

Paragonah

General Plan

February 14, 2024



This document was prepared by the Paragonah Planning and Zoning Committee and Town Board with assistance of the Division of Community and Economic Development of the Five County Association of Governments.

Table of Contents

- Introduction** 1
- Community Vision** 1
- Background** 3
- History..... 3
- Land Use** 5
- Residential..... 5
- Commercial Uses 5
- Public/Quasi-Public 5
- Agricultural Land..... 5
- Land Use Impacts 5
- Land Use Goals and Policies** 6
- Transportation and Traffic Circulation** 7
- Main Street..... 7
- Rights-of-way 7
- Off-Highway Vehicles..... 7
- Airport..... 7
- Transit 8
- Active Transportation..... 8
- Transportation and Circulation Goals and Policies**..... 8
- Community Services and Utilities** 9
- Electric 9
- Water and Water Conservation..... 9
- Wastewater 9
- Drainage..... 10
- Fire Protection..... 10
- Police Protection 10
- Solid Waste 10
- Library Services..... 10
- Cemetery 10
- Postal Service..... 11
- Senior Citizen Center..... 11
- Community Services and Utilities Goals and Policies** 11

Growth and Housing	13
Growth and Housing Goal and Policies	13
Demographics	15
General Plan Map	17
Appendices	19
A – Paragonah Community Survey – Comments Summary	19

Introduction

The purpose of the General Plan is to provide an official document, adopted by the town board, which contains town policies used to guide decisions for the maintenance and development of Paragonah as a community. It reflects the desires of the community at the time it was adopted.

The General Plan fulfills the requirements of Utah State law (Utah Code Title 10-9a Part 4) to plan for the present and future needs of Paragonah, as well as to plan for growth and development of all or any part of the land within our community. This plan provides the underlying policies for all ordinances adopted within the town. The zoning ordinance and associated documents are a reflection of the goals and policies of the General Plan.

The General Plan provides direction for the future, especially the next 5-10 years. It should be referred to as decisions are made in our community. The General Plan is intended to be reviewed regularly and adjusted as the need arises.

Community Vision

Maintain and Protect our Small Town, Rural Agricultural Lifestyle.

Background

Paragonah is a community of about 540 residents. It is situated as the only community on Utah State Route 271. It is approximately 3/4 miles east of Interstate-15, 3 miles north of Parowan, and 20 miles from Cedar City. It was one of the first communities settled in what would become southwestern Utah.

History

In January 1851, pioneers on a mission to settle what would become Southern Utah, camped at Red Creek, the site of present day Paragonah, before going on to establish Parowan. Later that spring mounds with ancient ruins, artifacts and some bones were found in the area of Red Creek. Based on the mounds and nearby petroglyphs, it is believed that prehistoric Fremont people lived in the area.

That same year, brothers Job and Charles Hall, measured off 40 acres south of present day Paragonah and began farming – though they lived in Parowan, about 4 miles south. In 1852 more men came to clear and plant about 300 acres of land. They built rude huts of cedar post and logs for shelter while they farmed. The crops were plentiful and good. Some of them returned to Parowan, while others remained and built dugouts to live in during the winter.

Apostle George A. Smith devised a plan and directed the survey of the community that same year. In the fall of 1852, it was reported that seven families were living in Red Creek.

At some point the name changed to Paragoonah – which is what the local Paiute band called the area. It isn't entirely clear what the name means, but "Para" means water, and "goonah" has several possible meanings: warm, many watering holes, or red. In the 1960s or 1970s the second "o" got dropped but not the pronunciation.

In 1853, crops were planted, and everything was looking favorable, when Indian trouble started, and the settlers were instructed to abandon their homes and flee to Parowan for protection. They took belongings, windows, and doors, but demolished their homes. Some of the crops were later harvested and taken to Parowan.

In 1855, Brigham Young called on people to return and build permanent homes. They were instructed to build a fort on a plot at what became the NW corner of Main and Center, where the church now stands.

The fort was laid out 100 feet square and built of adobe with the gate facing north. The lower story was 3 feet thick at the base and tapered to 2 feet thick at the top. It took about 375,000 adobes for the first story. Two years later another story was added. Dwellings were built inside the fort, connected to the fort walls. No windows were on the outside lower story of the fort. Families were given rooms according to the size of their family. Eighteen families lived in the fort. The northeast corner had a large room which was used for church, entertainment, and as a school. It was one of the strongest fortifications in the West.

The rest of the townsite was planned and surveyed in 1859. It was nine blocks square with the fort as the center of the town and designated as the public square. Adobe was used for many of the original homes, though some were made of logs from the nearby mountains.

By the early 1860s families had moved out of the fort and into their own homes. A Lt. Beale of the U.S. Army reported, “Paragonah is situated in the valley of the Little Salt Lake and lies near the foot of the mountains. It contains about 30 houses. At the rear of the houses and outside of town are beautiful vegetable gardens. The homes are ornamented in front by small flower gardens and shade trees.”

