

VISION STATEMENT

The Town of Virgin is known for its beautiful scenery. The warm feeling you have when you visit the Town folks is reminiscent of years gone by.

This small serene community would like to maintain its beautiful scenic vistas and at the same time be able to provide a safe, livable environment for its residents.

It is the goal of this community to provide an atmosphere where everyone can be at peace with themselves and still have a say in what happens in the town. This is our town to be proud of.

PURPOSE OF THE GENERAL PLAN

The purpose of a General Plan is to provide a public document, adopted by the Town Board that sets in place official goals, policies and objectives regarding growth and development of the community and to serve as a guide for major policy decisions of the Town Board and Mayor. Planning is the process by which all community resources can be pulled together to accomplish a common goal: the long term, harmonious development of the Town.

The Virgin General Plan is a guide for the present and future needs, physical development and growth of the Town. The Plan analyzes issues or problems related to the Town and planning area for a period of 10 to 20 years.

This Plan is intended to inspire Virgin residents. It is, essentially, a vision of what the Town might be, and how local residents might accomplish their goals by adopted policies and implementation strategies. This Plan should be used and interpreted to reach land use and public involvement decisions. It can help maintain and enhance the quality of life that the residents of Virgin enjoy now and can preserve it for years to come. This plan is intended to reflect the values and aspirations of the citizens of Virgin Town.

This Plan recognizes environmental constraints and states how the community can protect and enhance the physical and natural features, which make Virgin unique.

The Plan is comprehensive and covers the entire Town. It encompasses all the elements that make the Town work such as land use, circulation, public and community facilities, recreation and open space, social services, economic development, expansion and preservation of its housing, historical, cultural and natural resources. The Plan realizes that growth will occur. It is the manner and rate in which growth occurs that is so important in determining how the Town can ensure maintaining and enhancing the character of the community.

This document presents data concerning Virgin's past and present and outlines land use goals and policies intended to make the most effective and efficient use of land within the community. The Plan prescribes choices that are attainable.

This Plan should be amended when necessary as policies, goals, issues, conditions, resources or problems change. It should be considered a dynamic document that is not simply shelved once completed. If this document is used as intended, the best possible results for the future of the community can be obtained. An annual review by the Virgin Town Planning & Zoning Commission and Virgin Town Board should be undertaken, with a comprehensive review and update taking place at least every 5 years or sooner if conditions warrant.

PREVIOUS PLANNING EFFORTS

The Utah State Legislature, under Title 10 of the Utah Code, authorizes all municipalities in Utah to prepare a comprehensive, long-range General Plan to guide the physical development of their community. Chapter 9, Part 3 of Title 10 outlines various elements, which may be included in the plan. Jurisdictions have the option of adopting those elements that are applicable to their own circumstances.

The last comprehensive plan adopted by Virgin was prepared in 1998. That plan was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

The intended purpose of this plan is to replace the exiting document entitled the Virgin Town Master Plan adopted in 1998. Some of the existing elements and information contained in that plan have been incorporated here, with updated analysis carried out to make it current. This general plan shall serve as a basis for other town ordinances, which are tools to implement the vision of this plan. Those tools include but are not limited to the Virgin Town Uniform Zoning Ordinance and Virgin Town Subdivision Ordinance.

This plan is focused on the need to assure that development as it occurs bears its fair and proportionate share of new infrastructure costs. This plan also encourages the fill in of vacant lots within the built up area before expanding to outlying undeveloped areas in order to preserve remaining agricultural lands, and helps assure that housing meets basic health, safety and aesthetic standards.

Over the past 7 years since the previous Plan was adopted, Virgin has remained a residential community with a rural/agriculture “flavor”. An updated plan was deemed necessary to guide short-term and long-range development for the next 10 years. Washington County as a whole is expecting more population growth into the 21st Century and Virgin Town will be better able to accommodate a portion of that population increase with sound planning.

The Virgin Town Board determined that since the potential for population growth exists, additional demands on public services required a new look at the basic policies listed in the 1998 Plan. The Virgin Town Planning & Zoning Commission was invited to review existing plans and develop a new General Plan, which was to be submitted to the Town Council, with the Commission’s recommendation, for adoption. The process followed to produce this plan was ongoing and technical assistance of the Five County Association of Governments was utilized in the meetings and the preparation of the plan document and maps.

INTRODUCTION

The Land Use Development and Management Act

The Land Use Development and Management Act of the State of Utah provides each City or Town the opportunity to establish a planning commission and a planning process that will guide growth in accordance with adopted goals and policies relating to land use, circulation, housing, environmental quality, wise use and conservation of resources, safety, and other relevant physical, social, and economic factors. In order to carry this out, Section 10-9-3 of the Utah Code directs that the Planning Commission prepares, and the legislative body adopts a comprehensive, long term General Plan for the Town and any land outside its boundaries, which in the Planning Commission's judgment bears relationship to its planning.

According to the Utah Code Section 10-9-302, the General Plan may include, among other things, a land use element that:

"(i) designates the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(ii) may include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan;"

In addition to the "proposed general distribution and location and extent of the uses of the land...." this Land Use Element incorporates policies and programs to bring about the uses designated. Equally important, the policies and programs of this Element should take into account those of the other General Plan Elements. The policies and programs of the various Elements should be mutually reinforcing. In no case should conflicting policies and programs be recommended or adopted. The Land Use Element attempts to integrate the policies of all the Elements of the Virgin Town General Plan.

Format of the General Plan

Statistics and Demographics present a numerical view of the Town consisting of trends and characteristics in Virgin Town and Washington County from previous years and the present. Goals reflect citizens and community leaders input gathered at public meetings. Policies are a result of ideas and information from the first two sections that define development parameters of the Town. This section also indicates how each piece of land in the Town should ideally be used, as well as provides guidelines for attaining the best quality of life for Virgin Town's residents. Finally, implementation transforms Goals and Policies into reality.

Role of the General Plan

The General Plan plays several major roles. The Town Board and its appointed Boards and Commissions use it as a guide by which all planning decisions are reviewed, including those by Federal and State Officials. Simply put, any development that is consistent with the General

Plan should be encouraged; development that is not should be rejected or modified. Following this process, the Plan is transformed from a vision to reality.

This plan should be used by citizens and potential residents in making personal decisions and economic commitments. It can play a key role in helping business and individuals make decisions of whether to relocate to the Town, or expand existing facilities.

Value of the General Plan

The Value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the Town. While it is conceived and created, to a great degree, by the Town Board, with guidance from the Virgin Town Planning and Zoning Commission, its ultimate long-term support and success must come from the residents of the Town as a whole.

The Town is faced with challenges related to Federal and State land management programs, few long-term employment opportunities, and considerable distances from some necessary services. Also, the residents cannot forget their own civic responsibility. It is hoped that this document will encourage involvement by all citizens to make Virgin Town an even better place to live up to the year 2015 and beyond.

