

Planning and Zoning Meeting
April 8, 2025
FINAL Minutes

Commission

Darlene Pope
Lee Ballard
Larry McRae

Attendance

Krystal Percival-Clerk
Shaila Kuikahi
Cheri McRae
Vince Blackmore
Hannah Barry
Skip Boissonnault
Carol Boissonnault
Allen Lee
Summer Stout

Online

S. Thomas
Monica Bowcutt
Marianne
IPhone

REGULAR MEETING: 5:33PM

A. CALL TO ORDER/PLEDGE OF ALLEGIANCE: Darlene Pope

B. DECLARATION OF CONFLICTS OF INTEREST and Ex Parte Contacts on any item on the agenda.

NONE

C. REVIEW AND APPROVAL OF MINUTES

1. Approval of Minutes from March 11 2025 and March 19, 2025 Meeting

Larry McRae made a motion to approve March 11, 2025, and March 19, 2025, minutes / Lee Ballard seconded / All AYE / No NAE

D. OPEN FORUM

Limit 3 minutes per speaker, may talk about anything NOT on the agenda.

NONE

1. Blackmore Presentation

Darlene Pope stated we are trying to keep one ERU per acre unless it can be connected to a sewer and based on the General Plan Survey results are not looking to see much more than a duplex.

Blackmore stated that we don't have anything in Virgin that is long term rental in Virgin. What I would like to see is to have good feedback instead of opinions and it might take a year, and it might be a duplex out there. (Blackmore had plans that he showed them) He stated that he has met with the town engineer about the drainage issues. He is also willing to make a Conditional Use Permit, if need be, he wants to work with the town not against the town.

Residential Complex Layout and Permits

The Commission discussed the concept of attainable housing in the community, emphasizing the need for long-term rentals and the potential for a condominium project. Blackmore presented a layout for a residential complex on a commercial property, highlighting its self-contained nature and potential for aesthetic appeal. The discussion was set to continue at the next work meeting.

Developer Checklist for Smooth Process

The Commission discussed the importance of having a checklist for developers to ensure a smooth process. Blackmore emphasized the need for cooperation and collaboration to achieve a beautiful outcome. The Commission also encouraged questions and comments from the audience, but none were raised.

E. COMMISSIONER COMMENTS

NONE

PUBLIC HEARING:

Motion to close the public meeting and open the public hearing

Lee Ballard made a motion to close the public meeting and open the public hearing / Larry McRae seconded / All AYE / No Nae

A. ITEMS FOR COMMENT

1. AN ORDINANCE PROVIDING STREAMLINED PROCESS FOR LOW IMPACT CONDITIONAL USE PERMITS, ADDING CONDITIONAL USES, AND AMENDING THE CONDITIONAL USE APPROVAL PROCESS

No Comment

2. AN ORDINANCE PROHIBITING COMMERCIAL OR PUBLIC PARKING IN RESIDENTIAL AND AGRICULTURAL ZONES.

Skip Boissonnault wanted to know how you would handle that if the bus stop would be treated as a park and ride, what if someone wanted to have a parking lot in the commercial zone?

3. AN ORDINANCE AMENDING THE TITLES OF THE VIRGIN MUNICIPAL LAND USE CODE TITLE 16 CHAPTER 16 AND OF SECTION 16.28 TO ALLOW INCLUSION OF STANDARDS FOR PERMITTED USES

No Comment

4. AN ORDINANCE AMENDING TITLE 16 OF THE VIRGIN LAND USE CODE TO REINSTATE AND RENUMBER CHAPTER 48 OPEN SPACE DISTRICT

No Comment

5. ZONE CHANGE V-97 FROM RURAL RESIDENTIAL (RR) TO COMMERCIAL (C).

Summer Stout asked if the fire department would be switched over to the new lot.

Carol Boissonnault just wanted to verify what was happening and clarify.

PUBLIC MEETING:

Motion to close the public hearing and open the public meeting

Lee Ballard made a motion to close the public hearing and open the public meeting / Larry McRae seconded / All Aye / No Nae

A. MOTION AND VOTE FOR ITEMS 1 & 2

1. ZONE CHANGE V-97 FROM RURAL RESIDENTIAL (RR) TO COMMERCIAL (C).

Lee Ballard stated that this is a really good change and sounds great to have the commercial in the center in town.

Larry McRae stated he is not a big fan of the land swap; he is in favor of the commercial. He would like to make an offer on that lot, and it would be more than it would cost to clean up that lot. I just don't like what has gone on.

Darlene Pope doesn't see it as a negative, she sees this as the mayor listening to the public and preserving our neighborhoods.

Lee Ballard made a motion to approve zone change V-97 FROM RURAL RESIDENTIAL (RR) TO COMMERCIAL (C). / Darlene Pope seconded

Roll call vote

Darlene Pope- Aye

Lee Ballard – Aye

Larry McRae- Nae

Pass

2. AN ORDINANCE AMENDING THE TITLES OF THE VIRGIN MUNICIPAL LAND USE CODE TITLE 16 CHAPTER 16 AND OF SECTION 16.28 TO ALLOW INCLUSION OF STANDARDS FOR PERMITTED USES

Lee Ballard made a motion to recommend approval on AN ORDINANCE AMENDING THE TITLES OF THE VIRGIN MUNICIPAL LAND USE CODE TITLE 16 CHAPTER 16 AND OF SECTION 16.28 TO ALLOW INCLUSION OF STANDARDS FOR PERMITTED USES / Larry McRae seconded / All Aye / No Nae

3. Discussion: Two Family Dwellings- no discussion

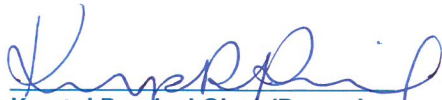
Live-work discussion:

Darlene Pope stated that we are talking about the live work ordinance we had two different versions of this, but Commissioners McRae and Ballard have merged them into one. Larry Macrae suggested a few changes that Commissioner Ballard agreed to.

ADJOURN MEETING: 6:23PM

Motion to adjourn public meeting

Larry McRae made a motion to adjourn the public meeting / Lee Ballard seconded / All Aye


Krystal Percival Clerk/Recorder

May, 13, 2025
Approved Date