

GENERAL PLAN



Adopted

7/13/2016

Town of Springdale, UT

General Plan Legend

The following symbols are found throughout the General Plan after each Implementation Strategy. The symbols indicate what type of strategy will be applied and which department is responsible for its enactment

Type

-  Budget/Capital Improvement
-  Action/Program
-  Policy/Legislation

Other

- Zion Canyon Visitor's Bureau
- Attorney
- Consultants
- Historic Preservation Comm.
- Springdale Consolidated Irrigation Co.

Department

-  Administration
-  Building Inspector
-  Citizen Committee
-  Code Enforcement
-  Community Development
-  Fire District
-  Parks
-  Planning Commission
-  Police Department
-  Public Works
-  Town Council
-  Town Manager
-  Zion National Park

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1. Introduction/Executive Summary

Introduction

Springdale is unique, both in landscape and as a community. It is surrounded by the natural grandeur of Zion Canyon and it is the gateway to Zion National Park. Springdale is forward thinking and environmentally conscious. Though surrounded by hundreds of thousands of acres of federally protected lands, Springdale pursues open space and low-impact development in order to blend the Town with the scenic beauty of its environs. The dramatic appeal of its surroundings and the rich array of commercial offerings directed towards tourists make Springdale one of the most desirable places in the southwest United States to visit and in which to live. The Town strives to maintain the highest standards in governance and planning.

Many aspects about the Town of Springdale present unique challenges to the elected and appointed officials charged with developing and enforcing land use regulations for the community. The permanent population is less than 600 people. However, over 3.5 million

visitors to Zion National Park pass through the community annually. Many of these visitors depend on the services and amenities provided in Springdale. Another challenge is the fact that the Town of Springdale is located literally within Zion Canyon, surrounded on three sides by the National Park. There is little area for the Town to expand geographically. This constrained geographical setting puts increased development pressure on the limited amount of land in the Town boundaries. Finally, significant increases in visitation to Zion National Park and corresponding increases in commercial development in Springdale in recent years have led to dramatic changes in the Town's character and appearance.

This General Plan contains goals, objectives and strategies intended to help the Town protect and promote its unique character and atmosphere. This Plan is forward looking. It recognizes the reality of continued growth and development, and also establishes a policy framework that will guide and manage that growth according to the Town's core values.



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The General Plan is a vital document because it serves as the Town’s official policy document for the Town Council and Planning Commission relative to land use and development. The plan is designed to provide a general philosophy regarding the future pattern of land uses in Springdale. The plan should be used on a continual basis in decision-making, development decisions, capital improvement planning, budgeting and work programs.

Organization of the Document

1. Introduction

The General Plan begins with this Introduction and Executive Summary. This chapter summarizes the Town’s recent planning activity, the principles that have guided the development of the plan and introduces implementation considerations.

2. Plan Elements

Following the Introduction and Executive Summary are the major plan elements organized by chapter: Town Appearance, Land Use and Zoning, Economic Development, Housing, Historic Preservation, Environmental Resources and Conservation, Public Works, Transportation, Parks Recreation and the Arts, Peacekeeping, Health and Safety, Sustainability, and Future Land Use Map.

3. Element Organization

Each element is organized to include the following sections: General Goal, Overview, Existing Conditions and Objectives and Implementation Strategies. The objectives and strategies for each element are further organized into major categories or subsections.

Each section of each element moves from broad goals to increasing specificity and practicality in the following manner:

- General Goal – Overall goal for the whole element.

- Element Subsections – Major categories for each element, each with its own goal.
- Objectives – Specific, attainable objectives to be accomplished. These all support the subsection goal and general goal. Achievement of the objectives will mean achievement of the goal. The goals and objectives embody the collective vision of what Springdale can be.
- Strategies – Specific, practical actions that may be taken to accomplish the objective.

It is important to realize that not all the strategies listed for any one objective need to be realized to achieve the objective. Nor is it realistic to believe that all the possible strategies for each objective have been included in this Plan. As the Plan is implemented, used and reviewed in the future, the lists of strategies may be revised as necessary.

The focus of many of the strategies contained in this Plan is on effecting positive change through the use of incentives and education, rather than on restrictive regulation.

While this revision of the Plan is extensive, it is not a *new* plan. It is an update and refinement of the previous General Plan, and therefore often reflects the direction the Town is already moving. Many people who read the document will recognize that some of the developments, ordinances and other concepts presented as implementation strategies are currently in place, in development or under construction.

A reader of the Plan will notice that there is considerable overlap and repetition between the various elements. This overlap is natural and intentional because the various pieces of the Plan are interlocking. Many of the elements share common themes in relation to the physical development of the Town. For instance, Town Appearance and Land Use and Zoning have many sections that are related. Many sections provide the reader with a “See also” statement

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that enables the reader to quickly access other portions of the Plan where similar subjects are discussed.

4. Implementation

An Implementation chapter follows the major plan elements and summarizes strategies that will guide implementation as well as providing discussion of the objectives and strategies that are considered to be the highest priorities for implementation.

The General Plan

The Utah Code defines the General Plan as “a document that a municipality adopts that sets forth general guidelines for proposed future development of land within the municipality.” State law directs the municipality “to prepare and adopt” a general plan that addresses (a) present and future needs of the municipality; and (b) growth and development of the land within the municipality.

State law also includes a list of issues that may be included in the plan such as: aesthetics, transportation, civic activities, recreational, educational and cultural opportunities, and energy conservation.

The purpose of this General Plan is to provide a common vision for the future of the Town of Springdale. It provides this vision in a broad framework expressed in a series of goals, objectives and strategies for implementation, along with accompanying maps, pictures, or illustrations.

Beyond this vision, the Plan also seeks to accomplish many other purposes. These include, but are not limited to the following:

- **Accountability** – Town officials, residents and business owners.
- **Intent** – Behind zoning and land use ordinances.

- **Inspire** – Citizens to be involved in the future of the Town.

In accordance with State law, the primary focus of the document is on physical land development. It is also comprehensive in that it looks at appearance and design, environmental issues and some social/cultural aspects of the Town.

As mentioned above, the General Plan is a document that establishes a framework and point of reference for more specific planning and implementation efforts. These efforts may include capital improvement plans, development master plans and Town ordinances. It must not be seen as a panacea to every problem that will be encountered, but rather as a collective vision of Springdale’s future.

Land Use and Zoning

The land within the Town is organized into several zones. Since these zones are heavily referenced in this plan, a summary of each zone follows:

Central Commercial (CC) Zone: Is intended to be the Town’s “downtown” area. This zone allows the most intense commercial development and provides many of the Town’s essential services.

Village Commercial (VC) Zone: Is a transition between the Central Commercial zone and the surrounding residential areas. The VC zone allows commercial uses and intensity of development appropriate for a “village” character.

Valley Residential (VR) Zone: Allows a mix of residential and agricultural uses. This zone reflects the historical open farm development of the Town with residences surrounded by cultivated fields. The zone is limited to the valley floor areas, mainly near the Virgin River corridor.

Foothill Residential (FR) Zone: Is located mainly in the foothills above the valley

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floor. This zone is intended to protect the scenic beauty and sensitive environment of the foothills. The zone is exclusively residential and contains stringent design and construction guidelines intended to preserve the natural environment.

Public Use (PU) Zone: Provides area for municipal services. The zone provides for the location of Town facilities (offices, parks, public works development), fire stations, and other public and quasi-public services.

Agricultural (AG) Zone: Provides for the location and operation of agricultural business pursuits. This zone is currently limited to the area containing the fruit orchards on the extreme southern end of the Town.

Federal and State Lands (FED) Zone: Identifies lands within the Town limits that are owned and managed by federal agencies.

Principles

The principles are statements of purpose intended to describe the intent of future growth in the Town of Springdale. The principles, which are presented here in no particular order, reinforce the goals, objectives and strategies.

- Safeguard the unique small town atmosphere of Springdale through limited orderly growth and building appearance standards.
- Create enduring value and beauty in land use decisions involving future development in the community by utilizing building design guidelines and architectural standards that complement the natural environment.
- Maintain and enhance the economic sustainability of Springdale by encouraging small independent business.

- Protect and preserve natural features, which define Springdale as a unique and wilderness-like experience – clean air, clear night skies, a clean Virgin River, open spaces and unobscured vistas surrounding the Town.
- Develop a community and destination where walking, bicycling, and the shuttle service are the desired and preferred mode of transportation.
- Preserve historic assets and integrate new development to blend with and complement historic sites.
- Encourage and support a rich array of cultural, educational and recreational activities.
- Maintain a safe environment, in order to minimize risks from natural, social and man-made hazards.
- Anticipate and address the housing needs of the community.
- Maintain a healthy partnership with Zion National Park that is mutually beneficial to both the Town and the Park.
- Maintain adequate public services (culinary water, irrigation, sewer, streets), capable of sustaining the Town's growing population.
- Promote sustainability in new and existing development by reducing the amount of natural resources required to construct, maintain, and operate homes, businesses, and municipal buildings.

Implementation

This chapter describes how the General Plan is interpreted, implemented and updated. A General Plan is a dynamic management tool and therefore cannot remain static. Just as the Town's population base changes over time, so should the General Plan to reflect such changes. This document should be reviewed annually as part of the budget process and through the implementation process described in Chapter 14 to assure that necessary changes are reflected. At least every five years, the Town should initiate a major review and update of the Plan.

Priorities

The Implementation Chapter includes a list of seven areas that should receive the highest priority for implementation by Town officials. These areas are as follows:

1. Enforcement of Building Ordinances and Planning Decisions / Building Appearance Ordinances

The Town should strive to maintain a pleasing visual appearance. To this end, the Town needs to ensure that property developers adhere completely to plans approved in the development review process. Additionally, the Town needs to make sure the ordinances regulating building design and appearance are clear and enforceable. Necessary actions include:

- Provide adequate staffing. Ensuring adherence may require additional Town staff
- Investigate possible corrective measures to bring properties into compliance with approved plans
- Adequately train inspection personnel to understand building appearance and design ordinances
- Clearly communicate conditions of approval to applicant/developer
- Consider mass and volume in building size

2. Pedestrian Oriented Streetscape

A streetscape that is focused and oriented on the pedestrian provides amenities for pedestrians to use, linkages to other forms of transportation and limits conflict between pedestrians and vehicles. While sidewalk issues are often the most discussed streetscape feature, and a complete sidewalk system is vital to the health of the community, the following issues are also very important and need consideration:

- Pedestrian lighting
- Amenities such as benches, fountains, bike racks
- Ability to window-shop downtown retailers
- Linkages to trails and bike paths
- Conflict reduction between the various forms of transportation
- A sidewalk that runs the length of town on both sides of the street.

3. Parking Traffic and Transit

Currently there are problems with public parking and traffic congestion in Springdale, particularly during the peak tourist season when shuttle riders and other visitors park their cars along SR-9. More pressing is the fact that traffic and parking problems are sure to increase as both development in Town and Park visitation increase. The Town should prepare and implement plans that will alleviate congestion and provide adequate parking while protecting the unique history and village scale of Springdale. Key elements of these plans should be:

- Adequate off-street parking that is compatible in design, appearance and scale with the Town's village atmosphere
- Support for the Springdale and Zion Park shuttle loops
- Identification of additional public parking locations
- Adequate signage for public

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- parking locations
- Identification of areas along SR-9 where parking is hazardous and should be eliminated
- Maintenance of roadways
- Impacts of development on streets
- Development of public transit from St. George to Springdale

4. Virgin River Protection

The Virgin River is a crucial natural asset for Springdale, yet the Town has no comprehensive analysis or plan for preserving not only the present flow and quality of the river, but the habitat of the river corridor. This analysis and plan is especially important in light of continuing development alongside and indeed reaching into the river. Because development pressure will only increase through time, the Town needs to do the following:

- Complete and implement, with the assistance of professional engineers and hydrologists, an analysis of the Virgin River's status, the challenges facing it, and recommendations to preserve flow and quality of the river corridor
- Develop and enforce a comprehensive Virgin River Plan that addresses impacts of development on the river
- Identify and create strategies to protect wildlife corridors which run along or intersect with the river

5. Lodging Establishments that are Compatible with Village Atmosphere and Scale

Springdale's unique location, character, and position as a gateway to Zion National Park create an increasing demand for Tourist accommodations, specifically lodging establishments. The General Plan emphasizes the goal to preserve the Town's small town character and village scale. To preserve the character of the town, smaller scale "boutique hotels" should be encouraged. Smaller hotels, inns and bed and breakfasts will do a better job of promoting and preserving a small town

character and feel than larger lodging establishments.

- Investigate potential strategies to reduce the maximum number of lodging units allowed at a hotel property.
- Encourage hotel development that complements the small town atmosphere and village scale.
- Examine building size limits for lodging establishments to ensure the scale and mass of lodging establishments are consistent with the Town's village atmosphere.

6. Housing Diversity and Affordability

Springdale's ideal location partnered with the constraint on land available for development lead to higher prices on land and houses. There is a need to expand housing options available to low and moderate income population. The Town desires to promote diversity in the housing options available, especially for low and moderate income families. Multi-family residential dwellings in residential zones, accessory dwelling units, and cottage neighborhoods have been identified as strategies to achieve this goal.

- Create a new residential zone to allow higher residential densities.
- Create building standards for Cottage Housing developments.
- Adopt standards for accessory dwelling units (ADU's) and identify in which areas of the Town ADU's should be allowed.

7. Open Space and Town Trails

Anticipated development will encroach on current open space. While a strong preference for maintaining open space has been expressed, there is no coherent plan for accomplishing this objective. Open space planning should include:

- Acquisition of land (fee simple purchase, easements, dedication).
- Incentives for retention of open space.

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- Connectivity of open spaces through a network of town trails
- Design and planning of new development that preserves as much contiguous and functional open space as possible.

General Goal

To preserve Springdale's unique appearance: a small rural village surrounded by the natural beauty of Zion Canyon.

Overview

The Town Appearance Element identifies the aesthetic resources and land use activities that define Springdale's image and visual character. Town Appearance focuses on the form and character of the natural and built environment and how residents relate to it on a daily basis. Town Appearance is also related to the way visitors experience the Town while walking and driving, observing the natural qualities of Zion Canyon and the character of buildings and public spaces. The Town Appearance Element provides the means of ensuring that the unique character and natural environment of the Town are preserved and enhanced.

Existing Conditions and Key Findings

1. Springdale's Identity as a Unique Rural Village

Springdale's human history, pioneer heritage, its setting within Zion Canyon, and its positioning as the gateway to Zion National Park have helped to mold its unique character. The Town is committed to policies that preserve the following distinctive characteristics of Springdale's village atmosphere.

A. Distinctive natural surroundings.

Zion Canyon's towering red and orange Navajo sandstone cliffs, the meandering Virgin River, large mature trees along the valley floor, and an abundance of wildlife dominate the natural appearance of Springdale. Man-made structures should be designed to complement the natural surroundings. Indeed, the aim is to have buildings in the foothills be as "invisible" as

possible. Open space is preserved throughout the Town. Drought resistant or native vegetation is emphasized.

B. Small size of community.

As of 2013, the Town has a population of 548 people (US Census, 2013 population estimates). Physically, Zion Canyon limits development to the Virgin River corridor and some foothill areas. Because of the physical constraints of the topography of Zion Canyon and its limited natural resources, especially water, it is expected that the Town will not exceed an ultimate size of about 1,800 people.

C. Reflections of Springdale's history and rural heritage.

The pioneer and agricultural history of the Town is evident in older structures, orchards, agricultural fields and irrigated pastures with farm animals interspersed throughout the community. Streets are lined with mature trees and have sandstone curbs and agricultural irrigation canals.

D. Modest scale of buildings and other structures.

Residential and commercial buildings are restrained in size in terms of footprint, height, and mass.

E. Neighborhood diversity.

Springdale has a good mix of residential neighborhoods—from small lot subdivisions in the center of town to low density conservation subdivisions in the foothills. This mix of design in residential neighborhoods creates diversity in the town's housing stock. It also helps preserve open spaces in the foothills and other sensitive natural areas.

F. A pedestrian-friendly streetscape.

Especially in the central commercial area, sidewalks and the design of buildings and signs invite people to walk around. Outdoor

dining areas and outdoor retail display areas add interest to the central commercial area and further encourage pedestrian travel.

G. A “hometown” flavor.

Small, unique, locally owned businesses provide both the appearance and the experience of a daily network of neighborly interactions. The small scale of buildings gives the Town an intimate feel for pedestrians strolling on the sidewalks and through neighborhoods. Public and quasi-public spaces throughout the community (such as public parks and large open spaces at commercial establishments) serve as venues for festivals and events held throughout the year. The elementary school is an important community focus. All these factors support a strong hometown flavor based on the Town’s unique appearance.

H. Tourist services.

Lodging, meals, and shopping for visitors to Zion National Park are provided without compromising the village atmosphere that is valued by tourists as well as residents.

2. Current Springdale Town Policies on Town Appearance

The Town of Springdale has placed importance on retaining its rural character and not detracting from the natural beauty of Zion Canyon. Through the adoption of various design standards and criteria for buildings and development, the Town has retained a distinct sense of place, recognized by citizens and visitors. By addressing these design preferences in the General Plan, the community has the opportunity to develop a series of implementation strategies, including policies, capital improvements and programs that enhance the traditional character of the Town.

A. Design Related Policies and Ordinances

A number of existing policies and ordinances directly relate to Town

Appearance. These policies and ordinances are designed to protect, preserve and enhance the small-town appearance of the community and its natural visual resources.

1. Planned Development Overlay Zone

In 1995, the Town enacted the Planned Development Overlay Zone to encourage creative and efficient utilization of land by providing greater flexibility in the location of buildings on the land, the consolidation and preservation of open space, and the clustering of dwelling units. The intent of the zone is to integrate residential development into the landscape to minimize the visual impacts of development on the natural view shed.

2. Design/Development Review

The Town adopted Design/Development Review requirements and procedures for all new building construction and reconstruction or modification of existing structures. The purpose of the review process is to a) protect, preserve and enhance the natural beauty and quality of the landscape and other natural resources such as scenic vistas, landforms, open space, native vegetation and wildlife, and b) to ensure the appropriateness of the appearance of all new structures. The process was revised in 2005 to improve communication between the Town and developers and to make the process more efficient.

3. Architectural Standards and Design Guidelines

Springdale adopted Design Guidelines in 1992 for all new construction to preserve the small-town village atmosphere and compatibility with the natural features of Zion Canyon.

4. Color Palette

In 1996, the Town established by ordinance a color palette to provide a selection of colors deemed to be appropriate in preserving the harmony of buildings with the natural surroundings. The color palette was revised and updated in 2005.

5. Design Standards Manual

In 2010, the Town adopted a [Design Standards Manual](#) to help guide and inform developers on appropriate building style and architectural elements to use in new development. The Design Standards Manual provides graphic examples in narrative descriptions of the type of development the Town encourages.

6. Grading, Landscape and Lighting Ordinances

The Town has adopted a number of ordinances designed to guide new development to be compatible and harmonious with the natural environment. These include ordinances regulating grading, landscaping, lighting, and others.

B. Town Citizens' Support for Village Atmosphere and Town Appearance Compatible with Natural Surroundings

1. Surveys

In the summer of 2014 the Town completed two community wide surveys. These two surveys asked residents their views on the town appearance, and how that appearance could be impacted by future growth. The results of these two surveys showed strong support for continued efforts to

help preserve and promote the Town's rural character and village atmosphere.

2. Public Involvement Events

The Town has facilitated or sponsored a number of public involvement sessions to gather community input on the community's appearance. The Town held a public workshop in 2014 which allowed the community to provide feedback. The Planning Commission sponsored a booth at the 2015 Earth Day celebration in Springdale where a visual preference survey was completed. The Town sponsored a student planning project with students from the University of Utah designed to gather input on the present challenges and threats to preserving the town appearance. Through all these events the community has consistently expressed desire to remain a distinctive small town with unique village atmosphere, as outlined in this chapter.

3. Prior Participation in General Plan Updates

The community input received through the public outreach events described above is consistent with community feedback received during previous general plan update processes. The continuity in community feedback is a strong signal to the Town to continue to make concerted effort in preserving the town's unique appearance as a small village.

3. Zion Park Scenic Byway

SR-9 is designated as a State Scenic Byway. The Town, in conjunction with the Zion Canyon Corridor Council (ZC3), is working on strategies to promote the scenic and historic attributes of the highway corridor. Because of its scenic and unique nature, and because it is the main road

through the town, SR-9 affects Springdale's town appearance.

The ZC3 has prepared a [Corridor Management Plan](#) and an [Interpretive Plan](#) for the Zion Park Scenic Byway. These Plans identify the unique qualities and attributes that make Zion Canyon a special place. They also contain strategies designed to protect these unique qualities.

The Corridor Management Plan suggests strategies to protect the area's scenic, natural, historic, recreational, cultural, and archaeological qualities. Many of the strategies in the Corridor Management Plan correspond to policies the Town has already adopted to protect the village atmosphere and rural character in Springdale. The Town should use the Corridor Management Plan as a guide to further help preserve the unique sense of place and village atmosphere. Land use decisions should be consistent with the goals and strategies outlined in the Corridor Management Plan.

Likewise, the Interpretive Plan contains strategies for interpreting the Byway's special attributes. Highlighting and interpreting the natural, scenic, historic and other resources along the Byway will help promote awareness of many of the factors that contribute to the Town's unique appearance and village atmosphere. The Town should actively promote the strategies outlined in the Interpretive Plan.

Further, the Town should continue its active role in the ZC3 and regional planning initiatives. Doing so will help the Town protect its unique village atmosphere.

- 2.2. Visual Focus on Natural Features
- 2.3. Building Design
- 2.4. Clean and Well-Maintained Town Facilities for Pedestrians, Bicycles and Vehicles
- 2.5

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 2.5. Objectives and implementation strategies for this element are grouped into the following categories:

- 2.1. Village Atmosphere

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.1.

Promote a pedestrian-friendly townscape, with elements appropriate for both the residential and commercial aspects of a village.

Pedestrian orientation is often perceived as only whether or not a city or town has sidewalks available for pedestrians to use. The strategies that a town uses to orient itself to the pedestrian rather than the automobile are, in fact, far more abundant than just sidewalks, although sidewalks are a necessary element.

Pedestrian orientation is found in the details of the space. The size, layout and lighting of signs; the setbacks, size and massing of buildings and structures; the location and amount of parking available; the availability of transit options; the elements of the streetscape including trees and pedestrian lighting all work together to create a space that is focused on the pedestrian user rather than the car.

Pedestrian orientation can be and should be vastly different between the commercial village center and the residential areas of the Town. As examples, in residential areas sidewalks may not always be appropriate; lighting, if provided at all, should be of a level for safety, not general illumination; and building setbacks should be greater.

In 2008, the Town revised the development standards in the Central Commercial zone to encourage pedestrian-friendly development. Changes were made to front setback, building size, and landscaping requirements.

Implementation Strategies

- 2.1.1.a. Develop a vision statement for the commercial and residential areas of the Town and determine what streetscape elements are appropriate for each area.

Type: 

Department:    

NOTE: The above task has been accomplished.

- 2.1.1.c. Ensure that signage is consistent with village atmosphere and oriented to the pedestrian as well as the vehicle.

Type: 

Department:  

2. Town Appearance

Objective 2.1.1. (cont)

Promote a pedestrian-oriented townscape, with elements appropriate for both the residential and commercial aspects of a village.

Implementation Strategies (cont)

2.1.1.d. Implement features of the approved shuttle-streetscape plan to include consistent and correct color of concrete, landscaping, and replacement of street lighting where appropriate.

Type: 

Department:    



Picture 1 – Pizza Noodle Shuttle Stop. Pedestrian-oriented amenities include the shelter, benches, drinking fountain and trash receptacles.

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.2.

Protect residential neighborhoods located next to commercial areas.

Commercial development often has unforeseen impacts on neighboring residential areas. These impacts range from the easily recognized impacts of light and noise to more subtle impacts such as activity at odd hours and accumulation of litter and trash. Impacts of commercial development should be determined prior to any approval and appropriate buffers should be used to mitigate foreseen impacts. These buffers may include such things as increased setbacks and open space, fences and walls, vegetation, or a combination of these methods.

In the Village Commercial Zone, the more intense commercial uses, such as motels and restaurants, are currently classified as Conditional Uses, which allows the Town Council and Planning Commission to evaluate potential impacts of the use and mitigate them through various conditions, such as buffers, fencing, building location and lighting, etc.

Implementation Strategies

- 2.1.2.a. Review ordinances and determine appropriate setbacks and landscaping to soften visual impacts of structures from adjacent roads and properties, and amend ordinances as necessary.

Type: 

Department:   

- 2.1.2.b. Require appropriate buffers for commercial uses adjoining residential neighborhoods.

Type: 

Department:   

- 2.1.2.c. Develop strategies to regulate outdoor commercial activities (live music and performances, parades, etc.) that encourage a village atmosphere and pedestrian activity, but also protect residents and town values.

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.3.

Decrease adverse effects associated with gated streets and gated communities.

Occasionally developments desire to limit access to streets, neighborhoods and communities through the use of gates. A gate across the access to a particular area can increase the sense of security to those within the development.

The negative impacts of gated streets and communities are numerous. Gated streets are a detriment to a sense of community, furthering instead a sense of isolation and exclusion. In a town such as Springdale, which derives its character from its village scale, gates are an incompatible feature. They also have impacts on pedestrian environment and access to open space. Furthermore, gates limit the ability of emergency vehicles to effectively respond to critical health and safety situations. The Town has an ordinance which prohibits gated access into subdivisions unless a compelling need can be demonstrated.

Implementation Strategies

- 2.1.3.a. Develop standards for pedestrian and emergency vehicle access and require all approved gates to comply with these standards.

Type: 

Department:   

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.4.

Preserve natural open space areas throughout the community.

The natural beauty surrounding Springdale is the primary reason for the visits of over three million tourists every year. The protection and preservation of natural open spaces in the community helps maintain this natural beauty and helps the Town integrate into the natural surroundings.

The current Planned Development ordinance encourages developers to preserve significant open spaces by offering certain incentives. These include: increased densities or units per acre, allowance for buildings to be clustered, smaller lot sizes than required by the underlying zone. These incentives allow significant open space to be preserved. The Anasazi Plateau and Canyon Point subdivisions are examples of Planned Unit Developments that have established conservation easements to further protect common open space.

One option the Town should consider promotes open space preservation through conservation subdivisions. A conservation subdivision allows the same density of development as traditional subdivisions, but also preserves open space through more thoughtful site design and planning. Strategies for open space preservation and conservation subdivisions are included in a [Comprehensive Open Space Planning Report](#) produced for the Town by the Center for Green Infrastructure Design.

Implementation Strategies

- 2.1.4.a. Implement the plan to preserve existing open spaces and acquire new open spaces throughout the community developed by the Center for Green Infrastructure Design.

Type: 

Department:   

- 2.1.4.b. Identify and consider acquiring open spaces in foothills, ridgelines, scenic vistas and along the Virgin River.

Type: 

Department:  

- 2.1.4.c. Require commercial development to set aside a certain percentage of the site to open space.

Type: 

Department:   

- 2.1.4.d. Encourage private subdivisions to provide access to open space and trailheads, including access to hiking areas within Zion National Park.

Type: 

Department:   

2. Town Appearance

Objective 2.1.4. (cont)

Preserve natural open space areas within each zone and throughout the community.

Implementation Strategies (cont)

- 2.1.4.e. Provide incentives to protect open space and conservation resources through voluntary conservation easements and/or deed restrictions.

Type: 

Department:  

- 2.1.4.f. Promote clustering of buildings to allow for larger natural or landscaped areas.

Type: 

Department:  

- 2.1.4.g. Encourage the preservation of appropriate agricultural and livestock land use.

Type: 

Department:  

- 2.1.4.h. Provide development incentives for buildings clustered together in exchange for preservation of open space on a property.

Type: 

Department:  

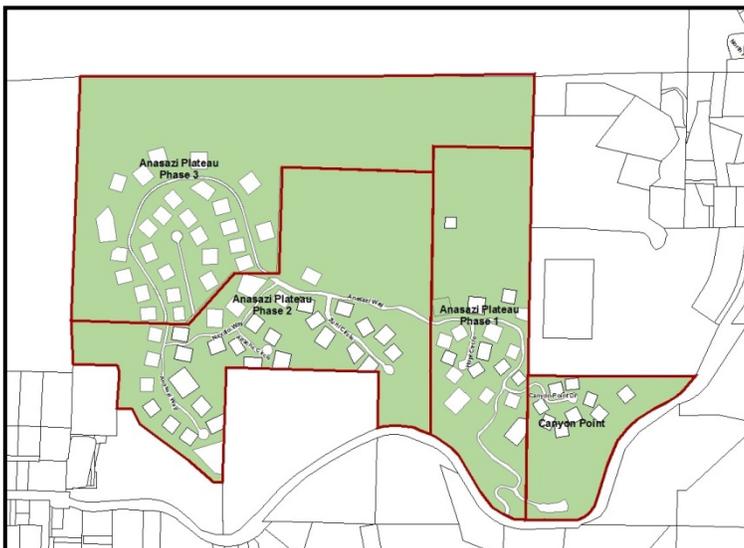


Figure 1 – Map showing conservation easement area in Anasazi Plateau subdivision.

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.5.

Preserve architectural elements and public infrastructure design reflecting Springdale's heritage and identity.

Springdale's character and heritage is embodied in several design elements some of which were constructed as Works Progress Administration (WPA) projects in the early part of the 20th Century. In order to protect and preserve these historic elements they must be included on the National Register of Historic Places.

The appearance and character of the Town are further enhanced by architectural standards and guidelines that protect historic features, require compatibility with the surrounding environment and promote designs that include materials such as native stone.



Picture 2 – Rock canal in Central Commercial Zone

Implementation Strategies

- 2.1.5.a. Nominate historic WPA projects for inclusion on the National Register of Historic Places.

Type: 

Department:   

- 2.1.5.b. Review architectural guidelines and standards, and revise as necessary, to encourage new development to include architectural elements that reflect Springdale's heritage and identity, such as the use of hand tooled and shaped native sandstone masonry in building construction. The use of these elements should be particularly encouraged in new construction or developments.

Type: 

Department:  

- 2.1.5.c. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using native stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

Type: 

Department:  

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.6.

Ensure municipal properties are a model for compliance with all Town regulations and ordinances.

The ability of the Town to enforce its ordinances can be enhanced or hampered by how properties owned by the Town are maintained. Town property, including the parks, playground and Town Hall should be well maintained, free of litter and debris, and ready for appropriate use.

As new public use structures are built, they should be designed and constructed in conformance with all Town ordinances, particularly architectural guidelines.



Picture 3 - Canyon Community Center. Opened in October 2006.

Implementation Strategies

- 2.1.6.a. Ensure Town properties are well maintained including proper lawn care (watering, mowing, weed control) and removal of litter and debris.

Type: 

Department:  

- 2.1.6.b. Require all new public structures and facilities comply with all zoning ordinances, particularly architectural guidelines and standards.

Type: 

Department:   

- 2.1.6.c. Ensure compliance with ADA requirements for all public facilities.

Type: 

Department: 

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.1.

Protect scenic views of ridgelines, hillsides, cliffs, the Virgin River and the river corridor, and other natural scenic elements as seen from the valley floor and the SR-9 highway corridor.

A common theme in the Springdale ordinances is the need to protect views of the natural surroundings. The goal of the ordinances is to produce the most unobtrusive buildings possible in order to not detract from the beauty of the surrounding natural features.

In the spring of 2004, the Town Council revised the height ordinance in the Foothill Residential zone. Part of this revision was to categorize all the properties in the zone as “highly visual” lots, which limits building heights to 20 feet from natural grade. The ordinance allows a property owner the opportunity to demonstrate that a lot is a “normal lots” and build to a less restrictive standard if the property owner can show that the lot meets certain criteria. These criteria were revised in 2006 to be more clear and objective and to better accomplish the goal of reducing the visual impact of buildings in the foothills.

