

VIRGIN TOWN

Staff Report — Proposed Ordinance No. 2026-XX – Shuttle Stop Removal

To: Virgin Town Planning Commission

From: Ryker Steglich, Town Planner, Sunrise Engineering

Date: June 9, 2026

Subject: Proposed Ordinance No. 2026-XX — Removal of Shuttle Stop as a Conditional Use from the Commercial Zone (VMC § 16.40) and the Highway Resort Zone (VMC § 16.44)

Meeting: Regular Planning Commission Meeting

AT A GLANCE

Application	Legislative — Town Council-Initiated Ordinance
Subject	Amendment to VMC § 16.40.10 and § 16.44.10 — Removal of Shuttle Stop as a Conditional Use
Prepared By	Ryker Steglich, Town Planner, Sunrise Engineering
Date	June 9, 2026
Meeting	Regular Planning Commission Meeting
Next Step	Planning Commission Recommendation to Town Council

I. BACKGROUND

Virgin Town currently has two shuttle stop facilities serving the area, and the Virgin Municipal Code (VMC) lists “Shuttle Stop” as a conditional use in both the Commercial Zone (VMC § 16.40.10) and the Highway Resort Zone (VMC § 16.44.10). Under the current framework, a property owner may apply for a conditional use permit (CUP) to establish a shuttle stop on private property in either of these zones.

The Town Council has determined that this approach is not the best fit for how shuttle stops actually function. Because shuttle facilities typically operate within or adjacent to public rights-of-way rather than as a traditional private land use, the Town Council believes they are more appropriately established and governed through formal agreements between the Town and transportation entities. This gives the Town direct oversight of any shuttle stop in Virgin rather than routing that decision through the private land use permit process. The Town Council has referred Ordinance No. 2026-XX to the Planning Commission for a duly noticed public hearing and recommendation. Any shuttle stop currently operating under a validly issued CUP is not affected by this ordinance.

II. DESCRIPTION OF PROPOSED ORDINANCE

Proposed Ordinance No. 2026-XX makes targeted amendments to two zoning districts in the VMC. Key provisions include:

- Amendment to VMC § 16.40.10 (Commercial Zone — Conditional Uses): Removes “Shuttle Stop” from the list of conditional uses. All other conditional uses in the Commercial Zone are unaffected.
- Amendment to VMC § 16.44.10 (Highway Resort Zone — Conditional Uses): Removes “Shuttle Stop” from the list of conditional uses. All other conditional uses in the Highway Resort Zone are unaffected.
- Savings Clause (Section 3): Any CUP for a shuttle stop validly issued prior to the effective date of this ordinance remains valid and enforceable in accordance with its terms and conditions. Existing permit holders are not required to obtain a new permit or cease operations conducted in compliance with a validly issued CUP.
- Standard Provisions: The ordinance includes a repealer, severability clause, and effective date upon adoption and posting as required by law.

III. FINDINGS AND RECOMMENDATION

The proposed ordinance is consistent with the Town’s land use authority under Utah Code Ann. §§ 10-20-502 and 10-20-503 and serves the public interest by aligning the Town’s regulatory tools with the practical nature of shuttle stop operations. Shuttle stop facilities that function within or adjacent to public rights-of-way are more appropriately managed through intergovernmental or transportation service agreements than through the CUP process, which is designed for private land use decisions. The savings clause ensures that existing permit holders are not impaired by the amendment.

Staff recommends that the Planning Commission forward Ordinance No. 2026-XX to the Town Council with a recommendation of approval.