In addition to vegetable gardens, families planted currant and gooseberry bushes, and many kinds of fruit trees.

In the mid to late 1860s the Black Hawk War started. Because of concern for safety, people only travelled in large groups. Men and boys took turns guarding the town. Despite their efforts, many cattle and horses were taken, but no lives were lost in Paragonah. When Federal Troops were ordered to engage the tribe in 1872, the war ended without further incidents.

Agricultural production was the main industry in the area. In the 1800s, some of the food was sold in the mining camps of Nevada. The residents worked hard and were frugal. Their nineteenth century motto was “Paragonah, The Abode of Thrifty Pioneers.”

Paragonah was incorporated as a town in 1916. An elementary school was part of the community until the 1950s. Over the years, there have been a limited number of commercial enterprises – hotels, service stations, grocery stores, and others. Like many small towns, the advent of the automobile lead to businesses closing as people gained greater mobility.

Today, Paragonah is a community of homes. A few local businesses are based here, but their work goes outside the community and doesn't bring much traffic to town. Most residents' living comes from work outside of Paragonah. The population ranged between 250 and 500 for many years. In recent years it has climbed above 500.

Note: this history is based on “A Memory Bank of Paragonah: 1851-1990”, compiled by Betsy Topham Camp, Daughters of Utah Pioneers, 1990 and “A History of Iron County: Community Above Self”, Janet Burton Seegmiller, 1998.

Land Use

Land use in Paragonah is primarily residential, with incidental gardens and small animals. There are also a few people whose work is based at home, but customers do not visit these homes. With the proximity of Parowan, Enoch and Cedar City nearby commercial, medical, and other services are within a reasonable distance. It is anticipated that Paragonah will remain a small residential community into the foreseeable future.

Residential

Paragonah is primarily a residential community. Single-family detached homes are currently the only type of housing. There are 183 dwellings. The minimum lot size is 1 acre.

Residents can apply to have one Interior Accessory Dwelling Unit (ADU). These are small dwellings within the foundation of existing homes. They have a separate entrance, bathroom, kitchen, living room and bedrooms, and must be smaller than the main dwelling.

Multiple-family dwellings are not allowed currently.

Commercial Uses

As Paragonah town is zoned Residential Estates, commercial uses may be granted through the conditional use permit process. Commercial uses are generally restricted to home-based businesses that bring little or no traffic. For a list of allowed uses, please see the zoning code.

Public/Quasi-Public

Public and quasi-public land uses address the needs of the community. They include the park, town hall, fire station, utility buildings, cemetery, churches, service club facilities, and other similar uses. These uses can be situated throughout the community.

Agricultural Land

In keeping with the rural character of our community, agricultural uses are a part of the town and surrounding area. [requiring large lots on the edge of town helps maintain the rural feel]

Land Use Impacts

The way land is used adds to the character of the community and can have a positive or negative impact on neighbors and the community as a whole. Well-kept homes, yards, and civic buildings contribute to the beauty and character of Paragonah. Vegetable and ornamental gardens, fruit trees, and livestock also contribute.

Paragonah contracts with Iron County Building Department to issue building permits and inspect building construction.

Land Use Goals and Policies

Goal: Work to ensure and maintain the small town, rural agricultural feel of Paragonah.

Policies

- L.1 Maintain one-acre minimum lot size for residential uses.
- L.2 Maintain an up-to-date list of commercial uses allowed for home occupations.
- L.3 Develop methods to address and encourage property upkeep, discourage accumulation of unused items and material, and the removal of unused items, e.g., old vehicles and equipment, building materials, and yard waste.
- L.4 Maintain single family dwellings with a 35-foot maximum height.
- L.5 Gardens, livestock, agricultural uses, and animals are a part of Paragonah and add to the community character.
- L.6 Encourage growth from within the town's boundaries rather than annexation.
- L.7 Better educate Iron County Building Department and its building inspectors on Paragonah Town's ordinances, especially those requirements that are not typical.

Transportation and Traffic Circulation

Paragonah’s streets are laid out on a grid pattern. This allows for easy access to all parts of the community. All roads are classified as local, except for Main Street.

Main Street

Main Street is part of State Route 271 and runs north and south through Paragonah. It is a State Highway, classified as a Major Collector. Speed limits of 55 mph lead up to the edge of town where the speed limit is reduced to 35 mph. This sometimes results in speeding vehicles through the busiest part of town, where pedestrians often cross Main Street to get to the park, town hall, church, or other residences. Flashing, radar activated warning signs have been installed as travelers enter Paragonah from the north and south – though they are often in disrepair.

Sidewalks run parallel to both sides of Main Street from approximately 335 North to a little south of 200 South. Curb and gutter runs from 100 North to 100 South on the east side and from 100 North to Center Street on the west side of Main Street. The rest of the town does not have curb and gutter or sidewalks.

Rights-of-way

Rights-of-way vary in width throughout the community. Each street in town has a designation with the following standards. Arterials are designated to move traffic through town and have a 80’ right-of-way, with 60’ of paved surface. Collectors bring traffic to and from local streets to arterials and have a 66’ right-of-way, with 50’ of paved surface. Local streets have a 50’ right-of-way and 32’ of paved surface.

