

Virgin Town Council
September 16, 2025
Final Minutes

Council

Jean Krause
Paul Luwe
Mistie Baird
April McKeon
Valerie Wenz

Attendance

Krystal Percival
Heath Snow
Darlene Pope
Gene Garate
Jim Kietzman
Kim Kietzman
Wanda Maloney
Jared Bates
Mark Ingersol
Skip Boissonault
Leslie Fonger
George Rodinos
Nick Wright (with HVFD)

Online

Thomas Iphone
Monica Bowcutt
Chuck Mastler
Walt
IPhone
Carol Clark

REGULAR MEETING: 6:01pm

A. CALL TO ORDER/PLEDGE OF ALLEGIANCE: Jean Krause

B. DECLARATION OF CONFLICTS OF INTEREST: NONE

C. CONSENT AGENDA

1. Approval of Minutes from May 14, 2025, May 20, 2025, and June 3, 2025, Town Council Meetings

Approval of the previous meeting minutes was postponed until next month, as Jean Krause has not yet had an opportunity to review them.

D. REVIEW OF CHECKS AND INVOICES -July and August

E. REPORTS

1. Planning Commission Chair - Darlene Pope

The Planning and Zoning Chair provided updates via email. The Council reviewed the information earlier and had no questions for her at this time

2. Zoning Administrator- Gene Garate

Gene Garate provided an update on current commercial projects:

- The new gas station is working on a lighting agreement.
- The Riv is working on their pool permit.

- Virgin Goods are still progressing on their building project.
- There are 26 active building permits for Labrie, covering all buildings, including the bungalows and the restaurant.

F. OPEN FORUM

Limit 2 minutes per speaker, may talk about anything NOT on the agenda.

No Comment

G. COUNCIL COMMENTS

April McKeon requested increased law enforcement presence on Sheep Bridge Road during weekends, citing frequent speeding in the area.

H. PRESENTATION

1. Wanda Maloney with Corridor Solutions (Zion Scenic Byway Corridor Management Plan Update)

Zion Scenic Byway

Wanda Maloney gave a slide show presentation about the Zion Scenic Byway.

- Wanda Maloney presented a Corridor Management Plan, outlining goals to upgrade the byway's designation to an All-American Road and strategies to manage tourism effectively.
- The Council explored funding opportunities and the potential for new attractions to support the byway's development.

Sheep Bridge Road Underpasses – Tourism Update

Leslie Fonger with Greater Zion Tourism provided an update on planned underpasses along Sheep Bridge Road:

- Increased tourism on Sheep Bridge Road was noted, and it was mentioned that larger vehicles will no longer be allowed to use the tunnel in Zion National Park.
- Underpass Locations:
 - Near Flagstone Quarry Campground – camping changes will include a designated campground with approximately 150 sites, a fee, and a camp host, coordinated with the BLM.
 - Sheep Bridge Underpass Trailhead
 - JEM Trailhead, located between the two trailheads.
- Usage statistics over the past nine months: 86,000 trail users and over 305,000 road users, with actual usage suspected to be higher.
- The goal of the underpasses is to improve safety for both trail users and motorists.

PUBLIC HEARING:

Mistie Baird made a motion to close the public meeting and open the public hearing / Valerie Wenz seconded / **Vote:** All Aye; No Nay. The motion carried unanimously

I. ACCEPT PUBLIC COMMENT

1. Take Public Input on Fire Station Location on Parcel V-2-1-21-2342

Mark Ingersol asked if the entire proposed area would be used for the fire station.

Darlene Pope inquired about the size of the building.

Nick Wright from the Hurricane Valley Fire Department responded that the facility would be approximately 6,000 sq. ft. and would include EMS services

2. An Ordinance of The Town of Virgin, Utah, Providing That the Virgin Municipal Code (VMC) Be Amended by Revising Section 3.06.030 Entitled "Compensation" Of Said Code, Providing That the Compensation of Elected (Mayor) Of the Town of Virgin Be Revised. (~~\$1,200.00~~ \$600.00)

Darlene Pope commended the Council for their transparency.

Mark Ingersol expressed opposition to the proposed change, stating that there is little to compose and that he is in favor of keeping it where it at.

Kent Peterson seconded Mark Ingersol's statement.

Paul Luwe made a motion to close the public hearing and open the public meeting / April McKeon Seconded / / **Vote:** All Aye; No Nay. The motion carried unanimously

ACTION ITEMS:

J. MOTION AND VOTE FOR ITEMS 1 - 4

1. An Ordinance of The Town of Virgin, Utah, Providing That the Virgin Municipal Code (VMC) Be Amended by Revising Section 3.06.030 Entitled "Compensation" of Said Code, Providing That the Compensation of Elected (Mayor) of The Town of Virgin Be Revised. (~~\$1,200.00~~ \$600.00)

Mistie Baird stated that the proposal should not start immediately and recommended waiting a while.

Paul Luwe suggested that once the Town Manager is on board, a survey should be conducted to review officials' compensation to determine if it is too high or too low.

