

1. March 4, 2020 - Agenda

Documents:

[030420.PCWM.COURTESY.PDF](#)

2. March 4, 2020 - Packet

Documents:

[EHZ PC 3-4-2020 \(1\).PDF](#)
[GP PC REPORT 3-4-20.PDF](#)



118 Lion Blvd ◦ PO Box 187 ◦ Springdale, UT 84767 ◦ (435) 772-3434

PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING
ON WEDNESDAY, MARCH 4, 2020
AT THE CANYON COMMUNITY CENTER 126 LION BOULEVARD, SPRINGDALE, UTAH.
THE MEETING WILL BEGIN AT 5:00 PM.

Attending Clerk: Katy Brown

Approval of the agenda
General announcements

A. Information/Discussion/Non-Action Items

1. Review of Erosion Hazard Draft Ordinance
2. Discussion of General Plan Update strategies

B. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies. If you have questions regarding any of the agenda items, or other community development comments, please contact the Community Development staff at 435-772-3434 or tdansie@springdaletown.com.

The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.

Packet materials for agenda items will be available by February 28, 2020 at: <https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



Memorandum

To: Planning Commission
From: Sophie Frankenburg, Associate Planner
Date: February 27 2020
Re: **March 4th, 2020 Planning Commission Meeting**
Erosion Hazard Zone

The Town Council Adopted the Virgin River Management Plan (VRMP) in May 2019. This Plan identifies best practices to preserve and protect one of Springdale's most important resources, the Virgin River. The elements of the VRMP are designed as a resource for the Town to work with property owners, businesses, residents, and visitors to better protect the river as an essential component to the community.

The VRMP identifies Land Use practice as a guide for the Town as it works to protect and promote the health of the Virgin River corridor. Land use focuses on development and restoration near the river. One of the strategies outlined in the VRMP identifies establishment of an overlay zone that can help buffer the river from adverse impacts, such as an Erosion Hazard Zone (EHZ).

In July of 2019, The Town of Springdale selected Rosenberg Associates and Natural Channel Design to implement the strategies from the VRMP through technical analysis of the river corridor. Over the last six months, the consultants have analyzed the functions of the river as it flows through Springdale, identified which functions are responsible for erosion, and delineated areas at risk for property damage during flood events due to erosion. Based on the data collected, development standards were established to better serve property owners and the Virgin River through the Erosion Hazard Zone Ordinance and the Erosion Hazard Boundary Map.

These standards regulate the manner of construction and development for properties in the erosion hazard zone. Development in this area requires detailed engineering analysis. Best practices establish the types of streambank protection that are allowed, based on the degree of risk to structures and property. The Erosion Hazard Boundary Map identifies a high hazard area and a moderate hazard area for development along the river.

There have been two public information sessions within the last eight months, where the public has been able to provide their input on an established erosion hazard zone boundary. With this feedback, Rosenberg has created the draft EHZ ordinance for the Commission to review in conjunction with the Erosion Hazard Boundary Map.

The Commission should review the attached draft maps and ordinance, and make comments and suggestions for revision based on this review. Staff anticipates holding a public hearing for formal adoption of the ordinance in the March regular meeting.

DRAFT 2/24/2020

ORDINANCE # _____ :

EROSION HAZARD ORDINANCE

CHAPTER 1 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

1-1: STATUTORY AUTHORIZATION:

The Legislature of the State of Utah has in Utah Code Annotated section 10-3-701 et seq., delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. A significant portion of flood losses are a result of bank erosion damage. Therefore, the Town Council of Town of Springdale, Utah, does ordain as follows:

1-2: FINDINGS OF FACT:

- A. Properties adjacent to the Virgin River within of Town of Springdale are subject to periodic periods of flooding resulting in erosion damage, loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for erosion protection and relief, all of which adversely affect the public health, safety and general welfare.
- B. These erosion hazard areas are created by the cumulative effect of large flood events, the presence of erosive soils in the existing banks, historic disturbance to the natural river process, and changes in vegetation thereby resulting in bank erosion.

