***VISION STATIEMENT***

We will create a community that promotes a safe, comfortable, neighborly environment that adds to the beauty of the scenic surroundings by:

* Encouraging principles of abundance and collaboration for all citizens,
* Fostering a community with economic growth and stability for families to live in and enjoy,
* Providing opportunities for others from around the world to also enjoy the rural atmosphere and beauty of the area.

**ENVIRONMENTAL ELEMENT**

**Current Conditions**

The town is at an elevation of 3,500 feet above sea level.  Pocketville Park continues to flood carrying dirt down into the river.

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.

**Desired**

***Preservation*** ~ The importance to preserve the view of stars from horizon to horizon came up many times along with energy conservation. Both needs can be met with energy conservation features with the design of all new housing units by creating an ordinance for new development to follow and encourage the installation of devices into existing units. All buildings need to be energy efficient.

***Sensitivity to the Environment*** ~ All building needs to be sensitive to environmental needs. Designate areas of restricted development due to highly sensitive natural characteristics, such area may include significant ecological, archeological or water resources.

**Integration**

**Goal: Preserve Character and Integrity of the Environment**

* Encourage Adequate Infrastructure

**Goal:   Encourage Conservation**

* Encourage reduction of overall water consumption with site design and landscaping plans.
* Preserve natural drainage passages to avoid flooding and require new development to maintain and enhance them while keeping safety in mind.

**Goal:   Night Sky Preservation**

* Set aside areas
* Continue to restrict lighting to low and downward and efficient lighting to night sky preservation while keeping

**Goal:   Views Preservation**

* Encourage Pleasant “viewscapes” are good for visitors but the reason to work at view preservation is for the quality of life for those fortunate enough to live in Virgin Town.

**LAND USE ELEMENT**

**Current Conditions**

Most of the existing housing is of single-family developments. From public open houses, it has been expressed to maintain the character and integrity of Virgin. Currently there is very little development on SR-9, the main corridor going through Virgin Town and there is very little open access, in town, to the river. There are currently no designated “trail” systems within the Town and not a lot of connectivity.

**Desired**

***Private Property Protection*** ~ It is desired to continue the protection of private property so mandates and changes do not infringe on those lands and rights.

***Highway Commercial and Non-Highway Commercial*** ~ Planned commercial along SR-9 and non-highway commercial should all have access via foot and vehicle. But need to remember current property rights and “grandfathered” users while allowing incoming business to help plan and decide roads within their property if needed.

***Orderly Growth*** ~ Permit 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. There is also the desire to encourage small interactive businesses to develop along the main corridor. To the greatest extent possible, encourage attractive development. Walkability will be important along with smooth traffic flow.

***Trails, Trailhead Improvements, River Access***: A pedestrian friendly town is high priority while preserving Virgin Town’s natural settings and connecting neighborhoods to trailheads and some river access.

***Floodplain / Drainage Area Management*** ~ Building in floodplains/drainage areas needs to be managed with details and serious consideration.

***Economic Enhancements*** ~ Encourage responsible economic activities that will benefit all residents of the Town while retaining the atmosphere of the area. Promote the revitalization of historic buildings and build the areas which serve as gateways to Virgin Town.

**Integration**

**Goal: Preserve Character and Integrity**

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

**Goal: Orderly Growth Managed**

* Encourage the development of RV Parks in specific areas to hopefully control BLM land long-term camping.
* Encourage the development of higher density lower cost housing adjacent to the commercial zones where access to public infrastructure is most likely to occur through new zoning.

**Goal: Connectivity of Trails and Roads**

* Encourage development of walking trails and roadway connectivity plans that specifies such development requirements for new development.

**Goal: Adoption of Commercial Zones**

* Mitigate the negative impacts on current development and residents.
* Capture tax and service revenues to benefit all residents.
* Encourage contiguous, interactive commercial sharing parking and other uses.
* Better use of Conditional Use process for development.

**Goal: Floodplain**

* Provide clarity and improve the enforcement of the existing Town’s floodplain and drainage requirements.

**HOUSING ELEMENT**

**Current Conditions**

The most pressing concern in Virgin Town regarding housing is related to the need for quality and affordability. Since the housing market is making a comeback, high ownership rate and low vacancy rates have increased housing costs. With Virgin Town’s proximity to Zion National Park and with connecting towns having limited available land, the cost of land and housing have increased along with the purchase of available housing stock for use as vacation rentals.

**Desired**

***Affordability*** ~ Current and future housing needs to be affordable. The Town may need to review and revise planning, zoning and development regulations to allow adequate supply for a variety of housing types and programs offered by the State and Federal Government. All housing needs to meet the housing needs of a population with varied income levels from high to low and moderate families and senior citizens.

***Design, Quality and Maintenance*** ~ The quality of neighborhoods and how vital it is to the overall quality of a community is high on the list. All housing, despite the cost, needs to be built with quality and maintained to last.

***Adequate Identification*** ~ Land should be identified for adequate housing sites appropriately zoned with development standards and public services and utilities needed to facilitate high density and residential development. As Virgin Town develops, the higher density housing (apartments/condominiums) should be used as a bumper/buffer between the commercial and residential housing and should be what is in the no more than two stories. Since the traditional sewer along the highway will be used by these types of buildings, it is recommended really begin thinking about this in the very near future.

**Integration**

**Goal: Providing Affordable Housing**

* Encourage a reasonable mix of housing types in new residential developments. Virgin Town needs affordable housing to encourage young families to stay or move in and to accommodate the middle class and the legacy long timers. Existing and future infrastructure needs should be addressed in connection with agencies that specifically are directed toward housing developments that assist low and moderate-income families and senior citizen households.

