



To: Mayor and Town Council
From: Mark C. Meyers, Town Manager
Date: May 14, 2026
Subject: Grading Ordinance

Background

Virgin Town has not required grading permits for several years since a past administration removed the standard. Grading permits are a best practice in any local community. Recognizing this, Town Planner Ryker Steglich was directed to draft an ordinance. The Planning Commission held multiple public hearings on the ordinance. Based on discussion by Commissioners, including a few suggested revisions by the public, the Planning Commission recommended the attached ordinance to the Town Council at their May 12, 2026, meeting. The draft ordinance reflects on-going revisions - dust and track out control, consideration of washes, clean-up of debris requirements, 40-day review period, graduated exemption thresholds, pre-activity notice and emergency exemptions for utility repairs and fire mitigation.

An early version of the ordinance was discussed at the February 11, 2026, town council work meeting. Attached is a more detailed report regarding the last version of the ordinance, as recommended, from Mr. Steglich.

Recommendation

It is recommended that Town Council consider adopting the grading ordinance at the May 19, 2026, regular meeting.