1-3: STATEMENT OF PURPOSE:

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to bank erosion in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly bank erosion protection projects;
- C. Minimize the need for rescue and relief efforts associated with bank erosion and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in erosion hazard zones;

- F. Help maintain a stable tax base by providing for the sound use and development of property within erosion hazard zones in such a manner as to minimize future blight areas; and
- G. Ensure that potential buyers are notified that property is in an erosion hazard zone.

1-4: METHODS OF REDUCING BANK EROSION LOSSES:

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- A. Establishing erosion hazard zone delineations for floodplain management and land use regulation purposes;
- B. Regulating proposed land disturbance and development within erosion hazard zones to prevent adverse impact on adjacent properties;
- C. Adopting river management policies that support preservation of the natural river systems, promote land uses that are compatible with a natural river system, and limit construction of structural improvements inside the erosion hazard zone, except to protect existing structures needed of public safety such as bridges and existing buildings, or where the channel threatens to move outside of the established erosion hazard zone;
- D. Requiring a special use permit to regulate all land disturbance and development within the erosion hazard zones.

CHAPTER 2 DEFINITIONS

2-1: DEFINITIONS:

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.

LAND DISTURBANCE: Any manmade change to improved or unimproved property, including but not limited to, construction of buildings or other structures; construction of erosion protection improvements; construction of new subdivisions, utilities, roadways or bridges; mining or dredging operations; removal of riparian zone vegetation; and, earthwork such as filling, grading, excavation or contouring land.

EROSION HAZARD ZONE (EHZ): Areas adjacent to a natural alluvial river or stream subject to the risks associated with the natural erosion and sedimentation process of the watershed, either sudden or gradual, by which material from riverbanks may be moved away causing a river channel to move laterally as denoted by detailed engineering analysis.

HIGH RISK EROSION HAZARD ZONE (HREHZ): Areas within the designated EHZ where the risks of riverbank erosion are increased, including active floodplains, floodways and areas where previous land disturbance has impacted the natural river process increasing the risks of riverbank erosion and lateral channel migration damage to improved property or infrastructure.

CHAPTER 3 ESTABLISHMENT OF EROSION HAZARD ZONES

3-1: ESTABLISHMENT OF EROSION HAZARD ZONES

- A. Erosion Hazard Zones (EHZ) are delineated on the adopted Town of Springdale Erosion Hazard Boundary Maps on file at the Town Office.

3-2: LAND DISTURBANCE WITHIN EROSION HAZARD ZONES

- A. All land disturbance proposals located within the EHZ shall be completed in a manner to minimize the risk of flood and erosion damage to adjacent properties and the watercourse.
- B. All land disturbance proposals shall require an engineering analysis of the potential impacts of the proposed work on adjacent properties and the watercourse, summarizing the methodologies used to support the impact analysis, the assumptions and limitations of those methodologies, and the results of the analysis. The engineering analysis must be completed by a professional engineer licensed in the State of Utah with experience in floodplain management, river mechanics, sediment transport, riverine erosion, hydraulics, hydrology and geomorphology.
- C. The engineering analysis should consist of the following elements:
 - 1. Regulatory Floodplain/Floodway Impacts. If any changes are proposed to the river channel or floodplain geometry by the proposed land disturbance activities, hydraulic modeling of the pre- and post-project channel and floodplain conditions must be submitted and approved by the Town Floodplain Administrator to document the following:
 - a. Floodplain: Changes in the 100-year water surface elevation must be less than one foot within the property limits and no changes in the 100-year water surface elevation may occur on adjacent properties.
 - b. Floodway: No changes in the regulatory floodway elevation are permitted, either within or adjacent to the proposed project limits.
 - 2. Stream Stability Impacts. Engineering analyses must be submitted to document that no adverse impacts occur on adjacent properties due to the proposed land disturbance activities. It is the applicant's responsibility to demonstrate that any such impacts are minimal, justified, and consistent with the goals and objectives of the Virgin River Management Plan. It is recommended that the applicant's engineer meet with the Director of Community Development and the Floodplain Administrator prior beginning any engineering analyses to discuss and review the methodologies to be used.
 - 3. Erosion Protection Improvements. Bioengineering techniques combining natural vegetation and live materials to provide a stable streambank are recommended and encouraged by the Virgin River Management Plan (VRMP). Structural erosion protection improvements such as rock riprap, concrete or gabion structures may only