Similarly, the visual impact of buildings and structures in other zones should be analyzed and methods to reduce the visual impact of these structures should be developed.

Implementation Strategies

- 2.2.1.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

Type: 

Department:  

- 2.2.1.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. “Parkitecture” is only one of many appropriate styles.

Type: 

Department:   

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.2.

Protect the natural aesthetic character of the Virgin River corridor.

The Virgin River corridor contains unique biologic and hydrologic features and qualities. Consideration of these features should be made in the review process for proposed new development along the river way and its main feeding washes.

Many of the issues surrounding the protection and preservation of the natural river environment will require the analysis of specialists to adequately understand. The Town should work with consultants and state and federal agencies to develop plans and strategies to protect the natural Virgin River environment.

Protection of the Virgin River, its tributaries, and associated wetlands and floodplains should be given top priority and emphasis.



Picture 4 River corridor in Canyon Springs Subdivision

Implementation Strategies

- 2.2.2.a. Create and implement, with the assistance of professional engineers, hydrologists, and Zion National Park, a comprehensive Virgin River plan which provides standards for reviewing proposed development along the river and assessing the potential impacts of such development.

Type: 

Department:    

- 2.2.2.b. Work with all local, state and federal agencies in matters concerning the Virgin River and its main feeding washes. Consult with applicable outside agencies in the review of new development and construction along the Virgin River and tributaries.

Type: 

Department:    

- 2.2.2.c. Analyze setbacks and open space requirements along river and consider expanding to protect river corridor.

Type: 

Department: 

2. Town Appearance

- 2.2.2.d. Protect the Virgin River from the impacts of recreational uses such as tubers and kayakers through education and cooperation with local tube rental companies.

Type: 

Department: 

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.3.

Ensure that infrastructure and buildings in Springdale complement the natural surroundings.

Building colors and materials are integral parts of both producing unobtrusive buildings and maintaining the character of the Town. Colors that are consistent with the natural earth and vegetation tones of the Canyon blend into the natural environment allow buildings to recede into the landscape, rather than detracting from the surroundings.

Currently, the architectural guidelines require buildings to be compatible with a color palette developed for the Town. The color palette was revised in October 2005. The palette is divided into two subcategories – signs and buildings. Additionally, lists of materials appropriate for each zone should be created.



Picture 5 – Home in Gifford Park that utilizes natural stone and other colors appropriate to environment.

Implementation Strategies

- 2.2.3.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

Type: 

Department:   

- 2.2.3.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. “Park-itecture” is only one of many appropriate styles.

Type: 

Department:   

Objective 2.2.3. (cont)

Ensure that infrastructure and buildings in Springdale complement the natural surroundings.

The sizes and heights of buildings will affect the character of the Town. In order to preserve the small rural-village feel, building sizes and heights must be limited. Currently building heights are limited by zone and range from 20 feet in highly visual foothill areas to 28 feet in certain locations in the Central Commercial zone.

In 2010 the Town adopted a [Design Standards Manual](#) to help inform and guide the style and appearance of new development. This manual should be used heavily by developers, the Planning Commission, and staff to make sure new development complements the natural surroundings. It should also be kept current through periodic updating.

Implementation Strategies (cont)

- 2.2.3.c. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using native stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

Type: 

Department:  

- 2.2.3.e. Encourage developers, the Planning Commission, and staff to reference the Design Standards Manual frequently during the planning and reviewing of new development.

Type: 

Department:  

- 2.2.3.f. Encourage new technologies and building materials consistent with the village atmosphere and complementary to the natural surroundings.

Type: 

Department:   

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.4.

Preserve the Town's natural night sky by limiting lighting.

In the survey done as part of the General Plan process, the majority of respondents felt that lighting in town should be limited to protect the view of the night sky. Exterior lighting that spills upward into the sky is the primary cause of the reduction of the view of the night sky.

Reducing lighting levels to those necessary for safety and information will help to preserve the view of the night sky. Many properties, including both commercial and residential properties, are currently using more light than is necessary for safety and information.

The Town has recently adopted an outdoor lighting ordinance that regulates the style and placement of outdoor light fixtures. This ordinance calls for all outdoor lights to be brought into compliance with the new lighting standards by the year 2017.

Many residents have complained about the old "cobra head" streetlights along SR-9. These lights need to be replaced with downward directed lights that specifically illuminate the roadway.

Implementation Strategies

- 2.2.4.a. Ensure all lights, including residential lights, are brought up to standards of the outdoor lighting ordinance.

Type: 

Department:   

- 2.2.4.b. Continue to implement pedestrian lighting plan along SR-9, including installation of pedestrian oriented lights used near shuttle stops.

Type: 

Department: 

- 2.2.4.c. Work with UDOT to determine light level requirements for vehicular traffic on SR-9, and create lighting plan replacing or modifying existing cobra-head lights with alternatives that do not spill light upward into the sky or onto adjacent properties. Existing cobra head lights must be replaced or modified to meet the requirements of the lighting ordinance by 2017.

Type: 

Department: 

2. Town Appearance

Objective 2.2.4. (cont)

Preserve the Town's natural night sky by limiting lighting.

Implementation Strategies (cont)

- 2.2.4.d. Review light levels for existing developments, and work with property owners to reduce light levels to those necessary for safety and information.

Type: 

Department:  

- 2.2.4.e. Educate residents on benefits of preserving views of night sky and how to limit residential impacts of interior light spillover.

Type: 

Department:   

- 2.2.4.f. Educate residents and business owners about appropriate lighting techniques using low lighting levels to accomplish efficient night time lighting for safety and security.

Type: 

Department:   



Picture 6 – “Cobra head” lights along SR-9. These lights are scheduled to be replaced with a downward directed light fixture.

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.5.

Encourage a townscape rich in vegetation, emphasizing native and drought-resistant plants and shade trees.

The historic streetscape included the rock gutters, a 2 foot planting strip, sidewalk, and street trees behind the sidewalk. An excellent example of the streetscape is in front of Springdale Elementary, which includes large mulberry trees that help to define the streetscape. During the planning of the shuttle system a streetscape plan was developed that included elements found in the historic streetscape. A portion of this streetscape plan was the installation of street trees along SR-9.

Landscaping in Springdale should utilize plant material that is drought-resistant or native to the local area, preferably both. The introduction of non-native plants results in negative impacts to the community, including an increase in water usage. The Town has adopted a [plant list](#) to assist in making appropriate landscape choices.

Implementation Strategies

- 2.2.5.a. Continue to implement streetscape plan, including installation of street trees along SR-9.

Type: 

Department: 

- 2.2.5.b. Ensure that municipal properties are landscaped with emphasis on using native and drought-resistant plants, except for parks, ball fields and other recreation areas that require specific landscaping, such as turf grass (low water use and drought tolerant turf grasses are encouraged where appropriate for the type and intensity of use the area receives).

Type: 

Department: 

- 2.2.5.c. In conjunction with the Fire District, develop a program specifically designed to reduce fire fuels in all areas of town, which also includes educating residents on the importance of fire fuel reduction around residences and businesses.

Type: 

Department: 

Implementation Strategies (cont)

Objective 2.2.5. (cont)

Encourage a townscape rich in vegetation, emphasizing native and drought-resistant plants and shade trees.

- 2.2.5.d. Eliminate the introduction of non-native species and species that consume large amounts of water through effective implementation of the plant list.

Type: 

Department:  

2.3. Building Design

Goal

To encourage the design of buildings that reflect the village atmosphere and fit their sites' natural surroundings.

Objective 2.3.1.

Ensure that buildings in Springdale reflect the village atmosphere, complement the natural surroundings and are compatible with the heritage of Springdale.

The sizes and heights of buildings will affect the character of the Town. In order to preserve the small rural-village feel, building sizes and heights must be limited. Currently building heights are limited by zone, and range from 20 feet to 28 feet. These height limits are intended to promote a village scale.

The Springdale Zoning Ordinance requires all buildings and residential properties to build in accordance with architectural guidelines. Properties in the Foothill Residential Zone have their own additional guidelines that must be followed during development review. These sets of guidelines need to be reviewed and expanded if necessary to produce the most unobtrusive structures possible, particularly in the foothills.

Buildings in the foothills should be designed to be in scale with the natural features of the property, and should be sited on the property to blend in with the topography.

Implementation Strategies

- 2.3.1.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

Type: 

Department:   

- 2.3.1.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. "Park-itecture" is only one of many appropriate styles.

Type: 

Department:   

Objective 2.3.1. (cont)

Ensure that buildings in Springdale reflect the village atmosphere, complement the natural surroundings and are compatible with the heritage of Springdale.

Implementation Strategies (cont)

- 2.3.1.c. Review architectural guidelines and standards, and revise as necessary to encourage new development to include architectural elements that reflect Springdale's heritage and identity, such as the use hand tooled and shaped native sandstone masonry in building construction. The use of these elements should be particularly encouraged in new construction or developments.

Type: 

Department:  

- 2.3.1.d. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using native stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

Type: 

Department:  

- 2.3.1.f. Create a materials list [or materials standards] for each zone.

Type: 

Department:  

2. Town Appearance

Objective 2.3.1. (cont)

Ensure that buildings in Springdale reflect the village atmosphere, complement the natural surroundings and are compatible with the heritage of Springdale.

Implementation Strategies (cont)

- 2.3.1.g. Encourage new technologies and building materials consistent with the village atmosphere and complementary to the natural surroundings.

Type: 

Department:   

2.3. Building Design

Goal

To encourage the design of buildings that reflect the village atmosphere and fit their sites' natural surroundings.

Objective 2.3.2.

Ensure that each development or building project is implemented in strict accordance with the plans, specifications and conditions approved by the Town.

The responsibility for reviewing and approving development in Springdale is shared between the Town Council, Planning Commission and the Director of Community Development based on the type of development and the necessary approval process. As part of the approval process, these bodies often impose specific conditions of approval on developments. As development projects are constructed, the Town must take steps to ensure that builders are adhering to approved plans. Part of this monitoring of projects includes adequate, trained staff that understands the approval process and is aware of imposed conditions.

Implementation Strategies

- 2.3.2.a. Work with applicants to ensure that building, architectural and engineering issues are resolved and included on plans prior to final Town review.

Type: 

Department: 

- 2.3.2.b. Strictly monitor building projects, through whatever means necessary, including staffing additional personnel, to ensure new construction adheres to approved plans.

Type: 

Department: 

- 2.3.2.c. Ensure that approved plans are posted on site during construction and that Town inspectors are reviewing projects based on approved plans.

Type: 

Department: 

- 2.3.2.d. Develop enforcement procedures to handle buildings that are not built in accordance with approved plans.

Type: 

Department: 

2.4. Clean and Well-Maintained Town

Goal

To ensure a clean, well-maintained town appearance.

Objective 2.4.1.

Ensure the proper maintenance of private and public areas.

Visitors to Springdale will judge the Town by their first perceptions. Because most visitors perceive the Town by what they can see from their vehicle as they pass through town, the maintenance and condition of the public right-of-way and the properties that front the highway are of primary importance.

The Town ordinances include procedures and policies for abating nuisances on private property. These nuisances include abandoned and inoperable vehicles, junk and debris and excessive weeds. The Town should actively pursue properties that are out of compliance, because nuisance conditions reduce property values of the neighboring properties and create a perception of poor conditions, disrepair and blight.

Vacant and abandoned buildings also detract from the Town's overall appearance. The Town passed an ordinance in 2010 that requires buildings to be kept in a good state of repair.

Implementation Strategies

- 2.4.1.a. Ensure compliance of private and public property with nuisance and land use ordinances and enforce compliance using civil and criminal penalties when necessary.

Type: 

Department:  

- 2.4.1.b. Secure waste containers to avoid being spilled by animals, wind or vandal activity.

Type: 

Department:  

- 2.4.1.c. Ensure that the public right of way is appropriately maintained, including removal of weeds, leaves, litter and debris, to both beautify the streets and reduce the potential for wildfire on vegetated hillsides adjacent to the street.

Type: 

Department: 

- 2.4.1.d. Prevent the accumulation of trash on private and public property and on the adjacent public right-of-way.

Type: 

Department:  

2.4.1.e. Ensure the proper maintenance of buildings and property.

Type: 

Department:  

2.4.1.f. Encourage property owners to maintain the right-of-way adjacent to their properties.

Type: 

Department:  

2.5. Facilities for Pedestrians and Bicycles

Goal

To ensure transportation improvements and facilities contribute to, rather than detract from, the Town's village atmosphere.

Objective 2.5.1.

Ensure pedestrian improvements are thoughtfully designed and located strategically through the Town to encourage walking.

Pedestrian travel can and should be a primary means of transportation in Springdale. Encouraging more pedestrian travel will promote the Town's village atmosphere by creating more opportunities for residents and visitors to interact with each. Having more pedestrians on the streets will also generate more activity on the streets, benefiting local businesses with increased walk-up customers. Finally, more pedestrian travel will decrease the amount of motor vehicles traveling through and parking in the Town. Reduced motor vehicle traffic and parking congestion will enhance the Town's village atmosphere.

In order to promote more pedestrian activity, the Town should strive to create pedestrian infrastructure that promotes a more convenient and safe walking conditions.

Implementation Strategies

- 2.5.1.a. Install crosswalks in strategic locations, especially in the Central Commercial zone.

Type: 

Department:    

- 2.5.1.b. Develop strategies to protect pedestrians from potential hazards associated with the stone irrigation ditch.

Type: 

Department:    

- 2.5.1.c. Work with UDOT on creating traffic calming and other roadway features designed to slow vehicle traffic down and alert motorists to the presence of bicycles and pedestrians.

Type: 

Department:    

2.5. Facilities for Pedestrians and Bicycles

Goal

To ensure transportation improvements and facilities contribute to, rather than detract from, the Town's village atmosphere.

Objective 2.5.2.

Promote bicycle travel in Town for transportation and recreation.

Springdale is a wonderful place to ride a bicycle. Whether riding for transportation or recreation Springdale offers a unique and stunning bicycle experience. Increased bicycle travel can help promote the Town's village atmosphere by generating more activity on the street and reducing traffic and parking congestion from motor vehicles. The Town should promote more bicycle use by providing the facilities and amenities necessary to make bicycling safe and convenient.

Implementation Strategies

- 2.5.1.a. Continue the multi-use paved trail (the "Zion Canyon Trail" through the length of the Town.

Type: 

Department:    

- 2.5.1.b. Provide safe areas on streets in the Central Commercial zone for bicyclists. These could be designated bicycle lanes or separated bicycle tracks.

Type: 

Department:    

- 2.5.1.c. Encourage more bicycle use by providing facilities for bicyclists (such as bike racks, bike lockers, repair stands, etc.) throughout the Town.

Type: 

Department:    

2.5. Facilities for Pedestrians and Bicycles

Goal

To ensure transportation improvements and facilities contribute to, rather than detract from, the Town's village atmosphere.

Objective 2.5.3.

Ensure traffic and parking congestion associated with motor vehicles does not detract from the Town's village atmosphere.

Motor vehicles are the dominant mode of transportation in Springdale. Visitors and residents alike use motor vehicles for in-town transportation as well as for transportation between Springdale and other destinations. While motor vehicles make long distance transportation more efficient, congestion associated with too many vehicles can detract from the Town's unique village atmosphere. Noise, pollution, traffic delays, and problems finding parking spaces are some of the things associated with motor vehicle congestion that detract from village atmosphere.

The Town should employ creative strategies to help mitigate some of the negative effects of motor vehicle traffic.

Implementation Strategies

- 2.5.3.a. Employ alternative traffic control strategies to keep traffic moving efficiently and safely through town, such as traffic circles in-lieu of traffic signals.

Type: 

Department:    

- 2.5.3.b. Develop strategies to mitigate the unpleasant aesthetic impact of large amounts of parked vehicles on streets and in parking facilities.

Type: 

Department:    

General Goal

To provide for the balanced mix and type of land uses which serve the needs of existing and future residents; to generate sufficient revenues to support essential Town services; to respect the Town’s natural environmental resources; and to complement and enhance the unique character of the Town and quality of life of its residents.

Overview

The Land Use and Zoning Element is the principal focus of the General Plan. It provides guidance for the physical development of the Town of Springdale. The Land Use and Zoning Element seeks to encourage the preservation of residential area and open space, while facilitating the development of the commercial areas of the Town.

Existing Conditions and Key Findings

The Town of Springdale contains 2927 acres of land situated in a relatively narrow canyon in the Virgin River corridor. At the north end the Town ends at the entrance to Zion National Park, and at the south end the Town borders Rockville. The steep red rock cliffs of Zion National Park rise up along both sides of the long, narrow Town; the Town extends up into the foothills of these cliffs.

1. Land Use

Geologic formations and conditions are crucial in determining land use. Some lots may be unsafe for building without further study and analysis because of the likelihood that landslides could occur. Some lots and portions of lots are on slopes too steep for building. Earthquake potential, the possibility for water and sediment to move down from higher slopes, and the inadvisability of building on the flood plain also limit where and how building may occur. These

conditions are recognized in town ordinances with the intent to regulate building in such hazardous areas as much as legally possible.

Land is used primarily for residences (mainly single-family) or for tourist-oriented retail businesses (motels, restaurants, etc). The foothills are entirely residential. Business is concentrated in the central part of town. The single major road through the town, SR-9, has nodes of additional business activity separated by residential lots. Open areas are interspersed throughout town. Some land is used for agricultural purposes. With the exception of a small concrete batch plant there is no industrial use of land in Springdale.

The following table lists the broad categories of land use in Springdale and the percentage of the Town used in each category:

Land Use Summary Table

Land Use	Percentage
Agricultural	2.49%
Commercial	6.44%
Sales (Retail)	0.75%
Services	5.65%
Residential	13.18%
Multi-Family	0.12%
Duplex	0.41%
Single Family	12.64%
Government/Institutional	11.24%
Manufacturing	0.04%
Open Space (Common Areas)	18.60%
Parks	1.08%
Utilities	0.12%
Vacant	46.84%

It is noteworthy that there is much more vacant land available than many people realize. Most of this vacant land is in residential zones as shown in subsequent tables. Also, there is a substantial amount of land (designated here as “open space”) currently held as common open space in various developments. This is land that is held

3. Land Use and Zoning

in common by the homeowners and will not be further developed.

The above calculations do not include ZNP or BLM land within or around the Town. It also does not include land used for roads.

2. Zoning

Most lots in Springdale have been classified by land use zone. Currently 1755 acres are zoned for residential, commercial, public or agricultural uses. Federal properties, such as parts of Zion National Park or managed by the Bureau of Land Management, are zoned as “Federal Land.” However, the Town has no land use control over these lands.

The various zones, their acreage, and the division between built and un-built acreage are as follows:

Zoning Summary Table

Zone	Acres	% of Total Zoned Land
Residential	1283	68%
Foothill Residential (FR)	1138	60%
Valley Residential (VR)	145	8%
Commercial	211	15%
Central Commercial (CC)	69	4%
Village Commercial (VC)	142	11%
Public Use (PU) (Does not include ZNP or BLM land.)	243	14%
Agriculture (AG) (Much of the property known as Tree’s Ranch is either not zoned or outside the Town boundaries.)	19	1%

Two-thirds of the Town’s acreage is zoned for residential use, most of which is in the Foothill Residential-2 Zone with a minimum of 2 acres for a home site. Commercially zoned areas are

15 percent of the total, with the downtown core being only 4 percent. Public uses account for about the same proportion of the Town’s land as land zoned for commercial uses.

Vacant Land by Zone Summary Table

Zone	Acres Vacant	% of Total Vacant Land	% of Zone
Residential	721	83%	60%
Foothill Residential (FR)	661	76%	63%
Valley Residential (VR)	60	7%	41%
Commercial	114	13%	42%
Central Commercial (CC)	32	3%	40%
Village Commercial (VC)	81	9%	42%
Public Use (PU)	31	4%	13%
Agriculture (AG)	0	0%	0%

It is striking that there is considerable un-built land in Springdale. Most of the un-built land is in the Foothill Residential Zone, and indeed less than half of all land zoned for residential use has been built on.

There are fewer acres open for additional commercial building (although some commercially-zoned lots could be redeveloped to more intense uses). One implication of the extensiveness of un-built and underdeveloped lots is that there is likely to be considerable development in the future with consequent pressures on Town utilities and services. It is also important that building ordinances are written carefully to reflect the Town’s desires, and that they are enforced, since new building and construction will constitute a substantial portion of the Town.

3. Development/Growth Potential

As shown above in the land use summary table and in the vacant land summary table, a substantial amount of land is now un-built; additional lots are “under-built” in the sense of having a residential use on commercially zoned lots and/or development at lower density than ordinances permit. Given the desirability of living in or visiting Zion Canyon and the very rapid growth of Washington County, it is to be expected that pressures for growth will be substantial.

At this time, there are 329 residences (primarily detached single-family homes) and 1,100 transient lodging rooms in Springdale, as well as many other commercial enterprises. Based on a “build-out” study completed in 2007, there could be a total of 700 residential units and 1,600 lodging units developed in the town. However, economic conditions may lead to a lessened or different pattern of build-out. Because it is nearly ten years old, this build-out study should be updated to reflect current economic and market conditions.

With economic growth, roads and parking areas will also expand.

Open space is highly valued by residents of Springdale. At the present time, there is considerable open space, due to un-built lots, agricultural uses of land, and less-than-permitted coverage of lots. As growth continues, there will be pressures to reduce open space.

At this time, the Town does not have a formal Annexation Policy Plan because the opportunities to annex additional buildable land are limited. The only private land that could be annexed is a 2,500 acre parcel to the south and east of the Town. This parcel is part of a private ranch and could be developed at some point in the future. The Town should consider whether or not it should adopt an annexation policy to address this area.

Enclosed within the boundaries of the Town are a few small parcels of Bureau of Land Management (BLM) land, including the power station. The Town is bordered primarily by Rockville and Zion National Park (ZNP) land. Near the Town Hall is a bordering parcel owned by Dixie College, the O.C. Tanner Amphitheater area. One large parcel of steeply sloped BLM land, known as the Rockville Bench, can be accessed only through Springdale.

4. Analysis of Future Growth

In light of the expectation of continued future growth, the Town of Springdale has completed an analysis of future building. This analysis identified limits of sustainability in terms of natural resources (available land, water capacity, sewer capacity) and public services. The analysis revealed that availability of land will be the limiting factor on potential future growth. The analysis found that under current building trends and land use regulations there could be a total of 700 residential units and 1,600 lodging units developed in the town. This represents a significant increase in the amount of development currently in the Town. As mentioned earlier, this analysis should be re-visited and refreshed based on current economic and market conditions.

The next step of the analysis is to determine what pace and pattern of build-out the town’s residents prefer. Finally, determination of the pattern and speed of growth desired by the Town should guide revision of ordinances. For example, incentives to preserve open space in the face of mounting development pressures should be considered.

As growth occurs in Springdale, there will be a need to address future locations of government uses, recreation facilities, and educational facilities. The Town should proactively work with other government agencies, including the Washington County School District to identify suitable sites for future needs, such as a future relocation of the elementary school.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 3.5. Objectives and implementation strategies for this element are grouped into the following categories:

- 3.1. Managing Growth
- 3.2. Land Use Patterns
- 3.3. Open Space
- 3.4. Reduction of Development Process Impacts
- 3.5. Non-conforming Properties

3.1. Managing Growth

Goal

To manage growth within the limitations of the naturally restrictive canyon landscape and available water and to preserve the unique village atmosphere.

Objective 3.1.1.

Develop policies to ensure sustainable level of development is not exceeded and unique village atmosphere is preserved.

The Town has completed a comprehensive “Build Out” study to determine how much future growth is possible. This study took into account the availability of land, water, sewer capacity, and economic projections. This study is nearly ten years old and should be updated.

The study projected a total of 700 residential units and 1,600 lodging units being developed in town, given past development patterns, current zoning, and development constraints such as the availability of land. These projections predict more than double the number of residential units as currently exist, and approximately 60% more hotel rooms than currently exist.

The development projected by the building out study will have a dramatic effect on the character and nature of the town. The Town should adopt policies to ensure this anticipated growth is orderly and retains the town’s unique village character.

The National Park Service is currently conducting a Visitor Management Plan. The results of this Plan could affect future visitation patterns to Zion National Park, which could in turn alter development pressure in Springdale. The Town should be an active partner with the Park Service in developing strategies to manage visitation, with the goal of promoting sustainable development patterns in Springdale.

Implementation Strategies

- 3.1.1.a. Determine a sustainable level of development, taking into account land availability (including infill building and reconstruction), local and regional economics, desired mix of residential and commercial uses, water supplies and facilities, traffic and parking impacts, and quality of life for residents.

Type: 

Department:  

- 3.1.1.b. Evaluate all requests of r rezoning, planned development overlay projects, development agreements and other similar development proposals based on the need to maintain a sustainable level of development.

Type: 

Department:  

- 3.1.1.c. Identify and take action on alternatives for minimizing impacts of growth on natural resources and the village scale.

Type: 

Department:  

3.1. Managing Growth

Goal

To manage growth within the limitations of the naturally restrictive canyon landscape and available water and to preserve the unique village atmosphere.

Objective 3.1.2.

Allow new development only if it will be adequately served by current or planned utilities such as water, sewer and other municipal services.

It is important to ensure that sufficient capacity exists in utilities and other municipal services when new development is approved. While Springdale currently has sufficient capacity in the water and sewer utilities, future development may be limited based on utility capacity. Part of the review process for future development should be an analysis of the impacts on utilities. This review should be based on quantifiable standards.

Impacts on utility capacity are however only part of the issue. The impact of development on traffic is also an important factor to consider. However, because SR-9 is already operating overcapacity, and because the Town desires to maintain SR-9 as a two-lane highway, creative solutions should be worked out that at once allow new development and mitigate traffic problems.

Implementation Strategies

3.1.2.a. Add a requirement to development submittal standards for a descriptive statement of expected impact on traffic and use of utilities and other public services.

Type: [Icon of scroll]
Department: [Icon of building] [Icon of PC] [Icon of house]

3.1.2.b Add a requirement to review utility impact of all new development proposals to ensure current utilities and infrastructure can accommodate the development.

Type: [Icon of lightning bolt]
Department: [Icon of hammer and pickaxe] [Icon of house]

3.1.2.c. Add process for review, including standards to be used to evaluate impacts of development.

Type: [Icon of lightning bolt]
Department: [Icon of house]

3.1.2.d Require developers to pay for additional infrastructure required for their developments (roads, utilities) and dedicate the infrastructure to the public, if appropriate.

Type: [Icon of scroll]
Department: [Icon of PC] [Icon of house]

3.1. Managing Growth

Goal

To manage growth within the limitations of the naturally restrictive canyon landscape and available water and to preserve the unique village atmosphere.

Objective 3.1.3.

Develop policies that will help new lodging facilities promote Springdale’s unique village atmosphere.

In keeping with its village atmosphere and unique character, Springdale encourages hotels, inns, bed and breakfasts and other lodging facilities that promote the Town’s “in the Park” feel, its small village scale, and its unique atmosphere.

The Town seeks to provide attractive, memorable, and unique lodging that complements the visitor’s experience in Zion Canyon and Zion National Park.

Typically, smaller lodging establishments are more successful in achieving these goals than larger ones. The Town encourages “boutique” hotels, small inns, bed and breakfasts, and other similar lodging establishments that help promote the village atmosphere and small town scale.

Implementation Strategies

3.1.3.a. Require lodging establishments to use architecture and exterior design elements that are consistent with Springdale’s setting in Zion Canyon, its relationship with Zion National Park, and its architectural heritage.

Type: [Icon]
Department: [Icon] [PC] [Icon]

3.1.3.b Restrict the use of standardized exterior designs, color schemes, or architecture imported from areas outside Zion Canyon or associated with chain hotels.

Type: [Icon]
Department: [Icon] [PC] [Icon]

3.1.3.c. Encourage lodging establishments to retain a unique local name, even if affiliated with a chain or brand.

Type: [Icon]
Department: [Icon] [PC] [Icon]

3.1.3.d. Revise the maximum number of hotel units allowed in a transient lodging facility. This could be accomplished through reducing the number of units allowed per acre, establishing a unit cap per property, or other similar strategy.

Type: [Icon]
Department: [Icon] [PC] [Icon]

3.2. Land Use Patterns

Goal

To maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and encourage development of residential uses in the commercial zones (mixed-use).

Objective 3.2.1.

To the greatest extent possible, avoid rezoning properties from residential to commercial.

Residential uses help to maintain the small-town atmosphere of the Town. In order to maintain the character of the Town, zoning amendments that change residential zoning to commercial zoning should be minimized.

This General Plan contains a Future Land Use Map (see Chapter 13). Changes in zoning should only be allowed if they are clearly consistent with and promote the vision established by the Future Land Use map. This is particularly true of rezoning residential land for commercial use.

Implementation Strategies

- 3.2.1.a. Allow changes to current Springdale Zoning Map only if changes are clearly consistent with the Future Land Use Map.

Type: 

Department:   

3.2. Land Use Patterns

Goal

To maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and encourage development of residential uses in the commercial zones (mixed-use).

Objective 3.2.2.

Ensure retention of residential uses and open space along SR-9.

The character of Springdale as a small rural village is enhanced by the mix of commercial, residential and open spaces along SR-9. As the retention of residential and open spaces is vital, the Town should identify incentives, ordinance changes and other methods to promote and preserve these uses.

Implementation Strategies

3.2.2.a. Develop a comprehensive and coherent plan to preserve existing open spaces and acquire new open spaces throughout the community.

Type: 
Department:   

3.2.2.b. Review ordinances on open space and setbacks for properties along SR-9 revising as necessary to promote residential uses.

Type: 
Department:  

3.2.2.c. Explore establishing incentives to encourage property owners along SR-9 to maintain open spaces.

Type: 
Department:   

3.2. Land Use Patterns

Goal

To maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and encourage development of residential uses in the commercial zones (mixed-use).

Objective 3.2.3.

Ensure that the Foothill Residential Zone remains minimally developed with low visual impact from SR-9, hillsides, and neighboring properties.

Currently the Foothill Residential Zone allows development at a scale of one home per two acres or one home per five acres depending on elevation. If maintained, this low density will allow the zone to remain minimally developed.

The location and visual impact of homes on the natural surroundings is a more complicated issue. One of the biggest factors affecting a home’s visual impact is its height. Maximum building heights vary in the zone depending on the visual significance of the building site. “Normal sites” are allowed to have buildings taller than “high visual impact sites” and “view obstructing sites.” The criteria for determining if a site is a normal, high visual impact site or a view obstructing site should be clear and objective.

The exterior color and material of a home will also affect the visual impact of residential development. Colors and materials that are compatible with the natural environment allow structures to recede into the natural landscape, instead of standing out. These colors and materials are encouraged.

Implementation Strategies

3.2.3.a. Revise ordinances to require buildings to be sited appropriately on the lot, and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to natural features of the building lot and surrounding natural features.

Type: 
Department:   

3.2.3.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. “Park-itecture” is only one of many appropriate styles.

Type: 
Department:   

3. Land Use and Zoning

Objective 3.2.3. (cont)

Ensure that the Foothill Residential Zone remains minimally developed with low visual impact from SR-9, hillsides, and neighboring properties.

Implementation Strategies (cont)

3.2.3.c. Ensure that exterior building surfaces appear compatible with the color palette, which reflect the surrounding environment and historic structures (examples are using stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

Type:  

Department:  

3.2.3.d. Create a materials list [or materials standards] for the Foothill Residential Zone.

Type:  

Department:  

3.2. Land Use Patterns

Goal

To maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and encourage development of residential uses in the commercial zones (mixed-use).

Objective 3.2.4.

Ensure that each development or building project is implemented in strict accordance with the plans, specifications and conditions approved by the Town.

