

1. 5/19/20 - Agenda

Documents:

[051920.PCM.COURTESY.PDF](#)

2. 05/19/20 - Packets

Documents:

[ITEM A1 - PC 5-19-20 EHZ.PDF](#)

[ITEM B1 - GP UPDATE 5-19-2020.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 REGULAR REMOTE MEETING  
ON **TUESDAY, MAY 19, 2020** AT 5:00 PM

**This Commission meeting will not have an anchor location and will be conducted entirely via electronic means. Commission members will connect remotely. The meeting will be available to the public for live viewing. If you do not have access to the internet, you can join the audio via telephone.**  
**\*\*Please see electronic login information below.**

Attending Clerk: Katy Brown

**Approval of the agenda**

**General discussion and announcements**

**A. Action Items**

1. Public Hearing – Ordinance Revision: Addition of the Erosion Hazard Zone, establishing regulations for development in erosion hazard risk areas

**B. Information/Discussion/Non-Action Items**

1. General Plan Update
  - a. Review of General Plan Survey Results
  - b. Discussion of Public Involvement plan

**C. Consent Agenda**

1. Minutes: March 18<sup>th</sup>, April 15<sup>th</sup>, and May 6<sup>th</sup>

**D. Adjourn**

**\*\*Persons Interested in accessing the meeting can login using the following link:**

<https://us02web.zoom.us/j/86206502236?pwd=Wl9zWVVLWg3WXJZdytDeGVmRU0rdz09>

Meeting ID: 862 0650 2236

Password: 006087

One tap mobile

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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 Community Development staff at 435-772-3434 or [tdansie@springdaletown.com](mailto: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 May 15, 2020 at: <https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



### **Memorandum**

**To:** Planning Commission  
**From:** Sophie Frankenburg, Associate Planner  
**Date:** May 15th, 2020  
**Re:** Erosion Hazard Zone Ordinance

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### **Background**

In May 2019, the Town Council adopted the Virgin River Management Plan (VRMP). The 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 focusing on development and restoration near the river. One of the strategies outlined in the VRMP is establishment of an overlay zone that can help buffer the river from adverse impact, such as the Erosion Hazard Zone (EHZ).

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. 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.

### **Overview**

The Planning Commission has reviewed the proposed Erosion Hazard zone ordinance in the March and May work meetings. The proposed ordinance would establish strict regulations for new development and land disturbance located near the Virgin River. The purposes of the proposed ordinance are: 1) to protect new development near the river from potential damage or destruct due to erosion, 2) to protect upstream and downstream properties from negative erosion hazard impacts created by new development near the river, and 3) to protect and enhance the natural function and character of the Virgin river.

After multiple reviews, the Commission expressed satisfaction for the revised Erosion Hazard Zone ordinance and requested that staff move forward with the draft to a Public Hearing.

***Staff Recommendation***

Staff recommends the Commission review the proposed ordinance. Additionally, the Town Attorney recommends that the Commission discuss more in depth whether the definition of Land Disturbance as written in the draft ordinance encompasses all disturbance that would ensure the goals and purpose of the ordinance are being met.

Should the Commission be satisfied with the ordinance, the Commission should recommend adoption of the Erosion Hazard Zone ordinance, and Erosion Hazard Boundary Maps to the Town Council.

ORDINANCE #: \_\_\_\_\_

**EROSION HAZARD OVERLAY**

WHEREAS, the Springdale Virgin River Management Plan, adopted 2019, identifies the necessity for land use regulation as a resource to preserve and protect the Virgin River, and

WHEREAS, as development increases in and around the river corridor, both threats to the natural functions of the river and the potential of property damage from erosion also increase, and

WHEREAS, the Erosion Hazard Zone creates standards for new development located in areas at risk from erosion hazard, and

WHEREAS, the standards of the Erosion Hazard Zone are intended to ensure new development is constructed in such a way as to minimize risk of damage from erosion, maintain the natural function of the river system, and ensure no negative impacts are created on upstream or downstream properties; and

WHEREAS, the analysis of potential erosion risk zones in the Erosion Hazard Zone Map were established by licensed engineers in the state of Utah, Natural Channel Design experts, and professional geologists with experience in river functions, flooding, erosion hazards etc., and

WHEREAS, the Town of Springdale currently does not have a comprehensive Erosion Hazard Zone which protects existing development, Town infrastructure, new development, and the natural function of the Virgin River;

NOW THEREFORE, be it ordained by the Town Council that the Erosion Hazard Overlay Zone and Erosion Hazard Map be adopted as follows:

**DRAFT 5/19/2020**

**ORDINANCE # \_\_\_\_\_:**

**EROSION HAZARD OVERLAY**

**10-13E-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:

**10-13E-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.

**1-13E-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.

**1-13E-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 structures needed for 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.

**10-13E-5: 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: 1: construction of buildings or other structures. 2: construction of erosion protection improvements. 3: construction of new subdivisions, utilities, roadways or bridges. 4: mining or dredging operations. 5: removal of riparian zone native vegetation 6: earthwork such as filling, grading, excavation or contouring land which totals more than 1,000 square feet. 7: any other activity similar to those listed above which has the potential to impact the natural function of the river.

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.

#### **10-13E-6: ESTABLISHMENT OF EROSION HAZARD ZONES**

- A. The Erosion Hazard Zone (EHZ) and the High Risk Erosion Hazard Zone (HREHZ) are established with the boundaries indicated on the Town of Springdale's Erosion Hazard Boundary Map, which is on file at the Town Office.

#### **10-13E-7: LAND DISTURBANCE WITHIN EROSION HAZARD ZONES**

- A. No person may cause any land disturbance within the EHZ or HREHZ unless the land disturbance is specifically authorized under a valid Erosion Hazard Zone permit that is issued in accordance with this Chapter.
- B. The Planning Commission reviews applications for a Erosion Hazard Zone permit. The Planning Commission will grant an Erosion Hazard Zone permit only if the Planning Commission finds that the applicant has complied with the requirements of this Chapter and that the proposed land disturbance minimizes the risk of flood and erosion damage to adjacent properties and the watercourse.
- C. An application for an Erosion Hazard Zone permit must include an engineering analysis that meets the requirements of this Subsection C. The engineering analysis must be completed by a professional engineer who is licensed in the State of Utah with experience in floodplain management, river mechanics, sediment transport, riverine erosion, river restoration, hydraulics, hydrology and geomorphology. The analysis must include the following elements:
  - 1. Impacts on Adjacent Properties. Identify the potential impacts of the proposed land disturbance on adjacent properties.
  - 2. Regulatory Floodplain/Floodway Impacts. If any changes are proposed to the river channel or floodplain geometry by the proposed land disturbance, hydraulic modeling of the pre- and post-project channel and floodplain conditions must be included in the analysis 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.
  - 3. Stream Stability Impacts. Engineering analyses must be submitted to document all impacts 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, and will not cause adverse or detrimental conditions on adjacent, upstream, or downstream properties.

