

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE TOWN OF VIRGIN, UTAH, PROVIDING THAT THE VIRGIN UNIFORM LAND USE CODE (VULU) BE AMENDED BY REVISING SECTION 44.06A2 & 44.06A4 ENTITLED “LOCATION” OF SAID CODE, PROVIDING THE LOCATION ELIGIBILITY FOR HIGHWAY RESORT ZONE (HRZ) OF THE TOWN OF VIRGIN BE REVISED.

RECITALS

WHEREAS, Section 44.06A2 of Virgin’s Uniform Land Use Code (VULU) provides eligibility of Highway Resort Zone (HRZ) for property west of Kolob Terrance Road; and

WHEREAS, property west of Kolob Terrance Road eligible for HRZ is currently zoned Rural Residential and abuts a Rural Residential zone and residential homes; and

WHEREAS, Highway Resort Zone (HRZ) provides for commercial uses which are more intense than uses in residential zones: and

WHEREAS, many of the uses of HRZ are incompatible with neighboring homes; and

WHEREAS, it is in the best interests of the neighborhoods west of Kolob Terrace Rd and the Town of Virgin that there be a buffer between this residential district and the commercial uses in HRZ.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF VIRGIN, UTAH:

Section 1. That section 44.06A2 of the Virgin Uniform Land Use Code (VULU) of the Town of Virgin, Utah, be amended so that such section shall read as follows:

44.06 LOCATION

A. The Highway Resort Zone designation is available to parcels or portions of parcels that:

1. Directly front SR-9 and are located east of 295 East to the eastern town boundary;
2. Directly front Kolob Terrace Road and are located on the ~~west~~ east side of Kolob Terrace Road ~~east of the western quarter section line of 2 T41S R12W Section 23~~, under the condition that all access to property zoned HRZ shall be from Kolob Terrace Road, with no ingress or egress from Pocketville Road;

3. Directly front Kolob Terrace Road and are located on the west side of Kolob Terrace Road and south of Pocketville Road and North of SR9; under the condition that all access to property zoned HRZ shall be from Kolob Terrace Road, with no ingress or egress from Pocketville Road;
4. Lie within the area from grid line 700 E to the furthest east and south town boundary.

Section 2. 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.

Section 3. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.

Section 4. 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# 2023-__
will become effective on this ____ day of _____, 2023 based upon the following vote:

Council Member:

Gene Garate	AYE__	NAE__
LeRoy Thompson	AYE__	NAE__
Mistie Baird	AYE__	NAE__
Paul Luwe	AYE__	NAE__
Jean Krause, Mayor	AYE__	NAE__

VIRGIN TOWN
a Utah municipal corporation

Jean Krause, Mayor

ATTEST:

Krystal Percival, Town Clerk