The responsibility for reviewing and approving development in Springdale is shared between the Town Council, Planning Commission and the Director of Community Development based on the type of development and the necessary approval process. As part of the approval process, these bodies often impose specific conditions of approval on developments. As development projects are constructed, the Town must take steps to ensure that builders are adhering to approved plans. Part of this monitoring of projects includes adequate, trained staff that understands the approval process and is aware of imposed conditions.

Implementation Strategies

3.2.4.a. Work with applicants to ensure that building, architectural and engineering issues are resolved and included on plans prior to final Town review.

Type: 

Department: 

3.2.4.b. Strictly monitor building projects, through whatever means necessary, including staffing additional personnel, to ensure new construction adheres to approved plans.

Type:  

Department: 

3.2.4.c. Ensure that approved plans are posted on site during construction and that Town inspectors are reviewing projects based on approved plans.

Type: 

Department: 

3.2. Land Use Patterns

Goal

To maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and encourage development of residential uses in the commercial zones (mixed-use).

Objective 3.2.5.

Promote the development of a pedestrian-oriented town.

A pedestrian-oriented town has certain aspects that are focused on the pedestrian, rather than the automobile. Amenities such as benches, shade areas, gathering spaces, buffers from cars and trucks, reduced front yard setbacks, storefront windows, and adequate sidewalks all support the use of the space by pedestrians. Along with pedestrian use, they also support other alternative forms of transportation such as bikes and mass transit.

The shuttle stops built in 2000 utilized many pedestrian-oriented amenities, such as benches, shade and access to public transportation.



Picture 1 – Shuttle stop and benches near Zions Bank and Springdale Elementary.

Implementation Strategies

3.2.5.a. Encourage and provide amenities such as plazas, gathering sites, shade and adequate buffering between the pedestrian pathway and the street.

Type: 

Department: 

3.2.5.b. Encourage and provide bike racks throughout Springdale, particularly amid central business district.

Type: 

Department: 

3.2.5.c. Incorporate shade and rest areas or benches along SR-9 where determined appropriate.

Type: 

Department: 

3.2.5.d. Encourage development and implementation of historic, interpretive kiosk or wayside sign near center of town, i.e., “Heritage Wall”.

Type: 

Department: 

3.2. Land Use Patterns

Goal

To maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and encourage development of residential uses in the commercial zones (mixed-use).

Objective 3.2.6.

Promote creative solutions and incentives for minimizing visual impacts of both residential and commercial development.

The reduction of the visual impact of buildings is of primary concern to the Town. In order to minimize these visual impacts, homebuilders, developers and the general public must be educated as to the need to minimize visual impact and the various methods available to do so. While some of this education takes place during the review and approval process for development that is not the most effective way. A brochure could be developed that would not only visually demonstrate the need for reducing visual impact but identify methods as well.

The Town should identify other communities that have been successful in balancing development and the natural environment and utilize their experience in drafting brochures, ordinances and other materials. The Town should also identify possible incentives for developers who go beyond the Town’s requirements for minimizing visual impacts.

Implementation Strategies

3.2.6.a. Explore (with assistance and experience of consultants and other towns) possible techniques to reward developers for approaches that go beyond Town requirements to minimize visual impact.

Type: 

Department: 

3.2.6.b. Review Town ordinances and modify as needed to ensure that Town requirements minimize visual impacts of development.

Type:  

Department: 

3.2.6.c. Emphasize the use of the design standards manual in the design and construction of new buildings.

Type: 

Department: 

3.3. Open Space

Goal

To provide natural open space within the Town of Springdale.

Objective 3.3.1.

Preserve natural open space areas within each zone as appropriate and throughout the community.

Open space is one of the necessary characteristics of a small rural village. These open spaces need to be found in both commercial and residential zones. While the use of the open spaces may range from passive and active recreation uses, such as parks and trails, to non-public open space, such as agricultural lands, the importance of the open spaces is not dependent on use. Open spaces provide buffers and separation between commercial and residential uses.

Open spaces may be public or private in nature. An example of private open space is the common areas of the Anasazi Plateau Planned Development. The common areas are held in a conservation easement to ensure the areas are maintained in a natural state.



Picture 2 – Chinle Trailhead and parking lot in the Anasazi Plateau subdivision

Implementation Strategies

3.3.1.a. Develop a comprehensive and coherent plan to preserve existing open spaces and acquire new open spaces throughout the community.

Type:  Department: 

3.3.1.b. Identify and consider acquiring open spaces in foothills, ridgelines, scenic vistas and along the Virgin River.

Type:  Department: 

3.3.1.c. Encourage private subdivisions to provide access to open space and trailheads.

Type:  Department: 

3.3.1.d. Provide incentives to protect open space and conservation resources through voluntary conservation easements and/or deed restrictions.

Type:  Department: 

Objective 3.3.1. (cont.)

Preserve natural open space areas within each zone and throughout the community.

While they are private spaces, the development allowed the Chinle trail to cross the common area, providing the public access to the areas of Zion National Park that are adjacent to the development.

Open areas may be publicly owned and maintained as well. The Town currently owns several parcels of land that are held as open spaces. While some of these parcels have been developed as parks, others have been retained in their natural state. The Town may consider acquiring other parcels for public open space. Parcels that have potential for being acquired by the Town should be identified as well as means to acquire them (e.g., fee simple purchase, dedication or easements).

Implementation Strategies (cont.)

3.3.1.e. Establish zone-specific setbacks that allow for the most efficient layout of buildings, parking, ingress and egress, and promote uninterrupted scenery.

Type: 
Department:   

3.3.1.f. Promote clustering of buildings to allow for larger natural or landscaped areas.

Type: 
Department:  

3.3.1.g. Encourage the preservation of appropriate agricultural and livestock land use.

Type: 
Department:   

3.3.1.h Provide development incentives for buildings clustered together in exchange for preservation of open space on a property.

Type: 
Department:   

3.3. Open Space

Goal

To provide natural open space within the Town of Springdale.

Objective 3.3.2.

Acquire non-improved, non-commercial, connected open space for community benefit.

Community-connected open spaces are generally trails that link areas of the community to each other. While this is generally the case, it is not the only situation. Connected open spaces buffer residential areas from commercial developments and provide separation between uses.

As the Town develops plans to acquire public open space it should also identify potential funding sources and forms of ownership. Funding may take the form of grants, loans, dedications and gifts. If the Town decides to purchase land for open space, it should also consider appropriate uses of the land, whether it be trails for public use or a conservation easement.

It may be possible to provide incentives to developers or property owners to dedicate land for community open space. The Town should investigate possible incentives to acquire private land for open space.

Implementation Strategies

3.3.2.a. Develop a comprehensive and coherent plan to preserve existing open spaces and acquire new open spaces throughout the community.

Type: 
Department:   

3.3.2.b. Map current open spaces, noting ownership.

Type: 
Department: 

3.3.2.c. Develop proposals for linked open spaces through the uses of trails and other pedestrian connections.

Type: 
Department:  Consultants

3.3.2.d. Examine potential liability issues.

Type: 
Department:  Town Attorney

3.3.2.e. Explore possible funding opportunities, including grants, loans and owners dedication of land or easements.

Type: 
Department:   

3. Land Use and Zoning

Objective 3.3.2. (cont)

Acquire non-improved, non-commercial, connected open space for community benefit.

Implementation Strategies (cont)

3.3.2.f. Explore incentives for proposed developments to provide community open spaces.

Type: 

Department:   

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.1.

Set time limits on development projects requiring major excavation and grading (roadways, hill cuts, fills, etc.) to minimize impacts on surrounding properties and Town infrastructure.

Projects that require major excavation and grading will undoubtedly impact the properties surrounding them. These impacts may be in the form of traffic, noise, dust, etc. Requiring major construction to hold to a specific timeline will decrease the potential effects on surrounding properties.

Implementation Strategies

3.4.1.a. Research current patterns of timing and feasibility of alternative time deadlines.

Type: 

Department: 

3.4.1.b. Adopt ordinance, recognizing that time limits will be project specific and will change from project to project.

Type: 

Department:   

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.2.

Strictly monitor grading and earth removal projects to minimize visuals and resource impacts.

Major grading and earth removal projects tend to alter the landscape in dramatic ways. Many negative examples exist in the Town in the form of scars on hillsides where roads were cut to access properties at higher elevations. One example is the private road above Valley View Drive.

The town has adopted a comprehensive grading and excavation ordinance that establishes standards for the quantity and quality of grading and excavation projects. The ordinance also has requirements to re-vegetate or reclaim disturbed ground after the excavation project is completed.

Implementation Strategies

3.4.2.a. Monitor grading and earth removal projects during construction to ensure they adhere to approved plans and Town ordinances. Take swift and appropriate action on any instance of non-compliance.

Type: 

Department:   

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.3.

Require developers to maintain a clean and orderly construction site to minimize impacts on surrounding properties.

Properties under construction are notable as areas where trash and debris accumulate. In addition to trash and other debris, construction often impacts local roads as construction vehicles often track dirt and other materials onto public streets.

Part of the review process should include the developer being required to submit a plan to maintain the construction site and possibly a bond to ensure that roads are cleaned and construction related trash is properly removed from the site.

Implementation Strategies

3.4.3.a. Require developers to submit a plan to clean roads during and after construction at the time the development is approved.

Type: 
Department:   

3.4.3.b. Investigate methods (including performance bonds) to hold property developers responsible for adhering to the terms of conservation easements, maintaining construction sites, cleaning roads, and removing construction related trash and debris.

Type: 
Department:   

3.4.3.c. Establish criteria to be used to evaluate whether a construction site is appropriately maintained.

Type: 
Department:   

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.4.

Minimize storm run-off during and after project development.

While it seems obvious that storm water that falls on the impervious materials in the Town must find its way to the river, how it gets there is often a challenge. The Town has adopted a Storm Water Master Plan to identify strategies to move storm water from the town to the river. This plan was adopted in 2009. It should be updated after the anticipated reconstruction of SR-9 in 2017/18 to reflect updated drainage conditions and improvements in the SR-9 corridor.

Generally, water finds its way from streets, parking lots and rooftops to the washes that cross the Town to the river. Often this storm water must pass through culverts, under bridges and through ditches in town. The storm water master plan will help ensure that storm drainage facilities are adequately sized to handle storm water.

Developers should be required to provide storm water drainage in their developments that properly convey storm water generated on their projects into channels sufficient to carry storm water to the river.

Implementation Strategies

3.4.4.a. Investigate funding options to construct storm water improvements identified in the storm water master plan.

Type: [Icon of a scroll]

Department: [Icon of a house and a hammer] consultants

3.4.4.b. Require developers to submit a site specific storm water drainage plan to accommodate runoff on the property proposed for development in accordance with town-wide storm water master plan. Storm water must be directed into channels sufficiently sized to carry water without affecting adjacent properties. Ensure compliance with the storm drain plan during project construction to protect the Virgin River and tributary washes.

Type: [Icon of a scroll]

Department: [Icon of a building], [Icon of a circle with PC], [Icon of a house and a hammer], [Icon of a building and a hammer]

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.5.

Promote creative solutions and incentives for minimizing development impacts.

Springdale should look for other municipalities who have had success in minimizing impacts from development. As successful municipalities are identified, the Town should work with their staffs, commissions and councils to identify techniques that could be used in Springdale. Possible techniques should include incentives and rewards for developers that go beyond the Town’s requirements for minimizing impacts of development.

Implementation Strategies

3.4.5.a. Explore other towns’ experiences and use consultants to discover possible incentives to reward developers for going beyond Town requirements to minimize development process impacts. Implement strategies to promote and encourage minimal impact development.

Type:  

Department:   

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.6.

Require minimal disturbance of natural landscape during construction and prompt revegetation of disturbed ground after construction.

The natural landscape in Springdale should be maintained as much as possible as both commercial and residential development continues to occur in town. While preserving the natural landscape is important in the Valley Residential, Village Commercial and Central Commercial Zones, it is vital in the Foothill Residential Zone where the native vegetation is so easily disrupted and restoration takes so long.

Vegetation that will remain during and after construction should be clearly marked on plans. Methods to ensure its survival should be reviewed in the development review process.

Sensitive natural landscapes such as riparian areas, steep hillsides, washes, springs and wetlands should be preserved as properties are developed. The Town should develop and enforce policies to protect and preserve sensitive natural landscapes.

Implementation Strategies

3.4.6.a. Require new commercial and multi-unit residential developments to submit renderings of completed projects (how the project will appear post construction), showing anticipated preservation or reclamation of natural landscapes.

Type: 

Department:  

3.4.6.b. Develop and enforce standards regarding what level and nature of revegetation is sufficient for ground disturbed in the construction process.

Type: 

Department:  

3.4.6.c. Require developments to maintain and protect existing vegetation to the greatest extent possible and ensure that vegetation to remain during and after construction is sufficiently marked on site and on construction plans.

Type: 

Department:  

3. Land Use and Zoning

Objective 3.4.6. (cont)

Require minimal disturbance of natural landscape during construction and prompt revegetation of disturbed ground after construction.

Implementation Strategies (cont)

3.4.6.d. Establish methods (including performance bonds) to ensure that vegetation identified as remaining on site survives the development process and that proposed landscaping plan is fully implemented.

Type: 

Department: 

3.4. Reduction of Development Process Impacts

Goal

To reduce development impacts on adjacent properties and Town infrastructure during and after excavation and construction.

Objective 3.4.7.

Ensure that new developments do not create increases in traffic that create negative impacts on surrounding properties.

All new developments should be required to submit traffic studies that show pre- and post-development traffic flows. These studies should be reviewed by the Town during development review to ensure that traffic generated by the development does not adversely affect neighboring properties.

If the proposed development will create unreasonable traffic impacts on surrounding properties, the developer should be required to mitigate the reasonably anticipated traffic impacts by redesigning the project, screening parking and access areas, or providing infrastructure improvements to ameliorate the effects of the increased traffic.

Implementation Strategies

3.4.7.a. Require traffic studies for major new developments.

Type: 

Department:   

3.4.7.b. Establish quantifiable standards for judging traffic impacts created by new development on surrounding properties.

Type: 

Department:   

3.5. Non-Conforming Properties

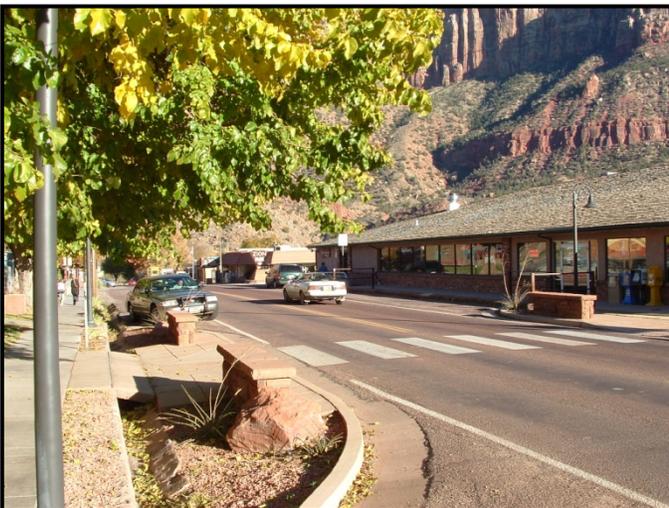
Goal

To increase the consistency of both opportunity and compliance burden across conforming and non-conforming properties.

Objective 3.5.1.

Define a pathway for nonconforming uses and non-complying properties to come into greater conformity with the General Plan and Town Code as appropriate.

Due to the patterns of development in Springdale, many nonconforming uses and non-complying properties currently exist. A large number of these properties are in the Central Commercial Zone, the Town's "downtown." Non-complying aspects of these properties include impervious materials coverage, building size, setbacks and parking. It is important to note that not all nonconformities are created equal. Many of the non-complying aspects of buildings in the Central Commercial Zone (decreased front yard setbacks for instance) further the General Plan's goals of a pedestrian-oriented streetscape. In some situations it may be better to change or modify the Town ordinances rather than to insist on bringing non-complying buildings into conformity. The result of either action, changing the ordinance or the building, will result in fewer non-complying properties in town.



Implementation Strategies

- 3.5.1.a. Map the prevalence of various specified types of nonconformity.

Type: 

Department: 

- 3.5.1.b. Examine any issues of fairness regarding differences between older and newer standards

Type: 

Department:  Town Attorney

- 3.5.1.c. Analyze opportunities for bringing non-complying properties into conformity.

Type: 

Department:  

- 3.5.1.d. Propose new ordinances or amend existing ordinances as appropriate in order to preserve site aspects that further the goals and objectives of the General Plan.

Type: 

Department:   

Picture 3 – One of several non-complying buildings in the Central Commercial Zone. It is non-complying because of a reduced front yard setback, which also supports a pedestrian-oriented streetscape.

4. Economic Development

General Goal

To encourage a vigorous local economy while at the same time balancing the needs of the residents, visitors and the environment.

Overview

This Element addresses the key issues and activities that would help Springdale continue as a strong and economically vibrant town with a strong tax base able to support its existing infrastructure and enable future growth and development as needed. The challenge is to encourage sustainable economic development, which does not detract from the many natural resources and features (in particular, Zion National Park and the Virgin River) upon which many of the Town's businesses depend.

Existing Conditions and Key Findings

Springdale's economy is focused on tourists visiting Zion National Park. Visitation to the Park has increased significantly in recent years. In 2015 the Park had 3.6 million visitors.

Springdale and the Park are interdependent. Just as Springdale depends for its prosperity on the Park, the Park in turn depends on its gateway community for services that Park visitors want.

Springdale's tourist-focused business includes 25 hotels/motels/bed-and-breakfasts, plus a handful of vacation rental homes for a total of nearly 1,100 rooms. In addition, the Zion Park Lodge has 120 rooms, and local campgrounds and RV facilities accommodate a large number of additional overnight visitors. Visitors and residents enjoy the 23 restaurants, many of which would not be here were it not for the tourists. Retail businesses, such as souvenir shops and art galleries, primarily serve tourists,

while other retail businesses, such as grocery stores, serve residents as well as tourists.

The Town depends on revenues generated by the tourist trade. The vast majority of the Town's revenue comes through taxes. Tourists contribute a significantly larger amount to Town tax revenues than local residents. The following chart shows the different sources of tax revenue.

Tax Revenue Sources		
Sales Taxes		
State Tax	State Sales Tax	4.7%
Springdale/State	Local Option Sales Tax	1.0%
County Tax	County option Sales Tax	0.25%
Springdale Tax	Resort Community Tax	1.6%
County Tax	Restaurant Tax	1.0%
County Tax	County Transient Room Tax	4.25%
Springdale Tax	Municipal Transient Room Tax	1.0%
County Tax	Recreation, Arts, and Parks tax	0.1%
Property Tax		
	2014 Local Certified Tax Rate	0.000359

Over the past several years Springdale has experienced significant investment in the following primary areas:

1. Local businesses, especially in the transient lodging sector (i.e., hotels and motels) are reinvesting and upgrading existing infrastructure.
2. New transient lodging facilities are being planned.
3. Retailing space is increasing through the subdivision of existing premises and new construction.
4. There is steady activity in new housing construction and residential remodeling.
5. Tax revenue is increasing from local businesses and from tourists.

This growth is sure to continue. Park visitation continues to grow, and the sale of residential property for building remains steady.

One special challenge in guiding the Town's economic development is the residents' desire to maintain the small-town feeling of town businesses. In particular, there is general agreement that unique, local-flavored businesses are preferred to nationally standardized retail outlets. Springdale needs to ensure that its regulations will preserve the business atmosphere it desires.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 4.3. Objectives and implementation strategies for this element are grouped into the following categories:

- 4.1 Encouraging Small Businesses.
- 4.2 Managing Tourism

4.1. Encouraging Small Business

Goal

To create an environment in which businesses can prosper, particularly small independently owned businesses.

Objective 4.1.1.

Encourage small independently owned, high-quality businesses that positively affect the quality of life and maintain the village scale.

Independent, local businesses add to the Town's unique sense of place. One of a kind lodging establishments, restaurants and retail shops help define the Town's identity and create the village atmosphere that both residents and visitors appreciate.

As used in this section of the General Plan, "small businesses" refers to businesses whose owners and managers have a close connection and commitment to the Zion Canyon community. Small businesses are equally concerned about the welfare of the community as they are about earning a profit. Small businesses support local community programs and activities that benefit the quality of life of residents as well as the quality of the visitor's experience. These types of small businesses should be encouraged. Regulatory barriers that inhibit the growth of these small businesses should be removed.

Implementation Strategies

- 4.1.1.a. Identify and modify as appropriate, restrictions within Springdale Town Ordinances that might hinder the success of small businesses.

Type: 

Department:    ZCVB

- 4.1.1.b. Actively involve local business owners while amending ordinances.

Type: 

Department:    ZCVB

4. Economic Development

4.1. Encouraging Small Business

Goal

To create an environment in which businesses can prosper, particularly small independently owned businesses.

Objective 4.1.2.

Enhance integration between the web sites of the Zion Canyon Visitors Bureau, Zion National Park and Town of Springdale in order to provide easy access and quality information for visitors and residents within the Town.

Implementation Strategies

- 4.1.2.a. Establish a website coordination committee to appropriate funding for web maintenance, personnel, training, and content.

Type: 

Department:   ZCVB

- 4.1.2.b. Establish web maintenance program.

Type: 

Department:   ZCVB

- 4.1.2.c. Establish ownership for the key areas of web content.

Type: 

Department:  ZCVB

4.1. Encouraging Small Business

Goal

To create an environment in which businesses can prosper, particularly small independently owned businesses.

Objective 4.1.3.

Foster support for e-commerce within Springdale, endeavor to leverage the existing telecommunication infrastructure to expand existing communication options for business development and the benefit of Springdale residents.

Implementation Strategies

- 4.1.3.a. Identify communication infrastructure requirements and/or gaps to enhance broadband access throughout town.

Type: 

Department:     ZCVB

- 4.1.3.b. Research technology and solutions to help close infrastructure requirements and/or gaps.

Type: 

Department:     ZCVB

- 4.1.3.b. Create ordinances that will protect view sheds and natural resources while allowing for adequate telecommunication and technological services

Type: 

Department:     ZCVB

4.2 Managing Tourism

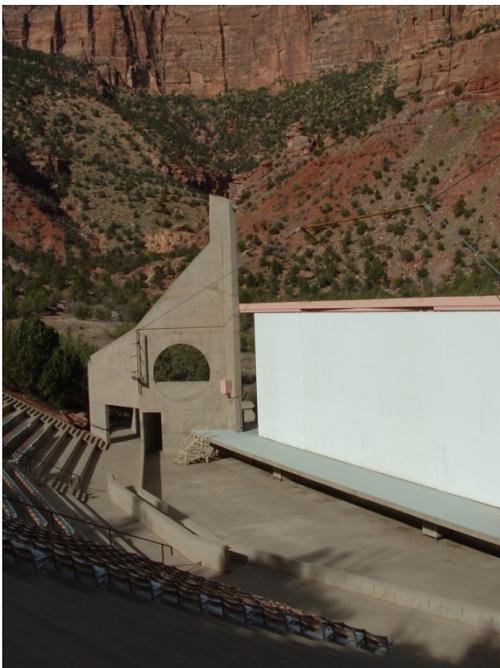
Goal

To support and encourage the tourism industry while also managing the impacts of increasing visitation to the area.

Objective 4.2.1.

Encourage the development of a stronger arts community as another resource to enhance the tourist experience and encourage tourist spending in Springdale.

The Town has a growing reputation as an arts community. This reputation gives the Town an opportunity to further enhance the tourist experience in Springdale and encourage increased visitor spending. The town should embrace opportunities to diversify the tourist experience through art fairs and festivals, studio tours, and live performances.



Picture 2 – Tanner Amphitheater on Lion Boulevard

Implementation Strategies

- 4.2.1.a. Provide Town support for local and grassroots arts and humanities efforts such as Z-Arts!, the Zion Canyon Music Festival, the Mesa project, and Zion Joy to the World.

Type: 

Department:  

- 4.2.1.b. Provide Town support of appropriate fledgling art initiatives requesting Town support.

Type: 

Department:  

- 4.2.1.c. Explore additional uses of OC Tanner Amphitheater by coordinating with staff at DSU on programming.

Type: 

Department:  

4.2. Managing Tourism

Goal

To support and encourage the tourism industry while also managing the impacts of increasing visitation to the area.

Objective 4.2.2.

Maintain and strengthen cooperation between Zion National Park and the Town of Springdale so that visitors extend their stay and have a better experience in both locations, benefiting the local economy.

Implementation Strategies

- 4.2.2.a. Encourage proactive sharing of relevant information between Zion National Park, Town staff and the Zion Canyon Visitors Bureau.

Type: 

Department:    ZCVB

- 4.2.2.b. Encourage regular meetings (at least quarterly) between key decision makers of the Park and the Town to advise of current or upcoming activities or changing priorities.

Type: 

Department:    ZCVB

- 4.2.2.c. Work with local hoteliers to gain information related to occupancy and rates.

Type: 

Department:   ZCVB

- 4.2.2.d. Work with Washington County to use a portion of the County 3% transient room tax for infrastructure to accommodate increased visitation to Springdale and Zion.

Type: 

Department:   ZCVB

4.2 Managing Tourism

Goal

To support and encourage the tourism industry while also managing the impacts of increasing visitation to the area.

Objective 4.2.3.

Enhance the visitor's experience in Springdale.

The scenic beauty of Zion Canyon attracts millions of visitors to the area each year. The Town can capitalize on these tourist visits by encouraging tourists to spend more time in the Town proper. The Town should pursue strategies to capture as much investment from tourist visits as possible.

One strategy to consider is the support and promotion of festivals and events that attract tourists and encourage them to spend money in the Town. The Town currently supports several festivals held throughout the year: St. Patrick's Day, Earth Day, 4th of July celebration, Zion Joy to the World and the Zion Canyon Music Festival. Similar events and festivals should be encouraged.



Picture 1 – The light parade is a crowd favorite at the “Zion Joy to the World” Festival. The Festival brings visitors to Springdale during what would otherwise be the slow month of December. *Picture courtesy Zioneventphotos.com.*

Implementation Strategies

- 4.2.3.a. Support high quality tourist promotion of Springdale.

Type:

Department: ZCVB

- 4.2.3.b. Encourage the improvement of visitor attractions, activities and facilities including public parking.

Type:

Department: ZCVB

- 4.2.3.c. Improve the physical environment with consideration for visitors by providing pedestrian friendly street lighting and sidewalks and public convenience facilities such as bathrooms and drinking fountains.

Type:

Department: ZCVB

- 4.2.3.d. Educate residents about how to be good hosts.

Type:

Department: ZCVB

General Goal

To assure that housing in the Town is sufficient in number and type to serve adequately the needs of its permanent and seasonal populations. In addition, the Town intends that the appearance of each residence is consistent with and contributes to an overall small rural village atmosphere. The Town also desires to maintain a diverse housing stock that meets the housing needs of a population with varied income levels.

Overview

This Element of the General Plan addresses the housing needs of Springdale. It provides general guidance for current and future housing stock and pays particular attention to affordable housing as encouraged by both state and federal government. Springdale faces many challenges in meeting its housing needs while still maintaining a village atmosphere, as described in Chapter 2: Town Appearance.

Surrounded on three sides by Zion National Park and mountains, Springdale is constrained on where it can expand—within the foreseeable future it is expected that all available housing lots will either be developed or marked for development. This Element recognizes the importance of the natural resources and features that surround and are part of the Town. Springdale seeks to encourage housing development while minimizing the degradation of these assets.

Existing Conditions and Key Findings

In Springdale there are currently 329 residential units, with an average of 2.38 people per household. Most homes are separate single-family dwellings set on a relatively generous lot.

There are a number of manufactured houses and a small number of multifamily units.

Residential uses are primarily located in the Foothill and Valley Residential Zones. The Foothill Residential Zone allows for only single-family dwellings. The zone is further divided into subzones based on elevation. Properties at 3,950 feet above sea level (ASL) are zoned Foothill Residential-5. This subzone requires development at one unit per 5 acres. Properties below 3,950 feet ASL are zoned Foothill Residential-2, which requires a 2-acre minimum lot size.

The Valley Residential Zone requires a minimum lot size of $\frac{3}{4}$ of an acre, or 1.33 units per acre. This zone allows both single-family and two-family dwellings (duplexes).

Multi-family residential uses are currently only allowed in the Village and Central Commercial Zones. However, the Planning Commission and members of the community have expressed an interest in targeted multi-family housing in the certain locations of the Town without changing the zone to commercial. The Town should investigate a new residential zoning designation that would allow slightly higher density residential development.

Because of the desirability of the Zion Canyon location and the severe constraint on building opportunities imposed by the Canyon's shape and contours, land and house prices are higher than in nearby communities.

There is a shortage of low-income housing and housing that can accommodate moderate-income employees. Many employees must commute from nearby towns. This shortage has been exacerbated in recent years as some properties have been converted from residential to commercial uses. Current development

trends, if continued without alteration, will further decrease the proportion of low and moderate-income housing in the Town.

As used in this Chapter, “affordable housing” is a generic term meaning housing for which a household spends 30% or less of its net monthly income on rent/mortgage and utilities. “Low-income” housing means housing that is affordable for low-income families, and “moderate-income” housing means housing that is affordable for moderate-income families. “Employee housing” means housing provided by an employer for its employees at low or no cost.

To help alleviate the affordable housing shortage, a moderate-income housing development (the Redhawk Housing Development) has been constructed. The project is located near Foothill Drive and Winderland Lane. The project has 24 multi-family rental units (all moderate income units) and a number of owner-occupied single-family homes. The single-family homes are mixed between market rate and moderate income units.

Many residents in Springdale are seasonal residents. Some residents maintain homes in other areas and only reside in Springdale for portions of the year. Other residents work in the service industry and live in town during the busy tourist season, but live elsewhere in the offseason. The Town’s housing goals should accommodate the needs of both of these seasonal populations.

The town has completed a comprehensive build-out scenario which suggests there could be an additional 400 housing units (for a total of about 700) built in the town. While this growth is not certain, it is expected that residential construction (and accompanying population growth) will continue. Given the desirability of

Zion Canyon as a place to live, continued residential development in Springdale is certain.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 5.3. Objectives and implementation strategies for this element are grouped into the following categories:

- 5.1 General Housing
- 5.2 Affordable Housing
- 5.3 Employee Housing

5.1. General Housing

Goal

To promote a housing strategy that meets the needs of current residents, anticipates growth in housing needs within the constraints of natural resources, promotes a cohesive small town environment, maintains and respects Zion Canyon’s natural features, and complements and integrates with the historic village character of the community.

Objective 5.1.1.

Maintain existing housing densities in the current residential zones, and create a new residential zone to allow higher residential densities.

Currently, the Foothill Residential Zone allows for only single-family residences. The Valley Residential Zone allows for single and two-family residences. Multi-family uses are only allowed in commercial zones. The Town should create a new zone to all multi-family housing and cottage neighborhoods in appropriate locations. This new zone can be used to locate higher density residential development in the most appropriate places in the Town.

Implementation Strategies

- 5.1.1.a. Enforce density formulas in the residential zones, making allowance for higher densities for multi-family and cottage neighborhood development in a newly created residential zone.

Type: 

Department:  

Zone	Min. Lot Size	Units Per Acre
Foothill Residential-5	5 Acres	0.2
Foothill Residential -2	2 Acres	0.5
Valley Residential	3/4 Acre	1.33
NEW RESIDENTIAL ZONE	To be determined	To be determined
Cottage Neighborhood	1 Acre	5
Multi-Family Housing	1 Acre	8

5.1. General Housing

Goal

To promote a housing strategy that meets the needs of current residents, anticipates growth in housing needs within the constraints of natural resources, promotes a cohesive small town environment, maintains and respects Zion Canyon's natural features, and complements and integrates with the historic village character of the community.

Objective 5.1.2.

Ensure that housing in Springdale reflects the village atmosphere, complements the natural surroundings and is compatible with the heritage of Springdale.

