY LINE OF SHEEP BRIDGE ROAD; THENCE NORTH 00°07'55" WEST 52.24 FEET; THENCE NORTH 03°54'41" EAST 66.31 FEET; THENCE NORTH 05°06'38" EAST 260.02 FEET TO THE SOUTHERLY LINE STATE HIGHWAY SR-9; THENCE SOUTH 82°14'33" EAST 1,779.74 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY SR-9; THENCE SOUTH 00°01'05" WEST 684.03 FEET; THENCE SOUTH 00°01'05" WEST 184.40 FEET; THENCE NORTH 76°47'03" WEST 237.83 FEET; THENCE WESTERLY 183.25 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°10'23" WEST, LONG CHORD BEARS NORTH 74°10'37" WEST 96.59 FEET WITH A CENTRAL ANGLE OF 209°59'32"); THENCE NORTHERLY 17.45 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 59°10'51" WEST, LONG CHORD BEARS NORTH 05°49'18" EAST 16.90 FEET WITH A CENTRAL ANGLE OF 49°59'41"); THENCE NORTH 19°10'32" WEST 41.18 FEET; THENCE NORTHERLY 194.02 FEET ALONG AN ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 70°49'28" EAST, LONG CHORD BEARS NORTH 01°02'11" EAST 190.02 FEET WITH A CENTRAL ANGLE OF 40°25'27"); THENCE NORTH 21°14'54" EAST 201.85 FEET; THENCE SOUTH 83°11'04" WEST 1,326.68 FEET; THENCE WESTERLY 10.32 FEET ALONG AN ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 06°48'56" WEST, LONG CHORD BEARS SOUTH 85°09'21" WEST 10.32 FEET WITH A CENTRAL ANGLE OF 03°56'34"); THENCE SOUTH 87°07'38" WEST 37.92 FEET TO THE POINT OF BEGINNING. CONTAINING 1,099,347 SQUARE FEET OR 25.24 ACRES.