

TOWN OF VIRGIN COMMUNITY LAND USE AND DEVELOPMENT PREFERENCES SURVEY RESULTS

SURVEY PROCESS SUMMARY

In the spring of 2010, the Town of Virgin Planning Commission engaged FormTomorrow to facilitate the creation of a community preferences survey as part of the Town's General Plan Update. The Planning Commission and attendees of several public meetings were invited to contribute possible areas of investigation and possible queries. Areas of query in the survey addressed concerns of Commercial Development, Commercial Development Uses, Housing, Land Use Policy, Recreation, Additional Queries and Additional Comments. Throughout the spring, several draft surveys were presented to the Planning Commission for modification. As a part of the revision process, the Virgin Town Council reviewed the survey's content before distribution to residents.

At the start of July, roughly 300 paper copies of the survey were distributed to recipients of the Town water bill. A notice was placed on the Town's website alerting residents as to where they could fill out and return their surveys. Drop boxes were located at several locations including the Town Offices, the Virgin Post Office and The Red Coyote Café. Another 250 paper copies of the survey were left at these locations to accommodate residents who required additional copies. Surveys returned via the mail to FormTomorrow's office were also accepted. Additionally, the survey was made available for download online via the FormTomorrow website. Alternatively, residents were encouraged to take an electronic version of the survey provided through an online surveying company.

The survey officially closed on August 9th following a week long deadline extension to allow residents additional time to return completed surveys (see chart to the right for return rates).

NUMBER OF SURVEYS RETURNED	
HARD COPIES	99
ONLINE	43
TOTAL	142*

* Six (6) surveys were returned without respondent names.

Fewer than ten (10) surveys were returned during the one week extension period.

EST. RETURN RATE
$142 / 291^\dagger = 48\%^*$

* Average returns for surveys of this nature are 10%

For comparison: FT community preferences surveys conducted in Town of Leeds: 25% return, and in New Harmony, 32% return.

† 2000 US Census data of 18 years and older population.

TYPE OF RESIDENT		
PART TIME	FULL TIME	NON-RESIDENT*
12	112	13

* Non-resident land owner

BUSINESS OWNERS	
Yes	No
21	118

AVERAGE NUMBER OF YEARS LIVED OR OWNED A BUSINESS IN VIRGIN
15.64 AVERAGE



TOWN OF VIRGIN COMMUNITY LAND USE AND DEVELOPMENT PREFERENCES SURVEY RESULTS

updated August 10, 2010

NUMBER OF RESPONSES PERCENT

A. COMMERCIAL DEVELOPMENT































Please rate the following statements regarding commercial development according to whether or not you agree with them.

Statement	Response	Number of Responses	Percent	Bar
A.1. I would like to see more commercial uses in Virgin.	Strongly agree	40	29%	██████████
	Agree	28	20%	██████
	Somewhat agree	25	18%	██████
	Not sure / Neutral	8	6%	██
	Disagree	12	9%	███
	Strongly disagree	26	19%	██████
		139		
A.2. I prefer small local businesses.	Strongly agree	69	50%	████████████████████
	Agree	31	23%	██████████
	Somewhat agree	19	14%	██████
	Not sure / Neutral	9	7%	███
	Disagree	6	4%	██
	Strongly disagree	3	2%	█
		137		
A.3. I prefer strip style development.	Strongly agree	12	9%	███
	Agree	9	7%	███
	Somewhat agree	18	13%	██████
	Not sure / Neutral	19	14%	██████
	Disagree	22	16%	██████
	Strongly disagree	56	41%	██████████████████
		136		
A.4. I think that Virgin should support several smaller commercial zones.	Strongly agree	17	13%	██████
	Agree	29	21%	██████████
	Somewhat agree	24	18%	██████████
	Not sure / Neutral	26	19%	██████████
	Disagree	18	13%	██████
	Strongly disagree	21	16%	██████
		135		
A.5. I think that commercial development should be concentrated in one area.	Strongly agree	25	18%	██████████
	Agree	31	22%	██████████
	Somewhat agree	18	13%	██████
	Not sure / Neutral	18	13%	██████
	Disagree	22	16%	██████
	Strongly disagree	24	17%	██████
		138		
A.6. I think Virgin should focus on attracting manufacturing.	Strongly agree	16	12%	██████
	Agree	10	7%	███
	Somewhat agree	8	6%	███
	Not sure / Neutral	16	12%	██████
	Disagree	29	21%	██████████
	Strongly disagree	59	43%	██████████████████
		138		
A.7. I think Virgin should focus on attracting technology oriented business.	Strongly agree	23	17%	██████████
	Agree	22	16%	██████████
	Somewhat agree	20	14%	██████
	Not sure / Neutral	28	20%	██████████
	Disagree	17	12%	██████
	Strongly disagree	29	21%	██████████
		139		

NUMBER OF RESPONSES PERCENT































B. COMMERCIAL DEVELOPMENT USES

Once a use is allowed in a specific zone, the quantity of that use cannot be limited. Recognizing this fact, if development were to occur, please indicate your preferences for the quantity of uses within the Town.

B.1. RV resorts	0	12	9%	
	1	38	28%	
	2	38	28%	
	3	21	15%	
	More Than 3	29	21%	
		138		
B.2. Gas stations	0	42	30%	
	1	42	30%	
	2	27	20%	
	3	5	4%	
	More Than 3	22	16%	
		138		
B.3. Automotive repair	0	48	34%	
	1	36	26%	
	2	24	17%	
	3	9	6%	
	More Than 3	23	16%	
		140		
B.4. Fast Food Services (Chains and franchises)	0	69	50%	
	1	16	12%	
	2	16	12%	
	3	11	8%	
	More Than 3	26	19%	
		138		
B.5. Local Restaurants (Mom and pop/independent, diners, etc.)	0	6	4%	
	1	7	5%	
	2	29	21%	
	3	28	20%	
	More Than 3	69	50%	
		139		
B.6. Bed and breakfasts	0	9	7%	
	1	10	7%	
	2	23	17%	
	3	25	18%	
	More Than 3	71	51%	
		138		

NUMBER OF RESPONSES PERCENT

COMMERCIAL DEVELOPMENT USES CONTINUED

B.7. Hotels and motels	0	48	35%	
	1	16	12%	
	2	35	26%	
	3	10	7%	
	More Than 3	27	20%	
		136		
B.8. Tourism and guide services (Adventure companies, ATV rentals, etc.)	0	25	18%	
	1	28	20%	
	2	22	16%	
	3	26	19%	
	More Than 3	37	27%	
		138		
B.9. Convenience stores (Mini marts, etc.)	0	31	22%	
	1	52	38%	
	2	23	17%	
	3	9	7%	
	More Than 3	23	17%	
		138		
B.10. Small retail (Barber shops, hair salons, bike shops, etc.)	0	7	5%	
	1	16	12%	
	2	28	20%	
	3	20	14%	
	More Than 3	67	49%	
		138		
B.11. Box store commercial	0	92	68%	
	1	18	13%	
	2	5	4%	
	3	3	2%	
	More Than 3	17	13%	
		135		
B.12. Professional office space	0	35	26%	
	1	20	15%	
	2	22	16%	
	3	16	12%	
	More Than 3	43	32%	
		136		

NUMBER OF RESPONSES PERCENT

C. HOUSING

Please rate the following statements regarding housing according to whether or not you agree with them.

Statement	Response	Number of Responses	Percent	Bar
C.1. I like the variety and styles of homes currently found in Virgin.	Strongly agree	58	41%	████████████████████
	Agree	43	30%	████████████████
	Somewhat Agree	23	16%	██████████
	Not sure / Neutral	8	6%	███
	Disagree	11	8%	█████
	Strongly disagree	0	0%	
		143		
C.2. I like the mix of homes, pastures and other uses currently found in Virgin.	Strongly agree	78	56%	██
	Agree	41	29%	████████████████████
	Somewhat agree	15	11%	██████
	Not sure / Neutral	2	1%	█
	Disagree	2	1%	█
	Strongly disagree	1	1%	
		139		
C.3. I value the rural lifestyle, including the keeping of animals, currently found in Virgin.	Strongly agree	97	70%	██
	Agree	30	22%	████████████████
	Somewhat agree	7	5%	███
	Not sure / Neutral	0	0%	
	Disagree	2	1%	█
	Strongly disagree	3	2%	███
		139		
C.4. I believe that duplexes (two family housing) could be integrated into the community and might make housing more affordable.	Strongly agree	37	26%	████████████████████
	Agree	34	24%	████████████████
	Somewhat agree	25	18%	██████████
	Not sure / Neutral	8	6%	███
	Disagree	6	4%	███
	Strongly disagree	30	21%	████████████████
		140		
C.5. I believe that multifamily (more than 2 family) housing has a place in Virgin as long as it is well designed.	Strongly agree	28	20%	████████████████
	Agree	24	17%	██████████
	Somewhat agree	23	17%	██████████
	Not sure / Neutral	6	4%	███
	Disagree	21	15%	██████
	Strongly disagree	37	27%	████████████████
		139		

NUMBER OF RESPONSES PERCENT

D. LAND USE POLICY







Please rate the following statements regarding land use policy according to whether or not you agree with them. Open space as used in this section is defined as any land that is currently undeveloped.

Statement	Strongly agree	Agree	Somewhat agree	Not sure / Neutral	Disagree	Strongly disagree	Total
D.1. I think land owners should be able to develop their land within reasonable boundaries.	44	47	28	12	2	2	135
D.2. I think land owners should be able to develop as much of their land as they want, however they want.	25	13	18	7	31	43	137
D.3. I think that development rights can be balanced with preserving open space such as parks, trails, and agricultural land.	43	53	19	11	8	5	139
D.4. Virgin should discourage development on property that is not adjacent or connected to existing development.	25	16	14	28	22	34	139
D.5. I think the remaining undeveloped land in and around Virgin should be developed to its fullest potential.	22	10	9	19	23	52	135
D.6. I think the remaining undeveloped land in and around Virgin should be developed as long as an adequate amount of land is preserved as open space.	20	26	34	25	20	14	139







NUMBER OF RESPONSES PERCENT

LAND USE POLICY CONTINUED

D.7. I think it is important that open spaces be preserved in the town.

Strongly agree	76	55%	
Agree	24	17%	
Somewhat agree	15	11%	
Not sure / Neutral	12	9%	
Disagree	4	3%	
Strongly disagree	7	5%	
	138		

D.8. I think the existing zoning ordinances are too restrictive.

Strongly agree	35	26%	
Agree	10	7%	
Somewhat agree	15	11%	
Not sure / Neutral	40	30%	
Disagree	17	13%	
Strongly disagree	18	13%	
	135		

1 **G. ADDITIONAL COMMENTS**

2
3
4
5
6 **SYMBOLS AND ABBREVIATIONS FOR TRANSCRIPTION**

7

8 [sic]	Misspelling
9 []	Illegible words in brackets or additional comments
10 example	Text deleted by respondent
11 ()	Text copied directly from survey.

12
13
14

- 15
- 16 1. Thank you for all your thoughtful work. Excellent Survey!
 - 17
18 2. I believe the development and maintaining our rural atmosphere can both be accommodated if compromises ar[e] made
19 on both sides to grow a well balanced town with more business and services designed to protect the rural atmosphere.
 - 20
21 3. Please be wise and do what is best for the town and the people as a whole- not the individual. We are a democracy. Its
22 by the people for the people. We are not and should not strive to strip people of their rights and be fear based. Be Wise....
 - 23
24 4. I think Virgin needs to remain a quiet & small rural area. Rockville continues to be a quaint & beautiful little town, as it
25 was 50+ yrs. ago. Springdale has become a non-descript [sic] "Park City" - with an increase in crime & other problems that
26 present when "growth" is not restricted. For those that want more building & resources, Hurricane & St. George are within
27 close proximity. The scenery is beautiful there too.
 - 28
29 5. The rural, funky and even excentric [sic] qualities that make virgin unique should be maintained. There are several old
30 homes and properties I would love to see restored and used---maybe a few less junked & abandoned trailers-// some of
31 the old corral & farm and oil equipment relics could be used as "features throughout the town and parks- And I think Virgin
32 should outlaw "plastic bags" - The common grocery store type, by any commercial enterprise-
 - 33
34 6. (Respondent information is completely anonymous. The collection of contact information is to guarantee that no
35 individuals submits more than one survey, and to ensure that the results are inclusive of a broad sampling of members of
36 the community. Respondent information will be detached from survey answer. Survey answer cannot be traced back to the
37 individuals who answered the survey. Respondent information will not be provided to anyone.) (Please provide any additional
38 comments you wish to share regarding Virgin's current and future land use and development in the space below and on the
39 back of this page if you need additional space. Comments will be compiled and presented anonymously.)
40 These two statements contradict each other.
41 Why would I put my additional comments on this page if I want it to be anonymouse [sic] or it will be thrown away?
 - 42
43 7. Feel strongly about keeping Virgin a small rural town. We should focus on cleaning up the unsightly junk that's left in the
44 street in front of houses by some landowners. Thanks! I appreciate the survey!
 - 45
46 8. I believe the town should take on a strong leading role in protecting Virgin River corridor, by preventing building within
47 200 feet of the river. It is a preservation, conservation issue, as well as a safety, risk management and public welfare issue.
 - 48
49 9. My first comment is that this is poorly written and hard to understand. In section B you say there is no limit but ask me to
50 make one. In section F Q3 is difficult to understand. Some Q are leading and suggestive [sic]. This survey is poorly written
51 and I believe it to be misunderstood there for may or maynot [sic] reflect feelings or concerns of the town. I believe it should
52 not be used alone in making laws for the community.
 - 53
54 10. I moved here for the night sky and to escape the city. Please stay a bedroom community!
 - 55
56 11. I think that land west of town should also be developed to its fullest - i.e. R.V. park, etc. Near new corridor to Kanab
57 (sheep bridge) [Author's parentheses]. Commercial zoning shouldn't limit an R.V. Park.