**Goal: Quality and Maintenance**

* Identify areas for needed housing rehabilitation and maintenance programs. Utilize a variety of available State and Federal Programs which focus on housing rehabilitation for those currently in need. Some of these are the Community Development Block Grants, HOME and Weatherization programs regionally available through the Five County Association of Governments.
* New development should be reasonably compatible with and complimentary to existing structures, in both scale and architecture.
* Street patterns and trails within the neighborhoods should be designed to be direct and interconnected to encourage walking and bicycling. (Also mentioned in circulation element)

**Goal: Adequate Identification**

* Adopting reasonable standards for short term rentals and high-density housing.

**Goal: Maintaining Larger Lot**

* Limit denser subdividing in already partially developed but well-established neighborhoods.

**CIRCULATION ELEMENT**

**Current Conditions**

It is currently not safe for pedestrians to cross SR-9 as traffic increases and continues to increase. 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. Because it is the main connecting road between the Park and the interstate freeway, it is heavily traveled. The remainder of roads within the town are local in nature with the exception of the extension north of Kolob Road, which is a County road. Roadways, as in many rural areas, are in need of constant repair and maintenance.

**Desired**

***Safe, Convenient Systems*** ~ Provide a safe, convenient efficient system of transporting people and goods to, from, and through the community.

***Sheep Bridge Road Improvement*** ~ Improve Sheep Bridge Road, including the Washington County owned segment from the Virgin Town limits to State Hwy 59, so this road can be considered an alternative all-weather access into Virgin in the foreseeable future.

***Shuttle Systems*** ~ In the future, possibly provide shuttle systems from Virgin to Springdale creating another avenue for visitors to stay in Town and spend their dollars.

***Proper Road and Trail Upgrades and Maintenance*** ~ To maintain and upgrade a viable road and trail system through proper engineering and design standards. Increase town funds to maintain roads and trails.

**Integration**

**Goal: Safe, Convenient and Efficient Systems**

* Design of new roads and some type of pedestrian access to safely cross SR 9; trails and sidewalks will provide ease of movement while meeting circulation needs of the community and safety for automobiles, pedestrians, ATVs, bicycle and equestrian modes of transportation.
* Adopt design plans for pedestrians to get across SR-9.
* Develop Pocketville Road as a neighborhood type road and not a major thoroughfare.

**Goal: Improvements to Sheep Bridge Road**

* With the needed improvements the Town of Virgin will have an alternative, all-weather access to State Hwy 59.

**Goal: Shuttle Systems**

* Future designs to include plans for shuttle systems through Virgin to surrounding areas with potential lot accesses.

**Goal: Walkable and Friendly**

* Walkable neighborhoods for both the commercial and residential areas. Street patterns and trails within the neighborhoods should be designed to be direct and interconnected to encourage walking and bicycling.

**Goal: Road and Trail Upgrades and Maintenance**

* Need to generate a Capital Improvements Transportation Plan relating to street maintenance to set aside yearly amounts to make improvements and for requiring new development connectivity.

**ECONOMIC ELEMENT**

**Current Conditions**

At the current time, the Town’s financial status is fairly stable. Virgin Town does not have a thriving economic element/economy. Tourist and employment opportunities are limited, yet Virgin Town has the advantage of being located in a high tourist area with some of the most beautiful and spectacular scenery in the world. The Town needs to use this location to its advantage.

**Desired**

From the public open houses there is the need for some type of commercial area and increased opportunities for employment in Town. This new zone should be the backbone to growing the economic element of Virgin Town. Within this commercial zone would be an information center to welcome visitors.

**Integration**

**Goal:** **Benefiting from Current**

Benefit from the current traffic passing through on Hwy 9. Promote commercial development down the main corridor.

* Develop the needed infrastructure (utilities; sidewalks) to accommodate new businesses.
* Target tourist businesses that serve the types of tourism found in the area. Attention should be given to providing goods and services for users of the Kolob Terrace / Kolob Reservoir / Lava Point areas in addition to Zion National Park.
* Consider a tourist information center and additional signage (in balance with view-scaping) welcoming visitors to the Town of Virgin.
* Encourage new families to move to Virgin with affordable housing options, along with securing the sustainability of long term residents.

**INFRASTRUCTURE ELEMENT**

**Current Conditions**

The Infrastructure Element is critical because infrastructure development is required to fully support the goals and objectives of all other General Plan elements. It ties everything together.

Although upgrades to water, drainage, roads and town facilities are necessary to support the General Plan, the wastewater system will likely drive the feasibility of the General Plan objectives from all other elements.

The realization of the general plan objectives, especially commercial and higher density residential development, depends on cost effective wastewater services.

Although not typical in general plans scopes, the infrastructure element in Virgin’s General Plan includes recommendations for infrastructure upgrades in detail. The Town should be aligned on infrastructure development planning and implementation because there will be whole community benefits and impacts for each citizen that receives higher levels of municipal service.

**Desired**

Cost effective infrastructure development, by developers, that supports all General Plan element objectives.

Continued efforts to enhance municipal services through water, wastewater, drainage and public facilities improvements.

**Integration**

**Goal:** **Commercial Corridor**

ROD NEEDS TO ADDRESS OVERLAY ZONE AND EXPLAIN - Create a commercial corridor overlay zone to seed the funding of infrastructure development. For wastewater, a public utility should be established to receive, manager and deploy overlay zone funds.

**Goal:** **Ordinances**

Strengthen ordinances which clearly define that new developments maintain and/or manage existing natural and established drainage features.

**Goal:** **Infrastructure Support**

Provide infrastructure support for higher density residential development adjacent to the commercial zone.

**Goal:** **Enhance Water System Infrastructures**

Enhance water system infrastructure that supports the land use and other Virgin General Plan elements. Incorporating existing but under utilized existing Town water resources such as source water springs.