Amendment Procedures

As stated above, Utah Code Annotated provides a method for local governments to develop and implement community planning. Recognizing that the general plan is a dynamic and changeable document, Utah Code Annotated provides for amendments to the General Plan as needed. The code outlines the procedures for amending the plan and specifies all requirements to satisfy due process. Section 10-9-303 and 10-9-304 deals with amendment procedures, for cities and towns.

LOCATION AND SETTING

Physical Characteristics and Climate

Virgin Town is located in the Virgin River Valley and has a geologic history similar to that of the Zion National Park area some 20 miles upstream from town. The town is located at the edge of the low desert country that stretches across the southwestern portion of the United States. The river valley itself, with alluvial soils, is a good agricultural area. (See Soils Map, page 16). The town is at an elevation of 3,500 feet above sea level. All of Washington County east of the Hurricane Fault and Hurricane Cliffs is part of the Colorado Plateau, an area that includes much of Utah, Arizona, New Mexico, and Colorado.

The climate in most of Washington County is relatively dry and warm, semi-arid in most parts. Winters are mild, with snowfall rare and light. Summers are generally hot. The average maximum temperatures during the summer are between 95 and 101 degrees Fahrenheit, but the low humidity makes the heat more tolerable. Winters are generally cool; the low temperatures averaging about 25 degrees in January. The history of the area has been one of alternating drought and flood. Rainfall in the general area averages from under 4 inches in a year to over 18 inches in a year. The annual average precipitation in Virgin Town is about 8-10 inches, including a few inches of snow falling during the winter months. Rainfall is erratic and unpredictable. Although it can occur at any time of the year, on average, the wettest months are December through March, and the driest are April through June. The wettest single month is usually March, with August a close second. The coolest month is January, with December a close second. The average frost-free season is May through September.

Location

Virgin Town located in the southwestern quarter of Utah, somewhat south centrally located in Washington County just to the west and south of Zion National Park.

Ownership of land in Virgin Town, by acreage, is shown in Table 1 (page 7).

Access is good to the town from the western half of the County. Interstate 15, a primary access route through the state is nearby. It bisects the western part of Washington County in a north-south direction. I-15 places most of southern California within a seven-hour travel time. The nearest large metropolitan population center, Las Vegas, is located 2 ½ hours to the southwest on I-15. Salt Lake City lies four and one-half hours to the north on I-15 and Denver lies about nine hours distant via I-15 then I-70. State Highways 9 and 17 provides access to and from I-15 on the west and highway 9 to east through Zion Nation Park into Kane County. The road through the Park includes a one-mile-long narrow tunnel, which prohibits the access of semi-trailer trucks and many other large vehicles from utilizing this route. Many vacationers traveling in larger motor homes and travel trailers require a Park Service escort to travel through the tunnel, if they do not exceed the maximum vehicle dimensions permitted through the tunnel.

The Union Pacific Railroad traverses western Iron County providing the nearest access to rail services into Salt Lake City and points east to southern California. A railroad spur line from Lund to Cedar City links Iron County with necessary railroad access. There is no rail service to Virgin Town or anywhere else in Washington County.

The St. George City and Cedar City airports provide daily commercial commuter air service on SkyWest Airlines in and out of the region as well as local scenic flights.

Virgin Town is located in the center of a popular tourism circle known as the Grand or Golden Circle. Nearby convenient access is available to some of the major U.S. National Parks including Zion National Park, Bryce Canyon National Park, Grand Canyon National Parks North Rim, and Cedar Breaks National Monument, as well as the recently designated Canyons of the Escalante Grand Staircase National Monument. The nearby Dixie National Forest is easily accessed from town. Vast expanses of public lands managed by the Bureau of Land Management (BLM) occupy the area and make up the largest percentage of the Town of Virgin (see TABLE 1, below). BLM administered lands also make up the largest percentage of land ownership in the State of Utah for that matter. (See Ownership Map, page 14).

Virgin Town is strategically located in relation to recreation sites that visitors come to see in southern Utah. At present the need and or ability of the town to provide services to the visitor passing through to points beyond has not been determined or realized. (See Points of Interest Map, page 40).

TABLE 1. LAND OWNERSHIP

	Acres
Bureau of Land Management	3,380.69
Private	2,259.86
State of Utah	342.12
Town of Virgin	12.27
Total	5,994.94

Table 1 not undated

County Seat

The City of St. George, 30 miles west of the Town of Virgin, is the county seat for Washington County. County Commissioners currently serving as of March, 2005 are Jay Ence (Chair), James Eardley, and Alan D. Gardner.

HISTORY

Since the establishment of Virgin Town in the Territory of Utah, the cultural growth and development has been one of trials and tribulations. The post-Anasazi era has seen modern roads constructed and cultivation of the land, and the establishment of permanent residences creating a viable rural town in one of the most picturesque locations in the world.

Virgin Town was settled by a number of families from Cedar City in late 1858. Nephi Johnson, Seth Johnson, John M. Higbee, Anthony J. Stratton, Samuel Bradshaw and James W. Bay were sent to this area to settle a town on the Upper Virgin River. On December 6, 1858, they commenced building the road up and over what is known as the Johnson Twist. They drove their wagons onto the site of Virgin on December 20, 1858. The town was laid out and marked in 1859. There were two ditches, one for culinary and one for irrigation. Both ditches were completed in April 1859. The people built log cabins for shelter using the cottonwood trees that grew along the Virgin River and North Creek.

The early settlers faced a great many hardships trying to establish small farms in the area. At best, these were difficult times. There were floods, ditches going out and other similar hardships. Early years were filled with efforts to construct ditches in and around the town site for the watering of crops. About 70 acres were planted during the first year (1859). Crops grown in Virgin included cotton, corn, cane, wheat, alfalfa and grapes. They also grew a little tobacco.

In 1866, all the nearby settlements were requested by church and military authorities to “fort up” to protect themselves from the Indian. The town was never bothered by attack and it grew to a population of nearly 500 people.

The first oilfield in Utah started in 1907 up along North Creek. It was producing oil up until the late 1960s.

The Town of Virgin was incorporated on April 18, 1929. During that same year, numerous community development improvements were made in the town including a piped water system and the electric lights.

The Town of Virgin is situated in a valley to the south of Kolob Mountain. Being that the only access to Kolob Mountain and Reservoir from the South is through the town, the Town has earned the nickname “Gateway to the Kolobs”.

General Demographic Profile

According to the 2000 U.S. Census, Virgin Town’s population had reached 394, which represents a 58% increase over the 1990 population figure (Please see Appendix B, page 101 for Census detail.). The median age of the Town was 37.1 and the median household income was \$36,953.

Of the total 170 housing units in town, 115 were single-family detached dwellings, two units were listed as one unit attached. Three multi family structures (2 units or more) were identified. Fifty units were mobile (or manufactured) homes. The number of persons per household was 2.70. The county as a whole has an average household size of 2.97.