Off-Highway Vehicles

The east end of Center Street becomes Red Creek Canyon Road which leads to Forest Service roads. These roads connect to Bear Valley Road which comes out of the mountains just north of town. This mountain access attracts many Off-Highway Vehicles (OHVs) to the community as a base for riding in the mountains. Most of these are brought on trailers. The transport vehicles and trailers often park on local streets or sometimes on private property – which can result in blocked driveways and create obstructions or poor visibility for local traffic. In addition, the OHVs are driven through town to and from transporting vehicles and trailers. They create extra noise, many are not licensed, and they often speed through the streets of town.

Airport

Paragonah is 2 miles northeast of Parowan Airport. It is classified as a General Aviation Airport. Southern Utah University’s Rotor Wing and Fixed Wing Training Program uses the airport to practice standard flight operating procedures.

Transit

There is currently no transit serving Paragonah. School buses provide transportation for children to and from Parowan.

Iron County has a Senior Citizen Center which offers rides for senior citizens three days a week to the center for the lunch meal. Every other Tuesday, they offer rides for shopping to the Walmart in Cedar City, as well as Parowan Market and other destinations in Parowan.

Active Transportation

Active transportation is the movement of people throughout the community on foot or a bicycle. As transportation costs have increased, more people are walking and biking. In recent years, electric bicycles have become more popular, especially as people get older. Providing for the safe movement of pedestrians and bicyclists will benefit the community. The grid pattern of Paragonah allows for the easy movement of people throughout town.

Transportation and Circulation Goals and Policies

Goal: Ensure safe access to and throughout the community.

Policies

- T.1 Continue to work with UDOT to keep Main Street and Highway safe for travel to and through Paragonah.
- T.2 Maintain grid pattern and interconnections throughout the community and new development.
- T.3 If traffic safety becomes an issue, consider speed limit signs and other signage on local streets.
- T.4 Update the Transportation Master Plan as needed.
- T.5 Historically livestock was moved through the streets of Paragonah, and this practice continues. Ensure this activity is included as the Transportation Master Plan is updated.
- T.6 Allow for the movement of pedestrians and bicycles throughout the community. This may include signage, shared travel lanes, and multi-use trails.
- T.7 Coordinate with surrounding communities to be a part of regional trail systems.

Goal: Work to ensure the OHVs do not negatively impact the community.

Policies

- T.8 Consider signage to educate and control speeds of OHVs and other vehicles.
- T.9 Work with BLM/Forest Service for possible solutions to reduce OHV impacts.

Community Services and Utilities

The following community services and facilities are provided or available in Paragonah.

Electric

Parowan generates electricity at a power plant east of the community on Red Creek. Power is delivered to town through Rocky Mountain Power. The town is a member of the Utah Associated Municipal Power Systems (UAMPS), an interlocal agency, that provides wholesale electric energy services, on a nonprofit basis, to community-owned power systems throughout the Intermountain West.

Water and Water Conservation

Paragonah provides water service to the community. The system receives domestic water from springs located in the mountains to the east. Water is delivered through a gravity flow system. With current customers and those entitled to water, the system is at capacity. Those wishing to divide their properties must provide an acre foot of water for every new 1-acre parcel created (which is the minimum lot size).

The delivery system for the water is dated. During 2024-2027 the delivery system and storage are being updated through a USDA grant. The updated system is likely to result in water savings from undetected leaks. A second well and additional storage is expected to provide better water pressure in areas of town where it is sometimes low.

Currently, a single storage tank serves as the source of water to the system, so residents are familiar with conservation practices. There are times when the supply line to the tank has failed and needed repair, so the community closely monitors the supply level and residents are careful in the use of water.

Annexation into Paragonah, requires those petitioning for annexation to provide 1 acre foot of water for every acre they would like annexed. This water becomes part of the community water system.

Agricultural water in the area is delivered by the Paragonah Canal Company and comes from mountain springs, Red Creek Reservoir, and groundwater.

Wastewater

Septic systems are required in order to build in Paragonah. The drainage basin is nearing septic capacity due to nutrient concentrations in the aquifer, so there are a limited number of permits.

As septic capacity is reached in Parowan Valley, we will need to decide if new construction will halt or if a sewer system should be constructed.

A sewer system would allow capacity for more construction and could positively impact the areas' ground water quality. If, and when, a sewer system is built, a policy will need to be determined whether to require all those with septic systems to connect to the sewer system or to allow properties to voluntarily connect to the system or wait until individual septic systems fail and then be required to connect.

Drainage

Snowmelt and stormwater flows can impact various parts of Paragonah. The edges of rights-of-way provide for some infiltration. When stormwater flows exceed the infiltration capacity, water flows spread through town. Some areas of Paragonah require sandbags to keep water out of structures when flows are high. Part of the problem may come from abandoned irrigation canals on individual properties being filled in, either by the property owner or through sediment and debris settling in. These canals were originally designed to convey water without negatively affecting the neighboring properties. When they are filled in, this can cause heavy stormwater flows to go in areas that previously were not impacted.