Implementation Strategies

- 5.1.2.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

Type: 

Department:   

- 5.1.2.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusive as feasible, particularly in the foothills, and allow for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a village atmosphere. "Park-itecture" is only one of many appropriate styles.

Type: 

Department:   

Objective 5.1.2. (cont)

Ensure that housing in Springdale reflects the village atmosphere, complements the natural surroundings and is compatible with the heritage of Springdale.

Implementation Strategies (cont)

5.1.2.c. Review architectural guidelines and standards, and revise as necessary to encourage new development to include architectural elements that reflect Springdale's heritage and identity, such as the use of cut rock in building construction. The use of these elements should be particularly encouraged in new construction or developments.

Type: 

Department:  

5.1.2.d. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

Type: 

Department:  

5.1.2.e. Revise ordinances as necessary to accommodate the specific needs for each zone.

Type: 

Department:   

5.1.2.f. Encourage new technologies and building materials consistent with the village atmosphere and complementary to the natural surroundings.

Type: 

Department:   

5.1. General Housing

Goal

To promote a housing strategy that meets the needs of current residents, anticipates growth in housing needs within the constraints of natural resources, promotes a cohesive small town environment, maintains and respects Zion Canyon’s natural features, and complements and integrates with the historic village character of the community.

Objective 5.1.3.

Ensure that each development or building project is implemented in strict accordance with the plans, specifications and conditions approved by the Town.

The responsibility for reviewing and approving development in Springdale is shared between the Town Council, Planning Commission and the Director of Community Development based on the type of development and the necessary approval process. As part of the approval process, these bodies often impose specific conditions of approval on developments. As development projects are constructed, the Town must take steps to ensure that builders are adhering to approved plans. Part of this monitoring of projects includes adequate, trained staff who understand the approval process and are aware of imposed conditions.

Implementation Strategies

5.1.3.a. Work with applicants to ensure that building, architectural and engineering issues are resolved and included on plans prior to final Town review.

Type: 

Department: 

5.1.3.b. Strictly monitor building projects, through whatever means necessary, including staffing additional personnel, to ensure new construction adheres to approved plans.

Type: 

Department: 

5.1.3.c. Ensure that approved plans are posted on site during construction and that Town inspectors are reviewing projects based on approved plans.

Type: 

Department: 

5.1. General Housing

Goal

To promote a housing strategy that meets the needs of current residents, anticipates growth in housing needs within the constraints of natural resources, promotes a cohesive small town environment, maintains and respects Zion Canyon’s natural features, and complements and integrates with the historic village character of the community.

Objective 5.1.4.

Encourage housing in mixed-use zones (e.g. housing in commercial zones).

Housing in the commercial zones, if done in an appropriate manner, will positively affect the community in a number of ways, including but not limited to the following:

- Maintaining the low housing densities in the residential zones will be possible if housing is encouraged in the commercial zones.
- Housing allows the opportunity for people to live and work in the same area, furthering a pedestrian orientation and reducing the need for commuting.
- Housing in the commercial zones can help to reduce opportunity for crime due to increased visibility of commercial areas after work hours.

Housing may be more practical in the commercial zones if incentives are provided that encourage mixed-use developments and maximize the use of the available land.

Implementation Strategies

5.1.4.a. Relax density constraints in commercial zones where housing development is involved.

Type: 

Department:   

5.1.4.b. Identify other incentives to provide housing or mixed-use in commercial zones.

Type: 

Department:   

5.1.4.c. Develop further incentives for affordable housing.

Type: 

Department:   

5.1.4.d. Adopt standards for commercial uses to ensure compatibility with residential uses.

Type: 

Department:   

5.1 General Housing

Goal

To promote a housing strategy that meets the needs of current residents, anticipates growth in housing needs within the constraints of natural resources, promotes a cohesive small town environment, maintains and respects Zion Canyon’s natural features, and complements and integrates with the historic village character of the community.

Objective 5.1.5.

Promote diversity in the community through inclusionary housing practices.

Springdale has historically been an inclusive and inviting community. Springdale residents have mixed backgrounds, cultures, and life experiences. This diversity promotes an open and welcoming community. The Town should continue to promote this diversity in the community through inclusionary housing policies.

Implementation Strategies

5.1.5.a. Promote the Town’s anti-discrimination policy that prohibits discrimination in the sale, rental, or lease of housing units based on race, color, religion, gender, sexual orientation, disability, pregnancy or age.

Type: 

Department:  

5.1.5.b. Encourage housing providers and realtors to market housing units (rental and owner occupied) to as diverse an audience as possible.

Type: 

Department:  

5.2. Affordable Housing

Goal

To provide housing that is affordable for households with diverse income levels, including households working in the Town’s service industry.

Objective 5.2.1.

Encourage affordable mixed-use (commercial/residential) construction/reconstruction.

The 2003 Affordable Housing Ordinance seeks to provide affordable housing throughout town. While this appears to be a worthy objective, it does not apply to many of the businesses currently in town whose employees may qualify for affordable housing.

Local businesses that do not meet the threshold that mandates housing should be encouraged to provide affordable housing through incentives or other appropriate methods.

The Town should investigate revisions to the 2003 Affordable Housing Ordinance to resolve administrative technicalities. The main thrust of the Ordinance should be in achieving and preserving an appropriate mix of affordable housing to meet the Town’s housing needs. The Town desires to maintain a diverse population of various income levels. This income diversity is a key component in maintaining a village atmosphere. The Affordable Housing Ordinance should help fulfill this goal.

A prerequisite step in revising the Ordinance is to prepare an updated Affordable Housing Plan that assesses the current supply of affordable housing, establishes an appropriate proportion of affordable housing the Town should encourage, and provides recommendations on how to achieve and maintain the appropriate proportion of affordable housing.

Implementation Strategies

5.2.1.a. Complete a comprehensive Affordable Housing Plan to guide the Town’s future affordable housing policies.

Type: 

Department:   

5.2.1.b. Promote density bonuses or other incentives to encourage businesses to integrate affordable units into new construction or redevelopment.

Type: 

Department:   

5.2.1.c. Revise the 2003 Moderate Income Housing Ordinance and enforce the requirements of the revised ordinance for new and expanded commercial and residential developments.

Type: 

Department:   

5.2.1.d. Encourage businesses to acquire residential units for use as employee affordable housing.

Type: 

Department:   

5.2. Affordable Housing

Goal

To provide housing that is affordable for households with diverse income levels, including households working in the Town’s service industry.

Objective 5.2.2.

Support the creation of affordable multiple-family dwellings in both commercial and valley residential zones.

Springdale has a large number of seasonal employees that may qualify for income-restricted affordable housing units. In order to provide sufficient numbers of affordable units for the Town’s employees, multi-family units will be a necessity. Currently, multi-family units are only allowed in the two commercial zones.

Implementation Strategies

5.2.2.a. Promote density bonuses for developers in return for affordable or employee housing.

Type: 

Department:   

5.2.2.b. Develop criteria to assist decision makers in reviewing and making decisions on affordable multiple family dwellings in residential zones.

Type: 

Department:   

5.2.2.c. Revise ordinances to allow for multiple family dwellings in residential zones in areas carefully analyzed and approved by the Planning Commission and Town Council.

Type: 

Department:   

5.2. Affordable Housing

Goal

To provide housing that is affordable for households with diverse income levels, including households working in the Town’s service industry.

Objective 5.2.3.

Encourage private development of affordable housing throughout Springdale, focusing on needs of local residents and the employees of local businesses.

The 2003 Affordable Housing Ordinance seeks to provide affordable housing throughout town. The employees of the local businesses should be the primary beneficiaries of such housing.

The Town should review applicable ordinances to ensure that the employees of local businesses have opportunities to secure suitable housing and that any barriers to affordable employee housing are eliminated.

Implementation Strategies

5.2.3.a. Investigate the potential to require commercial developments, of a size and scope to be determined in the revised Moderate Income Housing Ordinance, to provide affordable housing for some percentage of their employees within Springdale; the housing need not be at the primary development.

Type: 

Department:   

5.2.3.b. Identify barriers in Town ordinances and make necessary changes to encourage development of employee housing, which could include affordable cottage neighborhoods.

Type: 

Department:   

5.2.3.c. Following revision of Moderate Income Housing Ordinance specified in 5.2.1.c., require subdivisions to provide affordable housing per the revised ordinance, ensuring building designs and materials complement the existing/planned architecture.

Type: 

Department:   

Objective 5.2.3. (cont)

Provide affordable housing throughout Springdale, focusing on needs of local residents and the employees of local businesses.

Implementation Strategies (cont)

- 5.2.3.d. Ensure accessibility to affordable housing by qualified families through legal and financial mechanisms.

Type: 

Department:    County
Housing Agencies

- 5.2.3.e. Explore options and incentives that encourage conversion of existing housing to affordable status.

Type: 

Department:  

5.2. Affordable Housing

Goal

To provide housing that is affordable for households with diverse income levels, including households working in the Town’s service industry.

Objective 5.2.4.

Encourage private/public non-profit partnerships with the Town of Springdale for the development and management of affordable housing.

Springdale partnered with Color County Community Housing to provide affordable housing units in town. This partnership between the Town and a non-profit housing authority has allowed several affordable housing units to be built in Springdale that may not otherwise be built. All affordable housing established in town should be required to remain affordable for a reasonable period of time through an appropriate legal mechanism to ensure prolonged affordable units are available in the community.

Implementation Strategies

5.2.4.a. Ensure that all affordable housing structures developed through the Town are encumbered by deed restrictions and other appropriate legal means to preserve them as such.

Type: 

Department:   

5.2.4.b. Explore creation of a replenishing affordable housing fund. The fund would be replenished by payments and/or a portion of the resale profit by those benefiting.

Type: 

Department:  

5.2.4.c. Make sure potential buyers and tenants of affordable housing units are fully educated about deed restrictions and/or other encumbrances on the property.

Type: 

Department:  

5.2 Affordable Housing

Goal

To provide housing that is affordable for households with diverse income levels, including households working in the Town’s service industry.

Objective 5.2.5.

Promote lower cost housing in the private market.

Housing currently available through the private market in Springdale is mostly high end single family homes. This type of housing is unaffordable to most of the people who work in town. By encouraging more modest house sizes, more multi-family housing, and smaller lots, the town can promote lower housing costs in the private market. These strategies should be used judiciously in areas carefully analyzed and approved by the Planning Commission and Town Council.

Implementation Strategies

5.2.5.a. Encourage “cottage neighborhoods”, which are areas of residential zoning with reduced lot size requirements, lower building size maximums, and higher densities.

Type: 

Department:   

5.2.5.b. Allow multi-family housing in a newly created residential zone in appropriate locations of the Town and subject to strict design guidelines.

Type: 

Department:   

5.2.5.c. Allow accessory dwelling units (guest houses and auxiliary apartments rented on a long term basis with) in the Valley Residential zone subject to appropriate standards to mitigate impacts on neighborhoods.

Type: 

Department:   

Objective 5.2.5. (cont)

Promote lower cost housing in the private market.

Implementation Strategies (cont)

5.2.5.d. Encourage rehabilitation and re-use of existing buildings (garages, workshops) into residential units.

Type: 

Department:   

5.2.5.e Encourage the development of rental units, especially multi-family rental units.

Type: 

Department:   

5.3. Employee Housing

Goal

To provide quality housing for employees of Springdale businesses.

Objective 5.3.1.

Encourage Springdale employers to provide housing for their employees.

Many of the housing issues in the Town are related to the large number of seasonal employees that work in the service related businesses, particularly the motels and restaurants. Many of these employees live in substandard housing.

Incentives such as density, coverage or other bonuses could be utilized to encourage local businesses to provide housing for their employees. If such incentives were provided, housing should be limited to employees working in local businesses. This limitation should be secured through whatever legal means are appropriate.

Implementation Strategies

5.3.1.a. Promote density, coverage or other bonuses as incentives for businesses to provide quality employee housing.

Type: 

Department:   

5.3.2.b. Ensure that units provided as employee housing remain for use by employees through necessary and appropriate legal means.

Type: 

Department:    Town Attorney

5.2.5.c. Allow accessory dwelling units, which are guest houses and auxiliary apartments rented on a long term basis in all zones, with appropriate standards to mitigate impacts on neighborhoods.

Type: 

Department:   

General Goal

To document the physical and social history of Springdale and preserve selected historical elements.

Overview

Springdale has a rich history. Paiute Indians, explorers, Mormon settlers, Civil Conservation Corps volunteers and others contributed to its colorful past. The development of Zion National Park, and its precursor Mukuntuweap National Monument, is inextricably linked to Springdale's history. Orchards and carefully crafted rockwork and old buildings add to the visual pleasures of the Town. Springdale's residents want to preserve its memories and historical sites.

Existing Conditions and Key Findings

There is considerable information about the history of Springdale and Zion National Park already assembled in documents and photographs. Publications by the Zion Natural History Association and exhibits in the Zion National Park Human History Museum make this information available to visitors and residents. More information resides in the memories of long-time residents. Some of this information has been gathered through the Pioneer Voices oral history project completed by the Zion Canyon Field Institute. The Town of Springdale wishes to preserve such information and to make it more widely available in exhibits.

Physical reflections of Zion Canyon's history exist in buildings, rockwork (such as bridges and ditches), orchards, and smaller artifacts. The pioneer cemetery located in the center of the Town is an outstanding historic resource preserving the memory of Springdale's early settlers. Identification and documentation of these historical elements will secure knowledge about them and make possible a plan to invest in the preservation of selected elements.

The Town has a Historic Preservation Commission which is charged with preserving as much of the Town's history and historic resources as possible. This Commission meets regularly to work on preservation strategies. The Commission is an official public body of the Town of Springdale and makes policy and program recommendations to the Town Council and Planning Commission.

In addition to the Historic Preservation Commission the Town has expressed interest in creating a Springdale Historical Society. This organization would be a community based group and would assist in the assembly, interpretation, and preservation of Town's historic assets.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 6.2. Objectives and implementation strategies for this element are grouped into the following category:

- 6.1. Historic Elements and Features

6.1. Historic Elements and Features

Goal

To identify and preserve the historic elements of Springdale, recognizing the sites, features, buildings and trees that symbolize tradition, history or have cultural significance to the community.

Objective 6.1.1.

Establish an inventory of all historic elements.

It is impossible to define a pathway to preserve historic resources unless those resources have first been identified and cataloged. The Division of State History has resources that can be accessed to complete an inventory of historic resources.

Implementation Strategies

- 6.1.1.a. Develop documentation, including photographs and explanation of historical and cultural significance.

Type: 

Department: 

- 6.1.1.b. Work with the Division of State History in the inventory of historic resources.

Type: 

Department:  

- 6.1.1.c. Support the organization and operation of a Springdale Historical Society.

Type: 

Department:  



Picture 1 – Historic jail near Springdale Elementary

6.1. Historic Elements and Features

Goal

To identify and preserve the historic elements of Springdale, recognizing the sites, features, buildings and trees that symbolize tradition, history or have cultural significance to the community.

Objective 6.1.2.

Preserve and rehabilitate historic elements as appropriate.

Once the historic resources in town have been identified, the Town can take actions to see that selected resources are preserved

There are some historic resources in town that have the potential for inclusion on the National Register of Historic Places, for instance the rockwork in the Works Progress Administration (WPA) streetscape. The research to nominate these resources should be done as soon as possible. The Utah Division of State History can assist the Town in working through the nomination process. For privately held properties with a resource on the register, this designation will allow the property owner to qualify for tax credits and other incentives to preserve the resource.

Implementation Strategies

- 6.1.2.a Work with the Historic Preservation Commission to develop new goals for preservation and/or rehabilitation of historic elements in the town.

Type: 

Department:   

- 6.1.2.b. Require a special permit for the demolition of historic buildings or structures as defined in the Historic Preservation Ordinance.

Type: 

Department:   

- 6.1.2.c. Establish and develop a hierarchy system for cataloging, preserving, and rehabilitating historic sites and features.

Type: 

Department:   HPC

- 6.1.2.d. Develop information on feasibility and cost of preservation and rehabilitation of selected sites and features.

Type: 

Department:   HPC

6. Historic Preservation

Objective 6.1.2. (cont)

Preserve and rehabilitate historic elements as appropriate.

Implementation Strategies (cont)

- 6.1.2.e. Seek resources, e.g., grants, expertise, on historical preservation, and volunteer labor and materials.

Type: 

Department:  consultants, HPC

- 6.1.2.f. Undertake preservation and rehabilitation as resources allow.

Type: 

Department:   

6.1. Historic Elements and Features

Goal

To identify and preserve the historic elements of Springdale, recognizing the sites, features, buildings and trees that symbolize tradition, history or have cultural significance to the community.

Objective 6.1.3.

Make historic information and exhibits publicly available.

The collection of historic information, including photographs, oral histories and other information, is the first step. Making this information available to residents and visitors is another important initiative.

Displays of historical information could be temporary or permanent depending on available space. A Springdale Historical Society should be established to work with the historical preservation commission and prepare history exhibits.

Implementation Strategies

- 6.1.3.a. Form volunteer committee to collect information and prepare exhibits.

Type: 

Department:  

- 6.1.3.b. Develop inventory of private and public information and objects that might be made available for study or display.

Type: 

Department:  consultants, HPC

- 6.1.3.c. Consider compilation of oral histories of long-time residents of Springdale and Rockville.

Type: 

Department:  consultants, HPC

- 6.1.3.d. Identify possible locations for permanent housing of historical materials (e.g. a museum or historic resource repository), with appropriate conservation and documentation, and for permanent or temporary displays of historical exhibits.

Type: 

Department:  

6. Historic Preservation

Objective 6.1.3. (cont)

Make historic information and exhibits publicly available.

Implementation Strategies (cont)

- 6.1.3.e Develop one or more temporary and permanent exhibits (such as the Heritage Wall displays proposed with the shuttle streetscape plan) possibly in conjunction with the National Park Service and other agencies.

Type: 

Department:   

- 6.1.3.f Utilize local artists and craftsmen in the development of exhibits.

Type: 

Department:    HPC

- 6.1.3.g Seek grants and other financial opportunities to develop historical exhibits and displays.

Type: 

Department:   HPC

7. Environmental Resources and Conservation

General Goal

To preserve and enhance the unique environmental resources of Springdale and Zion Canyon for local residents and visitors to the Town. These unique resources include scenic rugged cliffs, the Virgin River and its tributaries, abundant flora and fauna, and clean air.

Overview

This Element of the General Plan addresses the protection and enhancement of Springdale's environmental resources. It provides general guidance for development decisions that impact these resources. At the mouth of Zion Canyon, Springdale has one of the most beautiful scenic locations in the State. It also enjoys the benefits of clean water, clean air, and dark night sky vistas. The unique meeting of the stunning vistas of Zion Canyon, the Virgin River and its corridor, and the diversity of the associated flora and fauna of the area create a unique gateway at the entrance of Zion National Park. The developed areas of town contain parks, trails, native vegetation and wildlife. The surrounding landscape provides opportunities for hiking, camping and solitude. At the same time, growth and development in this natural environment forces the community to address natural hazards, encroachment on wildlife habitat and the river corridor, air and water pollution, and other ways that living and doing business affect our natural resources. This Element recognizes the importance of the natural resources and features that are part of our Town's character and seeks to ensure that development will minimize the degradation of these assets.

Existing Conditions and Key Findings

1. Plant and Animal Habitat

Springdale is immediately adjacent to Zion National Park and other undeveloped public land. The native and undisturbed plant and wildlife communities of these natural areas meld into our Town. This provides an unusual interaction between the development of Springdale and the adjacent wild lands. To preserve this interaction, indigenous plants, wildlife corridors and habitats, and Virgin River access must be protected.

2. Virgin River Corridor and Flood Plains

The Virgin River and its tributaries and washes provide the ecological background for Zion Canyon and Springdale. The flood plains form the basis for a rich riparian habitat for wildlife and allow for much of the open space in the community. Future development should preserve this major environmental resource of our Town. Recreational use of the river should be regulated to preserve the natural qualities of the river.

3. Water and Air Quality

Springdale and Zion Canyon have a reliable source of water from the Virgin River, natural springs and wells. The town should protect the quality of this ground water for culinary usage. Also, the town should maintain surface water quality for public health reasons, aesthetic value, and support of other uses of the natural environment, e.g. agriculture, fish and wildlife habitat, and recreation. Zion National Park has been designated a Class I Area Standard under the Clean Air Act. The Town should develop policies that protect this air quality standard.

4. Natural Hazards

The combination of steep terrain slopes, unstable soils in some areas, and many drainage washes result in natural hazards that provide a challenge to building development and safe use of land

7. Environmental Resources and Conservation

within the Town. Flash floods from heavy thunderstorms can lead to significant damage along and adjacent to drainage washes. Also, water logged soils on the steep slopes can lead to major landslides. The Town's policies try to address these natural hazards in any proposed development.

5. Night Sky

Springdale and Zion National Park have unusual night sky clarity and brightness of stars and moon due to the climate, elevation, and rural undeveloped nature of the surrounding areas. Local residents have expressed a desire to preserve, as much as possible, this dark night sky and the associated starscape. This is a challenge due to continuing development and the legitimate uses of night light to ensure safety and availability of information.

6. View Corridors and Scenic Vistas

The spectacular views in Springdale of the surrounding cliffs of Zion are a major natural resource of our community. Local residents have indicated that preservation of these views and scenic vistas are an important element of life in our community. The open space within the Town helps to maintain this aesthetic element for local residents, as well as for visitors to Zion Canyon.

7. Noise Pollution and Natural Quiet

The location of Springdale within the confines of the cliffs of Zion Canyon cause sounds and noise to carry and, at times, echo within the canyon walls. Motor vehicle noise, air traffic over-flights, and noise associated with the tourism business contribute to this current noise level. Yet, there is a natural quiet which pervades the area during the less active hours of the night and early morning. Local residents have indicated a desire to try to minimize noise pollution.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 7.3. Objectives and implementation strategies for this element are grouped into the following categories:

- 7.1. Water Quality
- 7.2. Air Quality
- 7.3. Wildlife
- 7.4. Lighting/Night Sky
- 7.5. Noise/Natural Quiet
- 7.6. Virgin River Corridor

7. Environmental Resources and Conservation

7.1. Water Quality

Goal

To maintain ground water quality for municipal and culinary usage and to maintain surface water quality for public health and welfare, agricultural usage, recreation, fish and wildlife habitat, and aesthetic values.

Objective 7.1.1.

Protect water quality and avoid contamination of ground and surface water systems.

Implementation Strategies

- 7.1.1.a. Protect water quality through enforcement of federal and state water quality regulations, particularly by keeping source protection plans current.

Type: 

Department: 

- 7.1.1.b. Adopt development criteria for Springdale that are designed to protect water quality.

Type: 

Department:    

- 7.1.1.c. Participate in the Water Conservation District's ongoing monitoring of potential contaminants in the Virgin River water shed.

Type: 

Department: 

- 7.1.1.d. Educate residents regarding potential negative impacts associated with the use of herbicides, pesticides, and identify alternatives that will not impact water quality.

Type: 

Department: 

7. Environmental Resources and Conservation

Objective 7.1.1. (cont)

Protect water quality and avoid contamination of ground and surface water systems.

Implementation Strategies (cont)

7.1.1.e. Partner with Zion National Park in protecting water quality.

Type: 

Department:   

7.1.1.f. Educate residents regarding potential negative impacts associated with introducing pharmaceutical and personal care products into the sewer system.

Type: 

Department:  

7.1.1.g. Develop and implement a drought response plan to prepare for short term water shortage emergencies and long term climate change.

Type: 

Department:  

7. Environmental Resources and Conservation

7.1. Water Quality

Goal

To maintain ground water quality for municipal and culinary usage and to maintain surface water quality for public health and welfare, agricultural usage, recreation, fish and wildlife habitat, and aesthetic values.

Objective 7.1.2.

Actively oppose developments and other activities outside the Town that would adversely impact water quality in and out of Springdale.

The Town should be actively engaged in opposing any development outside its boundaries that will negatively affect water quality. Springdale need not accept degradation to the quality of its water supply due to the actions of others outside the Town limits.

Implementation Strategies

- 7.1.2.a. Actively participate in the public process associated with any development with the potential to negatively impact water quality.

Type: 

Department:   

- 7.1.2.b. Work with surrounding communities and the National Park to keep lines of communication open between municipalities and other agencies.

Type: 

Department:   

7. Environmental Resources and Conservation

7.2. Air Quality

Goal

To protect air quality in order to preserve the health, safety and welfare of Springdale's residents.

Objective 7.2.1.

Regulate activities contributing to the degradation of the air quality and work with Zion National Park to maintain the designated Class I Area Standard under the Clean Air Act.

Clean air is crucial to the well-being of people living in and visiting Springdale. Efforts to improve and maintain air quality in the region will significantly reduce exposure to harmful or irritant pollutants. These efforts should include supporting the creation of a pedestrian friendly streetscape and town, promoting the use of new technologies such as alternative fuels and utilizing an urban forest program to target areas affected by poor air quality (e.g., along highways and streets, in parking lots, etc.).

Implementation Strategies

- 7.2.1.a. Explore the use of alternative fuels or hybrid technologies in Town vehicles when vehicles are being replaced.

Type:  

Department:  

- 7.2.1.b. Enforce the Town's anti-idling policy, which limits idling of vehicle engines, for example tour buses at hotel parking lots and vehicles waiting at the Park entrance station.

- 7.2.1.c. Create pedestrian and bike connections throughout Springdale.

Type: 

Department:  

- 7.2.1.d. Encourage more drought tolerant trees in Springdale in order to improve air quality and reduce dust.

Type: 

Department:  

7. Environmental Resources and Conservation

7.2. Air Quality

Goal

To protect air quality in order to preserve the health, safety and welfare of Springdale's residents.

Objective 7.2.2.

Preserve and protect visibility of scenic vistas by implementing strategies that support the area quality standards of the Clean Air Act.

Implementation Strategies

7.2.2.a. Work with the State, Washington County, and the Fire District to create an ordinance to regulate burning of yard debris or other waste in open fires.

Type: 

Department:   

7.2.2.b. Investigate implementing an air quality index to monitor and report air quality.

Type: 

Department:  

7.2.2.c. Define wood burning conditions and implement burning restrictions during times of poor air quality. Create awareness and educate the community about safety issues of burning.

Type: 

Department:   

7.2.2.d. Improve air quality by developing alternatives and educating residents about options for getting rid of yard waste other than burning.

Type:  

Department:   

7. Environmental Resources and Conservation

7.3. Wildlife

Goal

To ensure sensitivity to wildlife corridors and habitats, and to promote co-existence with wildlife.

Objective 7.3.1.

Protect existing wildlife corridors and habitats from the impact of development.

Springdale is abundant with wildlife. The low density of development and significant open space provide ideal circumstances to encourage wildlife. Deer are often found in town, browsing on the side of the roads. The wildlife in the Canyon travels from the foothills and canyons to the river for water. This movement is often localized in identifiable wildlife corridors that cross the Town.

Zion National Park has resources that may be utilized to identify and map existing wildlife corridors. Policies should then be established to protect existing corridors, such as limiting fencing and other impediments. Signage can also be established warning motorists that deer often cross the highway.



Picture 1 – Many deer call Springdale home. Local wildlife need protection from the negative effects of growth and development.

Implementation Strategies

- 7.3.1.a. Work with the Zion National Park, the DNR and other interested organizations in identifying and mapping active wildlife corridors.

Type: 

Department:  

- 7.3.1.b. Prohibit the obstruction of active corridors.

Type: 

Department:   

- 7.3.1.c. Prohibit gated streets and gated communities unless a compelling need can be demonstrated.

Type: 

Department:   

- 7.3.1.e. Provide adequate signage to alert motorists to possibility of deer on highway.

Type: 

Department:   

7. Environmental Resources and Conservation

Objective 7.3.1. (cont)

Protect existing wildlife corridors and habitats from the impact of development.

The Town has a partnership with the Red Cliffs Desert Preserve to preserve and protect desert tortoises and their habitat. A “take” area in Springdale has been established that allows Red Cliffs personnel to relocate desert tortoises that find themselves in the way of development. Desert tortoises found in Springdale generally come from Zion National Park. The Red Cliffs Desert Preserve has been willing in the past to relocate tortoises back into the Park, rather than into Preserve land near St. George.

Implementation Strategies (cont)

- 7.3.1.f. Explore incentives to protect identified corridors from adjacent development.

Type:  

Department:  

- 7.3.1.g. Continue to enhance partnerships with Red Cliffs Desert Preserve and Zion National Park to preserve desert tortoise habitat.

Type: 

Department:   

- 7.3.1.h. Educate the public on the importance of preserving wildlife corridors (as identified in the comprehensive open space planning report produced by the center for green infrastructure design) and wildlife habitats.

Type: 

Department:  

- 7.3.1.i. Protect the banks of the Virgin River and its tributaries from damage by recreational users. [This is a priority.]

Type: 

Department:  

- 7.3.1.j. Develop a list of deer resistant vegetation for use in landscape.

Type: 

Department:  

7. Environmental Resources and Conservation

7.4. Lighting/Night Sky

Goal

To preserve and enhance the view of the night sky while maintaining appropriate level of light to ensure safety and availability of information.

Objective 7.4.1.

Preserve the visual qualities of the dark night sky and starscape.

Preservation of the visual qualities of the night sky is of concern to many Springdale residents. The ambient glow from unshielded exterior lights, both on public and private property, significantly impacts the ability to view the night sky. In order to preserve the night sky, an enforceable lighting ordinance has been adopted to control the adverse effects of unshielded exterior lighting.

The lighting ordinance establishes design guidelines for all new exterior lighting fixtures. It also regulates the placement of outdoor lighting. The lighting ordinance allows sufficient lighting for safety and security, but prohibits wasteful, unnecessary, and poorly designed lighting.

The ordinance requires all properties to come into compliance with the new standards by 2017. Periodic reviews of lighting conditions in the Town will be conducted prior to 2017 to help property owners identify lighting that is out of compliance and will need to be changed.

Implementation Strategies

7.4.1.a. Require all properties to come into compliance with outdoor light ordinance by 2017.

Type: 

Department:  

7.4.1.b. Create a brochure with examples of appropriate outdoor lights for use by developers and residents. Ensure the brochure is distributed to the fullest extent possible by posting it on the Internet, mailing to residents and including it in development and building application packets.

Type:  

Department:   

7.4.1.c. Take necessary steps to become certified by the International Dark Sky Association as a Dark Sky Community.

Type:  

Department:   

7.4.1.d. Add stricter standards for illumination of signage to the ordinance to prevent light pollution.

Type: 

Department:   

7.4 Lighting/Night Sky

Goal

To preserve and enhance the view of the night sky while maintaining appropriate level of light to ensure safety and availability of information.

Objective 7.4.2.

Ensure pedestrian safety along SR-9 and other public rights-of-way through the use of appropriate, pedestrian-oriented lighting.

The safety of residents and visitors is a primary focus of the Town. Sufficient lighting should be provided along SR-9 and other public streets so that pedestrians are able to comfortably navigate the sidewalks after dark. It is vital that such lighting also meet all the standards of the new lighting ordinance in terms of design, direction and intensity in order to preserve view of the night sky.

Implementation Strategies

- 7.4.2.a. Complete installation of pedestrian oriented lights along the SR-9 corridor and other appropriate public rights-of-way.

Type: 

Department:   

- 7.4.2.b. Ensure that all public lighting meets standards in lighting/night sky ordinance for protecting the night sky.

Type: 

Department:   



Picture 2 – Pedestrian-oriented streetlights in the downtown area.

7. Environmental Resources and Conservation

7.5. Noise/Natural Quiet

Goal

To preserve the natural quiet.

Objective 7.5.1.

Prevent or limit avoidable sources of noise pollution.

The unique features of Zion Canyon allow noises to travel great distances. Residents in the foothills often comment that they hear voices, car doors and other noises from commercial properties near the highway. Preventing or limiting avoidable sources of noise is imperative in maintaining the natural quiet of the Canyon.