4. Erosion Protection Improvements. Bioengineering techniques combining natural vegetation and live materials to provide a stable streambank as envisioned by the Virgin River Management Plan (VRMP) are required for all erosion protection improvements, unless an engineering analysis demonstrates such techniques are not feasible. All erosion protection improvements shall be as minimally impactful to the natural function and appearance of the river system and riparian area as possible. Structural erosion protection improvements such as rock riprap, concrete or gabion structures, etc. may only be used to protect existing or planned structures and infrastructure located within the High Risk Erosion Hazard Zone, and only after the Town Engineer has validated an applicant's engineering analysis documenting bioengineering is not a feasible option. If structural erosion protection improvements are proposed, the engineering analysis shall include the design assumptions, plans, specifications and details for construction of the improvements. Structural erosion protection shall be designed to be as minimally visual impactful as possible and to blend as much as possible with the natural character of the river corridor in the nearby area. Where possible and feasible, stone for rip rap and gabion baskets shall resemble stone naturally found in Springdale in appearance.
5. Maintenance: The owner of property where erosion protection improvements are located shall inspect all erosion protection improvements at least annually and immediately after major flooding events to assess damage and determine if repairs are necessary. The Town of Springdale has the right to inspect all erosion protection improvements as often as the Town deems necessary. If the Town's inspection reveals necessary repairs to the erosion protection improvements, the property owner shall make the required repairs as soon as feasibly possible after being noticed in writing by the Town. 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.
6. Vegetation Mitigation. Any proposed disturbance to existing vegetation on the riverbank or within the floodplain must be mitigated by replacing the disturbed vegetation with native riparian plants in accordance with the approved plant list. The replacement vegetation shall be selected to best enhance the natural function of the river system (e.g. flexible species closest to the river, large woody vegetation farther from the river on upper flood terraces). The engineering analysis shall include a section describing the required vegetation mitigation and planting requirements.
7. Statement of Methodologies and Findings. The analysis must include a summary of the methodologies used to support the impact analysis. 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. The report must also include the engineer's

opinion that the proposed land disturbance minimizes the risk of flood and erosion damage to adjacent properties and the watercourse.

- 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 and 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 Management 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.

#### **10-13E-8: PENALTIES FOR NONCOMPLIANCE:**

A person who violates any part of this Chapter is guilty of an infraction. Violation of the provisions of this ordinance may be enforced pursuant to section 1-4 of the Town Code. 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 2009) ———
  - Qulc
  - Qunr



Tom, I have been very busy this week. This is a quick perusal of the Erosion Hazard Zone ordinance.

I hope my insights are useful to the Planning Committee Best, Kavarra

## Comments on Ordinance Erosion Control

1. Why is this ordinance being constructed only under the category of Flood control? Is there no preservation of the ecology, river riparian area, beautification, or Virgin River designated as a wild river ordinance option?

Placing this ordinance solely in the context of Flood Control is not the main goal of the need to keep the river corridor healthy and puts the river at odds with the people and makes the river a destroyer rather than the center of health and well being for the residents and flora and fauna of the Zion Canyon.

Also if the federal government via the army corps can control the river channel and the state can control width of riparian area high vs low water levels in what context can a local municipality control and protect areas of its town that contribute significantly to the economic health, environmental health and well being of the town via water supply as well as other down river towns' water supplies etc. in short what legal rights do towns have to widen the protected river riparian zone? Why is it only in the context of erosion or flood control? Can the ordinance be written in the context of protection of the river for the town tourist economy, beauty, well being and public health ie water source protection, etc?

**Findings of Fact B** should , “historic disturbance to the natural river process” read Historic “human” disturbance to the natural river process

1-3: STATEMENT OF PURPOSE states only human context and nothing about the Health of the flora and fauna of the riparian zone or the maintaining of a healthy geomorphology of the river channel or flood plain or healthy amount of river bank being available to the river for seasonal changes in water levels.

This section only focuses on human relationship to the river and appears to exclude the ecology of the riparian area. To strengthen the ordinance the health of the river needs to be written into the ordinance otherwise the human view will see the river as a menace and therefore will find a way to do any structural change that support and validate the human use, property and money loss values of the river rather than what the river provides in cleaning water, providing clean air , limiting climate changes providing habitat tourist economy etc. The ordinance as written seems to leave out the initial concern for this ordinance the Virgin River and protecting its riparian area.

## 1-4: METHODS OF REDUCING BANK EROSION LOSSES:

- A. Establishing erosion hazard zone delineations for floodplain management and land use regulation purposes; **these delineations of the floodplain and land use should include**

**historic movement of the geomorphology of the floodplain not just recent outlines as the river moves across an area depending on climate conditions and flow rates over time**

- B. B. Regulating proposed land disturbance and development within erosion hazard zones to prevent adverse impact on adjacent properties; why is this only about adjacent properties what about the adverse effect on bank loss trees and willow and brush loss habitat loss for birds, beavers, fish etc. also it is often opposite properties that are affected as the swing of the river flow is affected by opposing banks often as much or more as to adjacent properties.**

**C, s, or where the channel threatens to move outside of the established erosion hazard zone; again the hazard zone needs to include long term at least to 1900 historical river movement to allow for variable stream flow that in one short instance could go beyond the hazard zone but then not again for 100 years. This type of unique erosion is very common on the Virgin River watershed due to the unique and long term documented precipitation pattern of cloud burst aka as micro burst style of weather events in Utah.**

2-1: DEFINITIONS:

**Land Disturbance** could include with “ removal of riparian zone vegetation;: could add and riparian zone river banks of all composition

**HIGH RISK EROSION HAZARD ZONE (HREHZ):** last line could include in addition to” to improved property or infrastructure.” Again does not include the river, trees habitat so could include Virgin River riparian area and the flora and fauna within it...

### **LAND DISTURBANCE WITHIN EROSION HAZARD ZONES**

B can there be added a “ biological analysis”? Why is it only an engineering analysis again this eliminates the Virgin River riparian area and makes all analysis within the human need structural engineering context rather than the Virgin River need biological context

A general comment of the remainder of the ordinance: Think on this Will adjacent or opposing property owners get together and say well my erosion mitigation will affect your property but we can then mitigate the erosion on both of our properties and well if this affects the property across the river we will talk to them and do it all together so then the engineering analysis says three ensemble mitigations which could include rip rap here and there could possibly be scattered all over the river yet be within the effected adjacent property concern, It could be legal and totally mitigate the erosion but not At all be biologically or preservationally sound for the Virgin River.