(6-22-2005 Revisions in Red)

According to population projections provided by the Governors Office of Planning and Budget and the Five County Association of Governments, Virgin Town is expected to grow (see TABLE 2, below).

TABLE 2. HISTORIC AND PROJECTED POPULATION GROWTH RELATIVE TO WASHINGTON COUNTY

	1980	1990	2000	2002	2003	2004	2005	2010	2020
Virgin Town	169	229	394	433	450	504	538	699	1,083
Washington Cty	28,065	48,560	90,354	99,442	109,767	117,316	125,010	162,544	251,896

According to these figures, the town population between 2000 and 2020 will increase by 275% while the county population will increase by 279%.

By classifying and projecting the total population increase by the types of age specific services each group consumes, the Town can adopt goals and policies now that will lay the groundwork for the provision of adequate services in areas such as child care, education, employment, and health care for Town residents and visitors.

Demographic information at the detail needed to evaluate age group categories is only available on a county scale (see TABLE 3, below). Information for this portion of the profile is from U.S. Census data provided by Utah State Office of Planning and Budget. It is assumed that the same approximate percentages will occur in future growth.

TABLE 3. POPULATION OF TOWN OF VIRGIN AND WASHINGTON COUNTY BY AGE GROUP IN 2000

AGE GROUP	POPULATION OF TOWN OF VIRGIN	PERCENTAGE OF TOWN OF VIRGIN POPULATION	POPULATION OF WASHINGTON COUNTY	PERCENTAGE OF COUNTY POPULATION
0-4 Years	30	7.6%	8,229	9.1%
5-14 Years	54	13.7%	15,095	16.7%
15-24 Years	64	16.3%	15,353	17.0%
25-44 Years	99	25.2%	20,221	22.5%
45-64 Years	92	23.3%	16,113	17.8%
65+ Years	55	13.9%	15,343	16.9%
Total	394	100.0%	90,354	100.0%

Population Projections

Population projections can provide the basis for many planning decisions. In Virgin Town estimates made of future population benefits the local officials by allowing them to make decisions that relate to land use needs and the provisions of public facilities and services in the future.

Population Change

Virgin Town has been a small town with a growing population over the years. The 1980 U.S. Census showed 169 persons in Virgin Town, up from 119 in 1970, a 42 percent increase. The 1990 U.S. Census indicated a population of 214. **The 2000 U.S. census indicated a population of 394. The most recent (2005) estimate by the Five County Association of Governments was a population of 538. This is a 73% increase.** It is assumed that a similar rate of growth will be true into the future.

Future Population

Estimates of future growth for Virgin Town were made on the basis of recent growth trend for the town and the area. Such estimates are often made as the “best guess” taking into account foreseeable factors.

Between 1970 and 1980, Washington County as a whole grew 87.5 percent, while Virgin Town experienced growth of 42 percent. Between 1980 and 1990, Washington County grew 86.3 percent, while Virgin grew by 35.5 percent. **Between 1990 and 2000, Washington County grew by 93.8 percent, while Virgin grew by 42 percent.** In the coming years, Washington County is expected to experience similar growth, mainly concentrated in the St. George area. Being that the Virgin Town does not have a significant employment base as is found in many of the cities nearer to St. George, the town can probably expect to remain smaller, and grow along much the same lines as it has recently. This will be the case as long as people continue to choose to live in closer proximity to there given place of employment. **A trend seemed to have developed in the last three years, in that retirees have found the “country” feel of rural residential living with one acre or more lot sizes appealing. Nearly forty percent of the new growth has been made up of “retirees” who, while many are still working, have a significant retirement income. The introduction of new “clustered” housing developments with much smaller lot sizes may change this trend.** TABLE 4, below, shows the town’s population estimates through the year 2020 as well as what percentage the Town of Virgin’s population was in 1990 and is projected to be in 2020 relative to the County’s population. (Sources: Governor’s Office of Planning and Budget and the Five County Association of Governments.

TABLE 4. TOWN’S POPULATION ESTIMATES THROUGH YEAR 2020

1990 Census	2000	2010	2020	Town of Virgin Percentage of Washington County Population in 1990 (Actual)	Town of Virgin Percentage of Washington County Population in 2020 (Projected)
229	394	631	1008	0.45%	0.40%

(6-22-2005 Revisions in Red)

Virgin Town does, on the surface, appear to have ample room in which to grow. One should not, however, necessarily equate raw acreage with appropriately developable acreage. Much of the land in Virgin has many potential physical constraints that preclude many types or any kind of development. These constraints include washes, flood plains, poor soil conditions, slopes, and other factors. For the purposes of the population projections one looks at historic trends, current events and future assumptions. One factor affecting the population projections into the future is the price and availability of land. Primarily because of the physical distances involved, development costs for rural residential subdivisions may be prohibitive in many locations in town unless special techniques such as clustering are employed. Also, the rate of growth, if too rapid, could result in an inability of the Town to assimilate the new growth. Quality of life factors may play a significant role in population growth rates in Virgin Town. If the very factors which people currently find desirable and inviting begin to diminish, there may be a decrease in the growth rate. It will take sound planning and decision making to guide and manage growth into the future.

(6-22-2005 Revisions in Red)

ZONING MAP

ADMINISTRATIVE OWNERSHIP MAP

ENVIRONMENTAL ELEMENT

Geology and Climate

Virgin Town is located in the Virgin River Valley and has a geologic history similar to that of the Zion National Park area some 20 miles upstream from the town. The town is located at the edge of the low desert country that stretches across the southwestern portion of the United States. The river valley itself, with alluvial soils, is a good agricultural area. The town is at an elevation of 3,500 feet above sea level. All of Washington County east of the Hurricane Fault and Hurricane Cliffs is part of the Colorado Plateau, an area that includes much of Utah, Arizona, New Mexico, and Colorado.

Soils and Faults

There is a wide variety of soil types in and around Virgin ranging from flood plain soils to bare eroded soil. (See TABLE 5, Soil Types, page 15, and Soils Map, page 16). Soils have been identified by the Soil Conservation Service as having moderate to severe limitations for dwellings; and the major problems lie with shrink-swell potential and severe frost action of the soil. A limitation stated as severe should not, however, mean that building cannot take place in those areas, but rather that special attention should be paid to the conditions that might affect "normal" construction practices.

Since structures in town currently are utilizing individual septic systems, soil limitations are important. Soil analysis show slight to moderate limitations for septic systems, however a large area of town needs to be considered on a case by case basis. The flood plain area is definitely restricted for septic systems due to a combination of soil types and a high water table.