Fire Protection

Paragonah Volunteer Fire Department provides fire protection for the community. The department was organized in 1976. The community provides the equipment and resident volunteers provide this service. They receive considerable training and spend many hours of their own time to furnish this valuable service to the community.

Police Protection

Police protection is provided under contract with Parowan Police Department. The cost of the service is based on the number of calls that officers respond to. All calls, whether emergency situations or code enforcement complaints, add to the cost.

Solid Waste

Solid waste removal service is provided by contract with the City of Enoch. There is weekly curbside pickup. Town residents also have access to dumps in Parowan and Cedar City.

Library Services

Library services are available in Parowan and provided by regular visits of the Iron County Bookmobile – a joint effort of the Utah State Library and Iron County. Every other week the Bookmobile parks on Main Street near the park and church.

Cemetery

Paragonah owns and operates a cemetery at 689 East Center Street. It was established in the late 1890s. See town ordinances for details.

Postal Service

Paragonah has a Post Office located at 50 N 100 W, next to the Town Hall. There are regular retail hours and PO Boxes.

Senior Citizen Center

Iron County has a Senior Citizen Center in Parowan. It is a place for socialization, 3 lunch meals each week, and a variety of activities. With prior arrangements, a bus is available to take residents to the center. The bus is also available for shopping on Tuesdays, with stops at Walmart in Cedar City, Parowan Market, and other destinations in Parowan.

Community Services and Utilities Goals and Policies

Goal: Maintain and provide for efficient use of community services and utilities.

Policies

- CS.1 Paragonah will continue to maintain and upgrade the community electrical system as needed.
- CS.2 Maintain the water system, educate the community about conservation, and encourage uses that reduce water demand. Consider policies or requirements for water conservation practices, if needed.
- CS.3 Cooperate with Iron County and Utah Geologic Survey to monitor septic density and groundwater nutrient concentrations in the area.
- CS.4 Monitor stormwater flows and determine areas that may need trenching or other modifications to convey water safely through town.
- CS.5 Maintain the fire equipment and facilities and encourage participation of community members as volunteers.
- CS.6 Continue to contract with Parowan City for police protection.
- CS.7 If non-emergency calls start costing the community considerably more, the town may consider ways of reducing or recuperating these costs.
- CS.8 Continue to contract with the City of Enoch for solid waste removal.
- CS.9 Encourage community members to utilize mobile library services, as the bookmobile comes to Paragonah.
- CS.10 Maintain the community cemetery. Review associated fees and charges from time to time.
- CS.11 Maintain support for the Post Office in the community.

Growth and Housing

The population of Utah has been growing at one of the fastest rates in the nation. This growth has resulted in a housing shortage throughout the state. As of 2023, there was a need for 31,000 additional housing units throughout the state.

Iron County is projected to grow from 57,289 people in 2020 to 77,312 in 2030¹. By 2060 it is expected there will be nearly 100,000 people. This puts growth pressure on all communities throughout the county.

This growth creates a need for more housing of all types. In larger communities, as neighborhoods change and become more densely populated, some of those residents look to nearby smaller communities where they can maintain a more open, larger lot lifestyle. This could result in pressure for Paragonah to grow.

Between 2010 and 2020, Paragonah was approximately 1% of Iron County. If this were to remain the same, the population of Paragonah would change from 536 in 2020 to as much as 773 in 2030.

Current policies, septic system capacity, and the requirement for providing water rights to build are limiting growth in Paragonah. Development is limited to 1 acre lot minimum and is expected to remain that way into the future. These policies will limit growth until septic capacity is reaching in the Parowan Valley, at which time growth will stop.

Some growth in Paragonah may be unseen because the town code allows for one Interior Accessory Dwelling Unit within the existing foundation of a home. See the land use section and zoning ordinance for more information.

Short-term rentals, such as AirBnB, VRBO, and similar, can reduce the number of long-term housing available for families in the community. While they provide a service and can provide some revenue to the community through transient room taxes, they often bring complaints about noise, traffic and parking, trash, and insensitivity to surrounding residents. Ordinances that require a business license, as well as regulate the distribution and number of short-term rentals can provide some relief for the community. Paragonah will monitor the situation and determine if action is needed.

Growth and Housing Goal and Policies

Goal: Ensure that policies and town codes address housing capacity and community desires to limit growth.

