

Date: 10/1/2021
Name of preparer: Gene Garate
Contact information of preparer: zoningadministrator@virgin.utah.gov
Reason for change: Standardizing verbiage in all chapters
Current wording: 2.12 District. A portion of the territory of the Town of Virgin, established as a zoning district by this ordinance, within which certain uniform regulations or requirements or various continuations thereof apply under the provisions of this ordinance; also includes “zone”, and “zoning district.” 2.12 Zone. See District 2.16 OCCUPANCY PERMIT REQUIRED Land, building or premises in any district shall hereafter be used only for a purpose permitted in such district and in accordance with district regulations. A permit of occupancy shall be issued by the Virgin Town Zoning Administrator to the effect that the use, building or premises will conform to provisions of this and related ordinances prior to occupancy, for any building erected, enlarged or altered structurally, or the occupancy or use of any land, except permitted for agricultural uses. Such a permit is needed whenever use or character of any building or land is to be changed. Upon written request from the owner, a permit shall be issued covering any lawful use of buildings or premises existing on the effective date of this amendment, including non-conforming buildings and uses. 2.30 Amendments. The Town of Virgin may from time to time amend the number, shape, boundaries, or areas of any district, or any regulation or any other provision of the zoning ordinance, but any such amendment shall not be made or become effective until after ten (10) days published notice and public hearing before the Planning and Zoning Commission and unless the same shall have been proposed by or be first submitted to the Virgin Town Planning and Zoning Commission for its recommendation, which shall be returned within thirty (30) days after the public hearing, or as soon thereafter as possible.
Proposed wording ~~2.12 District. A portion of the territory of the Town of Virgin, established as a zoning district by this ordinance, within which certain uniform regulations or requirements or various continuations thereof apply under the provisions of this ordinance; also includes “zone”, and “zoning district.”~~ 2.12 Zone. A portion of the territory of the Town of Virgin, established as a zone by ordinance, within which certain uniform regulations or requirements or various continuations thereof apply. 2.16 OCCUPANCY PERMIT REQUIRED Land, building or premises in any ~~district~~ zone shall hereafter be used only for a purpose permitted in such ~~district~~ zone and in accordance with ~~district~~ zone regulations. A permit of occupancy shall be issued by the Virgin Town Zoning Administrator to the effect that the use, building or premises will conform to provisions of this and related ordinances prior to occupancy, for any building erected, enlarged or altered structurally, or the occupancy or use of any land, except permitted for agricultural uses. Such a permit is needed whenever use or character of any building or land is to be changed. Upon written request

from the owner, a permit shall be issued covering any lawful use of buildings or premises existing on the effective date of this amendment, including non-conforming buildings and uses.

2.30 Amendments. The Town of Virgin may from time to time amend the number, shape, boundaries, or areas of any ~~zone district~~, or any regulation or any other provision of the zoning ordinance, but any such amendment shall not be made or become effective until after ten (10) days published notice and public hearing before the Planning and Zoning Commission and unless the same shall have been proposed by or be first submitted to the Virgin Town Planning and Zoning Commission for its recommendation, which shall be returned within thirty (30) days after the public hearing, or as soon thereafter as possible.

VIRGIN TOWN

ORDINANCE # 2021-66

AN ORDINANCE AMENDING CHAPTER TWO OF THE VIRGIN UNIFORM LAND USE ORDINANCES (“VULU”).

RECITALS

WHEREAS, - Utah Code provides for the adoption and amendment of Town land use ordinances by the Land Use Authority, which in Virgin is the “Town Council with recommendation by the Planning and Zoning Commission” ; and

WHEREAS, the Virgin Land Use Authority finds that the existing Virgin Town Code (VULU) Chapter Two, and the various sub sections found within, require updating to meet the changing needs of the town; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire to provide clarity and continuity within VULU; and

WHEREAS, the Virgin Town Planning and Zoning Commission held properly noticed Public Hearings on these amendments on October 13, 2021, and voted to recommend its draft amendment ordinance to the Virgin Town Council at a regular meeting on October 27, 2021;

NOW, THEREFORE BE IT ORDAINED by the Land Use Authority of Virgin, Utah that, in order to provide for the health, safety and general welfare of the citizens of Virgin, Utah, the VULU Ordinance is hereby amended to incorporate the following changes:

ORDINANCE

NOW THEREFORE be it ordained by Virgin Town, Washington County, State of Utah, acting by and through the Town Council:

2.12 District. ~~A portion of the territory of the Town of Virgin, established as a zoning district by this ordinance, within which certain uniform regulations or requirements or various continuations thereof apply under the provisions of this ordinance; also includes “zone”, and “zoning district.”~~

2.12 Zone. A portion of the territory of the Town of Virgin, established as a zone by ordinance, within which certain uniform regulations or requirements or various continuations thereof apply.

2.16 OCCUPANCY PERMIT REQUIRED

Land, building or premises in any zone shall hereafter be used only for a purpose permitted in such zone and in accordance with zone regulations. A permit of occupancy shall be issued by the Virgin Town Zoning Administrator to the effect that the use, building or premises will conform to provisions of this and related ordinances prior to occupancy, for any building erected, enlarged or altered structurally, or the occupancy or use of any land, except permitted for agricultural uses. Such a permit is needed whenever use or character of any building or land is to be changed. Upon written request from the owner, a permit shall be issued covering any lawful use of buildings or premises existing on the effective date of this amendment, including non-conforming buildings and uses.

2.30 Amendments. The Town of Virgin may from time to time amend the number, shape, boundaries, or areas of any zone, or any regulation or any other provision of the zoning ordinance, but any such amendment shall not be made or become effective until after ten (10) days published notice and public hearing before the Planning and Zoning Commission and unless the same shall have been proposed by or be first submitted to the Virgin Town Planning and Zoning Commission for its recommendation, which shall be returned within thirty (30) days after the public hearing, or as soon thereafter as possible.

1. Severability. If any section, clause or portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.
2. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.
3. Effective Date. This Ordinance shall become effective immediately upon adoption by the Virgin Town Council and execution by the Virgin Town Mayor.

ADOPTED AND APPROVED BY THE VIRGIN TOWN COUNCIL ORDINANCE NUMBER _____ will become effective on this ____ day of _____, 2021 based upon the following vote:

Council Member:

Gene Garate	AYE___	NAE___
LeRoy Thompson	AYE___	NAE___
Kevin Stout	AYE___	NAE___
Jay Lee	AYE___	NAE___
Matthew Spendlove, Mayor	AYE___	NAE___

VIRGIN TOWN

a Utah municipal corporation

Matthew Spendlove, Mayor

ATTEST:

Krystal Percival, Town Clerk

REQUEST FOR VIRGIN TOWN COUNCIL ACTION

To: Mayor and City Council
From: Planning and Zoning
Date:
Subject:
Citizen comments summary:
Recommendation:
Background and Findings:
Fiscal Impact:
Supporting Documents:
This request prepared by:
This request prepared on: