



114 S. Mill Street, Virgin, UT, 84779 435-635-4695 clerk@virgin.utah.gov
PLANNING & ZONING NOTICE AND AGENDA
March 11, 2015 6:00 p.m.

A. WORK MEETING/Non-Action Items: 6:00 p.m. Town Hall

- a) General Plan Survey Questions

B. REGULAR MEETING/Action Items: 6:30 p.m. Town Hall

1. Call to Order - Chair Steve Masefield
2. Declaration of Conflict of Interest
3. Declaration of Ex-parte communications
4. General Plan - continuing discussion and survey question development.
5. Review with possible approval of February 11, 2015 DRAFT Minutes.

Open Forum: Limit 2 minutes per speaker

Commissioner Comments:

C. ADJOURN PUBLIC MEETING:

10. Approve Motion to Adjourn Public Meeting

Posted at the Following Locations on this 9th Day of March, 2015

1. Virgin Town Hall
2. Virgin Post Office
3. Virgin Town Park

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.

Draft Survey 2105 for Virgin General Plan draft 2/12/2015

1. Please select the top 3 reasons you live in Virgin:	
rural	
born here	
clean environment	
property rights	
family	
low crime	
quiet	
scenery	
outdoor recreation	
sparse population	
affordable	
jobs	
less congestion	
Other	
Comments ????	

Mark 3 only

2 How would you rate the importance of the following community values:

	Very Important	Important	Somewhat important	Not Important	Undecided
preserving neighborhoods as they are					
respecting the environment					
increasing transportation options					
economic vitality					
respecting historical heritage					
embracing change					
promoting growth that serves community needs					
embracing diversity					
Other					
Comments ????					

3. How would you rate the following conditions, activities and services in Virgin

	Excellent	Good	Fair	Poor	Undecided
communication between elected officials and citizens					
citizens' involvement in city affairs					
opportunities to participate in cultural activities (e.g. plays,concerts)					
facilities and activities available for senior citizens					
youth activities					
overall quality of life					
street maintenance					
culinary water					
sewer					
law enforcement					
fire protection					
animal control					
city parks					
utility					
billing options					
recreational programs					
sidewalks					
Other					
Comments ????					

4. How well does Virgin respond to and resolve the following:

	Excellent	Good	Fair	Poor	Undecided
weeds and trash					
unkept or broken down lots					
abandoned or junk vehicles					
vandalism					
unattended dogs and cats					
Other					
Comments ????					

6. As Virgin grows, how important are the following kinds of land use development:

	Very Important	Important	Somewhat important	Not Important	Undecided
residential					
retail shopping					
business industrial					
recreation					
agriculture					
Comments ????					

7. What are the most appropriate areas for the development of industrial, commercial, and residential uses:

	Industrial	Commercial	Residential
expand into farmland/open space			
central area of town			
north of hwy 9 & west of the Post Office			
south of hwy 9 & west of Mill Street			
north of hwy 9 & east of the Post Office			
south of hwy 9 & east of Mill Street			
None (No growth)			
Comments ?????			

8. Do you think Virgin is friendly to business opportunities?

	Yes	No	No Opinion
Comments ?????			

9. How important is creating bicycle/pedestrian walkways on SR9 ?

	Very Important	Important	Somewhat important	Not Important	Undecided
Comments ???					

10. Select the top 5 types of commercial growth you would like to see:

automobile repair facilities	
banking	
books	
convenience stores	
eateries	
entertainment	
fast food	
gas station	
groceries	
guest/retail lodging	
hardware	
movies	
sporting goods/recreation	
retail gift / clothing	
Other	
Comments ????	

Mark 5 only

11. Name 3 specific businesses that you wish were in Virgin? (question 13 is the same)

1	
2	
3	
Comments ????	

**12. How important are the following types of industrial development to the future of Virgin?
(Industries can be home size and bigger)**

	Very Important	Important	Somewhat important	Not Important	Undecided
technology related industries					
light manufacturing industries					
energy-related industries					
Other					
Comments ?????					

13a. Should multifamily housing (eg: Duplex, triplexes, apartment buildings) be permitted in Virgin

Restricted to one area designated for higher density housing	
Restricted to several areas	
Distributed throughout the town	
Not allowed anywhere	
Comments ?????	

Mark those that apply

13b Should vacation rental by owner (VRBO) be allowed in Virgin

Restricted to one designated area	
Restricted to several areas	
Anywhere in Virgin apart from subdivisions where prohibited	
Not allowed anywhere	
Other	
Comments ?????	