Washington County has three significant faults, and they trend generally north to south. The Hurricane Fault, closest of the three to Virgin Town, is the most prominent. It extends more than 200 miles from above Cedar City on the north to far down into Arizona. Vertical displacement on the fault is as much as 10,000 feet, the result of countless quakes over millions of years. Although Washington County is within the Intermountain Seismic Belt, earthquake activity in historic times has been relatively mild. In the past 150 years, only three earthquakes registering 5 or more on the Richter scale have occurred in Washington County: (1) 1891- 5.0, in the St. George area; (2) 1902- 6.3 in Pine Valley; and (3) September 2,1992- 5.8 in the City of Washington. There have also been five 5-plus quakes outside of Washington County but within approximately 60-80 miles of Virgin Town. While some comfort can be taken from this seismic record, it must be recognized that 150 years is a very short period in geologic terms. More violent quakes at some time in the future are at least a possibility.

Floodplains

There are several areas within Virgin identified by the Federal Emergency Management Agency as flood hazard areas. These areas are along the Virgin River and the washes, which flow through town (See Flood Plain Map on Page 39). The area along the Virgin River is readily apparent as an area not suitable for development, but the potential of flash flooding makes the

washes unsuitable also, and development should be either discouraged or precluded. Areas outside of the pre-1995 annexation town boundary area have not been mapped for Flood plains. Unless or until the Federal Emergency Management Agency maps additional flood areas in Washington County, any development in unmapped areas should be required to undertake adequate engineering for determination of potential flood plain concerns.

TABLE 5. SOILS

MAP SYMBOL	SUITABILITY FOR:				SOIL FEATURES AFFECTING:		LIMITATIONS FOR:			
	TOP SOIL	SAND	GRAVEL	ROADFILL	DRAINAGE FOR CROPS & PASTURE	IRRIGATION	DWELLINGS	SHALLOW EXCAVATIONS	SEPTIC SYSTEMS	ROADS/STREETS
BA/BB	BADLANDS: NO INTERPRETATIONS, PROPERTIES VARIABLE									
CoC	GOOD TO FAIR	UNSUITED	UNSUITED	MODERATE	NOT NEEDED	HIGH AVAIL WATER	MODERATE	SLIGHT	SLIGHT	MODERATE
EA	ERODED LAND: NO INTERPRETATIONS, PROPERTIES VARIABLE									
FA	FLOOD PLAIN SOILS: NO INTERPRETATIONS, PROPERTIES VARIABLE									
GA	GULLIED LAND: NO INTERPRETATIONS, PROPERTIES VARIABLE									
MFD	POOR	GOOD TO FAIR	UNSUITED	GOOD	NOT NEEDED	VERY RAPID PERMEABILITY	SLIGHT TO MODERATE	SEVERE	SLIGHT TO MODERATE	SLIGHT TO MODERATE
PbC	GOOD	POOR	UNSUITED	POOR	NOT NEEDED	MOD. AVAIL. WATER	SEVERE	SLIGHT	SLIGHT	SEVERE
RaC/ RbA	GOOD	POOR	UNSUITED	FAIR	NOT NEEDED	MOD. AVAIL. WATER	MODERATE	SLIGHT	SLIGHT	MODERATE
RP	ROCK LAND: NO INTERPRETATIONS, PROPERTIES VARIABLE									
SH	GOOD	UNSUITED	UNSUITED	POOR	NOT NEEDED	MODERATE INTAKE	SEVERE	MODERATE	MODERATE	SEVERE
YZE	POOR	UNSUITED	UNSUITED	POOR	NOT NEEDED	SHALLOW BEDROCK	SEVERE	SEVERE	SEVERE	SEVERE

Soils Map

General Environmental Character Goals and Policies

Rural Character

Goal:

To the greatest extent possible, encourage attractive development, which reflects Virgin Town's unique rural character and sets it apart in a positive way from the surrounding communities.

Policies:

Establish an image for each commercial area or “node”.

Strive to maintain the rural atmosphere and "flavor" of the rural residential zone while encouraging in-fill in the established single-family residential zone.

Manage growth in such a manner so as to insure that adequate public services are provided throughout the community.

Utilize design standards to maintain a standard of excellence in all new development in town.

Encourage the use of natural landscaping, including xeriscaping, when appropriate, to help preserve water.

Floodplains

Goal:

To protect the health and safety of residents of the town while allowing limited use of property located in floodplains.

Policies:

The town should identify all property located in FEMA mapped and historically known floodplains.

Development in identified floodplain areas should be limited to those uses that do not create a risk to people, such as agricultural or recreational uses.

To preserve life and property, restrict residential development in designated floodplains.

Promote open space and limited recreational uses in designated floodplains, if the hazards can be adequately mitigated. Any residential or commercial development in identified floodplain areas should be discouraged and should only be approved if mitigation techniques are employed that meet federal, state and local standards as applicable to development in floodplain areas.

Soils

Goal:

To protect the health and safety of residents of the town from contamination from improperly functioning septic systems.

Policies:

The town should require all development proposals to study and identify all specific soil conditions located in the development area and receive Health Department approval of the use of a septic system prior to development.

Development in Areas Subject to Risk from Natural Hazards

Goal:

Minimize damage and hazards resulting from seismic activity, unstable soils, flooding conditions and other geologic hazards.

Policies:

To minimize health and safety risks, ensure that all new development has an adequate supply of water for culinary and fire-flow, appropriate road widths and reasonable secondary emergency vehicular access.

Review development proposals in areas located near areas of known soil instability, liquefaction, and slopes to determine whether additional engineering studies will be required.

Develop hillside grading standards to minimize the hazards of erosion and slope failure.

Preservation of Natural Resources

Goal:

To provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.

Policies:

Allow only responsible and sensitive development of hillside areas.

Ensure that development, grading, and landscaping are sensitive to the natural topography and major land forms in the planning area.

Actively monitor utilization of adjacent BLM lands.

LAND USE ELEMENT

Introduction

The 1989 general land use survey was updated with existing available data, especially those areas recently annexed into the Town. See TABLE 6, Existing Land Use (below) for a summary of existing land uses.

Residential

Residential land use in the town comprises a quite low percentage of the total developed acreage in Virgin. The majority of residential use is concentrated south of SR-9 in the mixture of single-family homes and mobile homes.

TABLE 6. EXISTING LAND USE

CATEGORY	ACRES	PERCENT
Agricultural	181.28	3.03
Residential	unk	unk
Riparian Areas	57.92	0.97
Commercial	13.42	0.23
Public Land and Parks	82.50	1.38
Religious	1.65	0.03
Vacant/Idle	5567.72	92.49
Total	5990.60	100.00

Agricultural

Agricultural uses in Virgin tend to be scattered throughout the town and comprise 181.28 total acres or 3.03 percent of the total land area. In much the same way as residential uses are mixed throughout the town, so too are agricultural uses. Many of the residential units in town have varying amounts of agricultural use associated with them. In this respect, the distinction between residential and agricultural uses is often quite vague. As a whole, most agriculture in town consists of small family farm plots.

