

# VIRGIN TOWN

## Staff Report — Proposed Ordinance No. 2026-XX – Commercial Zone Agricultural Uses

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**To:** Virgin Town Planning Commission

**From:** Ryker Steglich, Town Planner, Sunrise Engineering

**Date:** April 28, 2026

**Subject:** Proposed Ordinance No. 2026-XX — Commercial Zone Agricultural Uses (VMC §16.40.08)

**Meeting:** Planning Commission Regular Meeting

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### AT A GLANCE

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<b>Application</b>	Legislative — Commission Member-Initiated Ordinance
<b>Subject</b>	Amendment to VMC §16.40.08 — Agricultural Uses as Permitted Uses in the Commercial Zone
<b>Prepared By</b>	Ryker Steglich, Town Planner, Sunrise Engineering
<b>Date</b>	April 28, 2026
<b>Meeting</b>	Planning Commission Regular Meeting
<b>Next Step</b>	Planning Commission recommendation to Town Council

### I. BACKGROUND

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VMC §16.40.08 currently establishes the permitted uses in Virgin Town’s Commercial Zone. Agricultural uses — including the tilling of soil, raising of crops, horticulture, gardening, and grazing of livestock — are not currently listed as permitted uses in that zone. The Planning Commission has proposed adding these uses as permitted uses in the Commercial Zone, citing community interest in accommodating small-scale agricultural activity in a manner compatible with existing commercial development.

### II. DESCRIPTION OF PROPOSED ORDINANCE

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Proposed Ordinance No. 2026-XX amends VMC §16.40.08 to add two new permitted uses in the Commercial Zone. Key provisions include:

- New Permitted Uses: The ordinance adds tilling of soil, raising of crops, horticulture, and gardening as a permitted use in the Commercial Zone, and grazing of livestock as a separate permitted use in the Commercial Zone.

### III. FINDINGS AND RECOMMENDATION

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From a planning standpoint, staff finds the intent of this ordinance to be consistent with the community's interest in supporting small-scale agricultural activity in the Commercial Zone.

Staff does note one planning-level observation for the Commission's consideration. The ordinance, as drafted, adds these uses as permitted uses without accompanying standards governing scale or operational conditions. The Commercial Zone includes parcels of varying sizes, and the Commission may want to consider whether some basic use-specific addressing items, such as setbacks from adjacent uses, limits on livestock numbers, or fencing requirements, would provide a workable framework for managing compatibility questions that could arise on smaller parcels.

Staff recommends that the Planning Commission discuss the ordinance and determine what action to take at this time. If the Commission is satisfied with the ordinance as drafted, staff does not identify a planning basis for recommending against adoption.