

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.

VIRGIN TOWN

ORDINANCE NO. 2026-XX

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.

RECITALS

WHEREAS Virgin Town (“Town”) is a Utah municipal corporation and political subdivision of the State of Utah, organized and existing under the provisions of Utah Code Annotated Title 10.

WHEREAS Pursuant to Utah Code Ann. §§ 10-20-502 and 10-20-503, the Virgin Town Council (“Town Council”), acting in its capacity as the governing and legislative body of the Town, has enacted land use regulations found in Title 16 (Land Uses) of the VMC and an official zoning map which set forth zoning districts and the types of land uses and densities that are allowed within each zoning district.

WHEREAS The Virgin Municipal Code currently lists “Shuttle Stop” as a conditional use in both the Commercial Zone (VMC § 16.40) and the Highway Resort Zone (VMC § 16.44).

WHEREAS The Town Council has determined that shuttle stop facilities, by their nature, are located within or adjacent to public rights-of-way and are more appropriately governed through agreements between the Town and transportation entities rather than through the conditional use permit process.

WHEREAS The Virgin Town Planning Commission (“Planning Commission”) has reviewed this proposed ordinance, and after conducting a properly noticed public hearing on the same on _____, 2026, forwarded the same to the Town Council with a recommendation that it be adopted as a formal land use regulation of the Town.

WHEREAS The Town Council finds that adoption of this Ordinance is in the best interest of the public health, safety, and welfare of the residents and visitors of Virgin Town.

ORDINANCE

NOW THEREFORE, BE IT ORDAINED by the Town Council of Virgin Town, Utah, as follows:

1. Amendment to Virgin Municipal Code 16.40.10. Section 16.40.10 (Conditional Uses) of the VMC is hereby amended to remove “Shuttle Stop” from the list of conditional uses permitted in the Commercial Zone. All other conditional uses listed in VMC § 16.40 remain in full force and effect.
2. Amendment to Virgin Municipal Code 16.44.10. Section 16.44.10 (Conditional Uses) of the VMC is hereby amended to remove “Shuttle Stop” from the list of conditional uses permitted in the Highway Resort Zone. All other conditional uses listed in VMC § 16.44 remain in full force and effect.

3. Effect on Existing Conditional Use Permits. Any conditional use permit (CUP) issued prior to the effective date of this Ordinance authorizing a shuttle stop in the Commercial Zone or Highway Resort Zone shall remain valid and enforceable in accordance with its terms and conditions. Nothing in this Ordinance shall be construed to require the holder of such a CUP to obtain a new permit or to cease operations conducted in compliance with a validly issued CUP.
4. Repealer. All Virgin Town ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.
5. Severability. Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.
6. Effective Date. This Ordinance shall take effect immediately upon adoption and posting as required by law.

PASSED AND ADOPTED by the Town Council of Virgin Town, State of Utah, on the ____ day of _____, 2026 by the following vote:

Council Person:

Valerie Wenz	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
April McKeon	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Paul Luwe	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
James Kietzman	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Jean Krause <i>Mayor</i>	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

VIRGIN TOWN
a Utah municipal corporation

Attest:

Jean Krause, Mayor

Krystal Percival, Town Recorder

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §63G-30-102 as amended, I, the Town Recorder of Virgin Town, Utah, hereby certifies that the foregoing Ordinance was duly passed and published or posted via Class A Notice at:

- 1) *Utah Public Notice website*
- 2) *Virgin Town website, www.virgin.utah.gov*
- 3) *Virgin Town Hall*

Krystal Percival, Town Recorder