be used to protect existing structures and infrastructure located within the High Risk Erosion Hazard Zone. If structural erosion protection improvements are proposed, the engineering analysis shall include the design assumptions, plans, specifications and details for construction of the improvements.

5. Maintenance: All proposed erosion protection improvements shall be inspected at least annually and immediately after major flooding events to assess damage and determine if repairs are necessary. All proposed erosion protection measures shall require a perpetual private easement to be recorded providing unobstructed access for inspection and maintenance of the erosion protection improvements. The costs to inspect, repair and maintain these improvements shall be the sole responsibility of the applicant or property owner. Required maintenance and repairs shall be completed within a reasonable time at no cost to the Town of Springdale.
 4. Vegetation Mitigation. Any proposed disturbance to existing riparian vegetation on the riverbank or within the floodplain must be mitigated by restoring native plants in accordance with the approved plant list. The engineering analysis shall include a section describing the required vegetation mitigation and planting requirements.
 5. Statement of Findings. The engineering analysis and findings shall be summarized in an Engineering Report including all assumptions, computations and other documentation supporting the analyses and conclusions. The report shall include the engineer's professional opinion that when the land disturbance activities and mitigation measures, if any, are implemented, the proposed land disturbance will not adversely affect reaches or properties upstream, downstream, and across the river from the proposed project.
- C. All proposed site grading activities shall comply with the applicable provisions of the building code currently adopted by the Town regarding slope setbacks, grading, drainage and compaction of fills. A Grading Permit may be required for the proposed grading activities.
 - D. All land disturbance proposals shall include comply with the Federal Clean Water Act and obtain Section (404) permits from the United States Army Corps of Engineers, and Stream Alteration permits from the office of the Utah State Engineer where required prior to beginning any construction activity clearing riparian vegetation.
 - E. Applicants and property owners shall hold the Town of Springdale harmless from all claims resulting from erosion or any other flood related damage from land disturbance activities within the Erosion Hazard Zone by executing a "Flood and Erosion Hazard Disclaimer of Liability and Agreement". New land subdivisions shall include a "Notice of Hazard" on the final plat describing the flooding and erosion hazard risks.
 - F. All land disturbance proposals involving new land subdivisions or commercial development shall locate and construct public utilities and facilities such as sewer, gas, electrical and water systems to minimize the risk of flood and erosion damage.
 - G. All land disturbance proposals shall comply with the recommendations of the Virgin River Master Plan. Copies are available from the Town Planning Department.

H. All land disturbance proposals within the Special Flood Hazard Area shall require a Floodplain Development Permit approved by the Town Floodplain Administrator.

3-3: PENALTIES FOR NONCOMPLIANCE:

No land disturbance shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a Class B misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$XX or imprisoned for not more than 180 days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Town of Springdale from taking such other lawful action as is necessary to prevent or remedy any violation.