Commercial

There is at present a minor amount of commercial activity in the Town of Virgin. There are currently 11 active commercial businesses in the Town. There are also 16 businesses operated out of the homes of residents with no “commercial” premises.

(6-22-2005 Revisions in Red)

Public Land and Parks

Land use within this category includes parks and other government land. There are two city parks in Virgin Town. Virgin Town Park is located at 100 North and Park Avenue. The other “The Falls” Park is located along the Virgin River just to the east of Sheeps Bridge Road. Virgin Town also owns a cemetery north of State Highway 9. The town offices and the old church building occupy a parcel of land in the southern section of town. **The volunteer fire department maintains a garage for its fire truck on a small lot on the Kolob Road.** In total, this category comprises approximately 82.5 acres or 1.38 percent of total land within the town.

Religious

There is one church (The Church of Jesus Christ of Latter Day Saints) located in Virgin Town at the corner of Main and Mill Streets occupying 1.65 acres or 0.03 percent of the total land in the town.

Vacant/Idle

Vacant land is land within the town that is not under some sort of urbanized or agricultural use. Vacant land constitutes a substantial portion of land within Virgin Town, nearly all of which is to the west of the developed town center. Vacant land comprises 5,567.72 acres or 92.49 percent of land within Virgin Town. The vast majority of the vacant land in town is zoned Rural Residential.

(6-22-2005 Revisions in Red)

LAND USE GOALS AND POLICIES

Growth Management

Goal:

To preserve the character and the integrity of the Town of Virgin permitting orderly growth through synchronization of development with the availability of public facilities such as roads, water service, fire protection and other public services needed to support it.

Policies:

Require that adequate infrastructure exists or is programmed for construction within a defined period of time as a condition of development approval.

Utilize Development Impact Fees to provide adequate public facilities and services in a timely manner.

Pursue cooperation with governmental entities that administer and control areas bordering Virgin Town regarding all policies and activities, which may have cross-boundary impacts.

Types and Mix of Land Use to be Designated in the Planning Area

Goal:

To achieve the development of a well-balanced, financially sound, and functional mix of residential, rural residential, commercial, agricultural, public and recreational land uses.

Policy:

Promote the development of a range of housing styles to meet the needs of existing and new residents.

Promote the development of some service and neighborhood commercial activities to meet existing and future needs of local residents.

Promote light manufacturing that does not adversely impact the Town's rural environment, while providing more employment opportunities to residents of the Town.

Promote well-designed, complementary land uses, such as suitably scaled and designed motels, restaurants, craft and gift shops and other tourist-serving uses in an appropriately zoned area.

Allow development of equestrian-oriented development in the rural residential areas, and ensure that other surrounding land uses are compatible with adjacent rural residential areas.

Establish areas of permanent open space, when funding is available, by acquiring parcels that may not be suitable for development or have unique scenic, historic or recreational values to the Town.

Ensure a means to reserve adequate land to meet projected public facility and infrastructure needs.

Encourage the retention of agricultural areas and activities to the greatest extent possible.

Distribution and Intensity of Land Use Development

Goal:

To achieve a balanced physical environment through sensible land use planning.

Policies:

When commercial developments are proposed, promote designs that encourage pedestrian use at the development site by clustering compatible mixes of commercial, recreational, entertainment and other similar uses.

Discourage the development of “strip mall” commercial centers.

Quality and Maintenance of Development

Goal:

To ensure that development in the town is consistent with the overall community character and that it contributes in a positive way toward the town's image.

Policies:

Establish a tiered land use pattern that focuses on expanding out from within the established developed area rather than new growth occurring in outlying areas moving inward toward the established town center.

Promote the revitalization of the historic Virgin Town Square area and other areas having historical and/or community-wide interest.

Promote the development of areas, which serve as gateways to the town, which will promote a positive community image through the implementation of community design themes in commercial areas.

Utilize setbacks, landscaping and other measures to provide physical and visual buffers between land uses to minimize potential land use conflicts between dissimilar uses.

Promote the preservation, rehabilitation and/or upgrading existing development.

Ensure that signage on new and existing development is visually attractive and provides a high quality image for the Town.

Enforce standards to ensure that commercial buildings and properties in town are maintained.

Enforce regulations requiring the rehabilitation or removal of deteriorated structures.

Maintain and enhance the desirable rural qualities found in the existing neighborhoods, which are rural in character.

Preserve significant architectural, historical, and cultural structures and landmarks.

Regulate lighting in new and existing development so that it does not unduly contribute to nighttime visual pollution and glare, and is compatible with surrounding land uses. Tailor standards for lighting so they are compatible with the setting.

Promote the use of well-designed landscaping, sculpture, fountains, art, and other site amenities, which enhance the streetscape and the design of new development.

Encourage the development of landscaped and xeriscaped corridors along the state highway and major streets.

Responsible Growth Management

Goal:

To preserve the character of the Town of Virgin through orderly development practices and the provision of private and public capital improvements, facilities, and services to support existing and future development.

Policies:

Ensure demand for public facilities and services does not exceed the ability to provide and maintain such facilities and services necessary facility improvements should precede or be coordinated with future development.

Ensure that facilities and services are provided in a timely manner through collection of impact fees, and bonding.

Establish and implement necessary safety measures and standards to (seismic, geologic, flooding, etc.), unless such hazards can be adequately mitigated.

Consider water delivery and septic system viability when evaluating development proposals under the land use plan.

Consider adequate access routes when evaluating development proposals under the land use plan.

Review annexation activities with a view toward preventing unnatural pockets of County property within natural town boundaries and encourage the annexation of segments surrounding the town, which receive town services.

Require "pay as you go" fees for development.

Implementation of the Land Use Element

The primary tools with which the Town should undertake to implement the Land Use Element of the plan include:

- ** A comprehensive Zoning Ordinance and accompanying zoning map
 - ** Subdivision Ordinance and regulations
 - ** Development agreements
 - ** Capital facilities improvements program
 - ** Building and housing codes
 - ** Annexation programs
 - ** Impact Fees
 - ** Development Agreements

HOUSING ELEMENT

(This section will not be updated until a new survey is done!)

Survey

The most recent survey of housing in Virgin Town was conducted in February 1997 to determine the current situation within Virgin in regards to the number of housing units. The general condition of homes in Virgin Town was surveyed in 1989. A presumption has been made that the general condition of all housing constructed since that survey was conducted is in standard condition. A summary of the number of and relative condition of the housing stock as of 1997 is summarized in TABLE 7, Town of Virgin Housing, shown below.

