

Planning And Zoning
August 12, 2025
FINAL Minutes

Commission

Darlene Pope
Kent Peterson
Larry McRae
Lee Ballard-Zoom

Attendance

Monica Bowcutt

Online

Tom LaCosse
Mark

REGULAR MEETING: 5:31pm

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE – Darlene Pope**
- B. DECLARATION OF CONFLICTS OF INTEREST and Ex Parte Contacts on any item - NONE**
- C. REVIEW AND APPROVAL OF MINUTES**

- 1. Approval of Minutes from July 08, 2025 Meeting

Larry McRae Made a motion to approve the minutes from July 08, 2025, Meeting / Darlene Pope
Seconded / All AYE / No NAE

D. OPEN FORUM

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

NONE

E. COMMISSIONER COMMENTS

NONE

PUBLIC MEETING:

- A. DISCUSSION, POSSIBLE MOTION AND VOTE FOR ITEMS 1 - 3**
- 1. PALMER ZONE CHANGE FROM RURAL RESIDENTIAL TO COMMERCIAL V-2-1-21-226**

Larry McRae made a motion to recommend approval for zone change RURAL RESIDENTIAL TO
COMMERCIAL V-2-1-21-226 / Kent Peterson Seconded

Roll Call Vote

Darlene Pope -Nae

Larry McRae – Aye

Kent Peterson – Aye

- 2. AN ORDINANCE CLARIFYING THAT USES NOT LISTED AS PERMITTED OR CONDITIONAL
ARE PROHIBITED**

The Commission discussed clarification that any use not listed as permitted or conditional shall be deemed prohibited. There is concern about how applicants can submit uses not on the list, with a suggestion to add language similar to what exists in a previous ordinance that would allow bringing such cases back to the Commission or Council for consideration.

The Commission is discussing how to handle uses not listed in the ordinance, with a proposal that applicants must present such uses to the proper body for review. Larry McRae suggests alternative language focusing on clarity rather than restriction, while others express concern about people trying to "sneak something in." The commission debates whether the issue is about trust or simply providing clarity in the ordinance, with some members noting that there is already a process to add new uses.

Larry McRae worries that automatically prohibiting unlisted use appears anti-business, while Kent Peterson suggests that applicants should be able to bring new uses before the Planning Commission rather than having the administrator make these determinations. The commission considers adding language to clarify that if a use is not listed, applicants may apply through the Planning Commission, which aligns with their current practice but would make the process more transparent and business friendly.

Kent Peterson made a motion to recommend approval of Ordinance Clarifying That Uses Not Listed as Permitted or Conditional Are Prohibited / Darlene Pope Seconded

Roll Call Vote

Darlene Pope -AYE

Larry McRae – NAE

Kent Peterson – Aye

3. AN ORDINANCE AMENDING VMC TITLE 16 TO INCLUDE DEFINITIONS OF PARKING LOTS, PROHIBITING COMMERCIAL AND PUBLIC PARKING LOTS IN ALL ZONES, INSERTING SECTION 44.11 PROHIBITED USES, AND INCLUDING MUNICIPAL PARKING LOTS AS A CONDITIONAL USE IN ALL ZONES

Lee Ballard proposes approving an ordinance prohibiting commercial and public parking lots in all zones, with an amendment that municipal parking lots cannot charge fees. Lee Ballard explains that parking lots contribute to excess heat and groundwater contamination, and believes the municipality is more accountable to residents than private businesses. After discussion, the commission agrees to modify the ordinance to prohibit all types of parking lots (commercial, public, and municipal) and to clarify the definition of municipal parking lots to specifically reference the Town of Virgin.

Lee Ballard made a motion to recommend approval of An Ordinance Amending VMC Title 16 To Include Definitions Of Parking Lots, Prohibiting Commercial And Public Parking Lots In All Zones, Inserting Section 44.11 Prohibited Uses, And Including Municipal Parking Lots AA Conditional Use In All Zones with amendments to change the definition of municipal parking lot to specify "town of Virgin" instead of "governmental entity" and to add municipal parking lots to prohibited uses in various sections including chapter 44. The amendment also includes changing section 3 from

conditional to prohibited uses with updated section numbers, and adding municipal parking lots as item C under section 4's prohibited uses. clarify the section numbers. / Larry McRae Seconded

Roll Call Vote

Darlene Pope -AYE

Larry McRae – AYE

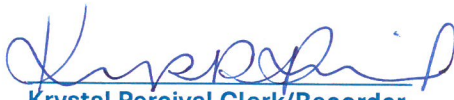
Kent Peterson – AYE

Lee Ballard - AYE

ADJOURN MEETING 6:35pm

Motion to adjourn public meeting

Lee Ballard made a motion to adjourn / Larry McRae seconded / All Aye / No Nae


Krystal Percival Clerk/Recorder

September 9, 2025
Approved Date