EROSION HAZARD BOUNDARY - VIRGIN RIVER
 FOR
 TOWN OF SPRINGDALE
 SPRINGDALE, UTAH
 DRAFT 2/24/2020

NOTES
 1. AERIAL IMAGE (2018 SPRING)

LEGEND

- EFFECTIVE 100 YEAR FLOODPLAIN (2009 WASH CO & RECENT LOWERS) —
- EFFECTIVE FLOODWAY (2009 WASHINGTON CO. FID) - - -
- EROSION HAZARD BOUNDARY MODERATE HAZARD (2019 STUDY) —
- EROSION HAZARD BOUNDARY HIGH HAZARD (2019 STUDY) —
- GEOLOGIC UNIT BOUNDARIES (I. HAYDEN 2003) —
- Qulc
- Qunh





Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: February 28, 2020
Re: **March 4, 2020 Planning Commission Work Meeting
General Plan Update**

In the last meeting the Commission reviewed a draft general plan survey and discussed options for public involvement in the general plan update. The Commission directed staff to make revisions to the survey, to revise the process for public involvement, and to prepare a schedule for the update process with the goal of being complete in 12 months.

Survey

A revised and refined version of the general plan survey is attached to this report. Staff would like to begin distributing this report mid-March.

Public Involvement / Schedule

A plan and schedule for the general plan update is attached. This plan includes a revised plan and process for public involvement.

Requested Action / Direction from the Commission

Staff requests the following action and direction from the Commission:

- 1- Make final edits to general plan survey, and direct staff to begin distributing the survey in mid-March.
- 2- Review the attached proposed process and schedule for the general plan update. If acceptable, direct staff to begin implementing this process and schedule.
- 3- Staff notes many of the actions in the process require participation from the Commission (e.g. leading focus groups, contacting the public at events/businesses). Staff also requests the Commission indicate their level of availability to participate in these events. Based on individual Commissioner's availability staff will plan "Go to the Public Events" and "Focus Group Meetings."

General Plan Survey #1

Think about what you envision as the “perfect” Springdale. Think about what the perfect Springdale could look like in the next twenty years. Answer the following questions based on your vision of the “perfect” Springdale. Don’t think about current conditions in the Town, answer based on what you think should happen in Town.

Tell us how important each of the following things are on a scale from 1 to 5, with 1 being not important at all and 5 being extremely important.

In your perfect Springdale, how important is it that....

1. Buildings and structures all have a similar architectural style and character.
1 2 3 4 5

2. The Town actively uses its fiscal resources, including increasing property tax, to purchase property for open space within the community.
1 2 3 4 5

3. There are housing options in a variety of price ranges, making it feasible for households of diverse incomes to afford to live in the community.
1 2 3 4 5

4. New development is designed and constructed with the specific goal of preserving views of natural features (Zion Canyon, Virgin River, etc.).
1 2 3 4 5

5. The Town actively promotes independent, local business to develop and grow in the Town.
1 2 3 4 5

6. There are a variety of opportunities and amenities for recreation (trails, athletic courts, parks, etc.).
1 2 3 4 5

7. There are a number of cultural and arts projects and initiatives, and the Town has a growing reputation as an arts community.
1 2 3 4 5

8. It is convenient, safe, and enjoyable to get around town by walking or riding a bike and the Town has a connected network of sidewalks, trails, and bike lanes.
1 2 3 4 5

9. Zion National Park and the Town work cooperatively to address the needs and concerns of residents, local businesses, and visitors.
1 2 3 4 5

10. The Town has a diverse economy based on more than just tourism related economic development.

1 2 3 4 5

11. Housing types and densities remain essentially the same as currently developed in the Town (primarily low-density single-family development).

1 2 3 4 5

12. Hotels and motels are modest in size.

1 2 3 4 5

13. Buildings and transportation networks are carbon neutral and have a reduced consumption of non-renewable natural resources.

1 2 3 4 5

14. Natural features such as the Virgin River, clean air, and dark night skies are protected.

1 2 3 4 5

15. There are shaded areas, planters, benches, outdoor art displays, etc. on sidewalks and in the public areas along the streets.

1 2 3 4 5

Of the things listed above, which are the four most important in your vision of the perfect Springdale?

Other than the things listed above, what are important characteristics of your perfect Springdale?

What is your definition of "village scale"?