Policies

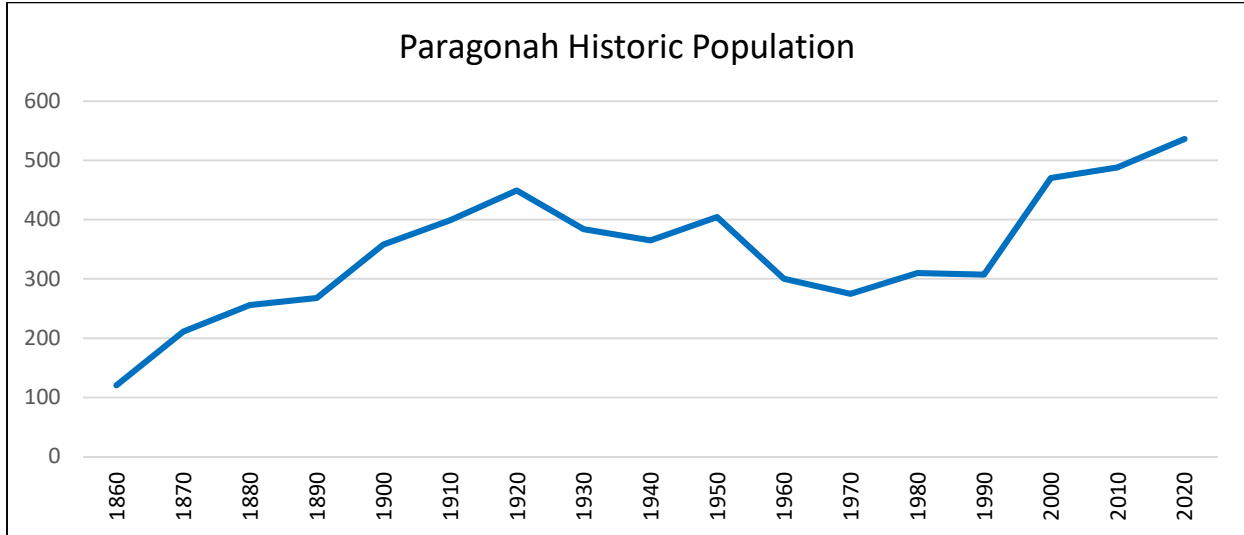
- H.1 Ensure that current policies are adequate to address pressure to grow – so we can respond, rather than react to the pressure.

¹ Kem C. Garner Policy Institute, The University of Utah, February 2022.

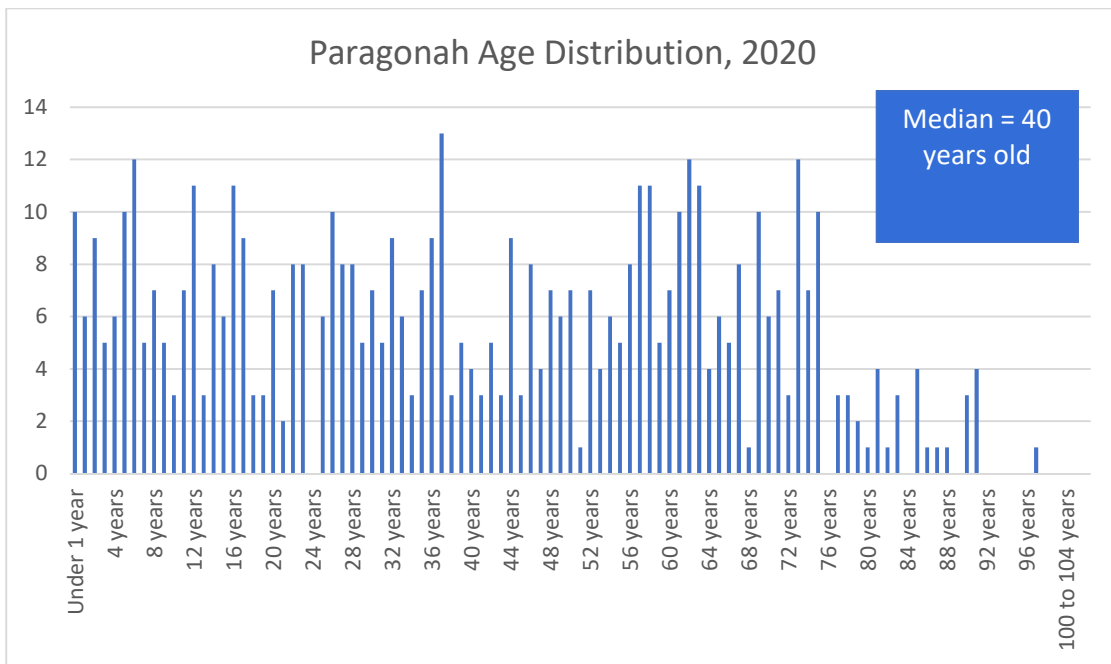
- H.2 Housing will be limited to single-family for the near future.
- H.3 Regulate short-term rentals, if it becomes an issue in the community.
- H.4 Work with Iron County Planning Department and Building & Zoning Department to monitor subdivisions within Parowan Valley regarding potential impacts to septic system capacity.