Think of the wash adjacent to the school or the LA river? These were totally cemented because this is ultimately one efficient way to cut down on erosion. It might be important to make sure no cementing of the river banks is allowed for any reason.

So somewhere in the ordinance must be a limit that properties cant get together and make a huge erosion control project on the Virgin River in Springdale. We have many wealthy people and investors moving to town who have enormous amounts of money and enjoy “big projects” in their retirement or for investment and perhaps would be excited about mitigating the erosion of their properties with partnerships that could end up with many varied legal and reactionary Virgin River Bank mitigations that result in rip rap etc all over the Virgin River erosion zones. A part of the ordinance needs to address this possibility.



### **Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** May 15, 2020  
**Re:** **May 19, 2020 Planning Commission Work Meeting  
General Plan Update**

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This memo summarizes progress on the General Plan update. Specifically, the memo presents results from the General Plan survey and discusses plans for future public involvement efforts.

### **Survey Results**

As an initial step in the public outreach process, the Town recently distributed a survey to the community. The questions in the survey were based on the guiding principles in current version of the General Plan, as well as a few other topics of particular interest to the Commission. The purpose of the survey was to determine whether or not the guiding principles in the current General Plan (adopted in 2016) still reflect the collective vision of the community.

The survey was distributed online and was open for approximately three weeks. One hundred and eighty-one people responded to the survey. Nearly 70% of the respondents are Springdale residents. Of the remaining 30%, most have some connection to the Town—they work in Town, own property in Town, or own a business in Town. Only 12 respondents do not have one of those connections to the Town. Eight of those 12 are Rockville residents.

### **Summary of Results**

In general, the survey results confirm that the guiding principles in the 2016 General Plan still reflect the collective will of the community. This means the Commission can have some confidence moving forward in the same general direction established in the 2016 General Plan. Charts showing the summary survey results are attached to this report.

The survey responses showed overwhelming support for:

- Regulating the size of hotels and motels.
- Protecting the Town's natural features (Virgin River, dark night sky, etc.)
- Requiring new development to preserve views of natural features.

Regulating the size of hotels and motels is an idea that was added into the 2016 General Plan (see GP 3.1.3). The current Town Code already limits the physical size of hotels and motels, as well as the number of lodging units allowed on each property. The Commission may wish to use future public input opportunities to clarify the community's vision for the size of hotels and motels. Does the community want the Town to limit the size of hotels and motels more than the current limits in the code? Is the community concerned about the physical size of hotels and motels? About the number of units in a hotel or motel? Both? What are the particular impacts of large hotels and motels the community would like to mitigate? Future public involvement could help answer some of these questions. (Staff notes the

Commission recently went through a process to draft regulations addressing these issues. The Commission could use that prior work as a foundation for addressing this issue in the General Plan.)

Protecting natural features and requiring new development to preserve important views are ideas prevalent throughout the current version of the General Plan. Based on the survey results the Commission may wish to continue to emphasize these points in the Plan update.

Although in general the survey results were in line with expectations there are some interesting results the Commission may wish to analyze. These are summarized below:

#### *Emphasis on Architectural Style*

The current General Plan places a strong emphasis on encouraging a consistent architectural style based on Parkitecture. The survey results show an overwhelming desire for new development to be designed to preserve views of natural features. However, there is less support for a consistent architectural theme in the Town, as well as for Parkitecture being the primary architectural style. Only about 51% of the survey respondents indicated these architectural issues were either somewhat or very important. This amount of support is low compared to other issues the survey asked about.

The Commission may wish to consider how much to emphasize architectural style in the General Plan update as compared to other topics that received stronger support in the poll.

#### *Housing*

The survey asked two questions about housing that could be contradictory to each other:

1) Should the Town seek to diversify housing options, with the goal of providing housing for families of all income levels?

2) Should the Town maintain housing types and densities currently existing (primarily low-density single-family housing)?

Overall, both of these ideas received almost identical support in the poll, with about 64% of respondent showing support for both. However, when responses are broken down based on the type of respondent large discrepancies are evident.

Springdale property owners strongly prefer housing densities to remain the same, and do not support diversifying housing options. Conversely, employees of local businesses express strong support for diversifying housing options, and not strong support for maintaining current housing densities.

The Commission may wish to consider how to react to these apparently conflicting attitudes regarding housing. Staff suggests future public outreach could be designed to clarify community attitudes on this issue.

#### ***Public Involvement***

In the May work meeting the Commission requested staff prepare a strategy for engaging the public in the general plan update process, recognizing the limitations of social distancing. Future public involvement events should build upon the public input already received through the survey. The

Commission should use future public comment as a means to clarify the feedback already received. Are there things that are unclear in the public input received to date? Are there issues that the Commission has not received sufficient public comment on?

Staff is working on preparing the public involvement plan and will present a plan at the Commission meeting. The public involvement plan will focus on the following:

#### *One on One Feedback*

Staff will prepare a brief questionnaire / talking point sheet that Commissioners can use when discussing the General Plan with neighbors and other close associates with whom you already make frequent contact. These one on one meetings are intended to be informal and conversational. In this way community members may feel more comfortable sharing insight and feelings about the Town's future, compared to formal and structured group settings. If all Commissioners use the same basic questionnaire or talking points as a basis for these conversations it will be easier to summarize, tabulate, and compare responses from community members. The questionnaire will allow Commission members to easily summarize input received in these informal settings. This will allow the input to be shared among all Commissioners.

#### *Go to the Public Events*

As previously discussed, Commission members and staff can contact the public with brief (less than five minute) conversations about the General Plan at community locations such as the Post Office, market, restaurants, library, etc. Similar to the one on one events, staff will prepare a brief survey / questionnaire that Commissioners and staff can use during these events. These events will gather input from a wide cross section of the community.

#### *Zone Specific Meetings*

With social distancing protocols changing to allow gatherings of up to 50 people, staff believes it is now possible to schedule limited public meetings. These meetings should be held outdoors to minimize risk of virus spread. To limit the size of meetings Commissioners have suggested holding zone specific meetings. This will allow groups with similar circumstances and concerns to provide insight and feedback. Staff will develop content for these meetings designed to elicit meaningful public comment.