TABLE 7. TOWN OF VIRGIN HOUSING CONDITION

Condition and # of Units					
Types of Units	# of Units	Standard	Minor Repair	Major Repair	Beyond Repair/ Vacant
Single Family	91	65	10	12	4
Duplex	2	2	0	0	0
Mobile Home	26	8	9	9	0
TOTAL	119	75	19	21	4

Housing Conditions

Generally, homes in the Town of Virgin are in good condition. The condition of homes was evaluated by estimating the sum conditions of the following factors:

foundations	exterior walls	windows and doors
trim, eaves	porches	roof and chimneys

Homes were then classified as follows:

- (i) standard (no repairs needed)
- (ii) minor repairs needed
- (iii) major repairs needed
- (iv) beyond repair

For the most part, those few units that were classified as being beyond repair were also vacant buildings. Those buildings, which were classified as in need of major repairs typically, needed repairs to the foundation or roof.

Housing Concerns

The most pressing concern in Virgin Town regarding housing relates to the need for quality affordable housing. Many children of residents are unable to remain in town and move to other areas of Washington County and the state. There is a need for the town leaders to consider

means by which the town can help encourage the provision of affordable housing opportunities while maintaining a quality and a rural lifestyle for all residents. The Town of Virgin will be completing an affordable housing assessment study by the end of 1998 to determine whether the town needs to implement policies relating to affordable housing as defined in House Bill 295 (Utah State Legislature) passed in the 1996 General Legislative Session.

Housing Goals and Policies

Development of New Housing

Goal:

To provide opportunities for a range of housing in the Virgin Town to meet the needs of all residents.

Policies:

Housing densities should be defined in the Virgin Town Zoning Ordinance and should bear a relationship to existing soil conditions, slope, flood plains and other limitations.

Housing development proposals should be evaluated to ensure that residential neighborhoods become aesthetically pleasing places that welcome you home after a time away.

Residential neighborhoods in the Virgin Town should be responsibly designed so as to promote a safe, healthy environment in which to live.

Thought should be given to new residential development so convenient access to parks and other recreational facilities can be provided.

Street patterns in residential areas should be direct and interconnected. A simple street pattern is inviting and encourages walking and bicycling and minimizes travel time.

Adequate recreational open space should be provided in residential areas in the form of mini-parks, neighborhood parks and community parks appropriately sized for the number of users in the area.

Availability of Land for Residential Development

Goal:

To identify adequate housing sites appropriately zoned with development standards and public services and utilities needed to facilitate residential development.

Policies:

Encourage the use of design methods such as clustering to enhance the availability of land for residential development within the framework of the land use element, zoning ordinance and housing element and to provide needed open space.

Periodically the Town should review and revise planning, zoning and development regulations to ensure an adequate supply for a variety of housing types and programs.

Affordable Housing

Goal:

Provide opportunities for affordable housing.

Policies:

Periodically review development standards contained in the Zoning Ordinance to ensure consistency between the ordinance and the General Plan, including provisions to facilitate affordable housing without diminishing quality.

Encourage a reasonable mix of housing types in new residential developments.

Existing and future infrastructure needs should be addressed in connection with considerations of new development proposals.

Encourage development that facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies and anticipates and facilitates the orderly provision of future development and infrastructure, through tiered or phased development.

The Town should participate, as appropriate, in low and moderate income and senior citizen housing programs financed by other levels of government.

Utilize public funds, i.e. state and federal grants, as appropriate, to upgrade and construct sidewalks, streetlights, parks, and other public improvements.

Maintenance of Housing

Goal:

To maintain and enhance the condition of existing housing.

Policies:

Utilize a variety of available state and federal programs that focus on housing rehabilitation such as the Community Development Block Grant, HOME and Weatherization programs available regionally through the Five County Association of Governments.

Continue to provide for the development of new housing while ensuring that the character, scale, and density of new residential development are sensitive, compatible, and complimentary to existing rural residential neighborhoods.

Provide for the retention and maintenance of existing single family residential neighborhoods and ensure that any in-fill development is compatible with and complementary to existing development in terms of scale, architecture, and density.

Ensure that new development in rural residential areas is reasonably compatible with and complimentary to existing structures, in both scale and architecture, where a distinctive neighborhood character exists.

Continue to require, by ordinance, that property owners consistently maintain their property in a clean, safe and well kept condition.

Actively enforce Virgin Town's zoning, fire, health, safety and building codes to bring substandard units into compliance with the codes to improve overall housing conditions.

Provide low and moderate income family and senior citizen households with housing opportunities by promoting development that can accommodate such households.

Establish target areas for needed housing rehabilitation and maintenance programs.

Meeting Housing Needs

Goal #1:

Minimize, to the greatest amount feasible, governmental constraints on improvement to existing housing and development of new housing.

Policies:

Review the impact of each new proposed ordinance, assessment and fee, as appropriate, to determine its effect on housing availability and affordability.

Goal #2:

To ensure equal housing opportunities for all persons regardless of race, religion, gender, marital status, ancestry, national origin, age, physical disability, or color.

Policies:

Promote safe and secure housing and neighborhoods, and encourage housing designs that help deter crime.

Cooperate with governmental and non-profit agencies and citizen groups that monitor housing discrimination complaints and practices.

Provide information and referrals, as appropriate, to other agencies providing housing support services.

Development of Housing Sensitive to the Environment

Goal:

To provide new housing opportunities that are sensitive to social, aesthetic and environmental needs.

Policies:

Ensure the variety and visual appeal of residential development through project specific design review.

Require residential projects to preserve major ridgelines and other significant environmental features.

Designate areas of restricted development due to their highly sensitive natural characteristics, such areas may include significant ecological, archeological, or water resources.

Provide that local ordinances make sufficient provisions for a variety of site design options so that impacts to sensitive areas are minimized through various methods such as building setbacks, construction techniques and landscape screening.

Development Sensitive to Energy Conservation

Goal:

Provide new housing opportunities that are energy efficient and help conserve resources.

Policies:

Encourage the incorporation of energy conserving features in the design of all new housing units and encourage the installation of such devices and features into existing units.

Promote water conservation through education, public service announcements sent with water bills and other similar techniques and provide a local clearinghouse for the dissemination of information made available to the Town by State and Federal agencies and non-profit water conservation groups.

In order to reduce overall water consumption in Town, encourage site design and landscaping plans, which, where considered appropriate, utilize drought tolerant and xeriscaping techniques.

CIRCULATION ELEMENT

Introduction

The purpose of the Circulation Element is to provide and describe the policies of Virgin Town regarding traffic flow on town streets. The streets within Virgin Town are defined by a classification system that will be described below. Existing streets should be maintained so as to accommodate current traffic demands. Newly constructed streets should be designed so they can accommodate maximum traffic demands projected into the foreseeable future.

The system of streets within a town is an important consideration as the town develops. The provision for orderly movement through the town can be a determining factor in future development.