Zion National Park has recently taken steps to reduce avoidable noise within its campgrounds. The Park recently installed electricity in the campgrounds so recreational vehicles do not have to run generators for power. The Park has completed a soundscape management plan. The Plan establishes what noises and noise levels are acceptable, including noises from personal and commercial aircraft flying above the Park.

The Town has adopted a noise ordinance which limits the amount of noise that can be made on properties and establishes regulations that mitigate the adverse impacts of loud and prolonged noises.

Implementation Strategies

- 7.5.1.a. Develop strategies to reduce known and future sources of high intensity noise.

Type: 

Department:   

- 7.5.1.b. Prohibit engine braking of trucks and buses.

Type: 

Department:   

- 7.5.1.c. Educate the public on the importance of the natural quiet and problems associated with noise pollution.

Type: 

Department:  

- 7.5.1.d. Develop strategies and policies to encourage busses, delivery trucks, and other similar vehicles to turn off their engines when stopped or making deliveries to reduce noise associated with idling engines.

Type:  

Department:  

7.5. Noise/Natural Quiet

Goal

To preserve the natural quiet.

Objective 7.5.2.

Mitigate unavoidable sources of noise by the use of physical buffers.

Some sources of noise are unavoidable and therefore cannot be eliminated. Mitigating unavoidable sources of noise requires the use of buffers or other physical barriers. These buffers can include walls and fences, vegetation or other methods to block sound. It will be necessary for the Town to identify existing properties or developments that need such mitigation and what methods are appropriate for the situation.

Implementation Strategies

- 7.5.2.a. Identify existing properties or developments that need mitigation through physical buffers.

Type: 

Department:  

- 7.5.2.b. Consider requiring physical barriers for noise abatement in new developments within Springdale identified as having the potential to create noise.

Type:  

Department:  

- 7.5.2.c. Consider ordinances requiring increased setback distances from residential zones for commercial uses that have the potential to create nuisance noise (e.g. swimming pools, outdoor patios, etc.).

Type:  

Department:  

7. Environmental Resources and Conservation

7.5. Noise/Natural Quiet

Goal

To preserve the natural quiet.

Objective 7.5.3.

Work with Federal Aviation Administration and the National Park Service to restrict over flights in Zion Canyon and Springdale.

Springdale has limited influence on airplanes, helicopters, and other aircraft making over-flights above the Park and the Town. The FAA and NPS however, have significantly more influence on where aircraft can fly.

Zion National Park has been identified as a Park that needs an Air Tour Management Plan, which would be prepared in coordination with the FAA. The Plan would only address the actions of air tour operators permitted by the FAA. The Plan would not address general aviation.

Currently, there are 15 operators that are permitted by the FAA to provide air tours over Zion.

The Park will continue to work with the FAA to help mitigate the negative effects of aircraft on visitors, residents, and wildlife. The Town should support these efforts.

Implementation Strategies

- 7.5.3.a. Work with FAA to restrict over-flights in Springdale.

Type: 

Department:   

- 7.5.3.b. Support efforts to restrict over-flights of national parks and wilderness areas, particularly Zion National Park.

Type: 

Department:   

- 7.5.3.c. Work with Department of Defense to restrict military over-flights of Springdale and Zion National Park.

Type: 

Department:  

- 7.5.3.d. Work with neighboring communities to make sure there is a consistent policy and regulation regarding over flights in the area.

Type: 

Department:  

7. Environmental Resources and Conservation

7.6. Virgin River Corridor

Goal

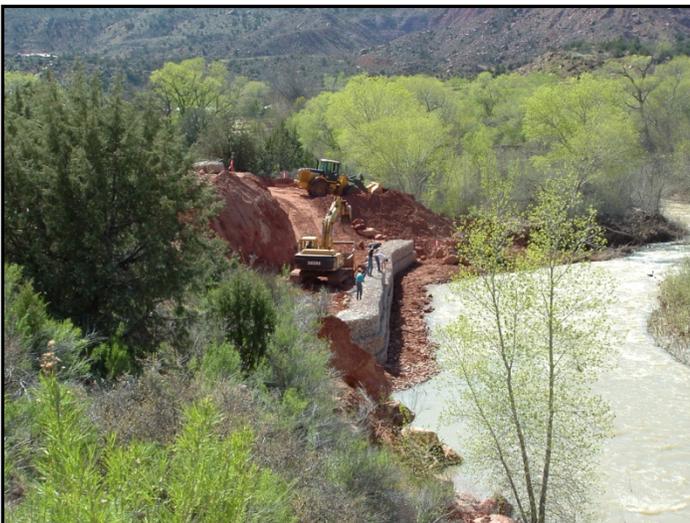
To preserve and protect the natural character of the Virgin River and its corridor, while accommodating appropriate uses by visitors and residents.

Objective 7.6.1.

Minimize the impact and effect of the Town and its developments on the Virgin River Corridor.

The Virgin River is an amenity that is enjoyed by both residents and visitors. People use the river for recreation purposes and desire to build their homes and businesses close to its banks to take advantage of it. This pressure to be near the river will likely increase as less and less land is available for development.

Development can have significant impacts on the river corridor. Native vegetation and habitat can be removed in the process of building a new home or business. Careful planning of development near the river can mitigate negative impacts. The Town may desire to retain a professional hydrologist to assist the Town in reviewing development projects near the river. This would allow the Town to take a proactive approach to minimizing the impacts of development.



Implementation Strategies

- 7.6.1.a Analyze setbacks and open space requirements along river and consider expanding to protect river corridor.

Type: 

Department: 

- 7.6.1.b. Create and implement, with the assistance of professional engineers, hydrologists, and Zion National Park, a **Comprehensive Virgin River Plan** which provides standards for reviewing proposed development along the river and assessing the potential impacts of such development.

Type: 

Department:    

- 7.6.1.c. Protect native fish habitat by analyzing the impact of proposed and potential construction in the river corridor on fish reproduction and survival.

Type: 

Department:   

Picture 3 – Encroachment of a residential project into the river is one example of how developments can impact the river corridor.

7. Environmental Resources and Conservation

Objective 7.6.1. (cont)

Minimize the impact and effect of the Town and its developments on the Virgin River Corridor.

Implementation Strategies (cont)

7.6.1.d. Protect native flora and fauna in the riparian zone by analyzing the impact of proposed and potential construction on plant and wildlife reproduction and survival and requiring appropriate changes to development. Consult outside agencies in this review process as appropriate.

Type: 

Department:   

7.6.1.e. Educate property owners about the negative impacts of Tamarisk, Russian Olive, and other non-native vegetation on riparian ecosystems. Encourage property owners to continually remove non-native vegetation along the Virgin River and its tributaries.

Type: 

Department:   

7.6.1.f. Develop and enforce policies to mitigate water quality impacts of storm water runoff entering the Virgin River and its tributaries.

Type: 

Department:    

7. Environmental Resources and Conservation

7.6. Virgin River Corridor

Goal

To preserve and protect the natural character of the Virgin River and its corridor, while accommodating appropriate uses by visitors and residents.

Objective 7.6.2.

Preserve and protect the environmental resources and natural character of the Virgin River and its corridor.

In order to protect the environmental resources of the river corridor, the Town must be able to identify those resources that could be damaged or destroyed through inappropriate development or use. Professional assistance will be required in the form of professional engineers and hydrologists to assist the Town in creating a comprehensive Virgin River plan. This plan should identify native flora and fauna, habitats and other resources that need to be protected. The map should outline strategies to protect the river and tributary washes from the impacts of new development and increasing recreational uses.



Implementation Strategies

- 7.6.2.a. Create and implement, with the assistance of professional engineers, hydrologists, and Zion National Park, a comprehensive Virgin River plan which provides standards for reviewing proposed development along the river and assessing the potential impacts of such development.

Type: 

Department: 

- 7.6.2.b. Work with all local, state and federal agencies in matters concerning the Virgin River and main feeding washes. Consult with applicable outside agencies in the review of new development and construction along the Virgin River and tributaries.

Type: 

Department: 

- 7.6.2.c. Encourage habitat easements in and around the Virgin River corridor.

Type: 

Department: 

Picture 4 - Virgin River corridor near the Canyon Springs development.

7. Environmental Resources and Conservation

Objective 7.6.2. (cont)

Preserve and protect the environmental resources and natural character of the Virgin River and its corridor.

Implementation Strategies (cont)

- 7.6.2.d. Actively consult and partner with the Virgin River Basin Resource Management and Recovery Program to protect the Virgin River corridor.

Type: 

Department:  

- 7.6.2.e. Develop regulations for recreational use of the river to protect natural resources and the safety/privacy of the residents, restrict trespasses, and prevent littering and nuisances.

Type:  

Department:  

7. Environmental Resources and Conservation

7.6. Virgin River Corridor

Goal

To preserve and protect the natural character of the Virgin River and its corridor, while accommodating appropriate uses by visitors and residents.

Objective 7.6.3.

Accommodate appropriate uses in the Virgin River Corridor such as trails and paths.

The Virgin River Corridor can support appropriate uses and recreation opportunities. Walking and biking trails and paths are low impact uses that, if appropriately installed, will not damage the natural setting of the corridor. Other appropriate uses include open space, passive recreational activities and agriculture.

Implementation Strategies

- 7.6.3.a. Create and encourage hiking/biking paths in coordination with the Town, Three Rivers Trail project, and other involved groups.

Type: 

Department: 

- 7.6.3.b. Actively seek trail easements or property acquisition along the Virgin River for trail development.

Type: 

Department:  

General Goal

To provide safe, adequate, cost effective public works and services for Springdale's present and future residents while protecting natural resources.

Existing Conditions and Key Findings

1. Water.

Springdale gets its water by diversion and pumping from the Virgin River. The Town's diversion is located inside Zion National Park and water is piped to a pumping station near the theater complex. From this point water is pumped to the pond and tank at the upper end of Lion Boulevard. Some of the water is treated and then distributed as culinary water to residences and businesses; the remainder is released as irrigation water. Additional irrigation water is provided by a private irrigation company, the Springdale Consolidated Irrigation Company, which has its own water rights.

The Town's Culinary Water Master Plan, completed in 2008, indicates the Town has enough water right to supply the potential build-out population, assuming some irrigation water is converted to culinary use in the future.

The quality of culinary water is satisfactory by government standards. Irrigation water is used for agriculture and for home landscapes and gardens. Some lots, as in the foothills, do not receive irrigation water because the pressurized system cannot deliver it there. This is one reason why native and drought-resistant vegetation is encouraged.

Many Springdale residents express a strong interest in encouraging water conservation.

2. Sewage.

Most Town buildings are connected to the town's sewage system; some rely on septic systems. The Town treats wastewater in two lagoons and one ultraviolet treatment facility. Treated wastewater is released into the Virgin River. The treatment plant handles sewage from Springdale, Rockville, and Zion National Park. It is intended that all developments be brought into the sewage system, replacing any reliance on private septic systems.

The Town's Wastewater Master Plan indicates capacity in the lagoons and sewer pipe network is adequate for the next ten to fifteen years. At that point growth may require the pipe network capacity to be increased.

3. Streets and Sidewalks.

While the main street, SR-9, is owned and maintained by the Utah Department of Transportation (UDOT), the Town of Springdale maintains some other Town roads, assuring cleanliness and safety. These include a total of 6 miles of paved roads and other unpaved roads. There are also private roads in Springdale; the Town is not responsible for their maintenance, unless and until those roads are dedicated to the Town. The Town also maintains the shuttle stops along SR-9 within Springdale, including the pedestrian-oriented lighting installed with the shuttle stops.

A sidewalk runs along sections of SR-9. Between sidewalks and the Zion Canyon Trail, there is a continuous pedestrian pathway on the east side of the highway the entire length of Town. The Town has a goal to add additional sections of sidewalk where they are missing on the west side of the highway

4. Trash and Recycling.

The Town contracts with Washington County Solid Waste for the collection of trash and recyclable material. Washington County Solid Waste provides curbside recycling to all residences in Springdale.

Curbside recycling allows the county to successfully manage the solid waste stream for now and for future generations to come. Curbside recycling is the collection, processing and reuse of non-hazardous materials. It is accomplished by placing all recyclable materials into one single container similar to the current waste container. This is also known as “single stream recycling”

5. Public Restrooms.

The Town has public restrooms available in both parks. There are public restrooms at Sol Foods Market in the center of town. As tourist visitation continues to grow, it will become necessary for the Town to devise a way to provide additional public restroom facilities.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 8.3. Objectives and implementation strategies for this element are grouped into the following categories:

- 8.1. Water
- 8.2. Drainage and Sewer
- 8.3. Public Restrooms
- 8.4. Trash and Recycling Facilities
- 8.5. Management of Hazardous Waste
- 8.6. Service Utilities
- 8.7. Sidewalks and Streets

8.1. Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.1.

Promote water conservation programs and techniques for landscaping, agriculture, household and business uses.

The Town has a limited amount of water available for culinary and irrigation uses. Poor water management may compromise the Town’s future development and growth options. The Town should promote the efficient and wise use of water resources through conservation programs.

Implementation Strategies

8.1.1.a. Encourage new development to be compatible with low water use.

Type: 

Department:   

8.1.1.b. Update the Town of Springdale [Water Conservation and Management Plan](#) at least every five years including a revision by December 31, 2017.

Type: 

Department:    

8.1.1.c. Investigate requiring all developers to file a comprehensive Water Conservation Plan (WCP) that includes water usage per unit including household and irrigation.

Type:  

Department:   

8.1.1.d. Develop a drought response plan for short term emergencies and long term climate change.

Type: 

Department:   

8.1 Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.2.

Promote conservation of water at Town Hall, Town Parks, and other municipal properties.

The Town should set an example of wise water use for the community. Landscaping at Town properties should employ native and drought tolerant species as a means of reducing water consumption. Some Town properties require turf and other high water use vegetation (parks, cemetery, etc.). Irrigation and maintenance methods used in these areas should be designed to reduce, as much as practicable, water consumption.

Implementation Strategies

8.1.2.a. Investigate alternative irrigation practices and methods that promote water conservation on Town owned properties.

Type: 

Department:  

8.1.2.b. Ensure that landscaping at Town Hall, Town Parks and other municipal properties is appropriate for the use and contains as much native or drought tolerant plant material as possible, considering the primary use of the property.

Type: 

Department: 

8.1.2.c. Consider replacing turf landscaping at Town Hall with drought tolerant landscape.

Type:  

Department: 

8.1. Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.3.

Encourage low water use plantings in developed areas of the Town.

Low water use and drought tolerant vegetation reduce the demand for irrigation water. Xeriscaping encourages the use of this type of vegetation in aesthetically pleasing landscape design. Xeriscaping and drought-tolerant vegetation should be encouraged in all new development, as well as existing development, as a means to conserve water resources.

There are areas of town, especially on the valley floor, where limited amounts of more lush vegetation may be appropriate. Irrigated fields, cottonwood trees, and small lawns are consistent with the agricultural heritage of the community and may be appropriate, especially near the Virgin River corridor. When used, this type of vegetation should be irrigated and maintained in such way as to conserve as much water as possible.



Implementation Strategies

8.1.3.a. Encourage preservation of existing native plants in new developments, particularly in the foothills.

Type:

Department:

8.1.3.b. Encourage an appropriate mix of xeriscape and irrigated vegetation in landscaping to maintain both natural habitats and the agricultural heritage in Zion Canyon.

Type:

Department:

8.1.3.c. Explore alternate methods to charge for primary and secondary water user, i.e., graduated water rates. This will require a method to meter irrigation water use.

Type:

Department:

8.1.3.d. Ensure ground water source protection.

Type:

Department:

Picture 1 – Predominantly native and drought tolerant landscaping plantings in a local housing development.

Objective 8.1.3. (cont)

Encourage low water use plantings in developed areas of the Town.

Implementation Strategies (cont)

- 8.1.3.e. Provide education to residents to promote water conservation guidelines.

Type: 

Department:  S.W.A.B

- 8.1.3.f. Provide a handout on desert water conservation particular to our desert zone.

Type: 

Department: 

- 8.1.3.g. Discourage large new areas of grass in commercial developments and encourage drought tolerant landscape.

Type: 

Department: 

8.1. Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.4.

Protect quality of water used in culinary and irrigation systems by avoiding contamination of ground and surface water systems.

Implementation Strategies

8.1.4.a. Regulate trash, garbage, fertilizer runoff, prescription medications and other waste producing sources that can adversely affect water quality.

Type: 

Department:  

8.1.4.b. Define Town watersheds within and around our community.

Type: 

Department: 

8.1.4.c. Meet with surrounding communities and government agencies to ensure they are not adversely affecting our watersheds.

Type: 

Department:  

8.1.4.d. Enforce regulations on cross connection problem, in accordance with standards in the utility code..

Type: 

Department: 

8.1.4.e. Eliminate existing cross connections between culinary and secondary water systems as opportunities arise.

Type: 

Department: 

8.1. Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.5.

Upgrade and maintain the Town water system by supplying adequate pressure and a reliable supply of high quality water to its users.

The Town should provide a consistent, predictable, and appropriate supply of water to residents and businesses. Lapses in water supply and poor water quality are an inconvenience for residents. Poor tasting culinary water could negatively affect the tourism and restaurant industry in the Town.

Implementation Strategies

- 8.1.5.a. Improve quality and taste of water by through best available treatment techniques.

Type: 

Department:  

- 8.1.5.b. Create and follow a maintenance program for fire hydrants

Type: 

Department:  

- 8.1.5.c. Create a GIS/GPS map of all utilities

Type: 

Department:  

8.1. Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.6.

Wisely manage and maintain all current water rights.

The water rights that are held by the Town and the Springdale Consolidated Irrigation Company provide culinary and irrigation water for the community. These rights must be wisely managed to ensure that water is appropriately used or reserved for the future growth of the community. Part of this management is ensuring that water right proofs are completed as required by the State of Utah.

Implementation Strategies

8.1.6.a. Ensure that all water rights owned by the Town are currently utilized or reserved for future growth.

Type: 

Department:  Town Engineer

8.1.6.b. Ensure that all water right proofs are completed as required by State Law.

Type: 

Department:  Town Engineer

8.1.6.c. Evaluate current irrigation use to determine if water rights held by Springdale Consolidated Irrigation Company are appropriately managed.

Type: 

Department:  S.W.A.B.

8.1.6.d. Explore metering irrigation water to regulate use.

Type: 

Department:  S.W.A.B.
Springdale Cons Irrigation Co.

8.1. Water

Goal

To ensure an adequate supply of high quality water is available for present and future residents through wise water management.

Objective 8.1.7.

Ensure that all new developments with water shares or transferred water shares are properly recorded and that water rights exist within the state water grid.

Implementation Strategies

8.1.7.a. Require a specific line item for irrigation or secondary water on plan review checklist and verify that water right is within the water grid.

Type: 

Department: 

8.1.7.b. Work with Springdale Consolidated Irrigation Company to ensure that water rights are properly transferred when properties are sold or developed.

Type: 

Department:   Springdale Consolidated Irrigation Company

8.1.7.c. Require developers to transfer irrigation shares to the Town (in lieu of paying an impact fee) when agricultural properties are developed.

Type: 

Department:   Springdale Consolidated Irrigation Company

8.2. Drainage and Sewer

Goal

To ensure adequate sewer and drainage capacity to serve the needs of the community and meet federal and state effluent requirements.

Objective 8.2.1.

Require that storm water run-off from new development does not adversely affect adjacent properties during and after construction.

New development has the potential to increase storm water run-off onto adjacent properties by increasing the amount of impervious surface and by altering natural drainage patterns. The town should require developers to identify and mitigate any storm water run-off problems their developments will create.

Implementation Strategies

8.2.1.a. Establish engineering requirements to reduce or eliminate storm water run-off from impervious surfaces.

Type: 

Department:  Town Engineer

8.2.1.b. Promote the use of alternatives to impervious surfaces used in sidewalks and driveways in order to mitigate run-off.

Type: 

Department:  

8.2.1.c. Require developers to submit a site specific storm water drainage plan to accommodate runoff on the property proposed for development in accordance with town-wide drainage plan described above. Storm water must be directed into channels sufficiently sized to carry water without affecting adjacent properties and released into washes or the river at a controlled rate. See also Land Use and Zoning Element, Objective 3.4.4.

Type: 

Department:     

8.2. Drainage and Sewer

Goal

To ensure adequate sewer and drainage capacity to serve the needs of the community and meet federal and state effluent requirements.

Objective 8.2.2.

Enhance storm water and drainage infrastructure throughout the Town.

The Town currently has limited storm water drainage improvements. The rock ditches along SR-9, the Springdale Wash improvements along Paradise Road, and several culverts across SR-9 make up the Town's current storm water drainage system.

In the event of a 100-year flood it is probable that the existing improvements will not have the capacity to handle all the storm water runoff. Further, there are areas of town with no existing storm water infrastructure.

The Town has adopted a Storm Water Management Plan. This plan identifies areas of potential flooding in a 100-year storm and proposes infrastructure improvements designed to mitigate the flooding. The Town should require new development to mitigate storm water runoff and design storm water improvements that tie into the Town's Storm Water Management Plan as well as the existing infrastructure.

Implementation Strategies

- 8.2.2.a. Ensure that existing storm drainage channels are maintained and functional.

Type: 

Department: 

- 8.2.2.b. Implement the storm water plan by planning, budgeting for, and constructing town-wide storm water improvements as outlined in the plan. Encourage UDOT to regularly clean and maintain culverts under SR-9.

Type: 

Department: 

8.2. Drainage and Sewer

Goal

To ensure adequate sewer and drainage capacity to serve the needs of the community and meet federal and state effluent requirements.

Objective 8.2.3.

Maintain and upgrade where necessary the Town sanitary sewer system.

Proper functioning of the Town's various utility systems, including the sanitary sewer system, is vital to the health of the Town's residents and visitors. Proper maintenance should be done on the sewer system on an annual basis to ensure proper function of the system.

Implementation Strategies

- 8.2.3.a. Maintain sewer lagoons and treatment plant in accordance with applicable State Laws.

Type: 

Department: 

- 8.2.3.b. Upgrade and upsize sewer lines where necessary.

Type: 

Department: 

- 8.2.3.c. Develop a detailed plan for extending and upgrading sewer system, including locating a new 12" outfall line or upsizing existing line.

Type: 

Department:  Town Engineer

- 8.2.3.d. Include costs for replacement/upgrade of lines in the Town Capital Improvement Plan.

Type: 

Department: 

- 8.2.3.e. Ensure adequate-sized lines, proper depth and slope for sewer drainage, appropriate lift stations, and proper metering of effluent lines.

Type: 

Department: 

Objective 8.2.3. (cont)

Maintain and upgrade where necessary Town sanitary sewer system.

Implementation Strategies (cont)

- 8.2.3.f. Explore and implement new technologies for efficient and environmentally friendly waste treatment within State regulations.

Type: 

Department: 

- 8.2.3.g. Work to have all properties utilizing Town sewer system.

Type: 

Department: 

- 8.2.3.h. Update Capital Facilities Plan every 5-7 years.

Type: 

Department:    

8.3. Public Restrooms

Goal

To provide convenient, adequate and attractive public restrooms in Springdale.

Objective 8.3.1.

Provide public restroom facilities in conjunction with designated public areas.

Public restrooms provide convenience for pedestrian traffic through town. They encourage tourists to spend more time walking and shopping in the Town.

Implementation Strategies

- 8.3.1.a. Designate public parking throughout town as locations where public restrooms should be integrated. Develop plan with cost estimates for construction and maintenance of these restrooms.

Type: 

Department:  

8.4. Trash and Recycling Facilities

Goal

To provide convenient, adequate and attractive trash and recycling facilities throughout Springdale.

Objective 8.4.1.

Provide and maintain trash and recycling receptacles throughout the Town and at every shuttle stop.

Convenient trash and recycling receptacles will help keep the Town clean and attractive. There also a convenience for pedestrians in the Town.

Implementation Strategies

8.4.1.a. Identify locations of present trash receptacles and where additional receptacles are needed.

Type: 

Department: 

8.4.1.b. Develop plan, including costs, for construction of additional trash receptacles.

Type: 

Department:  

8.4.1.c. Develop plan, including costs, for maintenance of receptacles and trash removal.

Type: 

Department:  

8.4.1.d. Implement construction, maintenance, and trash removal plans.

Type: 

Department:  

8.4. Trash and Recycling Facilities

Goal

To provide convenient, adequate and attractive trash and recycling facilities throughout Springdale.

Objective 8.4.2.

Promote recycling efforts in the community to reduce solid waste and to extend the life of the landfill.

Implementation Strategies

8.4.2.a. Encourage use of curbside recycling program.

Type: 

Department: 

8.4.2.b. Identify alternative approaches (public and private) for recycling, especially for glass recycling.

Type: 

Department: 

8.4.2.c. Provide convenient recycling locations throughout town.

Type: 

Department:  

8.4.2.d. Estimate costs for recycling programs and explore funding resources.

Type: 

Department:  

8.4.2.e. Educate and encourage Springdale’s residents to recycle not only all of their newspapers, but also all other recyclable materials, including catalogs, magazines, paper, envelopes and aluminum cans, and to be packaging conscious in purchasing goods—pre-cycling.

Type: 

Department:   ZCVB

Objective 8.4.2. (cont)

Promote recycling efforts in the community to reduce solid waste and to extend the life of the landfill.

Implementation Strategies (cont)

- 8.4.2.f. Explore the possibility of obtaining a federal grant to institute and maintain a recycle center in Springdale, perhaps in conjunction with Zion National Park and local businesses.

Type: 

Department: 

8.4. Trash and Recycling Facilities

Goal

To provide convenient, adequate and attractive trash and recycling facilities throughout Springdale.

Objective 8.4.3.

Pursue cooperative efforts with Zion National Park and Washington County to improve and expand recycling programs in the town.

Implementation Strategies

- 8.4.3.a. Promote curbside recycling program in Springdale and encourage alternative means for glass recycling.

Type: 

Department:  

8.4. Trash and Recycling Facilities

Goal

To provide convenient, adequate and attractive trash and recycling facilities throughout Springdale.

Objective 8.4.4.

Promote recycling of organic yard debris and explore ways to develop a community compost area.

Implementation Strategies

- 8.4.4.a. Educate and encourage Springdale's residents to recycle organic yard debris by educating them on the value and use of organic mulch and compost.

Type: 

Department:  

- 8.4.4.b. Educate property owners about Washington County's yard waste composting program.

Type: 

Department:  

8.5. Management of Hazardous Waste

Goal

To protect the health and welfare of Springdale's residents from exposure to hazardous waste.

Objective 8.5.1.

Protect residents from exposure to hazardous waste.

Implementation Strategies

8.5.1.a. Prohibit business that would produce harmful by-products or hazardous waste.

Type: 

Department:    

8.5. Management of Hazardous Waste

Goal

To protect the health and welfare of Springdale’s residents from exposure to hazardous waste.

Objective 8.5.2.

Protect trash and recycling points from hazardous waste contamination.

Implementation Strategies

8.5.2.a. Educate residents on the importance of properly disposing of hazardous materials such as oil, batteries, and prescription medications.

Type: 

Department: 

8.5.2.b. Enforce the appropriate disposal of chemicals, fuel oil, prescription medications and other hazardous wastes.

Type: 

Department: 

8.6. Service Utilities

Goal

To provide dependable, low cost, environmentally friendly and efficient utility services that meet the present and future needs of residents of Springdale.

Objective 8.6.1.

Design and locate all utilities to maintain the visual integrity of Springdale’s character.

Overhead utility lines clutter the viewscape enjoyed from the center of town. The Town should seek opportunities to place existing overhead utility lines with underground service in order to improve the scenic vistas enjoyed from the highway and other central parts of town.

Implementation Strategies

8.6.1.a. Support efforts to relocate existing overhead utility lines underground.

Type: 

Department:   

8.6.1.b. Require extra empty conduits for future utilities to be installed with any infrastructure project that trenches or bores in the street.

Type: 

Department:   

8.6. Service Utilities

Goal

To provide dependable, low cost, environmentally friendly and efficient utility services that meet the present and future needs of residents of Springdale.

Objective 8.6.2.

Collaborate with private utility companies to provide dependable, low-cost, environmentally friendly and efficient utilities for present and future needs of the community.

Implementation Strategies

- 8.6.2.a. Explore new and alternative technologies to provide dependable, low-cost, environmentally friendly and efficient utilities.

Type: 

Department:  with assistance from appropriate agencies

- 8.6.2.b. Collaborate with telecommunication and internet providers to enhance internet service throughout the community, with the goal of bringing high speed broadband service to all properties in Springdale, particularly residential properties.

Type: 

Department:     with assistance from appropriate agencies

8.7. Sidewalks and Streets

Goal

To provide safe, adequate, usable, well-planned, and well-designed sidewalks and streets throughout the community.

Objective 8.7.1

Provide well-planned and well-designed sidewalks throughout the community.

Well-planned and developed sidewalks promote pedestrian travel. The Town should work towards completing the sidewalk system through the Town to provide safe and easy pedestrian connections to all points in the Town.

Implementation Strategies

8.7.1.a. Ensure that sidewalks are well planned and provide convenient access to destinations that pedestrians are inclined to go.

Type: 

Department:  

8.7.1.b. Ensure that all new sidewalk construction and maintenance of existing sidewalks complies with the approved streetscape plan, including correct concrete color.

Type: 

Department:   

8.7.1.c. Incorporate historic stonework into any proposed improvement project in the SR-9 right of way.

Type: 

Department:  UDOT

8.7 Sidewalks and Streets

Goal

To provide safe, adequate, usable, well-planned, and well-designed sidewalks and streets throughout the community.

Objective 8.7.2.

Provide safe sidewalks.

Implementation Strategies

- 8.7.2.a. Ensure that sidewalks are kept clear of overgrown vegetation and debris.

Type: 

Department: 

- 8.7.2.b. Ensure that all new sidewalk construction meets current ADA requirements and the Town's construction standards.

Type: 

Department: 

- 8.7.2.c. Regularly inspect existing sidewalks for dangerous conditions including tripping hazards, accessibility concerns, and schedule such conditions for replacement in the Town Capital Improvement Plan.

Type:  

Department: 

General Goal

To ensure adequate infrastructure and satisfactory maintenance so that pedestrian and non-motorized traffic, as well as motorized traffic, move smoothly and safely in and through Springdale. In particular, support and encourage non-motorized traffic as a primary way of experiencing Springdale.

Overview

Springdale is a small town, spread out along three miles of highway. Residents, businesses, an elementary school and a church front the highway and there are many pedestrians who cross frequently and in many places. Springdale wants to ensure that traffic speed is slow. Residents also enjoy walking and bicycling in town. There is a great deal of traffic through Springdale because of the millions of visitors to Zion National Park. This traffic presents a challenge to Springdale now and will be a greater challenge in the future, as population growth and Park visitation increases. Adequate parking is a challenge to residents as well as users of the shuttle system.

Existing Conditions and Key Findings

The central characteristic of transportation in Springdale is that there is a single major road, SR-9, through town, which also carries substantial traffic to and from the south entrance of Zion National Park. While technically a federal highway inside Zion National Park, SR-9 continues through the Park, out its east side, to Kanab on the south and to Bryce Canyon and other points north. There is no parallel thoroughfare, nor probably any possibility of developing one through town. Other small roads, including private roads, and driveways open directly onto SR-9. Some intersections at some times (e.g., Winderland Lane, Lion

Boulevard, Juniper Lane) experience noticeable congestion, raising questions of convenience and safety.

During the months of March through November, the National Park Service operates a shuttle system throughout the length of Springdale. It connects at the Zion Park Visitor Center with the shuttle system inside Zion National Park. Ridership on the Town Shuttle has increased steadily over the last few years. The shuttles are now running at or beyond capacity. This increase is largely due to the unprecedented increase in visitation to Zion National Park over the past several years. Other factors related to increased shuttle ridership include better information about the system, residents using the system more for in-town use, and residents advising visitors on how to best use the shuttle system and where to park.