58
59 12. I love Virgin the way it is but I realize that progress must go on and as it does so does the expenditures of the town.
60 We should keep it a small town tourist trap without making it impossible for people to maintain the same quality of life that
61 we have now. We need to keep the animals and farms. Thanks for making me a part of this lovely community. [smiley
62 face]

63
64 13. You should be able to use your ground whether it is in the middle of town or on the outskirts. I don't believe that it
65 needs to be next to something to be developed. If we are to become self-sufficient, we need to attract business that can
66 support itself without some of the foolish restrictions that make it tough to be profitable. We need to use a little common
67 sense in our decisions instead of the one rule fits all theory.

68
69 14. I would love to see Virgin stay quiet and slow paced with a few conveniences [sic]. A store that you can get a soda and a
70 gallon of milk and not be over priced would be nice.

71
72 15. We looked for four years before we decided to live in Virgin. When we built we paid our building permit fee - we took
73 our plans (which were hand-drawn. on a couple pieces of poster board) [Author's parentheses] to the town board. They
74 O.K.ed it - we built with a building inspector's regular visits. What has happened to those days? I remember when a
75 resident had a fit because [name removed for reasons of privacy] had butchered a cow inside the city limits. The mayor's
76 respon[s]e was that he was sorry she was upset but he had butchered his last week - please don't let Virgin be "citized" -
77 we like it the way it is!

78
79 16. There are too many trees along SR9 that block the views otherwise available. A pity, thousands of trees/types, very
80 rare, beautiful views... [sad face]

81
82 17. Section D. LAND USE (#4.5.) [Author's parentheses] standards need be set to insure a quality of lifestyle in
83 keeping with surrounding community.
84 Section E. RECREATION (#4.) [Author's parentheses] Monitoring campsites could be costly and bring safety
85 Issues up such as FIRE, Drugs, distruction [sic], NOISE to neighboring property if not kept under constant
86 surveillance [sic].
87 Commercial A (#2) [Author's parentheses] Local businesses should remain competitive run by local residents
88 competition keeps us on our toes, creates a good Atmosphere striving to Improve.
89 E. RECREATION –
90 A. Trail Committee needs to be revived - Virgin could become a destination for hiking with guides
91 B) Also, Historical Information Promotes Respect for the Land
92 C) Guides could be Volunteers or Paid - Money could go to maintaining these Trails.
93 D) The Town still has enough open space + BLM Land to designate [sic] trails for
94 Walking as well as ATV.
95 I would be willing to SERVE, on the trails Committee again, as I have gained Knowledge from Past Committee
96 work [name removed for reasons of privacy].
97

98 18. 1. Please consider a token reduction of property impact fees to veterans
99 2. Please consider "zero" Height restrictions on American flag poles
100 3. Please consider "zero" restrictions on solar + wind installations, provided the state licensing of installations +
101 inspections are followed.

102
103 19. A. Comm. dev. All legal business will help the tax base. Help - don't hinder.
104 B. use. All legal business will help the tax base. Help - don't hinder.
105 C. Housing - The first three start with "I like". A land owner should not lose rights because this survey asks about
106 "likes".
107 Housing questions 4 + 5 deal with multi housing. multi housing has never been a right in Virgin and should not be
108 allowed. multi housing also breaks the water agreement with the W.C.W.C.W.D.
109 D. Land use policy 1-3 + 6 are ambiguous. for instance #1 should not have – within reasonable boundaries -
110 added on at the end. # 3 adds the burden of open space, trails, parks + ag. onto the rights of land owners. land
111 owners should love the right to improve the product with these things if they desire. the town would help not
112 hinder.
113 D. Land use policy.
114 #6 is also a trick question/comment.

115 It should be 2. the 1st about development the 2nd about . open space. (with the river and creeks,
116 washes, hills + unbuildable [sic] space, open space should take care of itself.) [Author's parentheses]

117 E. Recreation

118 #1. Don't infringe on private property rights to access public land.

119 #2. Development decisions [sic] should be up to the land owner.

120 #3. Trails should not be used to control. should be up to the land owner.

121 F. #3. The town has more water rights. The town is charging an Impact fee to provide future water. Get to
122 work to increase water. stop spending time + effort to control + destroy.

123 #6. Any legal business is good for the town do not control + destroy.

124 #7. Do not use to control private prop. rights. If the town owns it preserve it.

125

126 20. Your [sic] doing good! Keep it up

127

128 21. Clean up ordinances + use common sense. No pick + choose which ordinances + for whom will be enforced. We
129 need more community pride specifically keeping trash cleaned up.

130

131 22. Simplify all ordinances "USE common SENSE" we are not Springdale, La Verkin or some exclusive Suburb. We need
132 our own ordinances to maintain a comfortable country setting - the reason most of us moved here.

133

134 23. Why put my comments and name on the same page if you are going to throw this page out. All of my comments are
135 written with each question that doesn't makes sense.

136

137 24. I love the small town atmosphere. I feel to[o] many changes will take away from that feeling. We do not need to be
138 like everyone is. Rockville is a good example for our little town.

139

140 25. I think land is here to be use to its fullest potential. No to be just horded [sic] this is not to say fullest money potential.
141 No to be just horded this is not to say fullest money potential I think it is our steward if we own proptey [sic] to take care of
142 it. Make it to its fullest potential + that can change as peoples needs change not necessarily speeds change.

143 I see 2 Big views in Virgin with a lot of middle people. 1 view retired. I'm here I like it I don't need to make a living
144 don't need to raise a family (children) [Author's parentheses] I don't need animals I don't need to save money I
145 don't have wor[r]ies abt [sic] much on any thing. I am here to Retire.

146 2 view.

147 I'm here to live I need a garden I need to raise my kids I am responsible for my future I don't have it made yet. I
148 see it as I'm here to retire, or I'm here to live.

149 I think most of the town is here to try to make it work for both I don't think most of the town want it eather [sic] way we
150 want to work together on this!

151

152 26. My first comment is in regards to this survey, I believe that overall this survey is poorly writ[t]en. Many of the questions
153 are confusing and hard to understand. For an example Section B first tells us that the quantitee [sic] can not be limited
154 then you as us to put a limit the we think is ap[p]ropriate. Also in Section F question 3 is wording is dificol[t] [sic] to
155 unberstand [sic]. Secondly, some of the question are leading, and sugestive [sic]. For an example section F question 2
156 uses the word "trespass" witch [sic] is seen by all as something that is illegal and bad, witch [sic] make it question sujestive
157 [sic]. Finally some of the questions are generalized [sic]. and do not specify or made a distinction between public and
158 privat[e] lands, as seen in page D. Because of the these things that I have noted in taking this survey, I find it to be overall
159 a poor survey that may or may not reflect the feeling of the town. I believe that i should not be used allow[n][illegible] in
160 making laws for the community.