April McKeon stated that the proposal should be adopted but implemented at a later date

Paul Luwe made a motion to table this to the October meeting / Valerie Wenz Seconded / / **Vote:** All Aye; No Nay. The motion carried unanimously

2. R2025-I: Resolution of the Town of Virgin, Adopting the updated Zion Scenic Byway Corridor Management Plan

April McKeon made a motion to adopt R2025-I: Resolution of the Town of Virgin, Adopting the updated Zion Scenic Byway Corridor Management Plan / Paul Luwe seconded / / **Vote:** All Aye; No Nay. The motion carried unanimously

3. Approval for mayor to sign a letter of support for Greater Zion's (Washington County's Office of Tourism) Intent to Apply for funds to build three pedestrian underpasses along Sheep Bridge Road.

April McKeon expressed a wish that trails would be included in the current project.

Jean Krause clarified that the funding is from the Outdoor Recreation Program.

Valerie Wenz commended the project, stating she applauds the inclusion of underpasses while the road is being paved.

Paul Luwe suggested that next month, the Council consider a resolution to the County to ensure the trail is paved when the road is paved.

Paul Luwe motions to approve the mayor to sign a letter of support for Greater Zion's (Washington County's Office of Tourism) Intent to Apply for funds to build three pedestrian underpasses along Sheep Bridge Road. / Mistie Baird seconded / **Vote:** All Aye; No Nay. The motion carried unanimously

4. An Ordinance Amending Virgin Town's Official Zoning Map by Rezoning V-2-1-21-226 (currently Rural Residential Zone) to Commercial Zone.

In July, Planning and Zoning approved a zone change assuming it applied to only 400 feet of the parcel.

The Town Council sent the application back for a second public hearing after considering a request to change the full parcel, and the Council voted to deny the full parcel zone change.

Jean Krause clarified that a zone change application is a legislative act, not an administrative act.

Heath Snow noted that his advice is based on risk and that the matter is reasonably debatable. Heath Snow and Jared Bates discussed the possibility of the first 400 feet becoming commercial, with a development agreement arranged for the back half of the parcel.

Valerie Wenz stated that, having lived in Virgin through four general plans, residents historically support commercial development along the highway. She expressed no objection to the 400-foot portion being commercial.

Mistie Baird expressed support for the compromise, agreeing with commercial development along the highway and noted she would have approved it previously due to the historical context.

Paul Luwe emphasized the need to consider existing homes along SR-9 and the importance of a transition zone. He stated that while the village overlay moves toward this goal, he has not yet supported commercial zoning until the overlay is in place. He also highlighted concerns about affordable and workforce housing, noting that replacing land with commercial development makes housing affordability more difficult.

April McKeon stated that she is not in favor of any zone changes until the general plan is completed. She noted that most public comments received were not in favor, and she opposes the zone change.

Jean Krause stated that refusing to re-zone additional commercial property would limit the Town's options. She noted that lodging has already been removed from commercial zones. Krause explained that the current zone change and the one planned for next month will accommodate what the townspeople want and support the economic base. She emphasized that if no further rezoning occurs, development will be constrained to the available areas, including locations opposite Desert Gardens, and urged the Council to consider logical placement and potential impacts on Desert Gardens.

Valerie Wenz made a motion to An Ordinance Amending Virgin Town's Official Zoning Map by Rezoning V-2-1-21-226 (currently Rural Residential Zone) to Commercial Zone. Subject to a development agreement restricting the footage commercial from 400 FT from SR9 and that the parties will negotiate in good faith the uses on everything behind 400FT in a subsequent development agreement. / Jean Krause seconded the motion

Roll call vote:

Jean Krause-AYE

Paul Luwe- NAE

Valerie Wenz- AYE

April McKeon -NAE

Mistie Baird - AYE

Result: Motion carried with a 3/2 vote

- The first development agreement is restricting use (for the 400ft) and will only need to go to the town council for approval. The second development agreement which is going to determine different uses will go to planning commission and then to town council for approval.

Jean Krause made a motion for the development agreement number one on parcel V-2-1-21-226, Heath Snow will draft the development agreement and because its fairly rudimentary and straightforward it does not need to come back to the town council / Mistie Baird Seconded the motion

Roll call vote:

Jean Krause-NAE

Paul Luwe- NAE

Valerie Wenz- AYE

April McKeon -NAE

Mistie Baird - AYE

Result: Motion failed with a 3/2 vote

Jean Krause made a motion for the development agreement number one on parcel V-2-1-21-226, Heath Snow will draft the development agreement for the first 400FT of the parcel will need to come back to the town council for approval / Paul Luwe Seconded the motion

Roll call vote:

Jean Krause-AYE

Paul Luwe- AYE
Valerie Wenz- AYE
April McKeon -AYE
Mistie Baird - NAE

Result: Motion carried with a 4/1 vote

DISCUSSION ITEMS:

K. NON-ACTION ITEMS / NO VOTE

1. Adoption of the Joint Agency Regional Water Conservation Plan from the WCWCD

No Discussion

2. Ordinances from Planning Commission (Duplexes)

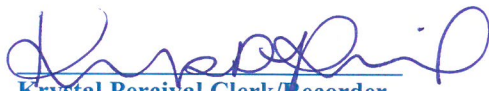
No Discussion

CLOSE PUBLIC MEETING AND OPEN CLOSED MEETING (IF NEEDED)

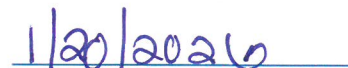
ADJOURN MEETING 8:15pm

Motion to adjourn public meeting

April McKeon made a motion to adjourn / Mistie Baird seconded / **Vote:** All Aye; No Nay. The motion carried unanimously



Krystal Percival Clerk/Recorder



Approved Date