Both residents and visitors seek parking in order to shop and dine in Springdale. While businesses are required to provide adequate parking, there is additional pressure for increased parking in order for Park visitors to take advantage of the Springdale and Park shuttles.

During peak visitation times and throughout the summer, there is parking congestion in Springdale. Springdale is working with UDOT and other partners to develop a plan for additional parking that will not impair the visual character of the Town. Creative solutions (e.g., underground parking areas, shared parking, and revised parking standards) should be explored. Equally important is education for visitors on where to park and how to use the shuttle system. This education should be combined with more effective identification of existing parking areas.

Non-motorized transportation is especially important in Springdale. The Town desires to emphasize walking as a special characteristic of visitors' experience in Springdale. More open areas and amenities would encourage this, as would an extension of the sidewalk throughout town. Similarly, enhancing the bicycling experience (e.g., with bicycle lanes) is sought by residents.

Serious transportation challenges cannot be avoided as Springdale grows and as Park visitation continues to increase. Springdale is in the process of developing a Master Transportation Plan now. This Master Transportation Plan will address vehicle traffic, transit, non-motorized traffic, trail connectivity and other transportation issues and should be adopted as an addendum to the General Plan.

Objectives and Implementation Strategies

The objectives and implementation strategies for the element follow on page 9.3. Objectives and implementation strategies for this element are grouped into the following categories:

- 9.1. Non-Motorized and Pedestrian
- 9.2. Motorized
- 9.3. Shuttle System
- 9.4. Parking

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.1.

Promote the development of a pedestrian-oriented town.

A pedestrian-oriented downtown benefits the Town in many ways. It reduces traffic and parking congestion downtown. It fosters more aesthetically pleasing development, as buildings and development are not oriented towards automobiles and parking. It increases the economic vitality of the downtown area as more people are able to immediately access storefronts. And it promotes a feeling of “village character”. The Town should explore opportunities to promote pedestrian travel, and discourage automobile travel, through the downtown area.

Implementation Strategies

- 9.1.1.a. Encourage and provide amenities such as plazas, gathering sites, shade and adequate buffering between the pedestrian pathway and the street.

Type: 

Department: 

- 9.1.1.b. Encourage and provide bike racks throughout Springdale, particularly in the Central Commercial zone.

Type: 

Department: 

- 9.1.1.c. Incorporate shade and rest areas or benches along SR-9 where determined appropriate.

Type: 

Department: 

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.2.

Provide a pleasant, safe path system of sufficient width and clear of obstructions or conflicts with other forms of transportation or land use.

Implementation Strategies

- 9.1.2.a. Ensure that sidewalks are kept clear of overgrown vegetation.

Type: 

Department: 

- 9.1.2.b. Regularly inspect existing sidewalks for dangerous conditions including tripping hazards, accessibility concerns, etc. and schedule such conditions for replacement in the Town Capital Improvement Plan.

Type: 

Department: 

- 9.1.2.c. Identify locations in sidewalk system where conflicts between pedestrians and other land uses or forms of transportation and initiate changes to remove or reduce conflicts.

Type: 

Department: 

- 9.1.2.d. Continue to develop the Zion Canyon Trail by seeking funding and right-of-way.

Type:  

Department:  

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.3.

Ensure sidewalks and pedestrian paths are safe, appealing and well-maintained.

The Town encourages residents and visitors to do a significant part of their daily transportation through pedestrian travel. To help promote more pedestrian travel the Town should provide a safe, appealing and well-maintained network of sidewalks and paths for pedestrians.

Implementation Strategies

- 9.1.3.a. Continue to replace deteriorated and unsafe sidewalks.

Type: 

Department: 

- 9.1.3.c. Implement features of the approved shuttle-streetscape plan to include consistent and correct color of concrete, landscaping, and replacement of street lighting where appropriate.

Type: 

Department: 

- 9.1.3.d. Retain historic stonework and incorporate into any proposed improvements to correspond with streetscaping plan as funds are sought and obtained.

Type: 

Department: 

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.4.

Promote the construction of a bicycle lane along SR-9.

SR-9 through Springdale and Zion Canyon is a popular recreational bicycle route. Also, many Town residents commute through town on bicycle. SR-9 does not have a bicycle lane, and in many places the lack of a wide shoulder makes cycling through town dangerous. The Town should work with UDOT to improve the SR-9 shoulder and develop a formal bike lane, or other designated bike corridor removed from SR-9. UDOT is currently working on a comprehensive rebuild of SR-9. The Town should actively promote facilities for cyclists as part of the SR-9 reconstruction project.

Implementation Strategies

- 9.1.4.a. Work with UDOT to utilize the existing right-of-way to create safer transit opportunities for bikes as well as pedestrians.

Type: 

Department: 

- 9.1.4.b. Seek outside funding opportunities to assist in the development of bike lanes throughout town.

Type: 

Department: 

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.5.

Provide a connecting trail system within town, along the Virgin River, and through the lower foothills with access from SR-9.

The Town is well positioned to develop a comprehensive trail system throughout the Town.

The Zion Canyon Trail is a proposed 4 mile bicycle and pedestrian path extending the entire length of town. When complete it will run from Zion National Park to Rockville. This Trail is envisioned as becoming part of the Three Rivers Trail project that extends down the Canyon and into Saint George. The first phase of the Zion Canyon Trail is complete. However, additional phases still need to be funded and constructed. The Town should continue to work toward the completion of the Zion Canyon Trail and other connecting trails.

The Town should explore options to use the Zion Canyon Trail as a starting point for an interconnecting trail system through Zion National Park, Springdale, and Rockville—and ultimately to the rest of the county.. As a first step, the Town should develop a Master Trail Plan that shows potential locations of future trails. When development is proposed on properties where the Trail Plan shows a future trail, the Town should work with the developer to obtain easements for and construction of the trail.

Implementation Strategies

9.1.5.a. Create and encourage hiking/biking paths in coordination with the Town, Three Rivers Trail project, and other involved groups.

Type: 

Department: 

9.1.5.b. Actively seek trail easements or property acquisition along the Virgin River for trail development.

Type: 

Department:  

9.1.5.c Create a Master Trail Plan for the Town that identifies the locations of future bicycle and pedestrian pathways.

Type: 

Department:  

9.1.5.d. Explore options to encourage and/or require new development to provide trails/paths that connect with existing or planned trails located adjacent to the proposed development and identified on the Master Trail Plan discussed in item (c) above.

Type: 

Department:   

Objective 9.1.5. (cont)

Provide a connecting trail system within town, along the Virgin River, and through the lower foothills with access from SR-9.

- 9.1.5.e. Develop cohesive and consistent incentives and policies to acquire easements from private property owners.

Type: 

Department:  

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.6.

Provide information and education regarding walking and biking opportunities, as well as shuttle use.

Implementation Strategies

9.1.6.a. Coordinate with the Park and businesses to provide informational signs for a unified and pleasingly recognizable signage system. Work with the Park on updating shuttle system maps and keeping them current.

Type: 

Department:  

9.1.6.b. Seek opportunities to promote walking and biking in town (e.g., National Trails Day, Bike Month, Ride Your Bike to Work Week).

Type: 

Department:  

9.1.6.c. Identify local, regional or national groups that would be willing to provide resources to promote walking and biking opportunities (e.g., American Hiking Society, SUBA).

Type: 

Department: 

9.1. Non-Motorized and Pedestrian

Goal

To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park and Rockville.

Objective 9.1.7.

Provide accessibility of path systems to persons with disabilities.

Implementation Strategies

9.1.7.a. Ensure that all new sidewalk construction meets current ADA requirements.

Type: 

Department: 

9.1.7.b. Ensure that ADA accessibility requirements are met as trails and paths are developed.

Type: 

Department: 

9.2. Motorized

Goal

To achieve a safe and efficient transportation system throughout Springdale which adequately provides for future growth.

Objective 9.2.1.

Encourage a safe and well-maintained SR-9 corridor as well as other public streets throughout Springdale.

Implementation Strategies

- 9.2.1.a. Maintain existing trees along SR-9 and encourage and plan for further shade.

Type: 

Department: 

- 9.2.1.b. Provide adequate street lighting along SR-9 for safety and visibility that meets established lighting performance standards.

Type: 

Department:   UDOT

- 9.2.1.c. Evaluate street conditions and needs and prioritize street upgrading and construction in Capital Improvement Plan.

Type: 

Department: 

- 9.2.1.d. Continue to improve and pave dedicated streets throughout town, with particular attention and detail addressing drainage on newly paved streets.

Type: 

Department: 

Objective 9.2.1. (cont)

Encourage a safe and well-maintained SR-9 corridor as well as other public streets throughout Springdale.

Implementation Strategies (cont)

- 9.2.1.e. Complete replacement of old streetlight fixtures with new fixtures that comply with the outdoor lighting ordinance, which is intended to decrease light pollution.

Type: 

Department:  UDOT

9.2. Motorized

Goal

To achieve a safe and efficient transportation system throughout Springdale which adequately provides for future growth.

Objective 9.2.2.

Preserve SR-9 corridor by ensuring that new development does not require widening of SR-9, except for a bicycle lane.

Implementation Strategies

- 9.2.2.a. Coordinate with UDOT and conduct public meetings to address state highway requirements and community needs.

Type: 

Department:  UDOT

- 9.2.2.b. Ensure that traffic demands of new development, including impact on SR-9 congestion are considered during development reviews.

Type: 

Department:  

9.2. Motorized

Goal

To achieve a safe and efficient transportation system throughout Springdale which adequately provides for future growth.

Objective 9.2.3.

Preserve slow speeds for traffic through Springdale.

Speeding vehicles create hazards for pedestrians and other motorists throughout the Town. The Town should encourage slower vehicular speeds throughout the Town to promote safety. Slower vehicular speeds also encourage pedestrian use of the sidewalks by increasing a sense of pedestrian safety.

Implementation Strategies

- 9.2.3.a. Investigate methods to reduce vehicular speed throughout the Town, including enforcement of speed limits and traffic calming devices.

Type: 

Department: 

- 9.2.3.b. Work with UDOT to reduce speed limit from 40 to 30 mph in the south end of town.

Type: 

Department:  

9.2. Motorized

Goal

To achieve a safe and efficient transportation system throughout Springdale which adequately provides for future growth.

Objective 9.2.4.

Maintain visibility at intersections, side streets, and driveways for safety.

Implementation Strategies

- 9.2.4.a. Eliminate public parking on SR-9 in potentially hazardous locations.

Type: 

Department:  UDOT

- 9.2.4.b Identify potentially dangerous intersections and restrict parking to maintain safe visibility.

Type: 

Department: 

9.2. Motorized

Goal

To achieve a safe and efficient transportation system throughout Springdale which adequately provides for future growth.

Objective 9.2.5.

Ensure motorized traffic flows as smoothly as possible, despite anticipated large increases in traffic volume.

SR-9, the main traffic artery through town, is already operating over traffic capacity. New development will generate substantial increases in traffic along the road. The Town should work with UDOT in developing a master transportation plan that addresses traffic management. The goals of the plan should be to 1) help traffic move as efficiently as possible through town, and 2) maintain SR-9 as a two-lane highway. To satisfy these two disparate goals the plan will need to pursue creative approaches to traffic management.

Implementation Strategies

- 9.2.5.a. Develop a master Transportation Plan in conjunction with UDOT, which would eliminate the need for mechanical or electric traffic control devices.

Type: 

Department:   

9.3. Shuttle System

Goal

To achieve a safe and efficient public transportation system throughout Springdale and to the rest of Washington County which adequately provides for future growth.

Objective 9.3.1.

Promote use of the shuttle system.

The Town is fortunate to have a free public shuttle system. The shuttle system is paid for and operated by the Park Service and runs from early spring to late fall. The primary objective of the shuttle is to transport people from town into the Zion National Park. However, the system also provides excellent transportation within the Town.

The Town recently co-sponsored a Rural Transit Feasibility study. This study addressed the possibility of public transportation between St. George and Springdale. The study estimates significant demand transit between Springdale and the rest of Washington County. The Town should investigate options to implement public transportation from Springdale to the rest of the County.

Implementation Strategies

- 9.3.1.a. Encourage private or public transit between St. George and Springdale.

Type: ⚡

Department: 🏛️

- 9.3.1.b. Work with other municipalities and Washington County on funding mechanisms for public transit service in all of Washington County.

Type: ⚡

Department: 🏛️



Picture 2 – Shuttle stop in the Central Commercial Zone.

9.4 Parking

Goal

To promote village atmosphere, convenience for visitors, safe pedestrian travel, and economic viability of local businesses through reduction of parking congestion and more efficient use of existing parking in the town.

Objective 9.4.1.

Provide more efficient and effective parking for visitors and local business customers that does not detract from village atmosphere or negatively impact local businesses.

Parking patterns in Springdale are characterized by distinct peak parking demand periods. These peak periods occur on busy summer days and are most pronounced on holiday weekends.

During peak periods parked vehicles line Town streets, fill parking lots, and cause considerable inconvenience for visitors and residents.

Parking congestion is most pronounced near the entrance to Zion National Park and in the center of town.

This parking congestion detracts from the small town village atmosphere in Springdale. It also negatively affects local businesses because parked cars obscure the view of storefronts and make pedestrian access to the stores more difficult.

The town should pursue strategies that allow for parking in more appropriate and efficient locations. Doing so will benefit visitors, residents, and local businesses.

Implementation Strategies

- 9.4.1.a. Conduct a town-wide parking study and prepare a parking plan that identifies future public parking needs and potential off-street public parking locations.

Type: 

Department: 

- 9.4.1.b Review and revise parking ordinance to make it more specific to the unique parking needs and development patterns of the Town.

Type: 

Department:   

- 9.4.1.c Explore creative methods for businesses to provide off-street parking, including shared parking and in-lieu parking fees.

Type: 

Department:   

Objective 9.4.1. (cont)

Provide more efficient and effective parking for visitors and local business customers that does not detract from village atmosphere or negatively impact local businesses.

- 9.4.1.d. Develop a plan for and direct RV and large vehicle parking, which may include clear and strategically placed signage.

Type: 

Department:   UDOT

- 9.4.1.e. Based on the results of the parking study discussed in 9.4.1.a., identify several locations that could be developed as municipal parking areas. Develop a funding mechanism for purchase or lease of these areas.

Type: 

Department:   

- 9.4.1.f. Develop signage to direct people to available parking areas in the town. Such signage should be consistent throughout town. Signage could include real time changeable copy signs, as allowed by ordinance.

Type: 

Department:   

- 9.4.1.g. Develop, in partnership with business owners, information campaign to educate visitors about parking in town.

Type: 

Department:   

9.4. Parking

Goal

To promote village atmosphere, convenience for visitors, safe pedestrian travel, and economic viability of local businesses through reduction of parking congestion and more efficient use of existing parking in the town.

Objective 9.4.2.

Explore and implement strategies to reduce parking demand in Springdale.

Reducing parking demand will reduce parking congestion. This will help promote the town's village atmosphere. It will also make walking and bicycling more safe and pleasant as pedestrians and cyclists will not have to compete with vehicles parked or attempting to park on the sides of roads.

Implementation Strategies

9.4.2.a. Encourage alternative modes of transportation (walking, biking, shuttle) through the Town to reduce parking demand.

Type: 

Department:   

9.4.2.b. Encourage transit from St. George/Hurricane to Springdale to reduce parking demand.

Type: 

Department:   

9.4.2.c. Encourage carpooling for local business employees to reduce parking demand.

Type: 

Department:   

General Goal/Overview

To provide a wide range of year-round cultural and recreational activities for all residents of Springdale.

Existing Conditions and Key Findings

1. Parks

Springdale has two Town parks, Springdale Town Park and the George Barker River Park.

A. Town Park

The Springdale Town Park is adjacent to the Canyon Community Center. It covers about 4.5 acres. It contains a gazebo, a ball field, 2 tennis /basketball/pickleball courts (resurfaced in 2010), 2 volleyball courts, a playground, picnic tables, and public restrooms. It is used regularly by residents and visitors. People walk dogs. Children and families play on the swings and slides. The gazebo is used for family reunions, barbeques, or public functions such as art or music fairs. People may reserve the Town Park facilities for a small fee and refundable cleaning deposit.

The Town Park also contains a community garden where residents can rent a garden plot to grow produce or flowers.

B. River Park

The George Barker River Park contains 1.25 acres of developed park and picnic facilities and approximately 15 acres of natural river corridor near the entrance to Springdale. Adjacent to the Virgin River, it contains green space, picnic tables, and public restrooms. The natural river corridor portion of the park contains a walking path along the riverbank. The park is used regularly for residents and visitors' picnics, dogs, and other activities.

In addition to the Town of Springdale parks, there are many other outdoor recreation areas nearby, including Zion National Park and Bureau of Land Management land.

2. Recreation

Many recreation opportunities exist in Springdale. Recreation is a key factor in why people decide to live in and visit the Town. Youth Activities in Zion (YAZ) is the only formally organized recreation organization in Springdale and provides recreation opportunities for children. There is no organized recreation program for adults in Springdale.

3. Arts

While widely known as a tourist community, Springdale has a growing reputation as an arts community. A visit to any of the many galleries in town will introduce a person to many of the artists who call Springdale home. While the means of expression may vary from artist to artist, the unique qualities of Zion Canyon provide inspiration for much of their work. Zion Canyon Arts and Humanities Council (Z-Arts) is a local non-profit organization that provides many opportunities for local and visiting artists to showcase their work. As the oldest and continuously successful community arts organization in Utah, Z-Arts continues to enrich many lives through the arts and humanities. Z-Arts mission is to cultivate a climate of creativity and learning for the Zion Canyon community by sponsoring events in five of following disciplines - Humanities, Literature, Film, Performing Arts and Visual Arts.

4. Community Center

The Canyon Community Center is located adjacent to the Town Hall on Lion Boulevard.

The facility includes Washington County Springdale Branch library and a community center for the Town. The community center consists of a large auditorium room and several classrooms/workrooms for use by the

community. Uses of the center include activities sponsored by the various civic and non-profit groups active in Springdale, private parties and weddings, yoga and fitness classes, conferences, meetings, lectures, and seniors' activities.

5. Trails

Hiking is one of the primary reasons many people visit Zion National Park and Springdale. While the many trails in the Park are well traveled, some trails have connections into the Town and are not as busy as trails in the Park. Efforts should be made to not only continue to link trails from the Town to the National Park, but to link the various parts of town together.

6. Festivals

Springdale hosts a number of festivals each year: the Zion Canyon Music Festival, the St. Patrick's Day Celebration, the Zion Joy to the World Festival, the Zion Canyon Earth Day Festival, and many others. These festivals add to the rich cultural and community fabric of the town.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 10.3.

Objectives and implementation strategies for this element are grouped into the following categories:

- 10.1. Park Facilities
- 10.2. Public Art
- 10.3. Arts & Recreation Program/Center

10.1. Park Facilities

Goal

To provide attractive and useable park facilities for year round use, including community green spaces and recreational areas.

Objective 10.1.1.

Ensure that park sites and equipment are safe, functional, clean, and provide handicap access.

Implementation Strategies

10.1.1.a. Continue routine maintenance at each park site.

Type: ⚡

Department: 

10.1.1.b. Identify facilities that need special maintenance such as the tennis courts, volleyball court, play structure, baseball diamond, picnic tables, gazebo, restrooms, barbecue pit, mosaic mural, green space, trails, and soccer goal nets. Develop and implement plan for special maintenance tasks.

Type: ⚡

Department:  

10.1.1.c. The Town has a Parks and Recreation Master Plan that identifies a number of needed upgrades to Town Park facilities and trails. The Town should actively implement the propose upgrades identified in the Plan.

Type: ⚡

Department:  



Picture 1 – Tennis, pickleball, and volleyball courts at the Town Park. Each has special maintenance needs that must be evaluated each year.

10. Parks, Recreation and the Arts

Objective 10.1.1. (cont)

Ensure that park sites and equipment are safe, functional, clean, and provide handicap access.

Implementation Strategies (cont)

10.1.1.d. Prepare cost estimates for proposed upgrades, prioritize upgrades and prepare schedule for implementation.

Type: 

Department:  

10.1.1.e. Implement upgrades to parks according to schedule.

Type: 

Department: 

10.1. Park Facilities

Goal

To provide attractive and useable park facilities for year round use, including community green spaces and recreational areas.

Objective 10.1.2.

Provide new recreational experiences for present and future residents.

Implementation Strategies

10.1.2.a. Continue to develop recreation assets near the Town Hall,.

Type: 

Department:   

10.1.2.b. Maintain communication with recreation oriented groups operating in the Zion Canyon area.

Type: 

Department:  

10.1.2.c. Ensure a clear and simple permit process for activities using Town properties.

Type: 

Department: 

10.1. Park Facilities

Goal

To provide attractive and useable park facilities for year round use, including community green spaces and recreational areas.

Objective 10.1.3.

Establish a comprehensive program for possible land acquisition and development of future park and recreation sites as well as expansion of existing sites.

Implementation Strategies

- 10.1.3.a. Review possible land for acquisition, evaluate acquisition opportunities, establish priorities, explore financing, and make recommendations to the Town Council.

Type: 

Department:  

10.2. Public Art

Goal

To have art in public places throughout Springdale.

Objective 10.2.1.

Encourage public art.

Springdale's reputation as an arts community is enhanced by public art in the community. Public art is predominantly sculpture that can withstand the natural elements. While not all types of art can be displayed in this manner, the fact that the Town recognizes the value of public art in its parks, meeting halls and recreation facilities demonstrates the commitment of the Town to the arts.

Implementation Strategies

- 10.2.1.a. Establish a citizen committee to identify locations for public art, evaluate appropriate types of art for each site, explore alternative approaches for commissioning or acquiring art (e.g., competitions), estimate costs, establish priorities, and make recommendations to the Town Council.

Type: 

Department:  

- 10.2.1.b. Implement plans to encourage and establish public art in accordance with citizen committee recommendations.

Type: 

Department:   



Picture 2 – The mosaic wall near the Town Park is only one example of public art projects in Town.

10.3. Arts & Recreation Program/Center

Goal

To support diverse year-round recreational and cultural programs and activities and development of public spaces to meet these needs.

Objective 10.3.1.

Support public facilities for art and recreation needs.

The Canyon Community Center is designed to accommodate a variety of events and activities. The Community Center and attached library has become a center for Town activities. The 200-seat auditorium may also be used as an exhibition space, exercise room and conference center. The room includes dividers that will allow the space to be customized for the event.

In addition to the auditorium, classroom and workshop space, areas to display the work of local artists are built into the center. Office space is also available for local non-profits such as Z-Arts!, YAZ, and the senior's program.

The Town should encourage the use of the Community Center and should actively promote exhibitions, performances, conferences, and other uses in the center.



Picture 3 – The “Zion Joy to the World” Festival sponsors many events at the Canyon Community Center during the holiday season. *Picture courtesy Timmerbon Photos.*

Implementation Strategies

10.3.1.a. Promote the use of the community center as a performance hall, exhibition space, library, headquarters for Z-Arts, YAZ and senior activities, classrooms and meeting rooms for other organizations.

Type: 

Department:  

10.3.1.b. Continue to cooperate with Washington County Library District in the management of the community center and branch library.

Type: 

Department:  

10.3.1.c. Cooperate with Dixie State University for use of the amphitheater to its fullest potential.

Type: 

Department:  

10.3.1.d. Explore research grants and other ongoing funding scenarios for programming for the Center.

Type: 

Department:  

10.3. Arts & Recreation Program/Center

Goal

To support diverse year-round recreational and cultural programs and activities and development of public spaces to meet these needs.

Objective 10.3.2.

Actively support existing and future private non-profit opportunities and other after-school and summer activities.

Implementation Strategies

10.3.2.a. Communicate any newly identified community needs, proposals for new activities, and the Town's openness to accommodating new activities to relevant groups who may provide such activities.

Type: 

Department: 

10.3.2.b. Continue to provide a clear and simple permit process for activities using Town properties.

Type: 

Department: 

General Goal

To ensure that residents and visitors can conduct their lives in a peaceable environment, with adequate protection against fire and medical emergencies.

Overview

The Town of Springdale has the responsibility of providing police services and protection. Fire protection and emergency medical services (EMS) are provided through the Rockville/Springdale Fire Protection District (R/SFPD), a separate agency. Because Springdale is such a small community, it cannot support a full array of medical services. However, a private medical clinic operates year round, with limited service in the winter months.

Existing Conditions and Key Findings

1. Public Safety

Springdale has one police chief and four full-time police officers however, the current staff is not able to provide 24 hour a day service; and the town recruits extra enforcement personnel when there are special events, demands and/or needs. While Springdale maintains a relatively peaceful demeanor, modest problems do occur from time to time. Springdale also provides public safety services to Rockville and Virgin.

2. Fire and Ambulance Service

The Fire District provides fire protection and Advanced Life Support, emergency medical treatment and ambulance transport services (EMS) that are staffed 24 hours a day. This service is available for tourists as well as residents. About 30 percent of the service's calls are associated with town residents, the remaining 70 percent is associated with area visitors. Zion National Park also has "call-out" fire and EMS capability for incidents arising in

the Park. A mutual aid agreement between the Park and the Fire District allows the Park to respond to Fire/EMS emergencies in town when the R/SFPD requests assistance.

3. Medical Clinic

A private medical clinic, staffed by a physician assistant and a nurse practitioner operates part-time, in a building located next to the Town Hall. The medical clinic also contains a limited pharmacy. Other medical services are available in Hurricane and there is a hospital in St. George.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 11.2.

Objectives and implementation strategies for this element are grouped into the following categories:

- 11.1. Law Enforcement
- 11.2. EMS and Fire
- 11.3. Health Services
- 11.4. Emergency Management

11.1. Law Enforcement

Goal

To provide law enforcement and peacekeeping services to the residents of Springdale and to ensure those services do not decline in quality or effectiveness during the tourist season.

Objective 11.1.1.

Reduce crime rate, traffic violations and other illegal infractions within the Town.

Springdale's main traffic artery is SR-9. Because this highway also doubles as the Town's main street, traffic problems are potentially even more hazardous to both residents and visitors. While many things can be done to improve the safety of residents and visitors, slowing traffic and enforcing speed limits reduces the potential for vehicle/pedestrian accidents.

Pedestrian lighting along the highway and other public streets will also add to the sense of security for the Town's residents and visitors.

Implementation Strategies

- 11.1.1.a. Establish educational and outreach programs to seek voluntary compliance with statutes and ordinances.

Type: 

Department: 

- 11.1.1.b. Support efforts to install traffic calming devices, such as the curb bulb-outs associated with the shuttle stops.

Type: 

Department:    

11. Peacekeeping, Health and Safety

Objective 11.1.1. (cont)

Reduce crime rate, traffic violations and other illegal infractions within the Town.

Implementation Strategies (cont)

11.1.1.e. Train Town staff in CPTED principles and techniques.

Type: 

Department:   

11.1.1.f. Continue installation of pedestrian oriented lights along the SR-9 corridor and other appropriate public rights-of-way.

Type: 

Department:   

11.1.1.g. Work with UDOT to reduce speed limit in the center part of Town.

Type: 

Department: 

11.1.1.h. Obtain funding (Police Impact Fee?) for police force to hire a full staff that would provide 24 hour daily service, 365 days a year and

Type: 

Department:   

11.1.1.i. Obtain funding for a new police facility with dedicated evidence storage, records storage, victim/suspect interview room that would allow the Police Officers to come into compliance with current Police policies.

Type: 

Department:   

11.1. Law Enforcement

Goal

To provide law enforcement and peacekeeping services to the residents of Springdale and to ensure those services do not decline in quality or effectiveness during the tourist season.

Objective 11.1.2.

Strengthen the law enforcement officers' relationships with the community.

The Springdale Police Department should seek ways to strengthen its relationship with local residents. While the department generally enjoys a good relationship with residents, some things can be done to ensure that local residents know and trust their police officers.

Currently the Springdale Police Department assists the elementary school with drug awareness, crime prevention and other educational programs. These activities should be expanded as is possible.

The Town often has public events occurring during the tourist season (e.g. St. Patrick's Day parade and festival, 4th of July celebrations, etc.). The Springdale Police Department should play a prominent role in the planning and implementation of these events.

Implementation Strategies

- 11.1.2.a. Consider utilizing foot patrol during the tourist season.

Type: 

Department: 

- 11.1.2.b. Participate and be present at community events, as necessary.

Type: 

Department: 

- 11.1.2.c. Continue and encourage more participation with Springdale Elementary, local Boy and Girl Scout groups and other organizations, through patrol awareness education and other educational presentations.

Type: 

Department: 

11.1. Law Enforcement

Goal

To provide law enforcement and peacekeeping services to the residents of Springdale and to ensure those services do not decline in quality or effectiveness during the tourist season.

Objective 11.1.3.

Actively prevent drug use and drug-related crimes.

Drugs are an ever-present issue for municipalities. Efforts to reduce drug-related crimes and drug use should be a high priority for local businesses, the Town and the Police Department.

Currently the Town supports drug awareness programs at the elementary school. This support should be expanded as is possible. The drug-free zone around the school should be strictly enforced to reduce drug use among the Town's youth.

Many business are currently using drug screening to assist in employee selection. The Town should support these efforts through appropriate means.

Implementation Strategies

- 11.1.3.a. Continue designation and enforcement of drug-free zones near Springdale Elementary in accordance with state statutes.

Type: 

Department:  

- 11.1.3.b. Enforce drug laws and promote a drug free environment throughout the Town.

Type: 

Department:  

- 11.1.3.c. Encourage drug awareness presentations within Springdale Elementary.

Type: 

Department:  

- 11.1.3.d. Encourage local business to establish drug-free work places within the Town.

Type: 

Department:   ZCVB

11. Peacekeeping, Health and Safety

11.1. Law Enforcement

Goal

To provide law enforcement and peacekeeping services to the residents of Springdale and to ensure those services do not decline in quality or effectiveness during the tourist season.

Objective 11.1.4.

Improve community safety.

It is important that Springdale be perceived as a safe community. Such a perception is an important influence on others' decisions to visit or move to our community. Because Springdale's local economy is so heavily focused on tourist visits, Springdale must take every available opportunity to be perceived as a safe community. These safety efforts should include: police, fire and EMS staffing and training, neighborhood watch, and appropriate Town ordinances.

The Town currently runs a small animal shelter to handle animal related issues. Currently, the shelter is staffed by the Springdale Police Department. As Springdale continues to grow, the need for an animal shelter will grow.

Implementation Strategies

11.1.4.a. Continue to support and staff the animal shelter in Springdale.

Type: 

Department:  

11.1.4.c. Establish and maintain a Neighborhood Watch program, including signage throughout the Town.

Type: 

Department:  

11.1.4.d. Ensure ordinances support and aid law enforcement and safety.

Type: 

Department:  

11.1.4.e. Ensure that police staffing is sufficient to ensure effective law enforcement during the tourist season. Investigate instituting a reserve program and using volunteers for community policing.

Type: 

Department:   

11.2. EMS and Fire

Goal

To provide excellent emergency medical services and fire protection.

Objective 11.2.1.

Provide clear property identification and dependable vehicular access and circulation in all new developments so police, fire and EMS personnel can respond to calls as quickly as possible.

Proposed commercial and residential developments are reviewed by the Fire Marshal to ensure that adequate vehicular access and circulation is being provided. During development reviews, the Town should consider the Fire Marshal's report and recommendations, thus ensuring the needs of the Fire District are considered during development reviews.

The State Fire Code requires marking new commercial and residential buildings so emergency personnel can respond to emergencies. The Town Building Inspector should ensure that addresses are properly marked both during construction and before a certificate of occupancy is posted.

Implementation Strategies

11.2.1.a. Ensure dependable vehicular access and circulation when new construction proposals are reviewed and submitted.

