



PLANNING AND ZONING REGULAR MEETING

Tuesday, October 14, 2025 at 5:30 PM

Old Church, 114 S Mill Street, Virgin UT 84779 & Via Zoom

AGENDA

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM MEETING:

<https://us06web.zoom.us/j/88303586405?pwd=T0NwfpEab27bqUDAAWfxPuppDbaa7x.1>

Passcode: 938846 | Meeting ID: 883 0358 6405 | Or Dial in via Telephone: US +1-669-444-9171

REGULAR MEETING:

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- B. DECLARATION OF CONFLICTS OF INTEREST and Ex Parte Contacts on any item on the agenda.**
- C. REVIEW AND APPROVAL OF MINUTES**
 - 1. Approval of Minutes from September 9, 2025 and September 17, 2025 Meeting
- D. OPEN FORUM**
 - Limit 3 minutes per speaker, may talk about anything NOT on the agenda.
- E. COMMISSIONER COMMENTS**

PUBLIC HEARING:

Motion to close the public meeting and open the public hearing

A. ITEMS FOR COMMENT

- 1. AN ORDINANCE AMENDING TITLE 16, CHAPTER 4, SECTION 2(I) TO ALLOW TOWN COUNCIL TO CONSIDER PLANNING COMMISSION'S FAILURE TO MAKE A TIMELY RECOMMENDATION AS A NEGATIVE RECOMMENDATION PURSUANT TO STATE CODE AND TO RETRIEVE UNTIMELY ORDINANCES FROM PLANNING COMMISSION.
- 2. AN ORDINANCE AMENDING VIRGIN MUNICIPAL CODE TITLE 16 BY ADDING CHAPTER 42 VILLAGE OVERLAY ZONES, ADOPTING STANDARDS FOR LIMITED TWO-FAMILY DWELLINGS INTO CHAPTER 8, AND ADDING LANGUAGE TO COMMERCIAL AND HIGHWAY RESORT ZONES IN REFERENCE TO THE VILLAGE OVERLAY
- 3. AN ORDINANCE AMENDING THE VIRGIN UNIFORM LAND USE ORDINANCE TO DEFINE TWO FAMILY DWELLING, TO ALLOW THE CONSTRUCTION AND USE OF TWO FAMILY DWELLINGS IN THE COMMERCIAL ZONE, AND TO CREATE STANDARDS FOR THE USE IN VULU CHAPTER 16.
- 4. CONDITIONAL USE PERMIT (UNPLUGGED) V-2-1-21-317

PUBLIC MEETING:

Motion to close the public hearing and open the public meeting

A. DISCUSSION and Possible MOTION AND VOTE FOR ITEMS 1 - 6

- 1. AN ORDINANCE AMENDING VIRGIN TOWN'S OFFICIAL ZONING MAP BY RE-ZONING PARCEL #V-2-1-22-311, FROM RURAL RESIDENTIAL ZONE TO COMMERCIAL ZONE.

2. AN ORDINANCE AMENDING TITLE 16 OF THE VIRGIN MUNICIPAL CODE TO AMEND AND RENUMBER THE CHAPTER GOVERNING OPEN SPACE DISTRICT
3. AN ORDINANCE AMENDING VIRGIN MUNICIPAL CODE TITLE 16 CHAPTER 16 TO MAKE CERTAIN CURRENTLY PERMITTED USES CONDITIONAL, PROVIDE STREAMLINED PROCESS FOR LOW IMPACT CONDITIONAL USE PERMITS, CHANGE THE TITLES OF TWO SECTIONS TO INCLUDE PERMITTED USE STANDARDS, AND AMEND THE CONDITIONAL USE APPROVAL PROCESS
4. AN ORDINANCE AMENDING VIRGIN MUNICIPAL CODE TITLE 16 BY ADDING CHAPTER 42 VILLAGE OVERLAY ZONES, ADOPTING STANDARDS FOR LIMITED TWO-FAMILY DWELLINGS INTO CHAPTER 8, AND ADDING LANGUAGE TO COMMERCIAL AND HIGHWAY RESORT ZONES IN REFERENCE TO THE VILLAGE OVERLAY
5. AN ORDINANCE AMENDING THE VIRGIN UNIFORM LAND USE ORDINANCE TO DEFINE TWO FAMILY DWELLING, TO ALLOW THE CONSTRUCTION AND USE OF TWO FAMILY DWELLINGS IN THE COMMERCIAL ZONE, AND TO CREATE STANDARDS FOR THEUSE IN VULU CHAPTER 16.
6. AN ORDINANCE AMENDING TITLE 16, CHAPTER 4, SECTION 2(I) TO ALLOW TOWN COUNCIL TO CONSIDER PLANNING COMMISSION'S FAILURE TO MAKE A TIMELY RECOMMENDATION AS A NEGATIVE RECOMMENDATION PURSUANT TO STATE CODE AND TO RETRIEVE UNTIMELY ORDINANCES FROM PLANNING COMMISSION.

ADJOURN MEETING

Motion to adjourn public meeting

Public comments for public hearing items may be made at the meeting in person or submitted one day prior to the meeting. Clerk@virgin.utah.gov. In compliance with the ADA, individuals needing special accommodations (including auxiliary communication aids and services) during this meeting should notify the virgin town clerk at 435-635-4695, at least 24 hours in advance.