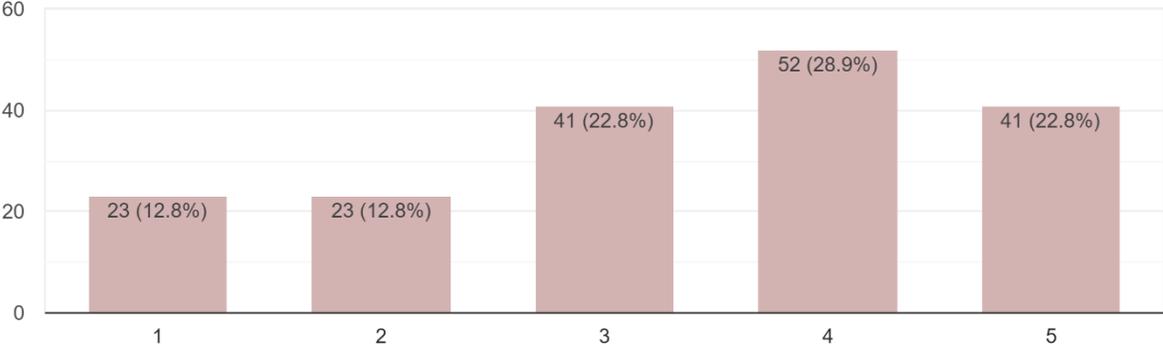
As mentioned earlier, staff will present a more detailed proposal for public involvement at the meeting.

# SUMMARY GENERAL PLAN SURVEY RESULTS

## TOTAL SUMMARY RESULTS BY QUESTION

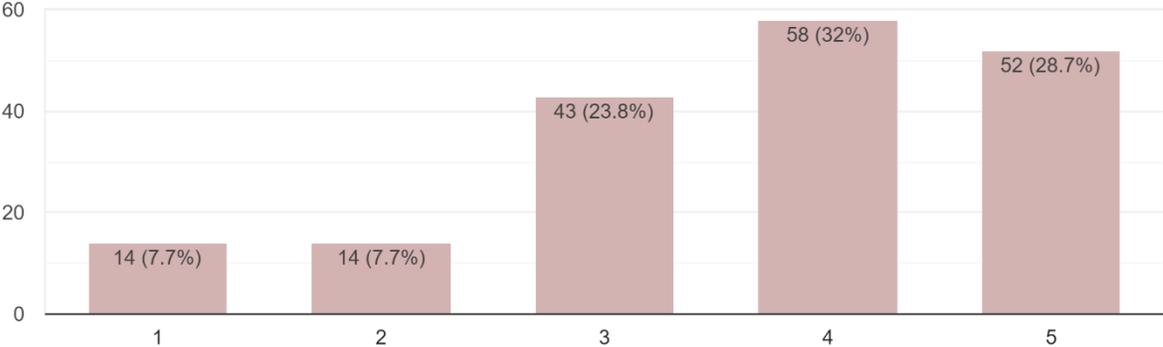
In your perfect Springdale, how important is it that buildings and structures all have a similar architectural style and character?

180 responses



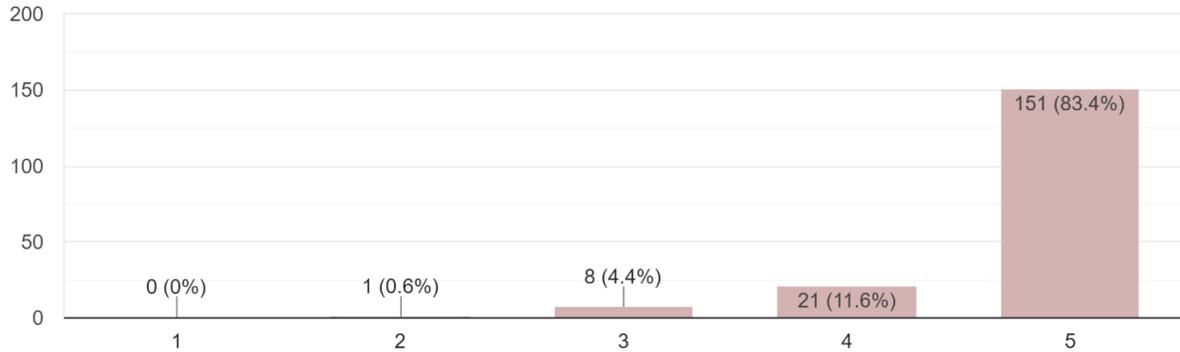
In your perfect Springdale, how important is it that there are a number of cultural and arts projects and initiatives, and the Town has a growing reputation as an arts community?

181 responses



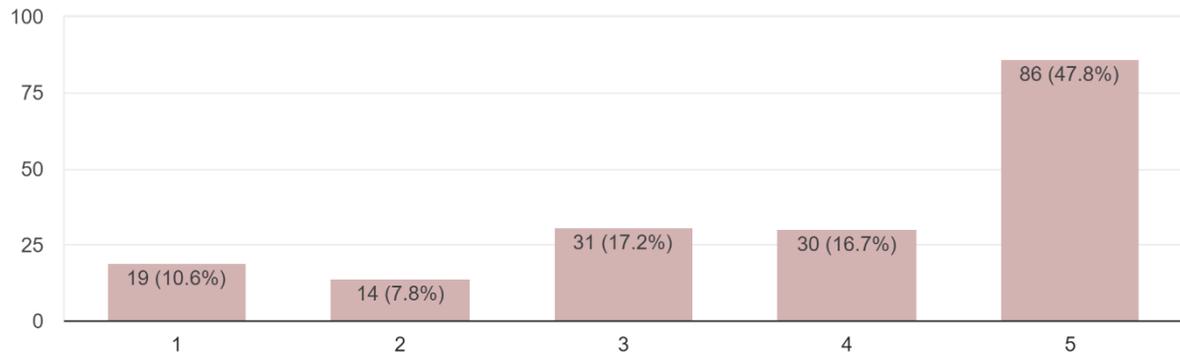
In your perfect Springdale, how important is it that new development is designed and constructed with the specific goal of preserving views of natural... lines, redrock faces of mesas, Virgin River, etc.)?

181 responses



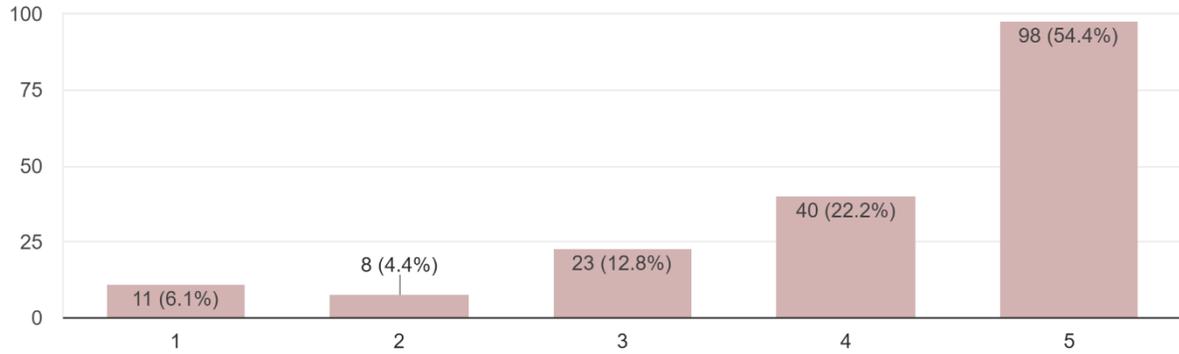
In your perfect Springdale, how important is it that there are housing options in a variety of price ranges, making it feasible for households of diverse incomes to afford to live in the community?