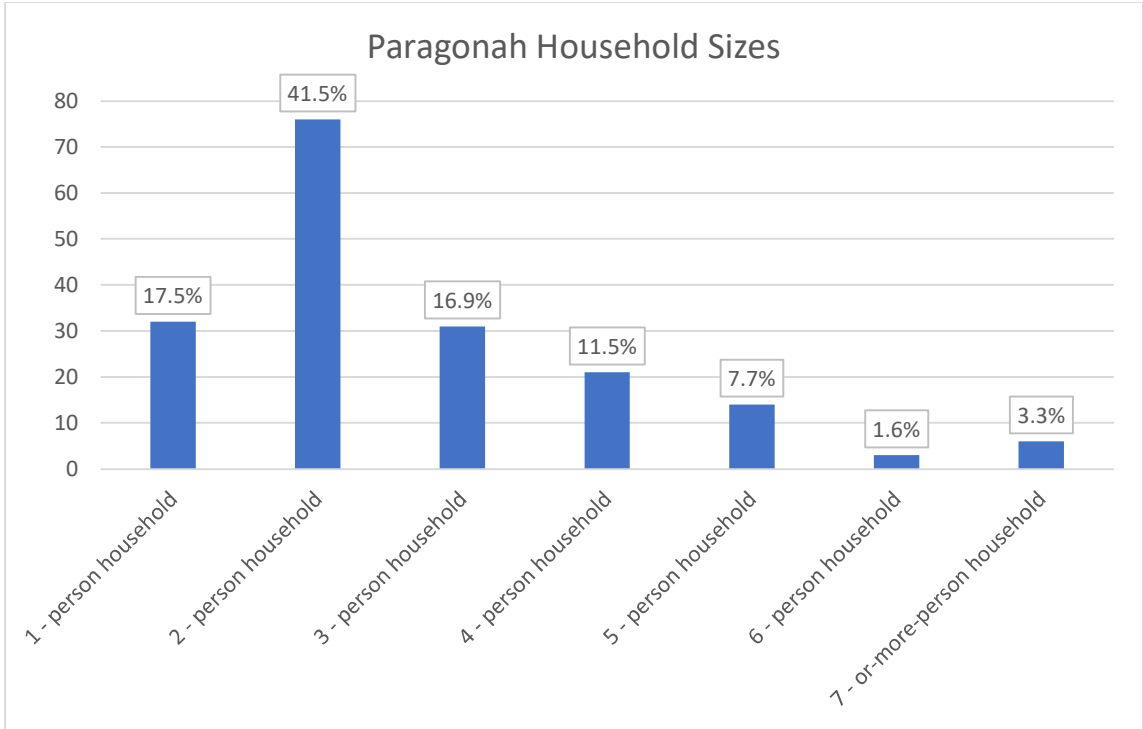
Demographics

Paragonah’s population was 536 in 2020 and the median age was 40 years old. This and the following information are estimates. They give a snapshot in time of information about the community.



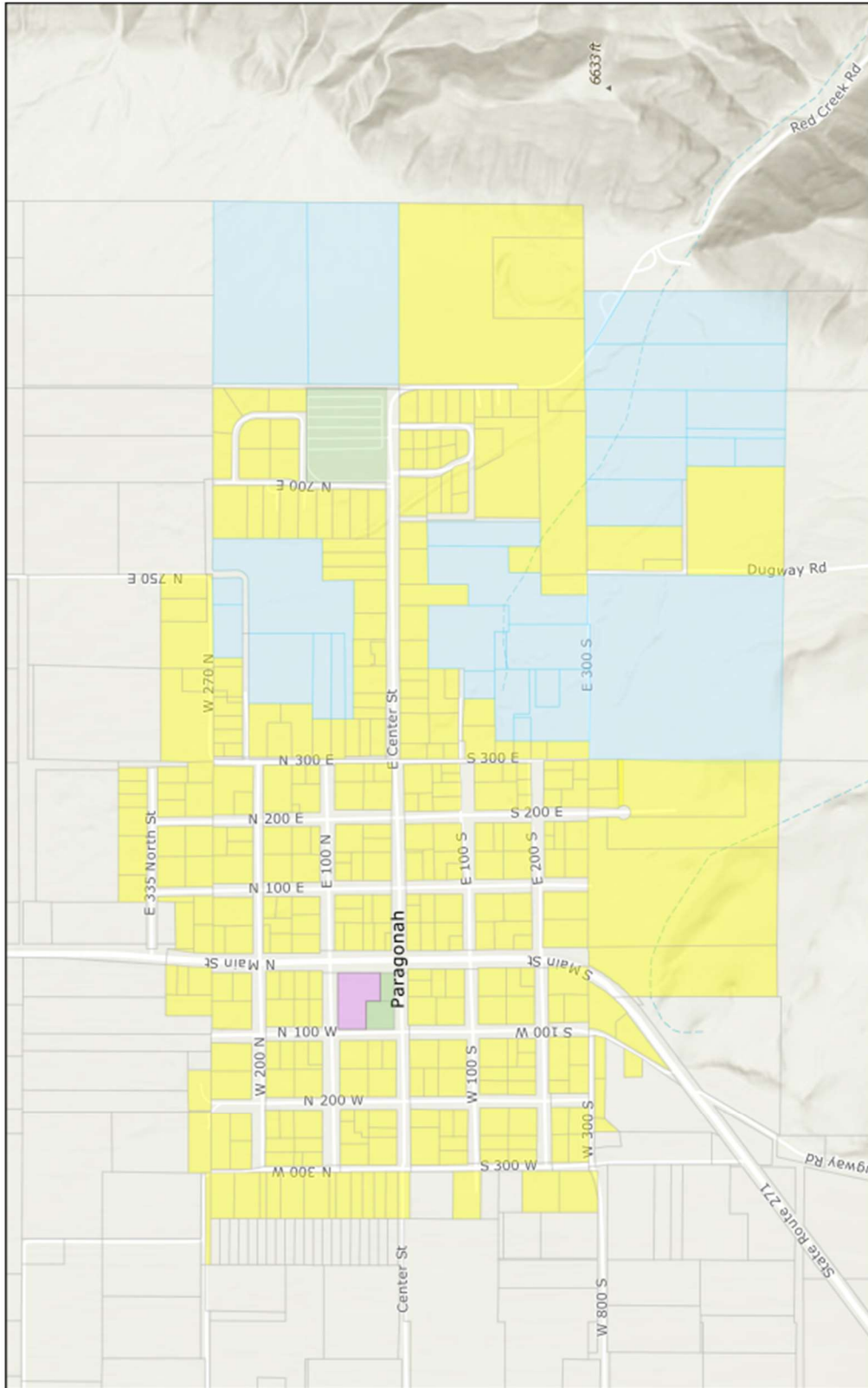
1860	1870	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
121	211	256	268	358	399	449	384	365	404	300	275	310	307	470	488	536