Existing Road System

One state highway, SR-9, runs through Virgin Town. It connects with Interstate 15 approximately 20 miles to the west and with U.S. 89 approximately 40 miles to the east through Zion National Park. This road receives heavy use, especially between the months of April and October, because it is the main connecting road between the park and the interstate freeway. The average daily traffic flow through Virgin Town along State Highway 9 is 3,100 vehicles per day. (Source: Utah Department of Transportation). The remainder of roads within Virgin are local in nature with the exception of Kolob Road, which is a county road.

Classification

A system has been employed to classify the roadways within the Virgin Town. Since roadways serve a basic function, getting from one point to another, they should be designed to accommodate the projected traffic volumes and travel rates. There are four functional classifications of roadways. These are:

1. MAJOR ARTERIAL STREETS
2. MINOR ARTERIAL STREETS
3. COLLECTOR STREETS
4. LOCAL STREETS

1. MAJOR ARTERIAL STREETS

Major arterial streets are those which carry significant traffic between communities. State Highway 9 is considered to be in the category. This roadway serves as a means for significant flow of people and goods through town. It also provides the only all-weather road access between Virgin Town and its neighboring cities and towns. The primary function of the highway is inter-area travel. Control over access to the highway is by the State of Utah Department of Transportation (DOT). Restrictions and approvals for direct access from properties along the highway onto the highway are made based on factors such as approach angles, visibility, distances from nearby access points, etc.

2. ARTERIAL STREETS

Arterial Streets interconnect with Major Arterial Streets and provide access to neighborhood areas and destinations in or nearby a Town. In the Town of Virgin, Kolob Road is considered an arterial street. This roadway provides access to and from the Kolob Mountain area and Lava Point section of Zion National Park, which while significant numbers of travelers utilize this route; it is primarily seasonal in nature and does not approach the traffic volumes necessary to consider this roadway a major arterial as State Highway 9 is considered. A significant difference between arterial roadways and major arterial roadways is the level of controlled access from individual properties onto the roadway. Arterial roadways can have more points of access, due in a large part to reduced travel speed limits.

3. COLLECTOR STREETS

The Collector Street System differs from the arterial systems because the roads may penetrate directly into neighborhoods tying into the Local Street System. These roadways serve a basic function, to allow for access from a local neighborhood to the arterial or major arterial that will provide access across and in and out of the Town. They also differ in that access to and from properties along this class of road is less restrictive, due primarily to slower speed limits. Mill Street, 100 West and 700 West are examples of what could be considered collector streets in Virgin.

4. LOCAL STREETS

Roadways within a local residential neighborhood are considered for the accessibility of the residences and neighbors and as such are classified as local streets. The access to the local street is typically direct from a driveway on a residential lot. These streets in Virgin Town comprise all streets not classified in a higher classification. The local streets provide direct access to abutting land. Access to the higher roadway systems with through traffic directly from local streets is discouraged. Those streets should tie into collector streets prior to accessing onto arterial and major arterial roadways.

The roads in the town of Virgin have been designated using the criteria detailed above and are shown on the Virgin Town Circulation Map, page 33.

Road Maintenance

Most of the streets within Virgin Town have been all-weather surfaced in some manner. New roads are being paved and old roads re-paved when the town has the finances to undertake such a project. The town has no equipment of its own for road maintenance and relies to a great extent on participation by some town residents who have volunteered equipment and services and by some services provided “in-kind” by Washington County.

Future Roadways and Needs

The Virgin Town completed the replacement of Sheeps Bridge over the Virgin River, in 2001. The new bridge will improve safety in use of this crossing, especially for access to The Falls Park recreation area. Unless Sheeps Bridge Road is improved, including the Washington County owned segment from the Virgin Town limits to State Highway 59, this road will not be considered an alternative all-weather access into town in the foreseeable future.

Roadways within Virgin Town are, as they are in many rural areas, in constant need of repair and maintenance. The town attempts to keep potholes repaired and roads passable. Very limited town funds preclude the types of repairs, regarding and drainage improvements that would tend to improve the condition of existing roads in the Town.

Circulation Goals and Policies

Goal #1:

Provide a safe, convenient and efficient system of transporting people and goods to, from and through the community.

Policies:

Ensure that existing and new roads, trails and sidewalks provide ease of movement and safety for automobile, pedestrian, bicycle and equestrian modes of transportation.

The Town should monitor its progress in assuring that other transportation activities in the Town do not become subordinate to automobile transportation.

Goal #2:

Develop a safe and efficient street system which meet the circulation needs of the community, based upon a hierarchy of roadway classifications which is sensitive to the land uses served.

Policies:

Maintain a viable street system through proper engineering and design standards.

Protect the carrying capacities of Town streets by encouraging site designs which help minimize the number and frequency of driveway curb cuts.

Goal #3:

Streets within Virgin should adequately serve the residents.

Policies:

Maintain a capital improvements plan relating to streets, and set aside yearly amounts to make improvements.

Finance new roads through development agreements.

Ensure that all new roads meet Town standards as indicated in applicable subdivision, zoning and other ordinances.

Safely and attractively maintain local streets by insuring that applicable regulations on signs are enforced.

CIRCULATION MAP

PUBLIC SERVICES, FACILITIES & UTILITIES ELEMENT

Town Government Services

The Virgin Town government consists of a five member town council who serve part-time with the mayor presiding. There is a Planning and Zoning commission staffed by five part-time commissioners. The administrative office is located in a historical structure on the town square at 101 South Mill Street. This facility also serves as the town meeting hall. Other town staff includes two part-time town clerks and a maintenance supervisor.

The U.S. Post Office is located in a small building on Mill Street and provides basic postal services to the residents of the town as well as P.O. Boxes.

Police Protection

Police protection for Virgin Town has been provided by the Washington County Sheriff's Office. In mid 2004, the Virgin Town Police Department was started to supplement service by the Sheriff's office. The Virgin town Police Department is staffed by POST certified officers working on a part-time basis. The Department is not staffed 24/7 but the time schedules will be evaluated on an ongoing basis to meet the towns needs.

Fire Protection

Primary fire protection in Virgin Town is provided on a contract basis with the fire department of Hurricane City. Secondary or backup fire protection is provided by a volunteer fire department the Virgin Town, consisting of one fire truck and one brush truck. The Volunteer department has a Fire Chief, 2 assistants and 10 members. The town continually evaluates its fire protection.

Schools

There is at present no Washington County School District public school located within Virgin Town. Students are bussed to schools in Hurricane and LaVerkin. It is anticipated that this will continue into the foreseeable future.

Health and Social Services

Most health and social related needs of the citizens of Virgin Town are obtained in St. George, and to a much lesser degree in Hurricane and LaVerkin.

At one time the town operated a library in the old church building. That service was discontinued. Currently library services are available at the Washington County Library branches in Hurricane and St. George.

The town also operates a cemetery of approximately 5 acres north of State Highway 9.

Parks and Recreation

The town has a developed park of approximately 2.5 acres. The park contains tennis courts, a ball field, a variety of playground equipment, restrooms and a kitchen.

