



# PLANNING AND ZONING REGULAR MEETING

Tuesday, May 12, 2026 at 5:30 PM

40 W Main St / Formerly: 91 Mill St  
Virgin UT 84779 & Via Zoom

## AGENDA

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### PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM MEETING:

<https://us06web.zoom.us/j/82928686828?pwd=8dwnSKvDU4ndZVHa8oq7qyvM0DloJ4.1>

Passcode: 397873 | Meeting ID: 829 2868 6828 | 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 April 14, 2026 and April 22, 2026 Meetings
- 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 replacing VMC Title 16 Section 30.06 to address unlisted and prohibited uses.
  - 2. An ordinance amending VMC 16.40.08 to add permitted agricultural uses to the commercial zone.
  - 3. An ordinance amending and restating Chapter 16.20 of the Virgin Municipal Code to establish a Joint Utility Committee (JUC), amending Subsection 16.18.12(F)(1) to designate the Community Development Director as the administrative land use authority for final plat approval, repealing references to the Development Review Committee, and providing for coordinated utility review of development applications.
  - 4. An ordinance adopting and enacting a new Chapter 46 in Title 16 of the Virgin Municipal Code ("VMC"), establishing a review process for new or unlisted business uses as required by Utah Code 10-20-507; providing for classification requests, administrative review, legislative action, and appeals; and making related amendments
  - 5. An ordinance amending and restating Section 16.2.18 of the Virgin Municipal Code to establish procedures for preliminary and final site plan review; providing for technical utility review by the Joint Utility Committee (JUC); delegating approval authority to the Community Development Director; and providing for an orderly, safe, and compliant development review process.
  - 6. An ordinance adopting and enacting a new section in Chapter 16.8 of the Virgin Municipal Code establishing standards for grading, excavation, and earthwork activities; providing for permitting, engineering, and enforcement procedures; and promoting public health, safety, and welfare through responsible land disturbance regulation.

**PUBLIC MEETING:**

**Motion to close the public hearing and open the public meeting**

**A. DISCUSSION AND POSSIBLE MOTION AND VOTE FOR ITEM 1**

1. An ordinance adopting and enacting a new section in Chapter 16.8 of the Virgin Municipal Code establishing standards for grading, excavation, and earthwork activities; providing for permitting, engineering, and enforcement procedures; and promoting public health, safety, and welfare through responsible land disturbance regulation.

**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.***