Type: 

Department:   

11.2.1.b. Ensure that street signs in new developments are installed per Town specifications prior to construction of structures.

Type: 

Department: 

11.2.1.c. Require and ensure that all residential and commercial buildings have addresses that are clearly visible from the street both during construction and after occupancy.

Type: 

Department:   

11.2. EMS and Fire

Goal

To provide excellent emergency medical services and fire protection.

Objective 11.2.2.

Continue to support and work with the Rockville/Springdale Fire Protection District to ensure that EMS, ambulance and fire services sufficiently cover future growth needs.

Fire and EMS services are funded through stand-by fees, user fees, and property taxes assessed on property in Rockville and Springdale. The fees are designed to be higher for commercial uses that have a higher potential for fire related emergencies. Additionally, the Town currently dedicates a portion of its tourist generated tax revenue to the Fire District on an annual basis. This funding contribution by the Town serves to mitigate the financial impact on town residents by reducing Fire District stand-by fees. This funding not guaranteed into the future.

Future growth in Zion Canyon, particularly in the number of hotel/motel rooms will require the Fire District to continually evaluate staffing, equipment, and training to ensure that it's services meet the needs of the community

The Town should encourage, and assist as appropriate, the Fire District to seek possible alternative EMS and fire funding sources, including federal and state money and public/private partnerships.

Implementation Strategies

11.2.2.a. Ensure ordinances support and aid emergency services.

Type: 

Department:   

11.2.2.b. Continue to show support for the ambulance service.

Type: 

Department:  

11.2.2.c. Support fire suppression sprinkler systems in buildings and structures at high fire risk, especially those in the foothills, large buildings, and commercial structures.

Type: 

Department:   

11.2.2.d. Encourage a partnership with the Fire District to seek funding sources to cover EMS and fire needs associated with future growth, including the purchase of a ladder truck.

Type: 

Department:   

11. Peacekeeping, Health and Safety

Objective 11.2.2. (cont)

Continue to support and work with the Springdale/Rockville Fire Protection District to ensure that EMS, ambulance and fire services sufficiently cover future growth needs.

Implementation Strategies (cont)

- 11.2.2.e Encourage a continued partnership with the NPS for training, resources and service sharing.

Type: 

Department:   

- 11.2.2.e Encourage a continued partnership with the NPS for training, resources and service sharing.

Type: 

Department:   

11.3. Health Services

Goal

To support private provision of health care services.

Objective 11.3.1.

Maintain current level of medical services.

Medical services in town are currently provided by the Zion Canyon Medical Clinic. The facility is located adjacent to the Town offices on Lion Boulevard. The Town allows the clinic to operate on its land, rent free. The Town and Lions Club also facilitated transfer of ownership of the clinic building to the medical practitioners.

Although the Town supports medical services, it does not currently directly operate or sponsor the provision of medical services, nor does it intend to in the future. However, the Town should identify ways to support the existing medical facilities and to promote expanded medical services and facilities. These efforts should focus on promoting an environment in which private medical service providers can successfully operate.

Implementation Strategies

- 11.3.1.a. Support existing medical services and identify opportunities to support expanded private medical services.

Type: 

Department:  

- 11.3.1.b. Encourage full-time medical and dental providers to provide year-round service in Town as the town continues to grow and demographics change.

Type: 

Department:  



Picture 1 – Zion Canyon Medical Clinic building located adjacent to Town Hall on Lion Boulevard.

11.3. Health Services

Goal

To support private provision of health care services.

Objective 11.3.2.

Explore options for expanded medical services.

As Springdale continues to grow, the need for expanded medical services will grow as well. Future residents and visitors may require more services than presently available.

To facilitate more medical services, the Town may want to consider building a medical facility that could be leased to one or more physicians. Lease rates for such a facility must be structured to cover applicable bonding and operation and maintenance costs.

Implementation Strategies

11.3.2.a. Consider the construction of a medical services building for lease to physicians or other medical providers.

Type: 

Department:    

11.3.2.b. Actively seek opportunities to bring expanded or enhanced medical services to Zion Canyon.

Type: 

Department:   ZC Medical Clinic

11.3.2.c. Work with medical service facilities in other municipalities to bring expanded or enhanced medical services to Zion Canyon.

Type: 

Department:   ZC Medical Clinic

11.4. Emergency Management

Goal

To plan and prepare for major emergency events in the Town.

Objective 11.4.1.

Prepare for potential emergencies within the Town.

The unique location of the Town presents risks from natural disasters, including flooding, fire, earthquakes and landslides. The Town has an **Emergency Management Plan** that details responses for various emergencies and natural disasters. This plan is currently being revised and updated.

Implementation Strategies

- 11.4.1.a. Prepare for emergency response as outlined in the Emergency Management Plan.

Type: 

Department:   

- 11.4.1.b. Conduct necessary training to ensure that Town Staff is ready to implement emergency management procedures.

Type: 

Department:   

- 11.4.1.c. Coordinate emergency preparedness and emergency response actions with Zion National Park, the Town or Rockville, the Rockville/Springdale Fire Protection District, and the CERT.

Type: 

Department:   

- 11.4.1.d. Create a plan for communication and public awareness in the event of an emergency using text messaging, reverse 911, etc.

Type: 

Department:   

General Goal

To promote policies and practices for new development and town operations that encourage the conservation and the use of renewable resources.

Overview

The Town of Springdale has been a leader in Washington County in adopting and promoting practices that reduce our dependence on and consumption of natural resources. When used in this context, “sustainability” means employing strategies that will help preserve limited natural resources for future generations. The Town Council, Planning Commission, and most town residents strongly support the use of renewable energy, conservation, recycling, community gardening, alternative forms of transportation, and other strategies that reduce consumption of natural resources. The town desires to outline a plan for future sustainability programs and practices, as detailed in the goals, objectives, and strategies of this chapter. The town is committed to continuously improving and revising ordinances and strategies as new technology presents new solutions.

Existing Conditions and Key Findings

1. Renewable Energy

The town is a leader in producing and consuming renewable energy. The town currently has a number of solar photovoltaic arrays located on water tanks, at the ball field, and at the sewer lagoons. The town continually looks for opportunities to add additional solar capacity. The total capacity of the Town’s existing solar arrays is 94.6kW. The town also purchases approximately 128,400 kWh of power each year through Rocky Mountain Power’s Blue Skies program, which offers consumers the option to purchase power generated from renewable sources. The town is an EPA Green

Energy certified municipality, and a Rocky Mountain Power Blue Skies partner. The town is continuing to explore ways to implement renewable energy production.

The Town also encourages its residents and businesses to install solar arrays. Currently there is approximately 73.4kW of solar generating capacity at private properties throughout town.

2. Alternative Transportation

The Town promotes walking, bicycling, and transit as alternative modes of transportation. The town is currently constructing a walking and bicycling path that will ultimately extend through the length of town. The town’s land use ordinances encourage development that is pedestrian oriented. The town also enjoys the Zion Canyon Shuttle, a free transit service operating in Springdale provided by Zion National Park.

3. Green Building Practices

Several recent private developments have included “green” building practices in their construction. The town wants to encourage future building projects to implement green building techniques and technology.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 12.2.

Objectives and implementation strategies for this element are grouped into the following categories:

- 12.1. Sustainable Buildings
- 12.2. Sustainable Transportation
- 12.3. Sustainable Food Production

12.1. Sustainable Buildings

Goal

To encourage buildings in Springdale, new and old, to be constructed or retrofitted in a manner that reduces consumption of energy and natural resources.

Objective 12.1.1.

Encourage energy efficiency in buildings.

Buildings consume a tremendous amount of energy. Simple changes in the design, construction, and operation of buildings can result in big reductions in energy consumption. The town should encourage all new buildings to be designed and built to high standards of energy efficiency. The town should also encourage retrofitting of old buildings to increase their energy efficiency.

The town should use a mix of regulation and incentives to encourage energy efficiency.

Implementation Strategies

- 12.1.1.a. Reward owners and developers of buildings which use materials with above average insulating capacity, such as energy efficient windows, high R value insulation, insulated concrete forms (ICF), or natural building materials (straw bale, adobe, etc).

Type: 

Department:   

- 12.1.1.b. Promote efficient means of cooling and heating, such as geothermal heating/cooling.

Type: 

Department:   

- 12.1.1.c. Where appropriate, make allowances for solar energy installations on residential and commercial buildings that comply with existing ordinances and design regulations and do not impact neighboring properties.

Type: 

Department:   

Objective 12.1.1. (cont)

Encourage energy efficiency in buildings.

- 12.1.1.d. Encourage the installation of energy efficient appliances such as on-demand hot water heaters, solar water heaters, Energy Star appliances, etc..

Type: 

Department:   

- 12.1.1.e. Provide incentives for developers and home owners who design and construct carbon neutral buildings.

Type: 

Department:   

- 12.1.1.f. Develop incentives for developers who construct buildings that meet LEED or other similar green building standards.

Type: 

Department:   

12.1. Sustainable Buildings

Goal

To encourage buildings in Springdale, new and old, to be constructed or retrofitted in a manner that reduces consumption of energy and natural resources.

Objective 12.1.2.

Promote sustainable building practices in the construction of new buildings and retrofitting of older buildings.

Sustainable building practices reduce the amount of energy and natural resources that are required to construct a building. The town should adopt policies that encourage sustainable building practices for all new development and remodeling. The town should also use sustainable building practices in the construction of all new municipal buildings and facilities.

Implementation Strategies

- 12.1.2.a. Remove regulatory obstacles for Green Construction, including the use of natural buildings techniques such as straw bale, adobe, insulated concrete form (ICF) and earth bag construction.

Type: 

Department:   

- 12.1.2.b. Encourage the use of “green” building materials, such as recycled materials, harvest wood, cementitious siding and others.

Type: 

Department:   

12.1. Sustainable Buildings

Goal

To encourage buildings in Springdale, new and old, to be constructed or retrofitted in a manner that reduces consumption of energy and natural resources.

Objective 12.1.3.

Promote water efficient development.

Water is a scarce resource in the arid southern Utah climate. As development and growth continue to occur, demand for water will increase. New development should be designed and constructed to conserve as much water as possible.

Implementation Strategies

- 12.1.3.a. Promote rain harvesting for irrigation of landscapes and gardens.

Type: 

Department:   

- 12.1.3.b. Encourage low-flow toilets and showers, high efficiency washers and dishwashers, and other water saving appliances. Educate developers and home owners about potential utility company rebates and incentives for such appliances.

Type: 

Department:   

- 12.1.3.c. Monitor irrigation water usage through the use of meters. Establish limits for irrigation water use and penalties if limits are exceeded.

Type: 

Department:   SWAB

Objective 12.1.3. (cont)

Promote water efficient development.

Water is a scarce resource in the arid southern Utah climate. As development and growth continue to occur, demand for water will increase. New development should be designed and constructed to conserve as much water as possible.

- 12.1.3.e. Encourage native, drought tolerant plants for landscape design.

Type: 

Department:   

12.2. Sustainable Transportation

Goal

To create options for transportation within Springdale and to other areas in the region that reduce dependence on fossil fuels and other limited natural resources.

Objective 12.2.1.

Encourage non-motorized transportation in Springdale and Zion Canyon.

Because of its compact size and layout, Springdale lends itself well to walking and bicycling as alternative forms of transportation. Most destinations in the town are within walking or biking distance of many of the residences and businesses.

The town should encourage residents and tourists to use walking and biking as the primary mode of transportation. Doing so will result in many benefits: reduced dependence on fossil fuels, improved air quality, safer streets with less traffic, and reduced parking demand in the town.

Implementation Strategies

12.2.1.a. Complete the Zion Canyon Trail through the length of town.

Type: [Icon: Money] Department: [Icon: Court] [Icon: Compass] [Icon: House]

12.2.1.b. Complete the sidewalks along SR-9 through the length of town, and require sidewalks on new and existing streets where appropriate.

Type: [Icon: Money] Department: [Icon: Court] [Icon: Compass] [Icon: House] [Icon: Hammer]

12.2.1.c. Encourage property owners to plant shade trees along sidewalks to provide a shaded place for pedestrians to walk.

Type: [Icon: Lightning] Department: [Icon: Court] [Icon: PC] [Icon: House]

12.2.1.d. Complete a Master Trails Plan showing trail connections to the Zion Canyon Trail and other destinations throughout the town.

Type: [Icon: Lightning] Department: [Icon: Court] [Icon: PC] [Icon: House]

12.2. Sustainable Transportation

Goal

To create options for transportation within Springdale and to other areas in the region that reduce dependence on fossil fuels and other limited natural resources.

Objective 12.2.2.

Encourage more efficient use of motorized transportation.

Not all destinations in town can be reached through walking or bicycling. Also, travel outside of Springdale to other areas of the region requires motorized travel. The town should encourage the most efficient use of motorized travel possible.

Implementation Strategies

12.2.2.a. Encourage locals and visitors to use the free Zion Canyon Shuttle instead of private automobiles for transportation in the town.

Type: 

Department:  

12.2.2.b. Encourage employees of businesses to carpool to work.

Type: 

Department:   

12.2.2.c. Encourage transit service between Springdale and St. George / Hurricane.

Type: 

Department:   

12.2.2.d. Enforce the Town’s anti-idling policy, which limits idling of vehicle engines, for example tour buses at hotel parking lots and vehicles waiting at the Park entrance station.

Type: 

Department:   

12.3 Sustainable Food Production

Goal

To encourage local and sustainable production of food in Springdale.

Objective 12.1.3.

Identify and promote opportunities for locally grown and sustainably produced food.

Locally produced food can save tremendous amounts of energy. Locally produced food can also lead to healthier eating habits. By encouraging sustainable practices for locally produced food, Springdale can reduce energy consumption and promote healthier lifestyles.

Implementation Strategies

- 12.3.1.a. Promote rain harvesting for irrigation of landscapes and gardens.

Type: 

Department:   

- 12.3.1.b. Continue to support seasonal farmers markets.

Type: 

Department:   

- 12.3.1.c. Continue to support the Zion Harvest community garden, and investigate other opportunities for community gardening.

Type: 

Department:  SWAB

- 12.3.1.d. Revise ordinances as necessary to simplify the approval process for the keeping of farm animals and fowl in appropriate areas of the town.

Type: 

Department:   

General Goal

To establish a vision for the type, location, and density of future growth and development in the town.

Overview

The Town of Springdale has a unique village atmosphere and character. The town is characterized by low density residential development in the foothills, agricultural and pastoral uses intermixed with residential development on the canyon floor, and pockets of commercial development—mainly tourists related services—distributed throughout. Large expanses of natural open space surround the town. Residents and visitors alike appreciate the small town feel and rural charm in the town.

However, much of the open and agricultural land in the town has development potential and development rights under the current land use ordinance. The town recognizes that these areas will likely be developed at some point in the future. Further, existing developed properties will be redeveloped as current structures become obsolete or need to be upgraded.

The Future Land Use Map established by this chapter is intended to be a guide for new development and redevelopment. The Map establishes a vision for future development that, if achieved, will preserve the village character and small town feel in Springdale.

The Future Land Use Map is attached to this General Plan and is hereby incorporated into the General Plan document.

Existing Conditions and Key Findings

1. Mixture of Land Uses on SR-9

The town currently has a mix of land uses on SR-9, the town's main street. Agricultural and residential uses are intermixed with commercial uses along SR-9. This mixing of land uses is a key component of the town's village atmosphere. The town has consistently taken steps to avoid being developed as a commercial strip, with commercial uses lining SR-9 from one end of town to the other. This commercial strip type of development detracts from the village atmosphere, makes pedestrian and bicycle travel on SR-9 more difficult, and is not consistent with the vision of future development supported by the community. A mixture of uses on SR-9 should be maintained.

2. Low Density Residential Development in the Foothills

The foothills above SR-9 are characterized by steep slopes, fragile vegetation, and dramatic viewsheds. These areas are currently developed with low density residential development. This pattern of development should be continued in the foothills to protect sensitive resources.

3. Pockets of Intense Commercial and Higher Density Residential on Valley Floor

The town has several nodes of commercial activity distributed throughout the valley floor. The largest of these is near the Springdale Elementary school. Other significant commercial nodes are found near the south entrance to Zion National Park, near the LDS church, and at the south end of town. These commercial areas provide primarily tourist related goods and services.

The town also has pockets of relatively higher density residential development (compared to the low density residential development in the rest of town):

- Sol Town (10.1 units/acre)
- Red Hawk Apartments (9.7 units/acre)
- Zion Shadows (4.3 units/acre)
- Winderland / Foothill Lane (2.8 units/acre)
- Elm Street (2.8 units/acre)
- Welch / Manzanita Lane (2.6 units / acre)
- Canyon View (2.1 units/acre)
- Red Hawk Homes (2.1 units /acre)
- Stone Mountain (2.1 units/acre)

Components of the Future Land Use Map

The Future Land Use Map establishes a vision of future growth and development in the town. The Map assigns all land in Springdale to one of nine land use designations. The nine designations are:

1. Federal Lands.
2. Conservation.
3. Conservation Residential.
4. Agriculture.
5. Agriculture Residential.
6. Transition Residential.
7. Mixed Use.
8. Commercial Core.
9. Civic.

Each of these designations allows a range of land uses. When considering development proposals, zone changes, conditional use permits, variances, and other land use approvals, the town should make sure the proposal is

consistent with the land use designation of the subject property.

These designations are separate and distinct from the underlying zoning on the property. The underlying zoning establishes the legal requirements for development on the property. The land use designation should be a guide to the types of land uses allowed on the site.

Several different zoning designations could be harmonious with a single land use designation on the map. For example, both the Valley Residential and Village Commercial zones could be compatible with the “Mixed Use” designation, depending on the type of development proposed. Thus, when considering zone changes requests or other development proposals, the town should consider the specifics of the proposal to determine whether or not the proposal complies with the land use designation. The use of Development Agreements may be helpful, or even necessary, in making sure development approvals are compatible with the Future Land Use map.

The land use designations on the Future Land Use map are specifically described below.

General Plan Land Use Designations

Federal Lands

These are areas within the Springdale Municipal Boundaries under the jurisdiction of the National Park Service or the Bureau of Land Management. As these areas are under federal ownership and management, the town does not plan new growth here. The town supports the mission of federal land management in these areas: preserving the natural resources for future generations to enjoy. The Town should look for opportunities to partner with federal land managers to improve and enhance the public’s enjoyment of these areas. This could mean working to strengthen conservation policies, creating new

recreational amenities (e.g. hiking trails) where appropriate, and ensuring a seamless transition in the visitor's experience between federal lands and other areas of the town.

Suggested Uses: Open space.

Conservation

These are areas of high natural resource value. These areas could include steep slopes, important viewsheds and other visually important areas, wetlands and riparian areas, wildlife corridors, and other areas of high resource value. Conservation areas should be minimally developed. Development that does occur should be designed such that it does not impair the resource value of the area. Public access to conservation areas may be appropriate, and should be accomplished through pedestrian trails.

Suggested Uses: Open space, very low density residential (single family: 1 unit per 5 acre).

Conservation Residential

These are areas with natural resource value, but also containing existing or planned low-density residential uses. These areas should continue to be developed as low-density, single family residential areas. Residential development in these areas should seek to preserve as much of the natural resource value of the property as possible. For example, properties should be landscaped with drought tolerant native vegetation, should not have perimeter fencing, and should be designed to complement and blend with the natural surroundings in appearance. In new subdivisions, clustering of homes to preserve large amounts of contiguous open space is encouraged. Clustering may require the Planned Development Overlay zone.

Suggested Uses: Open space, very low density residential (single family: 1 unit per 2 to 5 acres).

Agriculture

These are areas of historic and continuing agriculture as the primary use. Orchards, pastures, and fields are characteristic of this area. These areas should continue to have agriculture as the primary use. Other uses accessory to or supporting agriculture may also be developed.

Suggested Uses: Open space, agriculture.

Agricultural Residential

These are areas of historic and continuing agricultural use, with integrated residential uses. These areas may feature single family residences surrounded by large fields, pastures, and orchards. Farm animals such as horses, cows, and goats are found in this area and should continue to be allowed. This area should continue to be a mix of residential uses and agricultural uses. Gardens and orchards are encouraged at individual residences. This area should help maintain the rural and agrarian feel of the community, especially along SR-9.

Suggested Uses: Open space, agriculture, low density residential (single family: 1 unit per 0.75 acre; and duplex: 2 units per 0.75 acre).

Transition Residential

This area features primarily residential uses on smaller lots. The area is a transition between the low-density conservation or agricultural areas and the more intensely developed Commercial Core and Mixed Use areas. These areas should continue to be primarily residential uses on smaller lots. Pocket neighborhoods and multi-family housing can be appropriate in this area. The use of the Moderate Income Housing Development overlay zone can be used to provide moderate-income and employee housing. Limited agricultural uses which do not create a nuisance on surrounding properties may be appropriate.

Suggested Uses: Low to medium density residential (single family: 1 unit per 0.5 acre; duplex: 2 units per 0.5 acre; multi-

family: 6 units per acre; pocket neighborhoods), limited agriculture.

Mixed Use

These are areas of mixed residential and commercial uses. The mixing of uses should help promote the town's village atmosphere and small town feel. Higher density residential uses (including multi-family uses) are appropriate in this area, as well as small-scale commercial development. Both residential and commercial uses may be accompanied by incidental and limited agricultural uses. The combination of residential and commercial units in a single building or development is particularly encouraged. Moderate-income and employee housing is encouraged. While allowing higher density residential and commercial uses, this area should still seek to preserve open space where appropriate. Doing so will help promote the town's small town feel and rural village atmosphere.

Suggested Uses: Medium density residential (single family: 1 unit per 0.5 acre; duplex: 2 units per 0.5 acre; multi-family: 8 units per acre; pocket neighborhoods), retail, restaurant, light transient lodging (10 rooms per acre), public parking, limited agriculture.

Commercial Core

This is the town's center for commercial activity. This area has the most intense development in the town. It features a wide array of commercial uses mixed with higher density residential uses. Development in this area should promote village scale by promoting pedestrian travel, incorporating the town's streetscape design into the development, and using architecture and site design that is consistent with and complementary to the town's historic development and "in the Park" feel. Open space, while not a primary objective of this area, should be preserved where feasible and appropriate, especially along the Virgin River. Moderate-income and employee housing is encouraged.

Suggested Uses: Medium density residential (single family: 1 unit per 0.25

acre; duplex: 2 units per 0.25acre; multi-family: 10 units per acre; pocket neighborhoods), retail, restaurant, transient lodging (12 rooms per acre), resort, public parking.

Civic

This area houses the town's municipal and cultural centers. The Town Offices, Canyon Community Center, Library, Medical Clinic, OC Tanner Amphitheater, and Town Park are all in this area. Future development in this area should fill one of the following three purposes: 1) promotion of cultural events and the arts, 2) expansion of public recreational facilities, 3) provision of essential municipal services. Development in this area should have a park-like feel, with emphasis on landscaped and shaded areas to promote outdoor gathering.

Suggested Uses: Open space, public assembly, cultural activities and cultural facilities, facilities designed to promote the arts, recreational facilities, medical offices, government offices, utility infrastructure, public and private schools, public parking.

Objectives and Implementation Strategies

The objective and implementation strategies for this element follow on page 13.5. Objectives and implementation strategies for this element are grouped into the following categories:

13.1. Future Land Use Map

13.1. Future Land Use Map

Goal

To ensure new development and redevelopment of property maintains and promotes the town’s village character and small town feel.

Objective 13.1.1.

Ensure new development and redevelopment in the town is consistent with the Future Land Use Map.

The General Plan Future Land Use Map should guide decisions regarding new development in the town. The map should be used to help developers understand what types of development are appropriate on different properties. By referencing the map in development discussions, the town can help ensure a consistent and community supported pattern of growth is achieved.

The town recognizes that the General Plan, and associated Future Land Use Map, is an advisory tool, the impact of which is determined by land use ordinances. Therefore, not every land use decision can be based on the Future Land Use Map. For example, a property owner requesting a Design/Development Review approval will be subject to the existing land use regulations applicable to that property, regardless of the direction given by the Future Land use Map. However, the town can still use the map as a tool to influence developers regarding what type of development the town considers appropriate on a piece of property.

In other cases, a decision can and should be based on conformance with the Future Land Use Map. When considering zone change requests, variances, conditional use permits, and other such requests the town should consider whether or not the request conforms to the Future Land Use Map. If the request does not conform it should be denied.

Implementation Strategies

13.1.1.a. Approve zone change requests, ordinance amendments, variances, and conditional use permits only if they conform to the Future Land Use Map, as well as all other established review criteria.

Type: 

Department:   

13.1.1.b. Use the Future Land Use Map as a guide to help developers design and construct appropriate land uses on their properties.

Type: 

Department:   

13.1.1.c. Make sure all town funded projects and developments are in strict conformance with the Future Land Use Map.

Type: 

Department:    

13. Future Land Use Map

Objective 13.1.1. (cont)

Ensure new development and redevelopment in the town is consistent with the Future Land Use Map.

13.1.1.d. Consider using development agreements to ensure development approvals conform to the Future Land Use Map.

Type: 

Department:    

Overview

The General Plan should be used regularly and should result in changes in the way the Town manages future growth and development and fulfills the vision embodied in the Plan. The Plan presents a blueprint for action that provides direction and assists decision-makers over the next 20 years. The intent is to fulfill the goals, objectives and strategies that are the result of this effort.

How to Use the Plan

The Plan is intended to be used on a continual basis as public and private decisions are made concerning development, redevelopment, capital improvement and other matters affecting the Town's environment – both built and natural. The following is a summary.

1. Objectives and Strategies

Each goal in the plan is supported by one or more objectives. Reaching the objectives will ultimately lead to the achieving of the goal. Each objective has one or more implementation strategies that detail how the objective may be reached. It is not necessarily true that each and every strategy must be completed before the objective is reached, nor is it reasonable to assume that every possible strategy to implement a certain objective has been stated. As strategies and objectives are achieved, it should be noted in the plan when and how they were accomplished. As new objectives or strategies are defined, they should be added when the plan is reviewed and updated.

Each implementation strategy has certain implications. These include policy/legislative, capital/budget and action/program implications. The implications of each strategy are listed in the elements of the plan. Also included for each strategy is the person, department or organization primarily responsible for accomplishment of the strategy. These notations will be invaluable in using the plan.

2. Annual Budget

Individual Town departments, administrators and the Town Council should review the goals, objectives and strategies during preparation of the Town's annual budget to ensure the budget is consistent with the directives in the Plan. Many strategies can be implemented this way.

3. Development Approvals

Approvals of development proposals, including rezonings, subdivision plats and conditional use permits should reflect the respective objectives of the General Plan. In fact, the zoning ordinance should be updated in response to regulatory strategies presented in the Plan.

4. Capital Improvement Plans

Annual and 5-year capital improvement plans should be prepared consistent with the General Plan's recommendations on infrastructure (water, sewer and roads). Improvements that are not reflected in the Plan may not be consistent with the land use recommendations, goals and objectives presented in the Plan and should be implemented only after careful consideration of future land use impacts.

5. Private Development Decisions

Property owners and developers should consider the objectives and strategies presented in the Plan in their own land planning and investment decisions. Public decision-makers will be using the General Plan as a guide in their development-related deliberations, such as amending zoning and evaluating subdivision proposals. Decisions by property owners and developers should be consistent with the Plan's recommendations.

Moving the Plan Forward

The General Plan is intended to provide central and ongoing guidance for all aspects of the governance of the Town. To ensure its continuing use, the following actions should be implemented:

- A status report on progress on selected general plan initiatives be included as an agenda item in every Town Council meeting.
- The Planning Commission will continually identify ordinances that should be revised to promote the goals and objectives of the plan, assign a Commissioner to coordinate the work on the revision, and work to complete the proposed revision in an expeditious manner.
- Town staff, elected and appointed officials should examine the General Plan as part of their analysis of all land use applications and in their analysis should include comments about the application's conformance or non-conformance with the goals and objectives of the Plan, recognizing that the ordinances will ultimately govern land use decisions.
- Each Planning Commission and Town Council agenda should set aside time to discuss the implementation and status of the General Plan.
- The Town Council and the Planning Commission should meet quarterly and

annually to decide General Plan priorities for the upcoming quarter/year.

Updating the Plan

The General Plan is meant to be a flexible, living document that is constantly used and when necessary, updated to reflect changing conditions and local priorities. The following actions are recommended:

1. The Plan should be reviewed on an annual basis. This could occur as part of the implementation process described above as well as during the annual budget process.
2. Every five years, the Town should initiate a major Plan review and update the Plan as necessary.
3. The Town should conduct a town-wide survey at least every five years. The survey should help residents express opinions regarding the current state of the town as well as their vision for the town's future.

Priorities

The Planning Commission and Town Council have identified nine areas that should receive the highest priority for implementation. These areas were felt to be of such importance that to not address them would dramatically alter aspects of the Town in ways that could not be recovered or corrected. The following is a list (in no particular order) of those priorities. Discussion on each priority includes statements on why each was selected as a priority. Certain selected strategies were identified as being the most important for the priority. These selected strategies are included in a summary table that follows the priorities.

It should be pointed out that implementation of some of these priorities will have capital or budget implications that must be considered, e.g., enforcement, sewer, streetscape.

1. Enforcement of Building Ordinances and Planning Decisions / Building Appearance Ordinances

The Town should strive to maintain a pleasing visual appearance. To this end, the Town needs to ensure that property developers adhere completely to plans approved in the development review process. Additionally, the Town needs to make sure the ordinances regulating building design and appearance are clear and enforceable. Necessary actions include:

- Provide adequate staffing. Ensuring adherence may require additional Town staff
- Investigate possible corrective measures to bring properties into compliance with approved plans
- Adequately train inspection personnel to understand building appearance and design ordinances
- Clearly communicate conditions of approval to applicant/developer
- Consider mass and volume in building size

2. Pedestrian Oriented Streetscape

A streetscape that is focused and oriented on the pedestrian provides amenities for pedestrians to use, linkages to other forms of transportation and limits conflict between pedestrians and vehicles. While sidewalk issues are often the most discussed streetscape feature, and a complete sidewalk system is vital to the health of the community, the following issues are also very important and need consideration:

- Pedestrian lighting
- Amenities such as benches, fountains, bike racks
- Ability to window-shop downtown retailers
- Linkages to trails and bike paths
- Conflict reduction between the various forms of transportation
- A sidewalk that runs the length of town on both sides of the street.

3. Parking Traffic and Transit

Currently there are problems with public parking and traffic congestion in Springdale, particularly during the peak tourist season when shuttle riders and other visitors park their cars along SR-9. More pressing is the fact that traffic and parking problems are sure to increase as both development in Town and Park visitation increase. The Town should prepare and implement plans that will alleviate congestion and provide adequate parking while protecting the unique history and village scale of Springdale. Key elements of these plans should be:

- Adequate unobtrusive, off-street parking
- Support for the Springdale and Zion Park shuttle loops
- Identification of additional public parking locations
- Adequate signage for public parking locations
- Identification of areas along SR-9 where parking is hazardous and should be eliminated
- Maintenance of roadways
- Impacts of development on streets
- Development of public transit from St. George to Springdale

4. Virgin River Protection

The Virgin River is a crucial natural asset for Springdale, yet the Town has no comprehensive analysis or plan for preserving not only the present flow and quality of the river, but the habitat of the river corridor. This analysis and plan is especially important in light of continuing development alongside and indeed reaching into the river. Because development pressure will only increase through time, the Town needs to do the following:

- Complete, with the assistance of professional engineers and hydrologists, an analysis of the Virgin River's status, the challenges facing it, and recommendations to preserve flow and quality of the river corridor
- Develop and implement a comprehensive Virgin River Plan that addresses impacts of development on the river
- Identify and create strategies to protect wildlife corridors which run along or intersect with the river

5. Lodging Establishments that are Compatible with Village Atmosphere and Scale

Springdale's unique location, character, and position as a gateway to Zion National Park create an increasing demand for Tourist accommodations, specifically lodging establishments. The General Plan emphasizes the goal to preserve the Town's small town character and village scale. To preserve the character of the town, smaller scale "boutique hotels" should be encouraged. Smaller hotels, inns and bed and breakfasts will do a better job of promoting and preserving a small town character and feel than larger lodging establishments.