180 responses



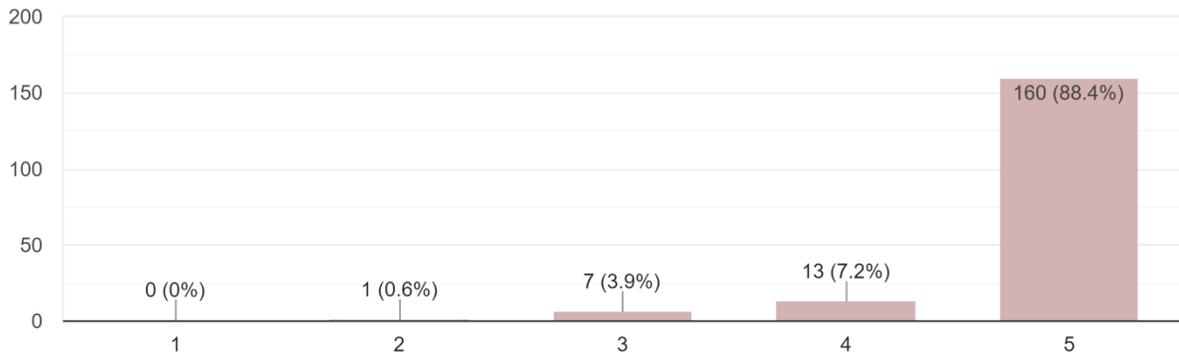
In your perfect Springdale, how important is it that the Town actively promotes independent, local business to develop and grow in the Town?

180 responses



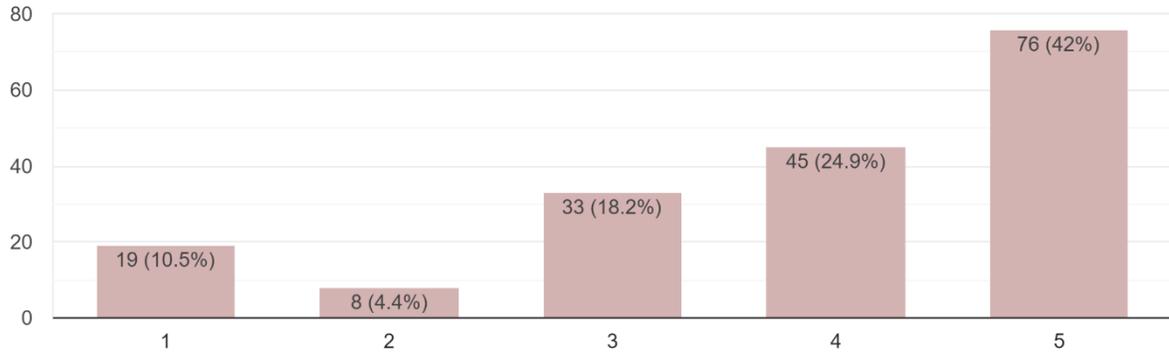
In your perfect Springdale, how important is it that natural features such as the Virgin River, clean air, and dark night skies are protected?

181 responses



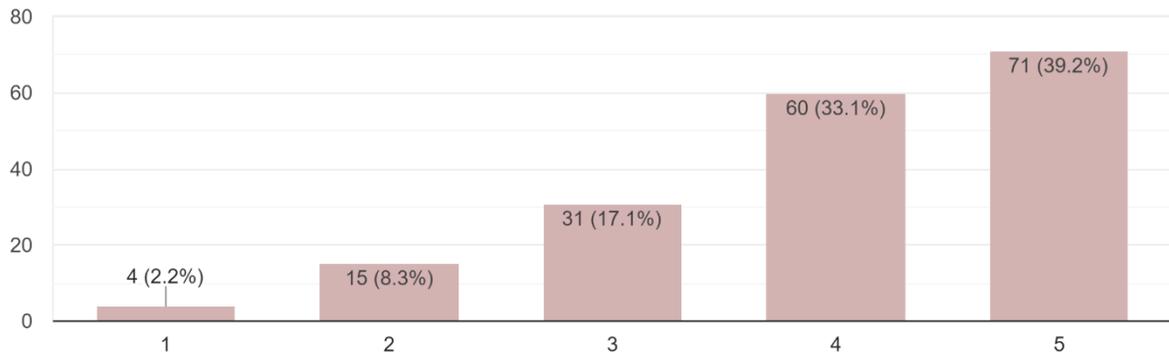
In your perfect Springdale, how important is it that the Town actively uses its fiscal resources to purchase property for open space within the community...reasing tax rates (including property tax rates)?

181 responses



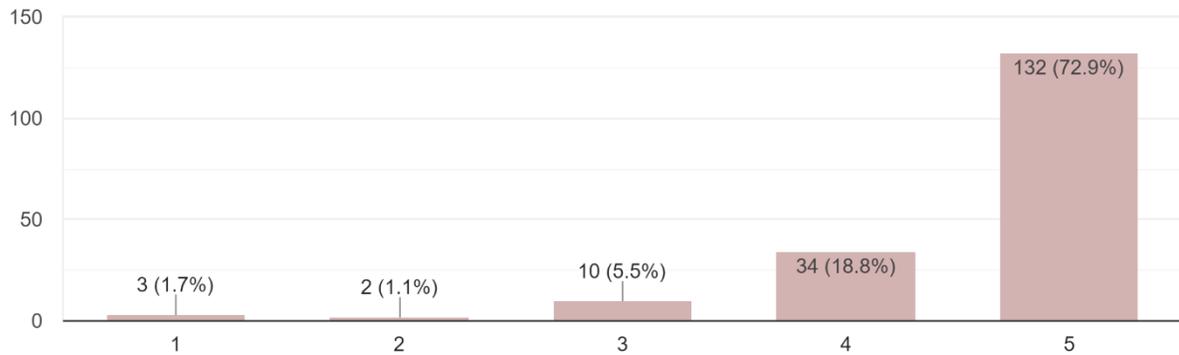
In your perfect Springdale, how important is it that there are a variety of opportunities and amenities for recreation (trails, athletic courts, parks, etc.)?

