



PLANNING AND ZONING REGULAR MEETING

Tuesday, July 14, 2026 at 5:30 PM

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

AGENDA

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us06web.zoom.us/j/86299508148?pwd=O1JXSyoZTlqzw3RoaoLDpnskmRnQb.1>

Passcode: 358366 | Meeting ID: 862 9950 8148 | 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 May 13, 2026 and June 9, 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 OF VIRGIN TOWN, UTAH, AMENDING THE VIRGIN MUNICIPAL CODE TO REMOVE SHUTTLE STOP AS A CONDITIONAL USE FROM THE COMMERCIAL ZONE (VMC §16.40) AND THE HIGHWAY RESORT ZONE (VMC § 16.44); AND PROVIDING FOR RELATED MATTERS.

PUBLIC MEETING:

Motion to close the public hearing and open the public meeting

- A. **DISCUSSION AND POSSIBLE MOTION AND VOTE FOR ITEMS 1 - 5**
 - 1. The Riv at Zion - Sign Permit Application
 - 2. AN ORDINANCE OF VIRGIN TOWN, UTAH, AMENDING THE VIRGIN MUNICIPAL CODE TO REMOVE SHUTTLE STOP AS A CONDITIONAL USE FROM THE COMMERCIAL ZONE (VMC § 16.40) AND THE HIGHWAY RESORT ZONE (VMC § 16.44); AND PROVIDING FOR RELATED MATTERS
 - 3. 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.
 - 4. 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 TOWN

MANAGER; AND PROVIDING FOR AN ORDERLY, SAFE, AND COMPLIANT DEVELOPMENT REVIEW PROCESS.

5. Good Neighbor Overlay

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.