Mark those that apply

14b Should accessory apartments (basement apartments or other rooms which are part of a single family home) be available for rental for:

	Yes	No	No Opinion
More than 30 days?			
Less than 30 days			
Not at all			
Other			
Comments ?????			

15 Do you feel there are enough parks, trails, and open spaces in Virgin? (e.g:River trails, scenic vistas etc)

	Yes	No	No Opinion
Comments ?????			

16. Do you feel Virgin offers sufficient recreational facilities and opportunities?

	Yes	No	No Opinion
Comments ?????			

17. Select the TOP 5 recreational facilities that should be developed or expanded in Virgin

baseball/softball fields	
basketball courts	
bicycle/walking paths	
BMX park	
children's playgrounds	
equestrian facilities	
golf course	
indoor swimming pool	
library	
heritage or interpretive museum	
parks	
movies	
racquetball	
recreational center	
running track	
senior citizens center	
skateboard park	
soccer fields	
tennis courts	
unique parks (discovery)	
wildlife viewing areas	
other	
None	
Comments ????	

Mark 5 only

18. How important is the preservation of open space in Virgin (e.g: Scenic vistas, river trails, parks etc)

	Very Important	Important	Somewhat important	Not Important	Undecided
Comments ????					

19a Virgin only allows Single Family Homes. Should Virgin allow:

	Allow	Not Allow	Undecided
Duplexes			
Triplexes			
Apartment buildings			
Other			
Comments ????			

See 13A

19b Should Virgin allow private gated communities

	Yes	No	No Opinion
Comments ????			

20a Would you be willing to pay MORE taxes for the following services and facilities in Virgin.

	Yes	No	No Opinion
community events and or festivals			
city hall			
fire station			
indoor swimming pool			
library			
parks			
performing arts center			
police			
recreational facilities			
sewer system			
sidewalks			
street improvements			
street lighting			
trails			
Other			
Comments ????			

20 b What facilities and services would you be willing to give up instead of tax increases

	Yes	No	No Opinion
community events and or festivals			
city hall			
fire station			
indoor swimming pool			
library			
parks			
performing arts center			
police			
recreational facilities			
sewer system			
sidewalks			
street improvements			
street lighting			
trails			
Other			
Comments ????			

21 Rate these issues facing Virgin in the next 5 years

	Very Important	Important	Somewhat important	Not Important	Undecided
affordable housing					
need for economic development/job creation					
parks and recreation development					
population growth					
preservation of historic buildings and sites					
preservation of small town lifestyle					
preservation of wildlife habitat/ protect open spaces					
sewer					
traffic management (road improvement/ construction)					
utility and service rates					
water					
Other					
Comments ?????					

22a Do you agree or disagree with the following concerns

	Strongly Agree	Agree	Somewhat disagree	Strongly disagree	No opinion
Virgin has sufficient water to meet growth demands					
streets in Virgin need repair					
more youth recreation opportunities are needed					
city government services are sufficient and appropriate					
the provision of service of utilities is satisfactory					
police services meet the community safety needs					
fire and emergency services meet community safety needs					
animal control services are sufficient					
should the Highway Resort Zone be allowed to anywhere on SR9					
Other					
Comments ????					

22b Please place the following in order of priority for Virgin to deal with: Mark 1 thru 8

Improve fire protection and response times	
Protect rights of property owners	
Preserve scenic assets and wildlife habitat	
Preserve rural character of town	
Improve existing parks	
Develop commercial growth and tax revenues	
Expand police protection and response	
Improve roads	
Other	
Comments ?????	

23 How many years have you lived in Virgin

0-1 years	
2-5 years	
6-10 years	
11-15 years	
16-20 years	
21-25 years	
26-30 years	
31+ years	

25. What is your household size?

	1-2	
	3-6	
	7-10	
	10+	

26. What is your age?

	Under 26	
	26-45	
	46-65	
	66-85	
	86-105	

VIRGIN PLANNING AND ZONING MEETING
Virgin Town Office, 114 S. Mill Street, Virgin, UT 84779
WEDNESDAY, February 11, 2015
Work Session at 6:00 p.m. Regular Meeting at 6:00 p.m.