161

162 27. It was difficult for me to decide between what "I want" and what is "best or right" for the town. My desires shouldn't be
163 the guideline for a community. I would hope that I could be a good neighbor and work out differences we may have
164 together. To lay out a plan that could restrict or totally stop all change of my grandchildren or children having the ability or
165 choice to live where they grew up is a bit over-whelming. Just because I like the town now doesn't mean that it can't
166 become something better. I appreciate all those who worked & sacrificed to provide this place for us. I hope I can keep
167 what we have been been given & improve it for those in the future. I believe that no matter what the town "looks like" it can
168 be a beautiful place if it has good people & neighbors that make it "feel right".

169

170 28. My comments are by the questions they refer to.

171

172 29. (Respondent information is completely anonymous.) How can this be possible when my name is at the bottom and on
173 the back of this page??

174
175 30. WE HAVE ENOUGH SUBDIVISION LOTS! NO ATV RENTALS! KEEP VEHICLES ON TRAILS! IF WE MUST HAVE
176 BUSINESSES, KEEP THEM SMALL

177
178 31. My family and I are strongly opposed to any future commercial development. Any development will require, at some
179 point, the support of gas stations, markets, and fast food. We say NO to growth - restricted or unrestricted. Follow the lead
180 of Rockville, preserve our character, atmosphere, and night skies. No appeasing developers. Make developers meet OUR
181 standards and requirements – absolutely. All Virgin is its rural character. Don't compromise that and lease us with
182 NOTHING.

183
184 32. I think the Town Council could be more welcoming to prospecting people that would settle here. Let Virgin develop in its
185 own way and not pattern it after other certain towns, we are unique.

186
187 33. Slow, measured growth is key to success. To facilitate that we need a solid plan for this measured growth, and town
188 ordinances and by laws, with teeth, do ensure that.
189 We, as a town, need to develop a vision for what we want Virgin to look like in twenty years, and then chart a strict path to
190 channel growth in that direction. Don't let Virgin become LaVerkin, or Hurricane We have a tremendous opportunity in
191 Virgin to preserve open space, to create common sense zoning so that we do not have incompatible commercial and
192 housing zones on top of one another, and to chart a path towards a prosperous beautiful, welcoming and sustainable town
193 where we all enjoy living and are proud of. Thank you! [name removed for reasons of privacy]

194
195 34. I cherish the rural feel to our town. I wish that there was more of a village feel to the town. With paths & walkways for
196 walking & cycling access to surrounding BLM lands is important. ATV use through town should be limited to particular
197 corridors.

198
199 35. - If commercial developement [sic] is tourist related, or green, clean or adds value to our community a place needs to
200 be found for developing the business. The highway corridor and a few roads in town will become future developement [sic]
201 areas where businesses will grown & expand.-Land owners have to be given a way to develop [sic] large areas through a
202 combination of business and residential developement [sic] people want to have businesses close to where they live-This
203 survey had some very poorly worded questions. What one person's definition of "small business," "manufactures," "strip
204 developement [sic] is totally different than someone elses. I have seen beautiful small town streets that would be
205 considered "strip developement." [sic] Most questions but I have also seen very ugly strip developements [sic]. Most
206 questions in this survey you cannot just say 'yes' or 'no' to answer them.
207 -Also, I don't think this survey got to all land owners in Virgin. If they own undeveloped land with no water to the property
208 and they were out of town- I don't think they got a survey!

209
210 36. This survey [sic] will not be a very good reflection of the town. Since it was only sent to half of the town. Example my
211 wife received one I didn't it wasn't sent to land owners dont live in town I know of many examples: [names removed for
212 reasons of privacy]. It can also be filled out over the internet with no controls over who is aucatly [sic] send in the info. The
213 town needs to really think of impact the survey will have. With so many problems getting it out to everyone who lives in town
214 or owns land. [name removed for reasons of privacy]

215
216 37. We need a grocery store.

217
218 38. (What type of Virgin resident are you?) A Good one.

219
220 39. (How long have you lived or owned property in Virgin) for years.

221
222 40. No conversion of public land - we have enough buildable private land Loosen home occupation rules Don't give away
223 our limited water hookups to speculators Encourage small agriculture Zone for low density in outlying areas Adopt
224 standards for wind/solar/other altern. energy devices I am a conscientious ATV river. Please don't invite the world to
225 destroy our quiet & trash our land by allowing ATV rentals!

226
227 41. 1- many of my responses are based on "down the road" 25 years from now and not how I hope the town looks 5
228 years from now.

229 2- some remarks are not based on what would be "perfect" but what would be acceptable with considerations to
230 landowners rights.
231 3- While a general plan is essential it should not be "cast in concrete" but should be available to modification as
232 time does by.

233
234 42. I think the Town Council could be more welcoming to prospecting people that would settle here. Let Virgin develop in its
235 own way and not pattern it after other certain towns, we are unique.

236
237 43. (How long have you lived or owned property in Virgin?) [name removed for reasons of privacy] family 100yrs.

238
239 44. A,1, 2, 3, 4, 5 All of the highway should be commercial if the owner so desires
240 6,7. We should attract and welcome what we can get.
241 C, 1, 2, 3 I would like the vacant trailers cleaned up or removed.
242 4, 5 I don't want to attract low level/migrant housing occupants.
243 D 1. Land owners should be able to develop [sic] as they choose. Period.
244 3. 6. 7. How do you answer a question that covers both sides of the question? Open space is important, but will
245 take care itself with our 1 acre lots & hills & gullies. Why will the council [sic] not consider CLUSTERING? It helps
246 open space, neighborhoods free of weeds and social ties.
247 5. If the owner wants to.
248 8. Very strongly agree.
249 E.1. Use current accesses. Land owners should not be required to give up easements. It would advantageous to
250 developers.
251 2. Town should not be involved. Trades should be between BLM & individuals, unless the town does a recreation,
252 etc. sight.
253 F 3. Town has water rights. Let the council do something useful and put the rights to use.
254 4. We live on a hill – concrete protects our pavement and tax dollars.
255 - Rural does not spell noxious[illegible] weeds, burrs etc on the side of the roads.
256 5. Vague question. Are trails to be constructed with tax payer \$\$.
257 6. Any business helps the tax base. This appears to be a question of more government control.
258 7. It seems the town should put up the money for the Old Church. It will be a great asset to the town, if the project
259 is finished as planned!
260 E.5. Don't know about tents on BLM. Where is this a concern, specifically?
261 F.1. Lighting is for safety. More night protecting lights would make me happy. (Our streets corners are far apart.
262 Put lights between the corners – especially where there are no houses.)

263
264 45. Virgin is a gorgeous LITTLE rural area, which should be kept that way. Thinking of strip malls & gas stations & lots of
265 lights at night is ludicrous. Need a city, go to St. George. Enjoy charming rural areas, come here. I appreciate my solicited
266 feedback. Thank you.