General Plan Map

Paragonah General Plan Map



February 2024
 One DU per acre
 Town Facility
 Quasi-Public
 Iron County
 Tier 2 - Annexation Area

1:15,000
 0 0.1 0.15 0.2 0.3 0.4 mi
 0 0.15 0.3 0.6 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph,

Appendices

A – Paragonah Community Survey – Comments Summary

This is a summary of the comments received during the community survey conducted during June 2023. Fifty (50) forms were submitted, so this reflects only a portion of the community. Many people answered only some of the questions, so the numbers do not “add up” for each question. The demographic information below is also in graphs at the end of the document.

Respondents Background

Under 12 years old – 1	25-34 years old – 4	55-64 years old – 7
12-17 years old – 0	35-44 years old – 5	65-74 years old – 12
18-24 years old – 0	45-54 years old – 11	75 years or older – 10

Female – **18** Male – **17**

How many years have you lived in Paragonah? See graph at the end of the survey – half the respondents have lived in Paragonah less than 9 years and half, more than 9 years.

Number of people in your household: 1 – **4** 2 – **22** 3 – **9** 4 – **7** 5 – **3** 6 – **2**

Which of these describes your personal annual income?

\$0 – 1	\$75 000 to 99 999 – 4
\$1 to \$9 999 – 1	\$100 000 to 149 999 – 6
\$10 000 to \$24 999 – 3	\$150 000 and greater – 1
\$25 000 to 49 999 – 8	Prefer not to answer – 17
\$50 000 to 74 999 – 5	

Please indicate your current living and employment situation (select all that apply)

Single – 6	Seasonal worker – 0
Couple – 29	Business owner – 7
Household with children – 16	Retired – 23
Full-time resident – 40	Don't work – 1
Part-time resident – 1	Unemployed – 0
Local year-round employment – 14	Other – please specify
Commute to year-round employment – 4	I go to school – 1

LAND USE:

How do you feel about Annexations? Yes – 4 No - 42

Would you like to see Air BNB’s more regulated? Yes – 21 No – 24

How do you feel about lot sizes?

Remain the same (1 acre minimum, current zoning) – 45

Would prefer larger lots – 2

Would prefer smaller lots – 2

CODE ENFORCEMENT: (graphs at end of document)

How strict do you want the town to be on the cleaning up of streets such as removing old vehicles, machinery, trailers, etc.

1	2	3	4	5	6	7	8	9	10
3	2	0	3	5	4	6	10	4	13

Not strict <-----> Very strict

How much police presence do you want in our town?

1	2	3	4	5	6	7	8	9	10
6	3	6	7	10	7	7	2	1	1

Current level <-----> Lots more often

Would you be in favor of raising taxes to provide for more police protection?

1	2	3	4	5	6	7	8	9	10
16	9	3	5	5	0	3	4	2	2

No <-----> Yes, if there is greater need

PARKS AND RECREATION:

How would you like to see the BLM property on the edge of town used?

Archery/Gun Range - 20

Trailhead parking – 8 Lots of comments to do nothing

IRON COUNTY SEPTIC STUDY has shown that we are nearing the capacity for new septic systems.

Do you support the study and possible creation of a Sewer District and/or System for Paragonah and the surrounding area.

Yes – 14 No – 33 Several comments “If needed”

What do You Like Most About Living in Paragonah?

