



# Virgin Town Newsletter

**January 2022**

## Town Council Members

Jean Krause, Mayor

Mistie Baird

Gene Garate

Paul Luwe

LeRoy Thompson

Welcome to the new Town Fire District  
representative: Cameron Spendlove

Welcome the new Town Engineer:  
Karl Rasmussen with Sunrise Engineering

## Dates to Remember

January 3: Swearing In Ceremony 6:00 pm

January 12: Planning and Zoning Meeting  
6:00 pm

January 26: Town Council Meeting  
6:30 pm

January 17 & 20: Town Office closed

## Outgoing Mayor's Message

Happy New Year! As I reflect on the last four years, I am so proud of our town council and all we've accomplished, too many to name or even put in order of importance. But if I had to name just a couple, I would mention restoring many freedoms to citizens by cleaning up ordinances that had taken away personal rights. Also, safeguarding our town funds, getting our town in the black, and having a substantial surplus would be at the top of the list. I urge our town council to continue to protect freedoms and safeguard funds as we enter this new year. I love our town and its people and wish you all the very best.

Mayor Matt Spendlove

**The town  
office will be  
closed:  
January 17 &  
January 20.**

## Swearing In Ceremony

The newly elected  
officials will be officially  
sworn into office on  
January 3 at 6:00 pm.  
Heritage Town Square

Virgin town is hiring a part time public works  
assistant. Please send resumes or direct  
questions to Clerk@virginutah.org

## Incoming Mayor's Message

The duties of a mayor are profound, and I would like to acknowledge Mayor Spendlove for his willingness to serve these past four years. The world is changing and our town faces many challenges. As the incoming mayor of Virgin, Utah, it is my hope to bring a fair and balanced approach to town governance, where all its citizens feel they have a voice in its future.

-Jean Krause

## Garbage RATE INCREASE

The Washington County Solid Waste board approved a rate increase for garbage removal.

As of January 1, 2022, the rate for basic curbside residential collection service will be \$11.74 per month, and the rate for curbside residential recycling will be the amount of \$5.80.  
Total: 17.54 (with blue can)

As of February 1, 2022, the basic curbside residential collection rate of \$11.74 will then increase by an additional \$.50 to the amount of \$12.24.  
Total: 18.04 (with blue can)

## Zoning Administrator

### Lets Talk about Affordable Housing

A subject that seems to often come up in our town is that of affordable housing. This has recently been redefined on the state and national level to "Attainable Housing", which is probably a better description. Can we as a town provide attainable housing in the short-term? In short, yes! But as with all things, the way we get to the goal has to be considered carefully as there can be devastating consequences. We as a town have to consider if we want more mobile home parks, or do we want to consider changing ordinances to add apartment complexes, town homes, condos, or duplexes. Do we want to work toward smaller lot sizes to cut homes ownership costs? Do we want to consider creating "section 8" housing, accepting government subsidies?

The state of Utah, like many other states, has begun to require its larger cities to provide some sort of attainable housing. Though small towns are currently exempt, the trainings I have attended suggest that eventually it will likely reach to all incorporated areas, though not in the near future. So, let's look at some of the data and concerns and considerations.

**Crime.** It is a data-proven fact that home ownership tends to yield less crime in an area in comparison with long term rentals, due to the occupants of a home having a more committed long-term view of the property, as well as having invested in the property.

Rental properties vs Home ownership crime studies are interesting. When rental properties have good management, there tends to be less crime, but regulating or enforcing good management is not a realistic option. Overwhelmingly, actual home ownership has traditionally had better results at keeping crime at bay. Quoting from a quality study written by Terance J. Rephann titled "Rental Housing and Crime: The Role of Property Ownership and Management", he states: "In a residential setting, homeownership may help insulate against crime (Glaeser and Sacerdote 1999; Rephann 1999; Alba, Logan, and Bellair 1994). 4 There are several reasons that homeowners might be both less likely to be victimized as well as less likely to commit crime. First, homeowners are less mobile than tenants (Dietz and Haurin 2003; Rohe and Stewart 1996). They are less likely to move because of the transaction costs associated with buying and selling. As a result, they may have a heightened awareness of any changes in their surroundings and have established better neighborhood social networks (Rohe, Van Zandt, and McCarthy 2002; DiPasquale and Glaeser 1999; Rohe and Stewart 1996). Second, homeowners are more likely to be sensitive to decreases in property values and changes in underlying quality of life factors such as crime that might detract from these values. Their interest in preserving the value of properties creates a "vested interest in neighborhood conditions" (Rohe and Stewart 1996) and a greater likelihood of investing in property maintenance and security (Dietz and Haurin 2003; Rohe and Stewart 1996). Third, homeownership has been connected to better child outcomes (Dietz and Haurin 2003; Rohe, Van Zandt, and McCarthy 2002; Harkness and Newman 2002). This relationship may exist in part because homeowners exhibit lower household mobility which in turn fosters a more stable home environment. Therefore, homeowners may produce children who are less likely to engage in juvenile crime. Fourth, homeownership has been linked to better physical and mental health outcomes (Dietz and Haurin 2003; Rohe, Van Zandt, and McCarthy 2002). Therefore, homeowners may be more resilient in stressful situations and less likely to react violently or unpredictably."

The results of this study couldn't be more evident than when we observe the changes in Washington City over the past several years. Washington City has built large apartment complexes and low-income rental developments around the east end of Washington parkway. Though they have addressed the need for housing, the City has been unable to provide adequate law enforcement in the area and has contracted with Washington County Sherriff Dept. The Sherriff Dept. is currently allocating 20% of their enforcement resources to that area. Think about that. In the entire county of Washington, 20% of our Sheriff Dept. resources are being deployed within a tiny section of a city that has it's own police department. There are rampant drug related problems and associated crimes at this location that often come with low-income housing.

**Feasibility.** Ruling out the idea of forcing zoning that only allows for attainable housing, as this is in direct conflict with state directive as well as common decency, the next option is to consider how to encourage developers to build long term housing in lieu of the more desirable short-term rentals. We are seeing that as more businesses are setting up shop here in Virgin, business owners are scrambling for employees. It has become a matter of self-interest for the business owners to consider ways to house employees nearby so as to have the human capital necessary to operate. Several business owners have begun to engage in the right conversations with the town to determine how to accomplish this. The most plausible options are to allow for duplex housing, and town-homes/condos where there is partial ownership. As it appears that the long-anticipated sewer system is still some years out, the other option being worked on at this time is the wastewater study. This would help the town determine where acreage needs to be 1 acre, (closer to the river), or less (further from the river). The overarching factor is keeping the nitrates out of the river and other waterways. Smaller lots, like the ones in the experimental Old Home Acres subdivision, have shown that younger working families are attracted to home ownership on smaller lots. Unfortunately, until a wastewater study is complete, the town has been advised to abstain from smaller lot projects. Hopefully this year will provide us with data on the feasibility of this option.

Attainable housing continues to be a top priority to everyone, and it is likely that changes will come within 2021 to begin facilitating this.

Gene Garate

## Community Preparedness

### *How to Make Cold and Flu Remedies at Home – 11/27/21*

<https://homesteadsurvivalsite.com/how-to-make-cold-and-flu-remedies-at-home/>

*Check out how to make cold and flu remedies at home using these tips.*

*Contact Bob Kelly at BOBKELLY@CPAZ.NET <bobkelly@cpaz.net>*