
ARGUMENTS "FOR" VIRGIN ORDINANCE NO. 2018-09

Ballot Text:

On February 28, 2018, the Virgin Town Council passed ORDINANCE 2018-09, which amended Virgin Town's Official Zoning Map to re-designate approximately 80.258 acres of real property located South of SR-9 at approximately 393 West from its then present designation as part of the Rural Residential ("RR") zoning district to that of the Highway Resort Zone ("HRZ") zoning district.

ARE YOU FOR VIRGIN ORDINANCE 2018-09

OR AGAINST VIRGIN ORDINANCE 2018-09

*****NOTE: THE ARGUMENT FOR OR AGAINST ARE THE OPINIONS OF THE AUTHOR*****

With the astronomical recent growth of visitors to Zion and surrounding areas, there is a tremendous need for transient lodging within the Town (hotels, motels, short term rentals, residential hosting facilities and RV/tent camping). The Town's lack of transient lodging has had severe detrimental effects on the Town's roads, infrastructure and resources. Visitors traverse the Town's roads and camp on BLM land off of Kolob Terrace Road, Sheep Bridge Road and many others. The Town receives little benefit from said visitors. To help meet the Town's needs to maintain its infrastructure and quality of life for permanent residents, the Town adopted Virgin Ordinance No. 2018-09 ("Ordinance") re-zoning 80 acres located South of SR-9 at 393 West ("Subject Property") to Highway Resort Zone ("HRZ"). The re-zone allowed the Subject Property to be utilized for any use that is conditionally permitted – including transient lodging uses.

Re-zoning the Subject Property to HRZ is in the best interest the Town for the following reasons:

1. The Subject Property is a large parcel of land. Because of its size, should the property owner desire to develop the Subject Property into an intensive tourist based use such as a resort, retail commercial or transient lodging, the Town can require significant buffers and other development measures to be taken to mitigate and/or eliminate adverse impacts on neighboring residential areas.
2. Development of one or more conditionally permitted uses of the HRZ on the Subject Property will also financially benefit the Town thru increased revenue without raising taxes and municipal fees and will likely make more local jobs available to Town residents. HRZ uses should generate revenue thru property tax, sales tax and transient room tax. This additional revenue will allow the Town to maintain and build new infrastructure.
3. After extensive surveys, open house meetings and collection of community input as part of the Town's General Plan update, Town residents indicated they generally favor commercial/resort style uses all along SR-9, not just the East side of Town. Re-zoning the Subject Property effectuates the principals encapsulated in the Town's new General Plan.

4. The Subject Property unquestionably meets the physical characteristic HRZ requirements (VULU 22.3.2). Most of the Subject Property is low-lying below the grade of SR-9 and contains areas within the flood zone of the Virgin River. The Subject Property is partially blocked from view by persons traveling SR-9. Because of these characteristics, larger scale buildings and clustered structures can be erected with less visual impact than if located elsewhere within the Town.
5. Finally, the re-zoning of the Subject Property to the HRZ via the Ordinance was requested by the property owner. Unless there is a clearly demonstrable adverse effect from such a re-zone upon neighbors that cannot be mitigated or avoided by conditions of development, a property owner should be allowed to exercise his/her unalienable right to utilize their property how they see fit without the intervention of government.

**ACCORDINGLY, THE TOWN COUNCIL STRONGLY REQUESTS
THAT YOU VOTE "FOR" VIRGIN ORDINANCE # 2018-09!**