How important is village scale in your vision of the perfect Springdale (1 being not important at all, 5 being extremely important)?

1 2 3 4 5

What else would you like the Planning Commission to know as they begin the process of updating the Town's General Plan?

General Plan Update Process and Schedule

Public Involvement

The General Plan must be based on community input. The plan is the community's plan, and therefore community involvement is key in developing the plan. These actions are designed to help facilitate robust public involvement in developing the plan.

Survey 1: This survey will gather input from the community regarding the general direction the community wants the Town to move. It will not get into specifics, rather it will assess general opinions about town character, community values and priorities, perspectives on growth and development, etc. This survey will be used to help the Commission refine the General Plan guiding principles. This survey will be distributed in March.

PI Event 1: Staff proposed the Commission replace the April work meeting with a public involvement event. The event will be based on some of the ideas and concepts discussed at the last work meeting, but more modest in scale. To emphasize that the event is not a formal public meeting, Staff recommends the event be held outdoors (weather permitting) with a draw of food (could be very low key). There will be some formalized opportunities for the public to provide input on their vision for Springdale, what they want Springdale to be in the next twenty years, and what the priorities for the community should be.

Go to the Public Events: As discussed in the previous work meeting, staff will coordinate a number of opportunities for staff and Commissioners to interact with the public at community events and locations. These informal contacts will allow feedback from a wide cross section of community members. A simple short survey (taking five minutes or less to complete) could help guide the input received at these events. Some of these events and locations could include:

- The post office, Sol Foods, Deep Creek, Park entrance
- St. Patrick's Day celebration
- Earth Day service project
- Others?

Focus Group Meetings: Staff recommends organizing small focus groups centered on specific issues (e.g. housing, town appearance, future trends, natural resources, infrastructure, etc.). A Planning Commission could lead each focus group. Staff is available to provide support. The members of each focus group should be selected based on their experience or knowledge of the issue the group is addressing. These informal focus groups can meet as often as necessary. The main purpose is for the Commission to be able to get feedback from community members with particular expertise, interest, or insight into a specific issue.

Survey 2: The second community wide survey will be distributed after much of the plan development and drafting has been completed. The purpose of the survey will be to check whether the plan as developed is in keeping with the public input received at the beginning of the process, and to highlight any areas where adjustments to the plan are necessary.

PI Event 2: The Commission can present the draft plan to the community at the second public involvement event. Staff recommends the Commission replace the November work meeting with the

second public involvement event. Details of this event can be worked out in the coming months. The main purpose of the event will be to gather community feedback on the draft plan, prior to the plan going to formal public hearing. This will allow any necessary adjustments to be made prior to the formal adoption process.

Public Hearings: As required by State Code, the Commission and Council must each hold a public hearing on the General Plan update. Unlike previous public involvement events where the purpose was to gather public feedback that helped form the vision and content of the plan, the public hearing process allows the public to give the Commission and Council direction on whether or not to adopt the plan as proposed. This is a final check to ensure the plan is representative of the collective vision of the community.

Establishing the Vision

Based on the community input gathered during the Public Involvement activities, the Commission should develop a vision for Town. The vision should address how the Town develops in the next 20 years. It should identify the most important issues for the Town address. It should be general (meaning “comprehensive”) enough to provide a roadmap and guide for future Town Staff, Planning Commissions and Town Councils as they deliberate on policy, budget, zoning issues, ordinances, town operations, etc.

Confirm Community Values: The foundation of the community vision should be the values and priorities of the community. Using the survey results, feedback from PI event 1, and other public involvement, the Commission should determine the most important issues for the Community. What does the community feel most strongly about? What are the fundamental attributes of the Town that need to be protected to maintain community character? What makes Springdale a place where people will want to continue to live, work, and visit?

Refine Guiding Principles: Based on the community values discussed above, the Commission should refine the guiding principles for the General Plan. What should the Town be addressing?