267
268 46. I don't think Hghw [sic] 9 should be the main road all streets come from. Main St. was best. Some people want a lot of
269 change. Why?

270
271 47. (How long have you lived or owned property in Virgin?) All my life xcept [sic] 20 yrs.

272
273 48. (Respondent information will not be provided to anyone.) Promise? That is why some are NOT submitting. They don't
274 believe it. I think some people feel they can be restrictive to their own ends create a problem, give us their solution.

275
276 49. (How long have you lived or owned property in Virgin?) Off & on my whole life

277
278 50. (How long have you lived or owned property in Virgin?) since '94

279
280 51. (Do you own a business in Virgin?) [No circled] But want to start one

281
282 52. A LOT of law-abiding, upstanding citizens of Virgin would appreciate the Town's cooperation in enforcing specific
283 ordinances: i.e., Persons living in tents or buses, building campfires nightly, using outdoor toilet facilities, exchanging illegal
284 substances with said visitors who are disturbing the peace.
285 Exchanging and selling illegal substances and disturbing the peace with extra loud (boom boxes) traffic during early morning

286 hours (1:00 a.m. To 4:00 a.m.) to and from the trailer park on Matthews Lane. [This comment was submitted independent
287 from a survey to a drop box on a ½ sheet of paper.]
288 53. The town of Virgin should distribute water rights evenly and not eliminate certain areas from access to irrigation rights.
289 Green space is vital with future development. Why are we not installing side walks? Upgrade federal and city buildings
290 would be nice.
291
292 54. Multiple commercial zones would help us control the number of like businesses [sic], ie; resort motel zone, retail
293 shopping zone. Commercial structures should either follow a theme that reflects the history of the area or at least be in
294 harmony with each other. I would like to see Virgin develop a resort atmosphere and avoid the big city look. No strip style
295 development. That said, I hope we never see duplexes or multifamily housing. I also believe a one acre lot with an average
296 size home on it does not leave adequate room for two horses. But if horses are permitted in such small areas, there should
297 be enforceable [sic] guide lines for cleaning and shelter. Regarding "open space", I am not in favor of small lots to gain open
298 space. The BLM land and the trails are very much a part of who we are. They should remain and continue to be a part of
299 our country setting.
300
301 55. When a new family moves into Virgin; I think it would be very welcoming and most useful for the new community [sic]
302 member to have a "Welcome to Virgin Handbook" which details all relevant [sic] town info, people's positions, important
303 phone nos., new resident "to do" list regarding town departments, facilities etc..
304
305 56. Keep our town rural! Keep the "Johnny come lately" out of our town. They take what is good away, go home, and leave
306 us with their mess. Land use should help the resident tax payers that have made Virgin Town there home, not the
307 developers from out of town who grab and run. Large housing development don't lower taxes, they raise them. They
308 stretch our resources beyond their limits. They lower our "quality of life". The resort area is up the road in Springdale.
309 Leave Virgin, like Rockville, alone for people to live and raise their families.
310
311 57. I think the survey has been a good idea. I hope we are able to see the total results some day soon. I also hope that the
312 will of the people is respected without prejudice. Virgin is a unique setting but everyone has their personal needs and
313 wants. Let Democracy flourish. Non-motorized bicycle trails on 9 and Kolob Rd are a good idea in my opinion. A limit to
314 noise decibels would be welcomed by many I am sure. Dirt bikes are obnoxious. I don't know how it can be enforced. They are
315 way more disturbing than donkeys. Best to Virgin
316
317 58. We moved here to get away from urban noise, crowds, people and light pollution of the nighttime sky. We would be
318 very sad to see things move in that direction here.
319
320 59. I believe that the town needs to regulate effectively. There need to be realistic guidelines that can be enforced.
321
322 60. We need to not over develop out town. Once that happens it can never be returned. Over development will cause tax
323 increases that will force out people who have been in this town for generations and force out those on fixed income. I have
324 seen and witnessed this first hand. My grandparents property now my mothers taxes for one acre are 12000 a year and
325 they were only 2000 15 years ago.. Wake up
326
327 61. The Virgin River corridor is a precious resource that needs to be regulated within the town limits by the town of Virgin. If
328 development along the river is allowed, it will put the safety of other property owners in jeopardy not to mention the impacts
329 on the fragile riparian environment along the river. The town of Virgin should heavily regulate and or eliminate development
330 within several hundred feet of the rivers' banks. Flooding in recent years has caused irreparable damage to areas along the
331 river where excavating has occurred.
332
333 62. My partner's and my plan is to move here within the next ten years, establish some sort of business and retire here. I
334 realize that we have bought land in a relatively new development(Desert Gardens) and therefore I am hesitant to say no to
335 someone else coming in and developing more land. However, I've seen too many small towns over the years become
336 ruined with excessive commercialization that has essentially ruined the character of the town. Moab comes to mind. I'd like
337 to see Virgin as part of the Zion Canyon extension, such that its development retains the natural beauty of the region but
338 ties in the services that are offered in Springdale. But I don't want to see ANY chain stores, box stores, or whatever. These
339 business are not helpful to small communities because the profits LEAVE and are not therefore spent back into the local
340 economy. Small independent [sic] business are healthier for the local economy and they have more sensitivity to the needs
341 of the community and environment.
342

343 63. I've owned a lot in Desert Gardens for about 3yrs and am looking forward to building my retirement home soon. Thanks
344 for including me as one of your survey respondents. I like the open spaces in Virgin, but I also think the town could use
345 some "freshening [sic] up" with some new commercial areas on HWY 9.

346
347 64. I WOULD LIKE TO SEE VACATION RENTALS

348
349 65. Please adopt a zoning policy and stick with it.

350
351 66. Development in Virgin has been largely [sic] residential [sic] and disconnected [sic] creating a patchwork if isolated
352 subdivisions. I suspect developers have been made to jump through hoops but what ever parcels they have desired to
353 develop they have been allowed to. It appears, because of that pattern, there is no planning for Virgin at all. I'm not finding
354 fault with past decisions. It's very difficult to deny development, politically and economicly [sic]. However, we must keep in
355 mind, NO DEVELOPMENT IS BETTER THAN BAD DEVELOPMENT!

356
357 67. Vigin needs to maximize its proximity to Zion Park West and build a community that is focussed [sic] towards the beauty
358 of the place. Virgin should also allow vacation rentals rather than restricting rentals to month by month in residential places.
359 This would help focus on the value of the place as outlined above.

360
361 68. I appreciate the effort to hear the townspeople via this survey. However, the underlying debate in many of these
362 questions is "who is in control?: the town council or property owners/ residents?" All of my responses follow my stance that,
363 if anything, the town council should be less restrictive and controlling to development. I recognize that we need laws and
364 ordinances to protect us and to attract upstanding people to our town, but the restrictions on development and growth have
365 reached the point where landowners are not allowed to make decisions for themselves and their property.