1 Present:

2 Council Members: Steve Masefield, Chairman

3 Dan Snyder

4 Lori Rose (Skyped)

5 Matt Spendlove

6 Valerie Wenz (Excused)

7

8 Others: Monica Bowcutt, Town Clerk Jean Krause, Town Council Liaison

9 Sean Amoldt, Bonnie Timmerman, Mark Savee, Lenny Brinkerhoff, Ivan

10 Jensen Jay Lee, Chuck Matsler, Linda Collet, Private Detective

11

12 **A. WORK MEETING/Non-Action Items: 6:00 p.m. Town Hall**

13 a. General Plan - Continue discussion of survey questions: The preliminary
14 questions drafted were read and discussed. There are 26 questions so far. Lenny request
15 that Town Clerk emails out a copy of the 26 questions to her and Sean &

16 b. Discussion of Solar Panel Angle: Issue is if you have a house that isn't facing
17 South. Steve proposes, in the definitions to say "Where the pitch of the roof is not due
18 South which gives optimum solar gain, solar gain, Solar panels may be mounted with a tilt,
19 to a maximum of 20 degrees, provided that the highest point of any solar panel or frame
20 does not break the roofline or ridge line."

21 All P&Z commissioners that is a good solution so after Public Hearing, it will be
22 recommended to Town Council.

23

24 **B. REGULAR MEETING/Action Items: 6:30 p.m. Town Hall**

25 1. Call to Order - Chair Steve Masefield called the meeting to order at 6:31.

26 2. Declaration of Conflict of Interest - None Declared

27 3. Declaration of Ex-parte communications - None Declared

28 4. Welcome new P&Z Commissioner - Matthew Spendlove - Steve welcomed Matt
29 Spendlove as a commissioner stating his local knowledge and background will be
30 invaluable.

31

32 5. Revisions and redrafting to Small Lots Ordinance. - Lori, Steve and Sean met and Sean
had a different approach using a process rather than tables. Steve proposes they meet
again to sort it out. Steve points out that Heath Snow, Town Attorney says Virgin is the only
Town he works with that P&Z writes their own ordinances rather than the Attorney. Jean
said Heath has a data base of ordinances that he can just pull up sample ordinances to
give to us. Lenny requested to be included in the meeting for further discussion.

1
2 6. Revisions and redrafting to Lighting Standards. - Steve suggested sending the Draft
3 Ordinance to the Attorney before moving forward. Lenny requested a copy of this also.

4 7. Revisions and redrafting to Fences and walls Ordinance. - Chris gave Steve some ideas
5 regarding a Building Permit for this and suggests a Building Approval be obtained from him.
6 If he is not happy he can pass it on to P&Z. Lori questions whether we have a simple form
7 because of footings when heights require engineering? Lenny says in the Building Codes
8 for Utah, anything over 4' has to be engineered with re-bar. Chuck says in St. George
9 anything under 6' doesn't require engineering. Dan says Hurricane now requires inspection.
10 Also email this to Lenny. Matt thinks livestock and agriculture fencing should be taller than
11 6'. Verbiage was decided to read: "Livestock and agriculture fences are sufficient for
12 livestock retention, so long as they do not obstruct clear view of intersecting streets.."

13 8. Revisions and redrafting to Chapter 13 in VULU - RV's Travel Trailers, Camp Grounds &
14 Cabins. - Jean says this should not be it's own Chapter. This is a Conditional Use and all
15 Conditional Uses are in Chapter 8 so this should be Chapter 8.14. Lori asked Steve to look
16 at Chapter 13.4 and consider a new Title for it. We have no Title that talks about Parks.

17 9. General Plan – continuing discussion and survey question development. - Starting at
18 question 19 B, they read and discussed the rest of the draft questions.

19 10. Review with possible approval of January 14, 2015 DRAFT Minutes.

20 Steve would still like to see minutes summarized more. Lenny suggested a form of a
21 tickler that was used a few years ago. Lori had some type O's on page 1.

22 ***Dan moved to approve the minutes with changes, Matt seconded the motion, Steve;
23 AYE, Lori; AYE, Matt; AYE, Dan Abstained.***

24 **Open Forum: Limit 2 minutes per speaker**

25 Lenny Brinkerhoff stated that her comments are not a refecation on P&Z, but thinks it is
26 appalling that there is a slur/hate campaign going on in Virgin. Instead of treating each
27 other with respect and truthfulness, has changes that civil discussion has become uncivil
28 behavior. She feels the Pandora Poster in the Post Office is disgusting. She believes
29 people have a right to due process and they didn't get that.

30 **Commissioner Comments:**

31 **C. ADJOURN PUBLIC MEETING:**

32 11. Approve Motion to Adjourn Public Meeting:

Dan motioned to Adjourn, Matt Seconded, ALL AYES.

Meeting adjourned at 7:46 P.M.