Draft Vision: The draft vision should be a brief description of how the Town will grow, develop, and operate in the next twenty years. What is the ultimate desired outcome in twenty years? What should the Town accomplish? What should the Town be like for the next twenty years?

Establish Major Plan Elements: A General Plan is typically broken down into “elements” which can be seen as roughly equivalent to “chapters.” Each element addresses a specific set of issues. The State Law requires the Town to include elements on Land Use and Transportation in the General Plan. The Town’s current plan includes the following elements:

- 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
- Future Land Use Map

The Commission should determine which elements are necessary in the general plan update in order to accomplish the vision established earlier. The Commission can keep the same elements as in the current plan, or the Commission can come up with a new organizational structure and format with new elements that more efficiently address the general plan vision.

Developing Goals and Strategies

Goals and strategies are the “nuts and bolts” of the general plan. They provide the specific action plan and roadmap for the Town to accomplish the general plan vision. They should be specific, measurable, actionable, realistic, and timely.

Determine Major Goals for each Element: Major goals under each element serve as the outline and framework for the rest of the plan content. These goals should be based on public input, and should be designed with the specific purpose of promoting the general plan vision. During this stage of the process the Commission is not drafting the specific language for each goal. The Commission is merely answering the question: *What do we need to accomplish in this element (area of emphasis) to accomplish the vision?*

Create Strategies to Support Goals: Once the Commission has established goals, the next step is to create a plan to accomplish the goals. The strategies are action steps under each goal that will help the Town accomplish the goal. Again, at this point the Commission is not drafting specific language for the strategies. The Commission is merely plotting a course with specific action steps to accomplish each goal.

Drafting Language / Formatting

In previous General Plan updated processes, the Commission has spent the majority of its time drafting specific language for the Plan. As documented in this outline, for this General Plan update staff recommends the Commission spend the majority of its time on public involvement, visioning, and planning. This will allow the Commission to create a vision and framework for the plan without getting bogged down in the minutia of drafting language. Only after the vision is established and the major goals and strategies developed should the Commission devote significant time to drafting plan language. Staff feels this will make the update process more efficient, and more effective.

Create Guiding Principles Language: After the Commission has reviewed public feedback, confirmed community values, and had a thorough deliberation on the guiding principles, staff will draft language for the general plan guiding principles for the Commission to review. Depending on public feedback, this language could be very similar to the existing guiding principles.

Create Vision Statement: The current general plan does not have a vision statement. A vision statement is a brief description of what the community will be for the next 20 years. It is an aspirational statement, not a documentary statement. Once the Commission has reviewed public input and had a thorough deliberation, staff will draft language for a vision statement for the Commission to review.

Develop Language for Goals / Strategies: Based on the Commission’s discussion, deliberation, and direction concerning goals and strategies, staff will draft language formally establishing the goals and strategies for the Commission to review.

Proofread / Wordsmith: The very last state of plan preparation is the proofread and wordsmith process. In the past the Commission has started the general plan update process with wordsmithing. This led to a tedious and long update process. By focusing on public involvement and visioning through out the process staff feels the process will be more effective and efficient. Once those tasks are complete it is essential to refine the plan language with careful proofreading and wordsmithing to ensure the Plan says what Commission intends it to say. Staff recommends the Commission use the November work and regular meetings to perform a final proofreading and wordsmithing of the plan.

Adopt the Plan

The formal adoption process is fairly straightforward. The Plan is adopted by Resolution of the Town Council. After the plan has been adopted it should be published on the website and distributed through the community. Based on the schedule proposed herein, staff recommends the Council adopt the Plan in their January 2021 meeting.

Implementation

Preparing and adopting the General Plan is not an end in itself. The Town should constantly be directed by the Plan, and should actively seek to implement the goals and strategies contained in the plan. This is an ongoing process that does not stop.

General Plan Update - Process and Timeline

	March					April				May				June				July				August				September				October				November				December				January																																																																		
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