

FINAL MINUTES
VIRGIN TOWN PLANNING & ZONING MEETING
Wednesday, September 8, 2021
6:00 pm
114 So. Mill Street, Virgin, Utah

Present:

Commission Members:

Sean Amodt
Karen Spendlove
Cameron Spendlove

Others:

Darcey Spendlove
Lesa Sandberg
LeRoy Thompson

A. REGULAR MEETING/Action Items: 6:00 p.m. Town Hall

1. Call to Order - Chair Mistie Baird

Sean Amodt stated he was in charge because Mistie Baird was not able to be present. Dean Woods was also not present. The meeting was called to order at 6:08 pm.

2. Declaration of Conflict of Interest

No conflicts were declared.

3. Review and possible approval of the draft minutes for August 11, 2021

Sean Amodt mentioned that the July minutes needed to be approved and should be added to the October agenda.

Cameron Spendlove moved to approve the August 11, 2021 draft minutes.

Karen Spendlove gave the second. No roll call vote was taken.

The motion was unanimously approved.

4. Discussion of curb and gutter regulations. Found in multiple Chapters in VULU.

Cameron Spendlove explained that he wanted this topic brought up for discussion because the standards for drainage needed to be reviewed. He wished to replace the language for curb and gutter or other approved drainage systems. He confessed that he had become un-fond of the curb and gutter look and felt other acceptable alternatives to curb and gutter should be available. He wanted the commission to look at the requirement especially for residential areas because subdivisions should not be required to use curbs if they did not need too. He pointed to Anasazi in Springdale as a good example. Discussion continued about the pros and cons of curb and gutter. Commission members Sean Amodt and Karen Spendlove agreed to move forward with the change, although businesses may want to keep using curb and gutter.

5. Discussion of Chapter 16.22 Congregate Living Facilities.

Sean Amodt explained his changes to the Ordinance. He stated he had left it highlighted on purpose with current and proposed both visible. He read the new wording for Congregate Living Facility, which came from the state code and residential care facility. This allowed hotels and motels etc. to be regulated differently. Congregate Living Facilities also showed up in the Short Term Rental and Residential Hosting Facility ordinances, which would need to be addressed in the future. They would be addressed when the definition amendments were to the 'R' and 'S' letters. Council Member Amodt stated he would have the CLF amended ordinance available and ready for next month, depending on what input he received from the Commission. A public hearing would need to also be scheduled. Cameron Spendlove stated he had noticed the requirement for parking should be changed to the minimum number of parking spaces, which meant it needed two or three times more parking. Sean Amodt thought the parking would need to be tied to the number of employees, which was 1:4 for youth homes. Discussion continued with the Commission agreeing to send feedback to Sean Amodt in time to have the ordinance placed on the October agenda.

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6. Discussion of Chapter 2 Definition changes.

Sean Amodt stated that he pulled from the document and copy/pasted from 'G' and 'H'. The Commission reviewed the old and new definition of each word, and then Sean's suggestions. Sean stated he would have them ready for a public hearing next month. Boarding House was discussed because it was in the Short Term Rental ordinance. The commission felt the definition of 'grade' would need to be changed. Sean Amodt asked for comments or suggestions in time for the public hearing deadline.

Open Forum: Limit 2 minutes per speaker:

No comments were made.

Commissioner Comments:

No comments were made.

B. ADJOURN REGULAR MEETING:

1. Motion to Adjourn Regular Meeting.

Cameron Spendlove moved to adjourn. Karen Spendlove gave the second. No roll call vote was taken. The motion was unanimously approved.

The public meeting adjourned at 6:26 pm.

Krystal Percival
Town Clerk

Approved:_____