

## ARGUMENT "AGAINST" on PROPOSITION #21

On February 28, 2018 the Town Council approved a re-zone of 80+ acres of property located at 393 W Highway 9 in Virgin from Rural Residential to Highway Resort Zone. The sponsors filed a referendum objecting to the re-zone of this large piece of property in the center of town.

Ordinance #2018-9, the subject of this referendum, makes it possible for this piece of property at 80+ acres, to have a hotel, RV Park, or campground on it (or even all 3 of these combined given the size of the property). Imagine a 80+ acre RV Park and Campground in the center of town.

At this point in time, these 80+ acres of property remain in the Rural Residential zone until the referendum vote.

After the filing of the referendum suspending the re-zone, the owners of the property have proposed and are seeking approval of a vacation rental subdivision called Zion Sunset Villas. That use is consistent with the present zone, is acceptable to surrounding neighborhoods, and at last would be a project that the whole town could support.

If the owners of the property are serious about the proposed vacation rental subdivision, then there is no need for this property to be re-zoned to Highway Resort Zone.

However, if this property is re-zoned to Highway Resort Zone, then there is still the risk that this vacation rental project could be dropped and an RV Park and campground put on that property, once again dividing the town.

If you do not want even the risk of an 80+acre RV Park or Campground in this location and want to see the town heal, then vote "AGAINST" this law.