181 responses



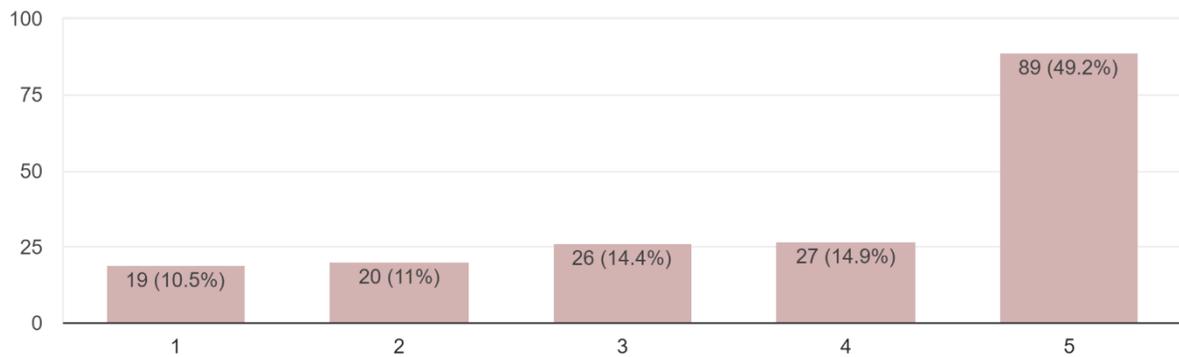
In your perfect Springdale, how important is it that Zion National Park and the Town work cooperatively to address the needs and concerns of residents, local businesses, and visitors?

181 responses



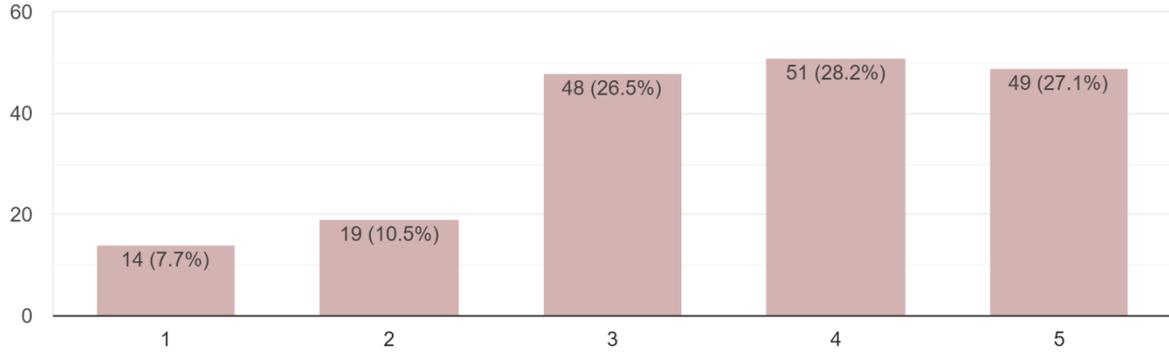
In your perfect Springdale, how important is it that housing types and densities remain essentially the same as currently developed in the Town (primarily low-density single-family development)?

181 responses



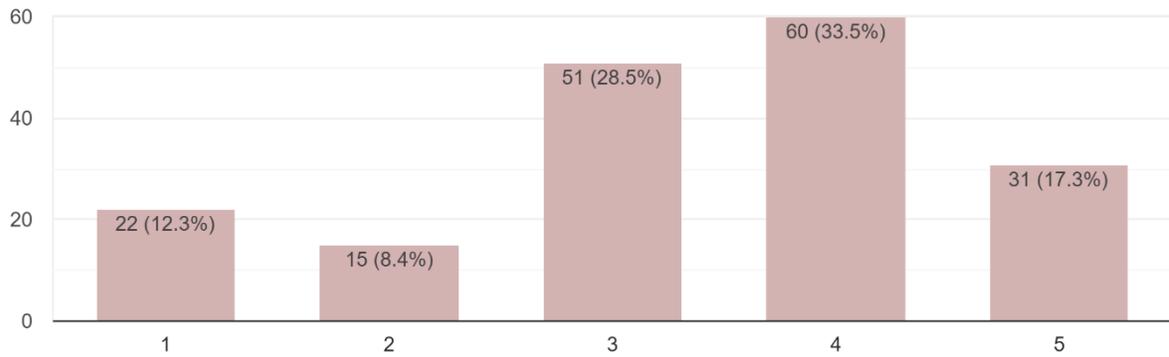
In your perfect Springdale, how important is it that the Town has a diverse economy based on more than just tourism related economic development?

181 responses



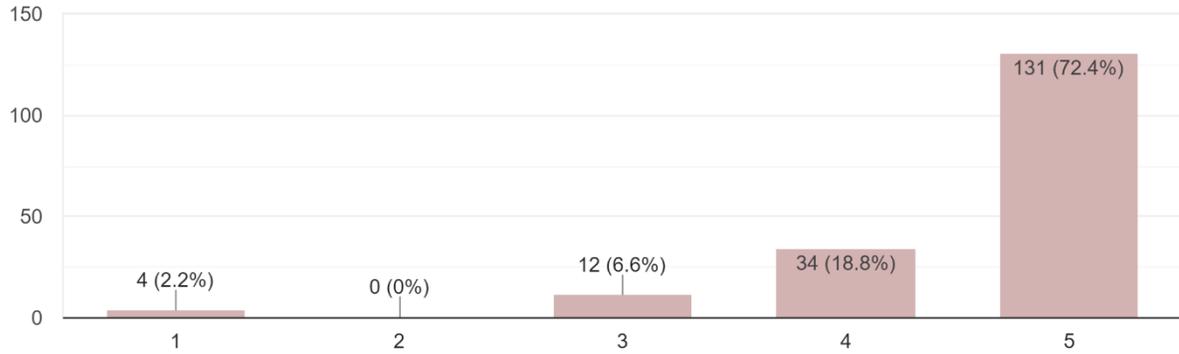
In your perfect Springdale, how important is it that "parkitecture" is the primary design theme for buildings in Springdale?