- Review potential strategies to reduce the maximum number of lodging units allowed at a hotel property.
- Encourage hotel development that complements the small town atmosphere and village scale.

6. Housing Diversity and Affordability

Springdale's ideal location partnered with the constraint on land available for development lead to higher prices on land and houses. There is a need to expand housing options available to low and moderate income population. The Town desires to promote diversity in the housing options available, especially for low and moderate income families. Multi-family residential dwellings in residential zones, accessory dwelling units, and cottage neighborhoods have been identified as strategies to achieve this goal.

- Create a new residential zone to allow higher residential densities.
- Create building standards for Cottage Housing developments.
- Adopt standards for accessory dwelling units (ADU's) and identify in which areas of the Town ADU's should be allowed.

7. Open Space and Town Trails

Anticipated development will encroach on current open space. While a strong preference for maintaining open space has been expressed, there is no coherent plan for accomplishing this objective.

Open space planning should include:

- Acquisition of land (fee simple purchase, easements, dedication).
- Incentives for retention of open space.
- Connectivity of open spaces through a network of town trails
- Design and planning of new development that preserves as much contiguous and functional open space as possible.

8. Capital Facilities Planning / Public Infrastructure

The Town has responsibility to provide high quality service to the community by planning for, constructing, operating, and maintaining public infrastructure. Public services provided by the Town include: water, wastewater, storm water, and streets. The Town should ensure infrastructure to support these services remains adequate in capacity and superior in quality. The Town should:

- Keep Capital Facilities Plans for public infrastructure current by reviewing the plans annually and updating as necessary.
- Maintain a five year capital projects list that identifies infrastructure needs and upgrades anticipated in the next five years. Use this list in the annual budget process to ensure resources are allocated for infrastructure needs.
- Continue to provide excellent public utility service.

Capital Facilities Planning / Public Infrastructure (cont)

Anticipated development will encroach on current open space. While a strong preference for maintaining open space has been expressed, there is no coherent plan for accomplishing this objective. Open space planning should include:

- Acquisition of land (fee simple purchase, easements, dedication).
- Incentives for retention of open space.
- Connectivity of open spaces through a network of town trails
- Design and planning of new development that preserves as much contiguous and functional open space as possible.

Summary Table of Priorities and Associated Strategies

The following table lists selected strategies considered to be the most important for each of the seven priority areas.

• 1.Enforcement of Building Ordinances and Planning Decisions / Building Appearance Ordinances			
	GENERAL PLAN		TOWN CODE
2.2.1	Ensure that each development project in Springdale is implemented in strict accordance with reviewed plans, specification and conditions approved by the Town in order to preserve Springdale’s unique appearance: a rural village surrounded by the natural beauty of Zion Canyon.	10.4	Enforcement and Penalties
2.2.3		10.15A	Building Height
2.3.1		10.15.B	Grading Standards
2.3.1		10.15.C	Outdoor Lighting
2.3.2		10.16.4-7	Architectural Standards & Design Guidelines
3.2.3		10.17	Color Palette
3.2.3			REFERENCE
3.2.4			Design Standards Pamphlet
5.1.2			
5.1.3			
2. Pedestrian Orientated Streetscape			
	GENERAL PLAN		TOWN CODE
2.1.1	A pedestrian-oriented town has certain aspects that are focused on the pedestrian, rather than the automobile. Amenities such as benches, shade areas, gathering spaces, buffers from cars and trucks, reduced front yard setbacks, storefront windows, and adequate sidewalks all support the use of the space by pedestrians. Along with pedestrian use, they also support other alternative forms of transportation such as bikes and mass transit.		
2.1.1			
8.7.1			
8.7.2			
9.1.1			
9.1.2			
9.1.3			REFERENCE
9.1.4			Shuttle Streetscape Plan
9.1.6			Construction Design Standards & Details
9.1.7			
12.2.1			
3. Parking Traffic and Transit			
	GENERAL PLAN		TOWN CODE
9.1.4	Implement a safe and efficient transportation and transit system that connects Springdale to surrounding communities, promotes public transport, encourages more efficient use of motorized transportation, and reduces in-town parking. Explore on and off street parking that promotes the village atmosphere and appearance.	6	Motor Vehicles and Traffic
9.2.1		10.23	Off Street Parking Requirements & Standards
9.2.2		10.25	Official Street Map & Standards
9.2.3			REFERENCE
9.2.4			Master Transportation Plan
9.2.5			Town Parking Study
9.3.1			
9.4.1			
9.4.2			
12.2.2			
4. Virgin River Protection			
	GENERAL PLAN		TOWN CODE
2.2.2	Preserve and protect the natural character of the Virgin River and its corridor, while accommodating appropriate uses by visitors and residents.		
7.1.1			REFERENCE
7.6.1			Storm Water Management Plan
7.6.2			Comprehensive Virgin River Plan Water Conservation and Management Plan Wildlife Corridor Map
5. Lodging Establishments that are Compatible with Village Atmosphere and Scale			
	GENERAL PLAN		TOWN CODE
2.2.3	Develop policies to ensure sustainable level of		

Summary Table of Priorities and Associated Strategies

The following table lists selected strategies considered to be the most important for each of the seven priority areas.

3.1.1 3.1.2 3.1.3 5.1.2	development is not exceeded and unique village atmosphere is preserved.		REFERENCE
6. Housing Diversity and Affordability			
	GENERAL PLAN		TOWN CODE
5.1.1 5.1.4 5.1.5 5.2.1 5.2.2 5.2.3 5.2.4 5.2.5 5.3.1	Housing in the Town will be sufficient in number and type to serve adequately the needs of its permanent and seasonal populations. The Town also desires to maintain a diverse housing stock that meets the housing needs of a population with varied income levels.	10.6A	Affordable Housing
			REFERENCE
7. Open Space and Town Trails			
	GENERAL PLAN		TOWN CODE
3.2.2 7.6.3 9.1.2 9.1.5 12.2.1	Preserve natural open space areas within each zone as appropriate and throughout the community to promote the rural heritage of Springdale. Create a network of linked trails to provide in town recreational opportunities for residents and tourists.	7.7 10.19	Trails Open Space
			REFERENCE
			Master Trail Plan Zion Canyon Trail Feasibility Study Comprehensive Open Space Planning Report

Appendix A - Overview

The General Plan contains a number of strategies that seek to educate or inform community members about actions they can take to help the Town achieve the goals and objectives of the Plan. Other strategies seek to encourage and promote behaviors and attitudes that will lead to fulfillment of the Plan. All of these strategies depend on an effective program to educate, inform, encourage, and promote. The purpose of this chapter is to create an outline and framework for such a program.

Education Program

A number of General Plan strategies use verbs such as promote, encourage, educate, and inform. Without an action plan for enlightening the community about these strategies they will not be effective. The following outline provides a vision for an education program and lists the tools available to help the Town encourage, educate, and inform it's community members as envisioned by the General Plan. This program is based on the following steps:

- Define the issue
- Get the word out
- Get community buy-in
- Follow through

Each of these steps is explained in greater detail below.

1. Define the issue

In order for an education campaign to be successful it is important to thoroughly define the issue or issues in question. Therefore, the first step in the education program is to carefully frame the issue with complete and comprehensive background information. This could require extensive research and analysis before any information is distributed to the community.

For example, the first step in educating the community about the strategy promoting rain water harvesting (12.1.3.a.) would be to research and identify all issues regarding rain water harvesting. What rain water harvesting techniques are available? What does the State allow? What is technically feasible?

With this information the Town can provide a complete and comprehensive overview of rain water harvesting options, rules, and procedures. Having complete and accurate information is the essential first step in an education campaign.

2. Get the word out

Armed with complete, accurate, and comprehensive information, the next step is to disperse this information to the community.

The Town has a number of tools available to relay information to the community. These include email, social media, town newsletter, direct mailings, and printed material posted throughout town. These are all effective means of distributing information to the community quickly and relatively inexpensively. These tools should be used as much as possible, when appropriate, to educate the community about general plan strategies. In particular, the Town newsletter should regularly include an article promoting General Plan strategies.

While the tools discussed above are effective at distributing summary information to a wide audience, they do not allow in-depth discussion or explanation of issues. Nor do they allow for community feedback. In certain instances it may be appropriate to use communication methods that allow for community participation. This will ensure more thorough and complete information is distributed to the community. It will allow the community to ask clarifying questions on

complex issues, and it will allow community feedback.

Tools available to the Town that allow this type of interactive communication include the Mayor’s monthly brown bag lunch, public open houses, charrettes, focus groups, and educational community events (for example, the annual Earth Day celebration). The Town should make use of these tools to inform, promote, and/or educate the community about particularly complex issues, and issues of heightened concern.

3. Get community buy-in

Even with complete, comprehensive information and a dynamic informational campaign there will be general plan strategies that members of the community choose to disregard, disagree with, or even actively oppose. The Town recognizes that diverging viewpoints and differences of opinion are a healthy part of a diverse community. The Town should respect differences of opinion.

While recognizing and appreciating different opinions and viewpoints the Town should seek to gain community acceptance of and support for the strategies of the general plan. This can be done by openly addressing community questions and concerns. Working to resolve community concerns is an essential part of the Town’s education program. Sufficient time, effort and resources should be devoted to this step in the program to make it successful.

Resolving concerns will help build community consensus and support for general plan strategies.

4. Follow through

In order to maintain community support and buy-in for general plan strategies, it is important for the Town to take action and link public feedback to objectives in process and goals achieved. It is also important to keep the community informed and provide status updates as new information is received.

For example an important part of the strategy to encourage transit between St. George and Springdale (12.2.2.c.) is for the Town to take action in coordinating dialogue between the various municipalities and agencies that would need to be involved to make transit viable. It is also important for the Town to provide continued updates on transit to the community to maintain community support for the project.

Priority Education Items

The Town has identified several General Plan strategies for priority education and promotion issues. These are listed below. Particular emphasis should be made in educating the community about these issues.

1. Emergency Preparedness

Objective 11.4.1 of the Plan and its associated strategies will help the Town prepare for emergencies and be ready for emergency response. The Town will potentially experience natural disasters such as flooding, fire, earthquake, landslide and rock fall. The Town has adopted an emergency management plan that outlines the Town’s official response to these emergencies. In addition it is important for individual residents and business owners to prepare for potential emergencies.

Residents and businesses owners should proactively prepare for natural disasters, and

develop individual response plans. The Town should use education and communication tools discussed above to help residents and businesses understand the importance of emergency preparedness and to help them know what steps to take to become better prepared.

2. Recycling

The General Plan contains a number of strategies that encourage residents and business owners to be more informed and educated about recycling. The Springdale community should be encouraged to reduce waste by recycling appropriately, as well as choosing products with biodegradable or minimal packaging. The community should also be encouraged to compost organic waste.

The Town should use communication tools outlined above to help the community be better informed about recycling options and to encourage more waste-reduction efforts.

3. Town hiking trails

The Town has developed a network of natural surface hiking trails. Additionally, there are hiking trails accessing Zion National Park and BLM areas with trailheads in Springdale. However, these trails are not actively promoted. Few tourists are familiar with these trails, and Springdale residents may also be unaware of the hiking options existing in Town. Strategies 9.1.5 and 9.1.6 encourage the Town to promote the use of these trails, as well as look for options to construct new trails.

The Town should encourage residents and visitors to enjoy these hiking opportunities by publicizing information about the trails.

Educate, Encourage, Inform, and Promote Strategies

The following is a list of implementation strategies from the General Plan that have been identified as educational or informational in nature therefore will be promoted by using the four steps of the Education Program contained in this chapter.

Chapter 2 - Town Appearance

- 2.2.4.e. Educate residents on benefits of preserving views of night sky and how to limit residential impacts of interior light spillover.
- 2.2.4.f. Educate residents and business owners about appropriate lighting techniques using low lighting levels to accomplish efficient night time lighting for safety and security.

Chapter 4 - Economic Development

- 4.1.1.c. Actively involve local business owners while amending ordinances.
- 4.2.3.d. Educate residents about how to be good hosts.

Chapter 5 - Housing

- 5.2.1.d. Encourage businesses to acquire residential units for use as employee affordable housing.
- 5.2.4.c. Make sure potential buyers and tenants of affordable housing units are fully educated about deed restrictions and/or other encumbrances on the property.
- 5.2.5.d. Encourage rehabilitation and re-use of existing buildings (garages, workshops) into residential units.

Chapter 7 - Environmental Resources

- 7.1.1.d. Educate residents regarding potential negative impacts associated with the use of herbicides, pesticides, and identify alternatives that will not impact water quality.
- 7.2.1.c. Encourage more drought-tolerant trees in Springdale in order to improve air quality and reduce dust.
- 7.2.2.c. Define wood burning conditions and implement burning restrictions during times of poor air quality. Create awareness and educate the community about safety issues of burning.
- 7.2.2.d. Improve air quality by developing alternatives and educating residents about options for getting rid of yard waste other than burning.
- 7.3.1.h. Educate the public on the importance of preserving wildlife corridors as identified in the wildlife corridor map and wildlife habitats.
- 7.6.1.e. Educate property owners about the negative impacts of Tamarisk, Russian Olive, and other non-native vegetation on riparian ecosystems. Encourage property owners to continually remove non-native vegetation along the Virgin River and its tributaries.
- 7.5.1.c. Educate the public on the importance of the natural quiet and problems associated with noise pollution.

Chapter 8 - Public Works

- 8.4.2.e. Educate and encourage Springdale's residents to recycle not only all of their newspapers, but also all other

recyclable materials, including catalogs, magazines, paper, envelopes and aluminum cans, and to be packaging conscious in purchasing goods—pre-cycling.

8.4.4.a. Educate and encourage Springdale’s residents to recycle organic yard debris by educating them on the value and use of organic mulch and compost.

8.4.4.c. Educate property owners about Washington County’s yard waste composting program.

8.5.2.a. Educate residents on the importance of properly disposing of hazardous materials such as oil and batteries.

8.1.3.b. Encourage an appropriate mix of xeriscape and irrigated vegetation in landscaping to maintain both natural habitats and the agricultural heritage in Zion Canyon.

8.1.3.e. Provide education to residents to promote water conservation guidelines.

8.1.3.f. Provide a handout on desert water conservation particular to our desert zone.

Chapter 9 -Transportation

9.1.5.a. Create and encourage hiking/biking paths in coordination with the Town, Three Rivers Trail project, and other involved groups.

9.1.5.d. Explore options to encourage and/or require new development to provide trails/paths that connect with existing

or planned trails located adjacent to the proposed development and identified on the Master Trail Plan discussed in item (c) above.

9.4.2.a. Encourage alternative modes of transportation (walking, biking, shuttle) through the Town to reduce parking demand.

9.1.6.b. Seek opportunities to promote walking and biking in town (e.g., National Trails Day).

9.1.6.c. Identify local, regional or national groups that would be willing to provide resources to promote walking and biking opportunities (e.g., American Hiking Society).

Chapter 10 - Parks and Recreation

10.2.1.a. Establish a citizen committee to identify locations for public art, evaluate appropriate types of art for each site, explore alternative approaches for commissioning or acquiring art (e.g., competitions), estimate costs, establish priorities, and make recommendations to the Town Council.

10.2.1.b. Implement plans to encourage and establish public art in accordance with citizen committee recommendations.

10.3.1.a. Promote the use of the community center as a performance hall, exhibition space, library, headquarters for Z-Arts, YAZ and senior activities, classrooms and meeting rooms for other organizations.

Chapter 11 - Peacekeeping Health and Safety

- 11.1.3.b. Enforce drug laws and promote a drug free environment throughout the Town.

Chapter 12 - Sustainability

- 12.1.1.b. Promote efficient means of cooling and heating, such as geothermal heating/cooling.
- 12.1.1.d. Encourage the installation of energy efficient appliances such as on-demand hot water heaters, solar water heaters, Energy Star appliances, etc..
- 12.1.1.e. Provide incentives for developers and home owners who design and construct carbon neutral buildings.
- 12.1.2.b. Encourage the use of “green” building materials, such as recycled materials, harvest wood, cementitious siding and others.
- 12.1.3.a. Promote rain harvesting for irrigation of landscapes and gardens.
- 12.1.3.b. Encourage low-flow toilets and showers, high efficiency washers and dishwashers, and other water saving appliances. Educate developers and home owners about potential utility company rebates and incentives for such appliances.
- 12.1.3.e. Encourage native, drought tolerant plants for landscape design.
- 12.2.1.c. Encourage property owners to plant shade trees along sidewalks to

provide a shaded place for pedestrians to walk.

- 12.2.1.a. Encourage locals and visitors to use the free Zion Canyon Shuttle instead of private automobiles for transportation in the town.
- 12.2.2.b. Encourage employees of businesses to carpool to work.
- 12.2.2.c. Encourage transit service between Springdale and St. George / Hurricane.
- 12.3.1.a. Promote rain harvesting for irrigation of landscapes and gardens.
- 12.3.1.b. Continue to support seasonal farmers markets.
- 12.3.1.c. Continue to support the Zion Harvest community garden, and investigate other opportunities for community gardening.

Appendix B - Overview

The Town of Springdale has generated a number of management plans to protect natural resources, guide development, and maintain the safety of our residents. If you would like a printed copy of any of these plans please call (435) 772-3434 or visit the Town Office at 118 Lion Blvd.

Water

[Water Conservation and Management Plan](#)
March, 2009

[Stormwater Management Plan](#)
August, 2009

[Culinary Water Master Plan](#)
July, 2008

[Culinary Water Master Plan Update](#)
December, 2015

[Waste Water Master Plan](#)
September, 2009

Parks and Trails

[Parks and Recreation Master Plan](#)

[Trail Master Plan and Map](#) – forthcoming
with Transportation Master Plan

[Zion Canyon Trail Feasibility Report](#)
February, 2006

Transportation

[Transportation Master Plan](#) - forthcoming

[Hurricane to Zion Canyon Transit Study](#)
August, 2010
2016 edits forthcoming

Safety

[Emergency Management Plan](#) – forthcoming

General

[Zion Scenic Byway Corridor Management Plan](#)

February, 2011

[Zion Scenic Byway Interpretive Plan](#)

February, 2015

[Vision Dixie Report](#)

2007

[Open Space Visioning and Corridor Experience](#)

June, 2011

[Construction Design Standards and Details Manual](#)

January, 2010

Reference

[Washington County Water Conservancy District – Virgin River Master Plan](#)

October, 2007

[Virgin River Resource Management and Recovery Program](#)

January, 2002

[Five County AOG Consolidated Plan on Housing and Community Development](#)

2015-2020

Appendix C: Capital Projects

Overview

A capital project is a long-term investment made in order to build upon, add or improve on a capital-intensive project. A capital project is any undertaking which requires the use of notable amounts of capital, both financial and labor, to undertake and complete. Capital projects are often defined by their large scale and large cost relative to other investments requiring less planning and resources. Below are a list of strategies extracted from the General Plan that will require long term investments of time, money and resources.

Chapter 2 - Town Appearance

- 2.1.1.d. Implement features of the approved shuttle-streetscape plan to include consistent and correct color of concrete, landscaping, and replacement of street lighting where appropriate.

Type: 
 Department:    

- 2.1.4.b. Identify and consider acquiring open spaces in foothills, ridgelines, scenic vistas and along the Virgin River.

Type: 
 Department:  

- 2.2.4.b. Continue to implement pedestrian lighting plan along SR-9, including installation of pedestrian oriented lights used near shuttle stops.

Type: 
 Department: 

- 2.5.1.a. Install crosswalks in strategic locations, especially in the Central Commercial zone.

Type:  
 Department:    

Chapter 3 - Land Use Zoning

- 3.2.4.b. Strictly monitor building projects, through whatever means necessary, including staffing additional personnel, to ensure new construction adheres to approved plans.

Type:  
 Department: 

- 3.2.5.a. Encourage and provide amenities such as plazas, gathering sites, shade and adequate buffering between the pedestrian pathway and the street.

Type: 
 Department:   

- 3.2.5.b. Encourage and provide bike racks throughout Springdale, particularly amid central business district.

Type: 
 Department:  

- 3.2.5.c. Incorporate shade and rest areas or benches along SR-9 where determined appropriate.

Type: 
 Department:   

3.2.5.d. Encourage development and implementation of historic, interpretive kiosk or wayside sign near center of town, i.e., “Heritage Wall”.

Type: 

Department:   

3.3.1.a. Develop a comprehensive and coherent plan to preserve existing open spaces and acquire new open spaces throughout the community.

Type:  

Department:   

3.3.1.b. Identify and consider acquiring open spaces in foothills, ridgelines, scenic vistas and along the Virgin River.

Type: 

Department:  

Chapter 4 - Economic Development

4.2.1.a. Provide Town support for local and grassroots arts and humanities efforts such as Z-Arts!, the Zion Canyon Music Festival, the Mesa project, and Zion Joy to the World.

Type: 

Department:  

4.2.1.b. Provide Town support of appropriate fledgling art initiatives requesting Town support.

Type: 

Department:  

4.2.3.a. Support high quality tourist promotion of Springdale.

Type: 

Department:   ZCVB

4.2.3.b. Encourage the improvement of visitor attractions, activities and facilities including public parking.

Type: 

Department:   ZCVB

4.2.3.c. Improve the physical environment with consideration for visitors by providing pedestrian friendly street lighting and sidewalks and public convenience facilities such as bathrooms and drinking fountains.

Type: 

Department:   ZCVB

Chapter 6 - Historic Preservation

6.1.2.f. Undertake preservation and rehabilitation as resources allow.

Type: 

Department:   

6.1.3.e Develop one or more temporary and permanent exhibits (such as the Heritage Wall displays proposed with the shuttle streetscape plan) possibly in conjunction with the National Park Service and other agencies.

Type: 

Department:   

Chapter 7 - Environmental Resources

7.2.1.a. Explore the use of alternative fuels or hybrid technologies in Town vehicles when vehicles are being replaced.

Type:  

Department:  

7.2.1.c. Create pedestrian and bike connections throughout Springdale.

Type: 

Department:  

7.3.1.f. Explore incentives to protect identified corridors from adjacent development.

Type:  

Department:  

7.4.2.a. Complete installation of pedestrian oriented lights along the SR-9 corridor and other appropriate public rights-of-way.

Type: 

Department:   

7.6.2.c. Encourage habitat easements in and around the Virgin River corridor.

Type: 

Department:    

7.6.3.a. Create and encourage hiking/biking paths in coordination with the Town, Three Rivers Trail project, and other involved groups.

Type: 

Department: 

7.6.3.b. Actively seek trail easements or property acquisition along the Virgin River for trail development.

Type: 

Department:  

Chapter 8 - Public Works

8.1.2.c. Consider replacing turf landscaping at Town Hall with drought tolerant landscape.

Type:  

Department: 

8.1.3.c. Explore alternate methods to charge for primary and secondary water user, i.e., graduated water rates. This will require a method to meter irrigation water use.

Type:  

Department:  

Appendix C: Capital Projects

8.2.1.b. Promote the use of alternatives to impervious surfaces used in sidewalks and driveways in order to mitigate run-off.

Type: 

Department: 

8.2.2.b. Implement the storm water plan by planning, budgeting for, and constructing town-wide storm water improvements as outlined in the plan. Encourage UDOT to regularly clean and maintain culverts under SR-9.

Type: 

Department: 

8.2.3.b. Upgrade and upsize sewer lines where necessary.

Type: 

Department: 

8.2.3.d. Include costs for replacement/upgrade of lines in the Town Capital Improvement Plan.

Type: 

Department: 

8.2.3.e. Ensure adequate-sized lines, proper depth and slope for sewer drainage, appropriate lift stations, and proper metering of effluent lines.

Type: 

Department: 

8.2.3.h. Update Capital Facilities Plan every 5-7 years.

Type: 

Department: 

8.3.1.a. Designate public parking throughout town as locations where public restrooms should be integrated. Develop plan with cost estimates for construction and maintenance of these restrooms.

Type: 

Department: 

8.4.1.d. Implement construction, maintenance, and trash removal plans.

Type: 

Department: 

8.4.2.c. Provide convenient recycling locations throughout town.

Type: 

Department: 

8.2.1.b. Promote the use of alternatives to impervious surfaces used in sidewalks and driveways in order to mitigate run-off.

Type: 

Department: 

8.6.1.a. Support efforts to relocate existing overhead utility lines underground.

Type: 

Department:   

8.6.1.b. Require extra empty conduits for future utilities to be installed with any infrastructure project that trenches or bores in the street.

Type: 

Department:   

8.7.2.c. Regularly inspect existing sidewalks for dangerous conditions including tripping hazards, accessibility concerns, and schedule such conditions for replacement in the Town Capital Improvement Plan.

Type:  

Department: 

Chapter 9 - Transportation

9.1.1.a. Encourage and provide amenities such as plazas, gathering sites, shade and adequate buffering between the pedestrian pathway and the street.

Type: 

Department: 

9.1.1.b. Encourage and provide bike racks throughout Springdale, particularly in the Central Commercial zone.

Type: 

Department: 

9.1.1.c. Incorporate shade and rest areas or benches along SR-9 where determined appropriate.

Type: 

Department: 

9.1.2.d. Continue to develop the Zion Canyon Trail by seeking funding and right-of-way.

Type:  

Department:  

9.1.3.a. Continue to replace deteriorated and unsafe sidewalks.

Type: 

Department: 

9.1.3.c. Implement features of the approved shuttle-streetscape plan to include consistent and correct color of concrete, landscaping, and replacement of street lighting where appropriate.

Type: 

Department: 

9.1.5.a. Create and encourage hiking/biking paths in coordination with the Town, Three Rivers Trail project, and other involved groups.

Type: 

Department: 

Appendix C: Capital Projects

- 9.1.5.b. Actively seek trail easements or property acquisition along the Virgin River for trail development.

Type: 

Department:  

- 9.2.1.b. Provide adequate street lighting along SR-9 for safety and visibility that meets established lighting performance standards.

Type: 

Department:   UDOT

- 9.2.1.c. Evaluate street conditions and needs and prioritize street upgrading and construction in Capital Improvement Plan.

Type: 

Department: 

- 9.2.1.d. Continue to improve and pave dedicated streets throughout town, with particular attention and detail addressing drainage on newly paved streets.

Type: 

Department: 

- 9.2.1.e. Complete replacement of old streetlight fixtures with new fixtures that comply with the outdoor lighting ordinance, which is intended to decrease light pollution.

Type: 

Department:  UDOT

Chapter 10 - Parks, Recreation & Arts

- 10.1.1.d. Prepare cost estimates for proposed upgrades, prioritize upgrades and prepare schedule for implementation.

Type: 

Department:  

- 10.1.1.e. Implement upgrades to parks according to schedule.

Type: 

Department: 

- 10.1.2.a. Continue to develop recreation assets near the Town Hall.

Type: 

Department:   

- 10.2.1.b. Implement plans to encourage and establish public art in accordance with citizen committee recommendations.

Type: 

Department:   

10.3.1.a. Promote the use of the community center as a performance hall, exhibition space, library, headquarters for Z-Arts, YAZ and senior activities, classrooms and meeting rooms for other organizations.

Type: 

Department:  

Chapter 11 - Peacekeeping, Health & Safety

11.1.1.f. Continue installation of pedestrian oriented lights along the SR-9 corridor and other appropriate public rights-of-way.

Type: 

Department:   

11.1.4.a. Continue to support and staff the animal shelter in Springdale.

Type: 

Department:  

11.1.4.e. Ensure that police staffing is sufficient to ensure effective law enforcement during the tourist season. Investigate instituting a reserve program and using volunteers for community policing.

Type: 

Department:   

11.2.2.b. Continue to show support for the ambulance service.

Type: 

Department:  

11.3.2.a. Consider the construction of a medical services building for lease to physicians or other medical providers.

Type: 

Department:    

Chapter 12 - Sustainability

12.2.1.a. Complete the Zion Canyon Trail through the length of town.

Type: 

Department:   

12.2.1.b. Complete the sidewalks along SR-9 through the length of town, and require sidewalks on new and existing streets where appropriate.

Type: 

Department:    

Appendix D - Overview

The General Plan recommends a number of revisions to existing ordinances, as well as creation of new ordinances. These new ordinances will help the Town achieve the goals and objectives in the Plan.

This Appendix D contains a list of the recommended ordinance revisions and additions.

Recommended Ordinance Revisions

Chapter 2 - Town Appearance

- 2.1.2.a. Review ordinances and determine appropriate setbacks and landscaping to soften visual impacts of structures from adjacent roads and properties, and amend ordinances as necessary.
- 2.2.1.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features. *(This strategy appears under multiple Plan elements and objectives.)*
- 2.2.1.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. “Parkitecture” is only one of many appropriate styles.

Chapter 3 - Land Use & Zoning

- 3.2.2.b. Review ordinances on open space and setbacks for properties along SR-9 revising as necessary to promote residential uses.
- 3.2.2.c. Explore establishing incentives to encourage property owners along SR-9 to maintain open spaces.
- 3.2.6.b. Review Town ordinances and modify as needed to ensure that Town requirements minimize visual impacts of development.
- 3.4.1.b. Adopt ordinance establishing time limits to complete construction on approved projects, recognizing that time limits will be project specific and will change from project to project.
- 3.5.1.d. Propose new ordinances or amend existing ordinances as appropriate in order to preserve site aspects that further the goals and objectives of the General Plan.

Chapter 4 - Economic Development

- 4.1.1.a. Identify and modify as appropriate, restrictions within Springdale Town Ordinances that might hinder the success of small businesses.
- 4.1.3.b. Create ordinances that will protect view sheds and natural resources while allowing for adequate telecommunication and technological services

Chapter 5 - Housing

- 5.1.2.e. Revise ordinances as necessary to accommodate the specific housing needs for each zone.
- 5.2.1.c. Revise the 2003 Moderate Income Housing Ordinance and enforce the requirements of the revised ordinance for new and expanded commercial and residential developments.

Appendix D – Recommended Ordinance Revisions

- 5.2.2.c. Revise ordinances to allow for multiple family dwellings in residential zones in areas carefully analyzed and approved by the Planning Commission and Town Council.
- 5.2.3.b. Identify barriers in Town ordinances and make necessary changes to encourage development of employee housing, which could include affordable cottage neighborhoods.
- 5.2.3.c. Following revision of Moderate Income Housing Ordinance specified in 5.2.1.c., require subdivisions to provide affordable housing per the revised ordinance, ensuring building designs and materials complement the existing/planned architecture.
- nuisance noise (e.g. swimming pools, outdoor patios, etc.).

Chapter 9 - Transportation

- 9.4.1.b Review and revise parking ordinance to make it more specific to the unique parking needs and development patterns of the Town.

Chapter 11 - Peacekeeping, Health, & Safety

- 11.1.4.d. Ensure ordinances support and aid law enforcement and safety.

Chapter 12 - Sustainability

- 12.1.2.a. Remove regulatory obstacles for Green Construction, including the use of natural buildings techniques such as straw bale, adobe, insulated concrete form (ICF) and earth bag construction.

Chapter 6 - Historic Preservation

- 6.1.2.b. Require a special permit for the demolition of historic buildings or structures as defined in the Historic Preservation Ordinance.

Chapter 7 - Environmental Resources

- 7.2.2.a. Work with the State, Washington County, and the Fire District to create an ordinance to regulate burning of yard debris or other waste in open fires.
- 7.4.1.d. Add stricter standards for illumination of signage to the ordinance to prevent light pollution.
- 7.5.2.b. Consider requiring physical barriers for noise abatement in new developments within Springdale identified as having the potential to create noise.
- 7.5.2.c. Consider ordinances requiring increased setback distances from residential zones for commercial uses that have the potential to create