366 Commercial Development: The issue of control is present here: Let the owner decide how to use his property. I welcome
367 this development

368 Housing: 4 and 5 This is one area to allow restrictions because it will attract more upstanding people, especially families.
369 Land Use Policy: 1: landowners should be able to delevop [sic] how they choose. 3 and 6: These are difficult to answer--
370 double sided questions.

371
372 69. About the question around page 3:
373 Tourism and guide services (adventure companies, ATV rentals, etc.)
374 This question is ridiculous. ATV rentals and guide services are completely separate issues and should not be tied together.

375
376 70. I have now lived in Virgin for just under a year, this is what I like:
377 The 'rural' quiet and sounds of the river
378 Access to the river, parks and openlands [sic]
379 The dark skies at night
380 The mixed home styles
381 Would like to encourage more trees and xeriscaping [sic] through out the Town
382 The friendlines [sic] of the ccommunity [sic]
383 I do NOT like:
384 Blazed empty lots with scraped layers & vegetation, now looking like a wasteland and encouraging bad flood water control
385 Allowing/ignoring/not controlling ATV use on undesignated [sic] areas and eroding new paths.
386 I know the Town is trying to convert the lighting to solar, I applaud this, but if a light is currently there, but the residents
387 don't want it there, it should be removed.
388 Blazing exterior residential house lamps with little or no top coverage or control - affecting all neighbors near and far. This
389 should come under the light ordinance
390 The Night Sky is really important and is rapidly [sic] declining - Virgin could be

391
392 71. Good design is key to pleasant growth. Many businesses could be in Virgin if they were part of the landscape instead of
393 clashing with it.
394 We need to be able to walk around the town and connect to the outlying areas on foot.

395
396 72. I moved to Virgin and paid a lot more money to live in a small type town then what this house is worth. Also with not a
397 lot of commercial and development going on. People should be able to do what they want with there land within reason. If I
398 had looked at my house to buy and there was this solar panel in my view I would not have bought the house. People should
399 follow rules and be considerate to their neighbors. keep it small and nice or I will move in all my New York friends! LOL!

TOWN OF VIRGIN COMMUNITY LAND USE AND DEVELOPMENT PREFERENCES SURVEY TRANSCRIBED COMMENTS

updated August 10, 2010

A. COMMERCIAL DEVELOPMENT

Please rate the following statements regarding commercial development according to whether or not you agree with them.

1. 8. I prefer businesses [Strongly Agree box marked]
2. No new commercial development.
3. 1,2,3,4,5, All of the highway should be commercial, if the owner so desires. 6,7 We should attract and welcome what we can get.
4. This section is horrible
5. I prefer businesses.
6. I prefer businesses.

A.2. I prefer small local businesses.

1. As opposed to what?
2. What are we preferring [sic] them to in questions 2 & 3.
3. As opposed to what? I prefer businesses.
4. In questions 2&3 I don't know what the alternative that the word prefer implies [sic] there is.
5. (I prefer small ~~local~~ businesses)
6. as opposed to what??
7. does this mean gross profit? or physical size? A small franchise would be fine
8. (I prefer ~~small local~~ businesses.)

A.3. I prefer strip style development.

1. What kind of business? Franchises or not?
2. small business put together will look like this - it depends on what the 'fronts' look like.

A.4. I think that Virgin should support several smaller commercial zones.

1. & Several larger commercial zones.
2. Smaller than what?.
3. and larger commercial zones.
4. I support several com. Zones of appropriate sizes?smaller then what?
5. (I think that Virgin should support ~~several~~) some (smaller commercial zones.)
6. 1-3 areas for instance
7. you can't limit one type of business to only one spot If the business is good and has attraction - find a place for it
8. Virgins [sic] Commercial [sic] zone should be from the high way zoned north to south not from east to west

A.5. I think that commercial development should be concentrated in one area.

1. (I think that commercial development should be concentrated ~~in one area~~;) all along highway.
2. (I think that commercial development should be concentrated ~~in one area~~;) all along highway.
3. (I think that commercial development should be concentrated ~~in one area~~;) all on highway
4. (I think that commercial development should be concentrated ~~in one area~~;) all along highway
5. (I think that commercial development should be concentrated ~~in one area~~;) allowed along SR9
6. along the highway
7. We need a grocery store.

A.6 I think Virgin should focus on attracting manufacturing.

1. Small local yes.
2. They should attract [sic] but not be our only focus.
3. (I think Virgin should ~~focus on attracting~~ manufacturing,) allow
4. I think we should attract manufacturing but that it should not be our only focus
5. Light manufacturing
6. I think Virgin should ~~focus on attracting~~ Allow (manufacturing.)
7. I think Virgin should ~~focus on attracting~~ Allow (manufacturing.)
8. manufacturing guitars or manufacturing semi conductors?

A.7. I think Virgin should focus on attracting technology oriented business.

1. They should attract [sic] but not be our only focus.
2. (I think Virgin should ~~focus on attracting~~) allow (technology oriented business.)
3. "Same comment as on question 6" I think we should attract manufacturing but that it should not be our only focus [content copied from A6]
4. (I think Virgin should ~~focus on attracting~~) allow (technology oriented business.)
5. (I think Virgin should focus on attracting) Allow (technology oriented business.)
6. internet-based - no products to ship
7. clean, non-polluting business of all types yes
8. if that means low impact

B. COMMERCIAL DEVELOPMENT USES

Once a use is allowed in a specific zone, the quantity of that use cannot be limited. Recognizing this fact, if development were to occur, please indicate your preferences for the quantity of uses within the Town.

1. Supply & demand? If I chose 1, I might as well choose (More Than 3) right? Light industrial 13. Storage Units & lots 14. Youth homes
2. First you tell us that the quantity [sic] can't be limited then you ask me the quantity that I think to be appropriate, therefore limit it. I will answer the questions to reflect how many zones of each of the following should be allowed [sic] in.
3. supply and demand will naturally create quantity
4. 13. light ind. [More Than 3 marked], 14. Storage units [More Than 3 marked], 15. Youth Homes [More Than 3 marked].
5. This question is very confusing, first you tell me that the quantity can't be limited then you ask me the quantity that I think to be appropriate, therefore [sic] limiting it. I will answer the question to reflect how many zones of each of the following should be allowed [sic] in.
6. 13. Storage units [more than 3 marked], 14. Youth Homes [more than 3 marked], 15. light Industrial [more than 3 marked]
7. light industrial [more than 3 marked], 13. storage units [more than 3 marked], 14. Youth homes [more than 3 marked].
8. You just said once one is in Virgin you cannot limit the number.