179 responses



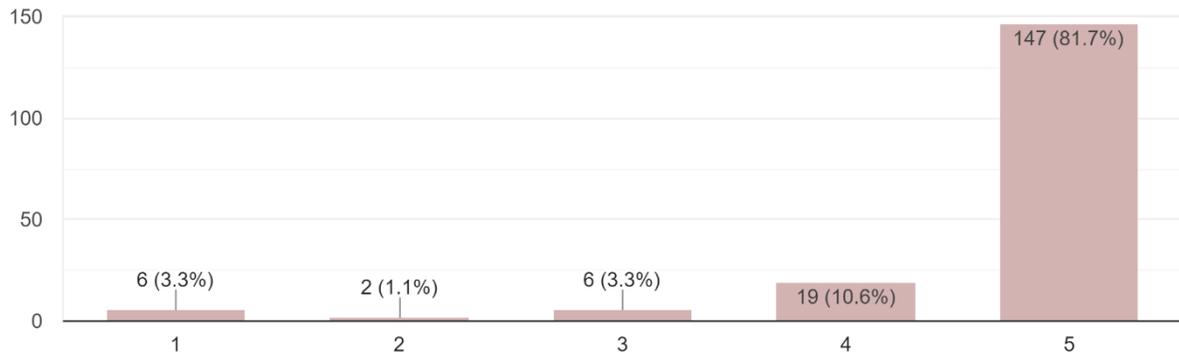
In your perfect Springdale, how important is it that it is convenient, safe, and enjoyable to get around town by walking or riding a bike and the Town...cted network of sidewalks, trails, and bike lanes?

181 responses



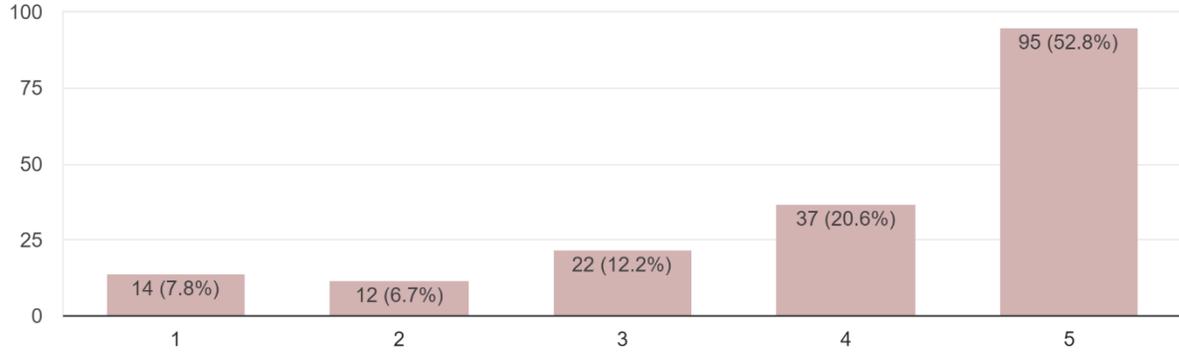
In your perfect Springdale, how important is it that town regulations limit the size of hotels and motels?

180 responses



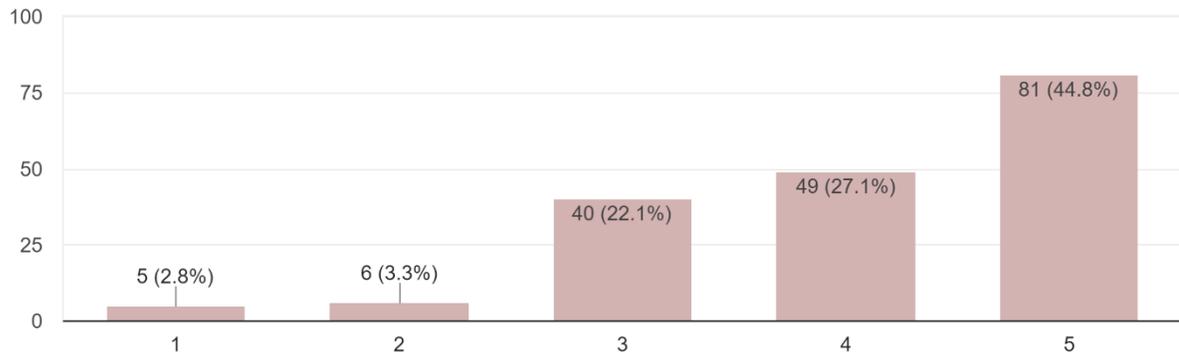
In your perfect Springdale, how important is it that buildings and transportation networks are carbon neutral and have a reduced consumption of non-renewable natural resources?

180 responses



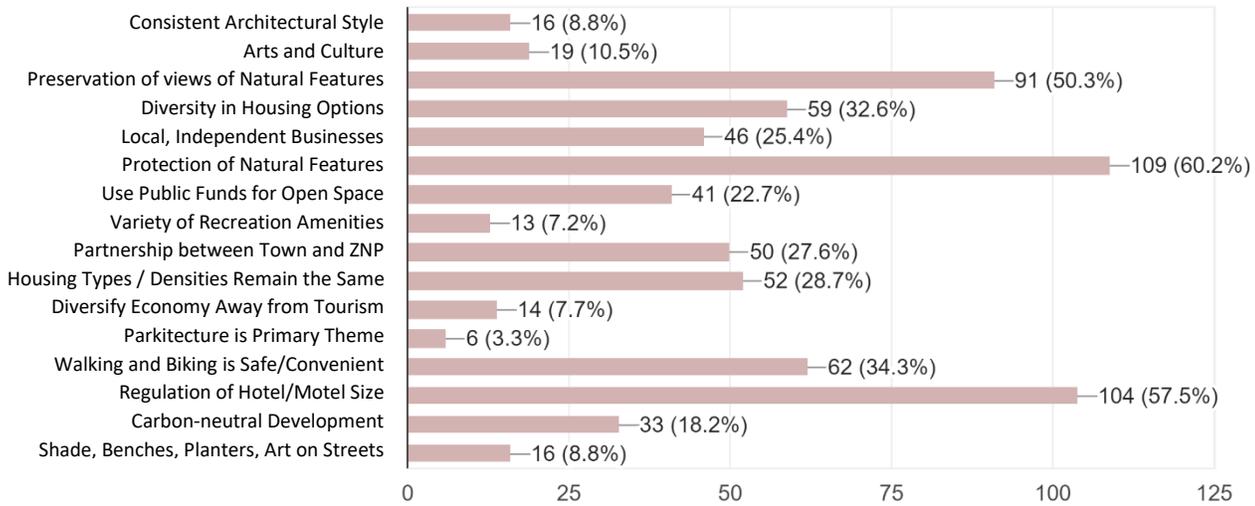
In your perfect Springdale, how important is it that there are shaded areas, planters, benches, outdoor art displays, etc. on sidewalks and in the public areas along the streets?

181 responses



Of the things listed above, which are the FOUR MOST important in your vision of the perfect Springdale? (Please only mark FOUR choices, marking... than four choices will invalidate your response.)