Small town, quiet environment, friendly community, no crime (that we know of).
Small town still great neighbors who knows what are going to move in. Also limited power, water, and sewer - From septic to sewer system and more expenses on limited income.
That it's small, less traffic and noise. The people are willing to help each other, great neighbors. That I can have my animals and garden.
Rural quiet - Nice neighbors, Volunteers
Small town - location by the mountains
Quiet, small town atmosphere
Small town life
Quiet and friendly and small town
Small town atmosphere
The quiet
Small town, good people
Quiet
Small town, friendly people
Size, location
Quiet and small, Absence of stores
Safe small town, clean(ish), friendly, caring
Small town
Small town
Safe small town with a great park
Small town, quiet, clean, affordable, safe,
Small town, quiet, Christmas lights, clean
The people & the rural Atmosphere
Small town atmosphere
Small town life
Quiet, small town Atmosphere
Small-town life, friendly people
Size - small town
The Friendly People
The small town atmosphere, rural lifestyle, the people, peace & quiet.
Small Town Family Life.
Small town, easy going life, not a lot of people
The peace and quiet most of time simply, easy going way of life
How quiet and safe it is.
The relative peace & quiet as well as the sense of community. Most people like it the way it's been for generations and I like that my roots go to the founding.
Fishing, small town, friendly people, mountains, lakes
Most everything
People, fishing
The small town, not too big for now. Hope it stays that way
The rural lifestyle. Good people with the same values. Peace & quiet.

Small town feel; country living
Small, friendly town
Everything!

Written responses to **“How do you feel about Annexations? Yes or No**

Not a yes or no answer depends on where it is.
Controlled annexation: on - fill in the Edges
Do you really want to look like Enoch?
This is hard to answer without more facts. Annexation from what?

Written responses to **“Would you like to see Air BNB’s more regulated? Yes or No”**

Do we have any?
No to Air BnB

Written response to **“How do you feel about lot sizes?”**

1/2-acre, one acre lots are hard to maintain
--

Written responses to **“How strict do you want to be on the cleaning up of streets such as removing old vehicles, machinery, trailers, etc.?”**

If you are sending out letters, like we've received, they need to be enforced.
Need to enforce what's already in place
Dog Leash Rules!
All residents need to be held to some standard.

Written responses to **“How much police presence do you want in our town?”**

We have so many who live in town can't we use them?
What is the current level?

Written responses to **“How would you like to see the BLM property on the edge of town used?”**

Left as range for animals
Neither
No
?? Where is the BLM land? Insufficient info to provide answer!
Nothing
Leave it
No
Leave it alone!
Keep it the way it is.
Trailhead with corrals!
No - neither
Walking trail
None
Neither
Possibly

Written responses to **“Do you support the study and possible creation of a Sewer District and/or System for Paragonah and the surrounding area?”**

Study "Yes" District "No"
if needed, Yes.
Possibly
Don't allow too many homes to be built – people are already unhappy about higher town bills – Imagine the cost of a sewer system – and cost for each home to connect! Yards and streets to be dug up – Yuck

Additional Comments

We've had a lot of raised fees this year and last year. Enough is enough! Changing lot sizes will move us toward less water/more need and certainly speed up the need towards sewer. Parowan doesn't have school space either!
Stop building then we have less sewer problem, plenty of water and power. No increases in expenses. Spend more on fixing what's broken. Let's work together on what we have - stop reaching!
I am not in favor of any more taxes. In 1999, we paid \$350.00 a year for our property taxes, in 2022 it was \$1200.00. This is the main reason we moved here was to have our own septic system and gravity flow water. A sewer system will be very costly for our town and the residents. Plus it will be one more monthly bill. Every street will have to be dug up to install.
We stop being self-sufficient with sewer system.
Trying to "grow" the community will ruin it!
I support limiting new construction
Keep it a small town.
Keep it a small town.
Keep it a small town.
Control growth and annexation. Why burden current residents with a problem caused by unchecked growth?
Cut back the number of building permits to 1-2/year so we don't need a sewer district - keep growth to a minimum! Not like it is now -
Limit growth, more regulations on atv/motorcycles driven around town & between Parowan, Paragonah.
If you stop building more homes - it won't be necessary to put in a septic system & it will help with water use. Don't complain about no water & then continue building!!
With lot size at an acre and restricted building we shouldn't need to worry about this for a while yet. Hold down the amount of building.
Try to limit the growth as much as possible with rules and regulations to keep the town a average size.
I would like an increased police presence for the higher traffic we have been having going up & down Center Street. The reservoir is becoming popular which increases outside traffic in town.
There needs to be some kind of agreement reached between the town and water shareholders. Those of us without shares get punished with high culinary prices, meanwhile shareholders water lawns & gardens as if it were an endless resource. Maybe non-shareholders can pay into an account that is shared among shareholders allowing others to use field water on lawns. Some shareholders are just greedy and hold way more shares than they need for the amount of acreage they irrigate.
It would be nice to have a sewer system, but I'm concerned about the cost to the residents.