The town has developed, in a cooperative effort with the BLM, an 80-acre recreational area known as “The Falls” which is along the Virgin River just east of Sheeps Bridge. This area provides a variety of recreational opportunities that differ somewhat in character from those found at the in-town park. This location provides more natural surroundings and its accompanying experiences.

Water

In the past, an adequate supply of water has been a severe and limiting factor for Virgin Town. The town has recently contracted with the Washington County Water Conservancy District (WCWCD) who will provide water for approximately 1000 new water connections. The town has implemented a water impact fee for all new construction. Major improvements to the culinary system began in 1996 and include looping lines and increasing capacity of lines through replacement and upgrading.

Wastewater

Virgin Town residences and businesses currently use individual septic systems. For septic systems to be used a typical residential lot requires about 1/3 of an acre, however, depending on specific soil conditions and other factors the required land could increase significantly. This lot size at present likely poses no particular problem for residential development in the Rural Residential zones in Virgin Town as a one acre minimum lot size per unit is required. Most soils in the area are likely adequate for septic systems, with the exception of those in the flood plain area. At present there is no anticipated need for a central collector and treatment system. Any proposed larger-scale development shall be required to complete a review of the viability of septic systems and the potential resulting need for central collection and treatment.

Solid Waste

In the past Virgin Town residents were by necessity forced to haul their garbage to a private dump. The town joined a special service district to provide curb-side garbage collection. Currently, under that program, there is weekly collection provided under contract with a private hauler. This process appears to be generally satisfactory. There seems to be no apparent reason why this manner of solid waste removal should change in the foreseeable future.

Electrical Power

Virgin Town currently obtains its power through Utah Power and Light Company (UP&L). There was consideration given at one time to going to a municipal system. Studies done indicated that the cost of severance would be too great for the community. It appears that the use of power from UP&L will continue long into the planning horizon.

Natural Gas

Mountain Fuel Supply Company, a subsidiary of Questar Corporation currently provides natural gas utility service to many localities in Utah. They have not, as of yet, provided service to Virgin Town and the neighboring communities of Rockville and Springdale to the east. Because natural gas service is not provided to town, many owners utilize compressed gas (LPG) to heat their homes and businesses. The gas must be trucked into town by outside suppliers.

(6-22-2005 Revisions in Red)

Public Services, Facilities and Utilities Element Goals and Policies

Goal #1:

Virgin Town should insure adequate provision of services to its residents.

Policies:

Maintain a capital improvements plan detailing needed public improvements and a schedule and manner to accomplish them.

Explore all avenues for possible funding of its capital improvements.

Work with utilities and other service providers to ensure adequate and safe public infrastructure.

Establish and maintain a record of the capacity, utilization and availability of utilities and services serving the town.

Work and cooperate with the Washington County School District and developers to facilitate the development of school facilities when necessary to accommodate future growth.

Goal #2:

Preserve and enhance the town's public buildings and facilities.

Policies:

Monitor the condition of public buildings and facilities and provide the means for routine maintenance.

Actively seek out possible funding sources from State and Federal agencies and private organizations to assist with restoration and improvements as determined necessary.

Allocation of Services, Facility and Utility Costs

Goal:

To allocate the cost of public services, facilities and utilities on a fair and equitable basis.

Policy:

Make use of specific plans and development agreements that specify the nature, timing, cost and financing mechanisms to be used to fund improvements and services.

Emergency Preparedness

Goal:

Prepare the Town of Virgin to be as self-sufficient as possible in the event of a major emergency.

Policy:

Develop and keep current emergency preparedness plans which establish a team of volunteers to assist in responding to an emergency and provide means for sheltering and feeding displaced residents and visitors during and following an emergency event.

Implementation of the Public Services, Facilities and Utility Element

The primary tools with which Virgin Town should use to implement this element of the General Plan include:

- ** Develop a growth management monitoring system and ordinance
- ** Utilize development impact fees
- ** Zoning and Subdivision Ordinance Standards
- ** Community facility financing programs
- ** Capital Improvement Program
- ** Adoption of an emergency preparedness plan
- ** Establishment of flood zone policies and standards
- ** Implementation of a toxic and hazardous substance identification program
- ** Adopt grading and drainage standards

ECONOMIC ELEMENT

Private

At the present time, employment opportunities within Virgin Town are extremely limited. The majority of jobs are found in nearby Springdale, LaVerkin, Hurricane and St. George areas. There is a need to provide some employment opportunities in the Town, primarily for local residents.

Public

The Town's financial status is fairly stable at present. The town has savings, to include the PTIF accounts in excess of \$180,000.00 with a \$ 33,000 bond and property assets in excess of \$1 million. This includes revenues from roads, water, cemetery, and the general fund.

The Town has three loans in the amount of approximately \$150,000.00 that they currently pay on. These loans are for a police car, rural development and water projects.

Tourism

Virgin Town has the benefit of being located in some of the most beautiful and spectacular scenery in the world. The Town commands an inspiring view of Zion National Park and its surroundings. The headquarters for the park is only 15 miles east of town. Also, since the Town is the starting point for the Kolob Road and the Lava Point section of the park and nearby Kolob Reservoir, additional numbers of tourists traverse the area.

Zion Park is one of the nation's oldest national parks and has the highest visitation of Utah's five national parks. Easy access to the nearby interstate highway, and relative nearness to the major population areas of southern Nevada and southern California have made Zion a popular park for vacationing tourists.

ECONOMIC ELEMENT GOALS AND POLICIES

Goal:

Virgin Town should encourage responsible economic activities that is of benefit to all residents of the Town while retaining the “rural country” atmosphere of the area.

Policies:

Target tourist businesses that serve the types of tourism found in the area. Attention should be given to providing goods and services for tourist users of the Kolob Terrace/ Kolob Reservoir/ Lava Point areas.

Consider establishing a tourist information center and signs welcoming visitors to the Town of Virgin and informing them as to what is available in the Town.

Because visual impressions are so important in attracting visitors and customers, the Town should make a concerted effort to improve the look of the Town through organized clean-up campaigns and enforcement of appropriate ordinances.

FEMA FLOODPLAIN MAP

(To be updated)

(6-22-2005 Revisions in Red)

FUTURE LAND USE MAP

(6-22-2005 Revisions in Red)

LIST OF APPENDICES

- Appendix A. State Highway 9 Traffic Counts
- Appendix B. **Statistics and Demographics from 2000 U.S. census**
- Appendix C. Utah Code Annotated 1953 Sections 10-9-301 through 10-9-304
- Appendix D. Public Notice for Planning Commission Public Hearing
- Appendix E. Minutes from Planning Commission Public Hearing
- Appendix F. Public Hearing Notice for Town Board Public Hearing
- Appendix G. Minutes from Town Board Public Hearing
- Appendix H. Minutes of Town Board meeting in which the General Plan was adopted