B.1 RV resorts

1. No
2. One is ample [sic] Zion River Resort.
3. Already have a very nice one.
4. Only if is well maintained as the one we have. Tree'd [sic] attractive
5. as long as they are RV resorts not trailer [sic] courts!
6. [Respondent created a box and check mark between option 2 and option 3]

B.2 Gas stations

1. No
2. [Respondent created a box and check mark between option 2 and option 3]

B.3 Automotive repair

1. No
2. [Respondent created a box and check mark between option 2 and option 3]

B.4 Fast Food Services (Chains and franchises)

1. No
2. Never
3. [Respondent created a box and check mark between option 2 and option 3]
4. NEVER NEVER

B.5 Local Restaurants (Mom and pop/independent, diners, etc.)

1. Ok
2. [Respondent created a box and check mark between option 2 and option 3]

B.6 Bed and breakfasts

1. Ok
2. [Respondent created a box and check mark between option 2 and option 3]

B.7 Hotels and motels

1. No
2. [Respondent created a box and check mark between option 2 and option 3]

B.8 Tourism and guide services (Adventure companies, ATV rentals, etc.)

1. Ok
2. No ATV or cycles- Tubing kayaking hiking canyon entering & guide services. yes
3. (Adventure companies, ~~ATV~~ rentals, etc.) No motorized!
4. [Respondent created a box and check mark between option 2 and option 3]

B.9 Convenience stores (Mini marts, etc.)

1. No
2. [Respondent created a box and check mark between option 2 and option 3]

B.10 Small retail (Barber shops, hair salons, bike shops, etc.)

1. Ok
2. [Respondent created a box and check mark between option 2 and option 3]

B.11 Box store commercial

1. No
2. Please Please no
3. ?
4. [Respondent created a box and check mark between option 1 and option 2]

B.12. Professional office space

1. No
2. Would depend on type & traffic impact.
3. Small-medium
4. [Respondent created a box and check mark between option 2 and option 3]

C. HOUSING

Please rate the following statements regarding housing according to whether or not you agree with them.

2. Except for ticky tacky subdivisions.

C.1. I like the variety and styles of homes currently found in Virgin.

1. Opinion-
2. (I like the variety and styles of homes currently found in Virgin.) an opinion
3. (I like the variety and styles of homes currently found in Virgin.)
4. More concerned with seeing yards with junk and trash scattered about.
5. (I like the variety and styles of homes currently found in Virgin.)

C.2. I like the mix of homes, pastures and other uses currently found in Virgin.

1. want to see more growth though

C.3. I value the rural lifestyle, including the keeping of animals, currently found in Virgin.

1. and more Animals too!

C.4. I believe that duplexes (two family housing) could be integrated into the community and might make housing more affordable.

1. already is.
2. I believe that duplexes (two family housing) could be integrated into the community (and might make housing more affordable.) I think this is poorly worded 2nd the surveyee [sic] should form there [sic] own oppinion [sic] to the benefits and disadvantages to duplexes.
3. They are already here. We need more.
4. I think this is poorly worded and the surveyee [sic] should form his own oppinion [sic] to the benifits [sic] and disadvantages to duplexes.
5. We already have them
6. (I believe that duplexes (two family housing) could be integrated into the community...) yes (...and might make housing more affordable) maybe-maintain 1 home/acre impact

C.5. I believe that multifamily (more than 2 family) housing has a place in Virgin as long as it is well designed.

1. And placed- Spaced through out- not one big sprawling complex and limited to 4 or six units- -well landscaped- for the desert & and not multi-level.
2. What one might think to be (well designed) may not be the idea of another person.
3. if apartment complex.
4. What a "well designed" house to one might not be to another. I think wording is not aproprate [sic].
5. (I believe that multifamily (more than 2 family) housing has a place in Virgin as long as it is well designed.) who decides
6. maintain 1 home/acre impact

D. LAND USE POLICY

Please rate the following statements regarding land use policy according to whether or not you agree with them. Open space as used in this section is defined as any land that is currently undeveloped.

1. According to the uniform fire code both of these drawings are illegal because they have no secondary road outlet.
2. If it's private property it's not "open".
3. I think that there should be a definate [sic] distinction made between "Open Spaces" that are privatley [sic] owned and those that are publicly owned.
4. we have ordinances & they should be enforced.
5. What if this is private property. Is it still open space?
6. I think that there should be a definate [sic] distinction made between "open spaces" that are privately own and those that are publicly owned.
7. (Open Space as used in this document is defined as any land that is currently undeveloped) - who says? Private property is now "open space" public property

D.1. I think land owners should be able to develop their land within reasonable boundaries.

1. What?! It's private property.
2. I define reasonable as, protecting the owners right, to develop & his neighbors [sic] property value.
3. (I think land owners should be able to develop their land ~~within reasonable boundaries.~~)
4. I define reasonable as, protecting the owners rights to develop and his nabors [sic] property value.
5. (I think land owners should be able to develop their land ~~within reasonable boundaries.~~)
6. IT MAY BE HELPFUL TO DETERMINE (THROUGH A SURVEY) HOW TOWN RESIDENTS DEFINE "REASONABLE BOUNDARIES"
7. define "reasonable.
8. We have ordinances & they should be enforced. What is reasonable? [circle around (reasonable boundaries.)
9. (I think land owners should be able to develop their land ~~within reasonable boundaries.~~)

D.2. I think land owners should be able to develop as much of their land as they want, however they want.

1. (I think land owners should be able to develop as much of their land as they want, ~~however they want.~~) within ordinances.
2. It is suggestive [sic] and badly worded.
3. I believe this question to be suggestive [sic] and badly worded.
4. If this continues to happen, there will be more burdens on our community.
5. A landowner should be able to develop their lands. I realize they have to follow zoning ordinances [sic] and develop within the laws of the town

D.3. I think that development rights can be balanced with preserving open space such as parks, trails, and agricultural land.

1. By whom?
2. I do not think the owner should keep it open space if they wish to do otherwise.
3. poor Ques.. [sic]
4. Who balances this?
5. I do not agree that owner should be forced to keep their property "open spaces" if they wish to do otherwise.
6. Loaded Question!
7. It certainly should be! But currently does not seem to matter.

D.4. Virgin should discourage development on property that is not adjacent or connected to existing development.

1. Depends on what it is?
2. (Virgin should "discourage" development ~~on property that is not adjacent or connected to existing development.~~) no idea what this question means.
3. Greedy developers have shown us all how quickly our rural landscape can be scraped off, covered with asphalt/cement and abandoned.

D.5. I think the remaining undeveloped land in and around Virgin should be developed to its fullest potential.

1. What do you mean, "developed"? A well developed, efficient farm- is well developed desert land.
2. If the owner wants to.
3. Not a good wording potential is an opinion its very suggestive [sic].
4. Depends on what it is?
5. What does fullest potential mean? Private Land? BLM?
6. Question number 5 is badly worded and suggestive [sic].
7. I would rather see a well cared for park or campground than just dry brush & weeds. Not all building either but well-cared for land.
8. Then we can say goodbye to our safe, clean, quiet little community
9. Land owner need to be able to develop their land as needed

D.6. I think the remaining undeveloped land in and around Virgin should be developed as long as an adequate amount of land is preserved as open space.

1. (I think the remaining undeveloped land in and around Virgin ~~should~~) can (be developed an adequate amount of land is preserved as open space.)
2. ~~As long as~~ made me disagree
3. A distinction should be made as to what "open space is" -I do not think the owner should keep it open space if they wish to do otherwise.
4. poor Ques [sic]
5. Does this mean BLM or Private? Undeveloped Land
6. This is were [sic] a distinction should be made in the definition of open space. I repeat my comments made on Question 3 of this page. I do not agree that owner should be forced to keep their property "open spaces" if they wish to do otherwise.[content from question 3 copied here]
7. Does this mean private or BLM?
8. (I think the remaining undeveloped land in and around Virgin should be developed (as long as) [circled] an adequate amount of land is preserved as open space.) Loaded Question!
9. NOT PUBLIC LAND
10. If it is not Private
11. Lets try to keep our town small, safe & healthy and please consider future availability of safe water in this country.

D.7. I think it is important that open spaces be preserved in the town.

1. I do not think the owner should keep it open space if they wish to do otherwise.
2. NOT with this open space definition! [sic]
3. see comments on question 6 and 3 as well as on top of the page. I think that there should be a definite [sic] distinction made between "open spaces" that are privately own and those that are publicly owned. This is were [sic] a distinction should be made in the definition of open space. I repeat my comments made on Question 3 of this page. I do not agree that owner should be forced to keep their property "open spaces" if they wish to do otherwise.[content from top of page and questions 6 and 3 copied here]
4. City Parks?
5. Very important for the future.

D.8. I think the existing zoning ordinances are too restrictive.

1. Some are some aren't, planning commissioners have been too biased.
2. !!!
3. !! [Strongly Agree box marked]
4. Unfortunately there has to be some tough decisions made if virgin is to remain safe, beautiful, rural, clean, and friendly place to live.

E. RECREATION

Please rate the following statements regarding recreation according to whether or not you agree with them.

E.1. I value access to public lands, such as BLM, for recreation, grazing and other purposes.

1. Multi-use.
2. What other purposes?
3. Use current accesses. Land owners should not be required to give up easements. It would be advantageous to developers.
4. Access to cross private property? No way!
5. Don't infringe on access rights of private property
6. As long as it isn't through private property.
7. but not from in town
8. ((I value access) [circled] to public lands, such as BLM, for recreation, grazing and other purposes.) Not by private property
9. As long as it isn't through private property.
10. Trick question. Access- Not Through private property
11. With regard and input [sic] from adjacent property owners

E.2. I wish to see public lands converted for development.

1. Save land.
2. should be up to land owner
3. no in the next 20 years
4. If a school or other public use was needed. I would welcome use of BLM or for trailheads/parks not necessarily commercial dev.
5. Public lands should be just that.

E.3. I think it is important to maintain trail connections as development occurs.

1. horse, ATV, walking? Depends on developer. What about gated communities?
2. but not from in town
3. That is up to the developer/development
4. With good future planning.

E.4. I value designated space for tent camping that is maintained by the Town.

1. Why does the town want to compete w/ businesses?
2. Only If the town can afford [sic] to do so with out [sic] tax increases [sic] & neglect on other responsibilities [sic].
3. if funds are available for CAMP HOST only to prevent Long Term camping + open FIRES – SAFETY
4. Private businesses can do this.
5. maintained by private yes!
6. Only if the town can afford it without tax increases [sic] and neglect on other responsibilities.
7. A lot to consider first.
8. private enterprize [sic] needs to develop [sic] it, following guidelines for water, waste fire etc. camping at the RV park is great or like a KOA

E.5. I value restrictions on tent camping on BLM land in the Town limits.

1. Don't know about tents on BLM. Where is this a concern, specifically?
2. Can you imagine the health hazards at places like Mosquito Cove?

F. ADDITIONAL QUERIES

Please rate the following statements according to whether or not you agree with them.

1. We have enough subdivision lots! No ATV rentals! Keep vehicles on trails! If we must have businesses. Keep them small.

F.1. I think restrictions on lighting should be in place in order to protect the night sky.

2. N/A [written over question] in ordi [sic] now.
3. Q is suggestive [sic] the suryee [sic] should be allowed to form his own opinion on the need or not for light restrictions.
4. Don't we already have an ordinance for this?
5. This is a badly worded question and is sujestive [sic] the serveyee [sic] should be all[low]ed to form his own oppinion [sic] on the need on not for light restrictions.
6. in ord. [sic] now
7. N/A [written over question] already is.
8. We already have sufficient restrictions on lighting.
9. If we want to protect our rural lifestyles and respect for each other, all lighting should be down (shielded) [Author's parentheses].
11. N/A They already are in place.

F.2. I do not think that light trespass from development is a concern relative to the night sky and therefore should not be restricted.

1. Manipulative should be re-worded.
2. already in subdivision ordinance. And light ordinance.
3. again, this is a manipulative question and should be rewarded.
4. N/A [written over question] in ordi [sic] now.
5. N/A [written over question] already is.
6. This is already addressed in the subdivision ord.

F.3. I think limited water resources (hookups) to existing lots should be apportioned before allowing their attachment to new development.

1. 1st come-1st use! As in the past-
2. Poorly worded hard to understand.
3. Anything else is IRRESponsible [sic] government.
4. Get more water.
5. this question is poorly worded making it hard to understand.
6. a high priced developer that happens to be 1st - should not stop or control a reasonable priced development [sic]

F.4. I think efforts should be made to maintain the rural character of the streetscape in Virgin such that curbs are used only as required to protect pavement and facilitate drainage.

1. We live on a hill- Concrete protects the pavement and our tax dollars.
2. Can't have a sidewalk w/out curb & gutter. How about safety?
3. Allow property owners to decide if they want it.
4. It should be up to the property owner
5. depends on type of development
6. there are some places that trails or sidewalks need to be fore safety purposes.

F.5. I think separated trails along the streetscape can be used where appropriate.

1. Vague question. Are trails to be constructed with tax payer \$\$.
2. As long as land owners permit and agree.
3. If you mean bike, ATV, Horse, or walking trails instead of town maintained side walks?
4. As long as land owners permit and agree.
5. Not sure what this means?

F.6. The town should consider the cost of services and taxpayer burden when considering zoning decisions.

1. What do you mean taxpayer burden?
2. Don't they already do this? I hope so. They developer pays anyways.
3. Ya think.
4. I don't know what the pros+cons are to this questions
5. Don't they already do this?! Trick Question??

F.7. The town should take a role in preserving historic sites.

1. We already do that as citizens of this town.
2. Work with Land owners - (Not Restrict use.)
3. do not use to control
4. Don't they already do this?
5. only the 2. The only one I believe the town should take a role in preserving is the old school + the old church!
6. Only if the town owns the property - they should not be able to tell private citizens how to take care of private property.
7. Not private property
8. as long as they are own [sic] by the city
9. I don't know what 'sites' you have in mind each needs to be judged on its own accord.