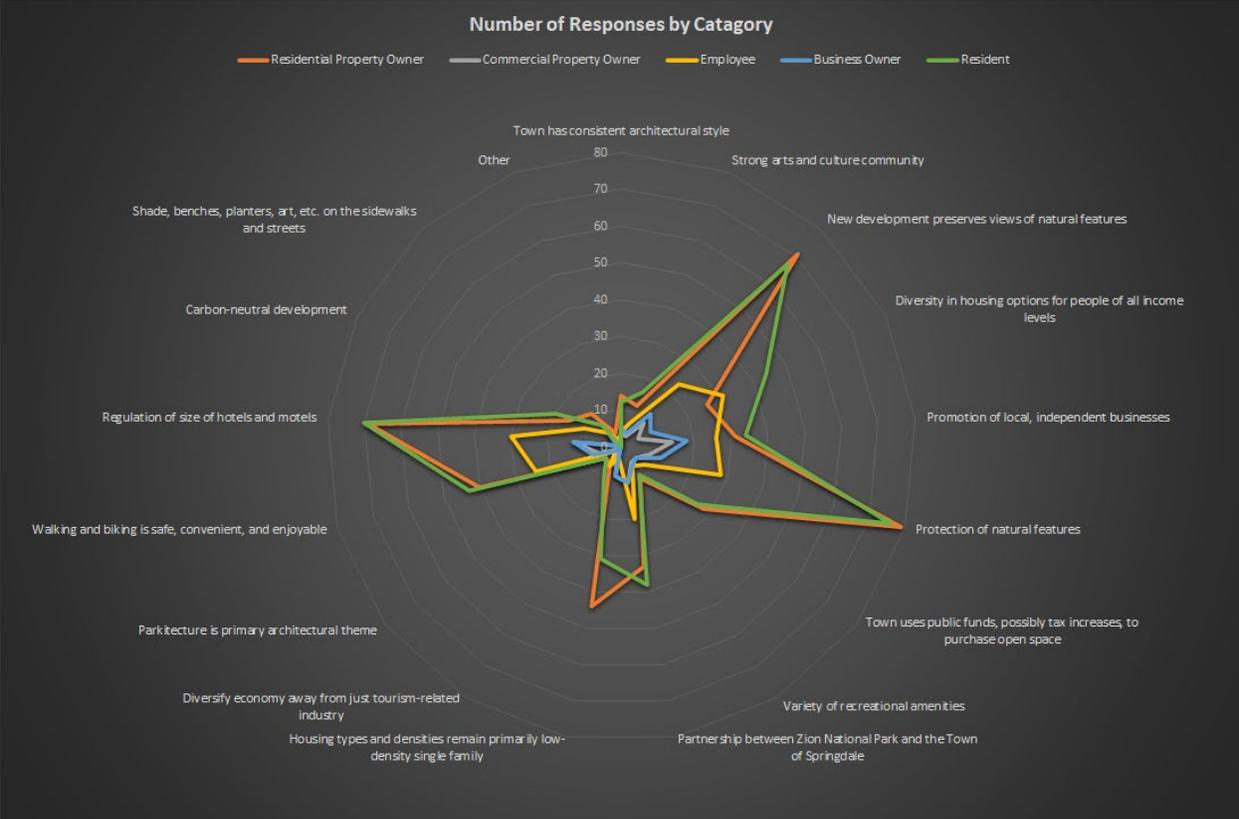
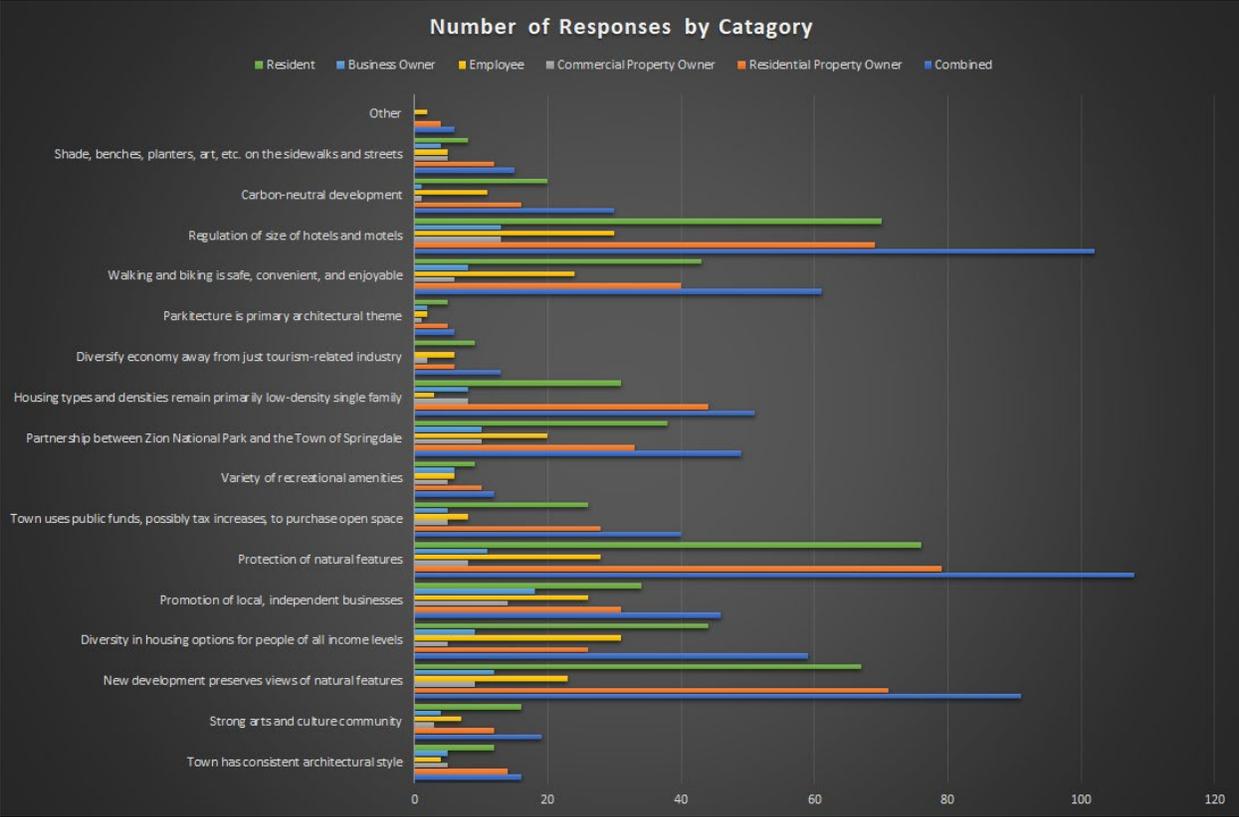
181 responses

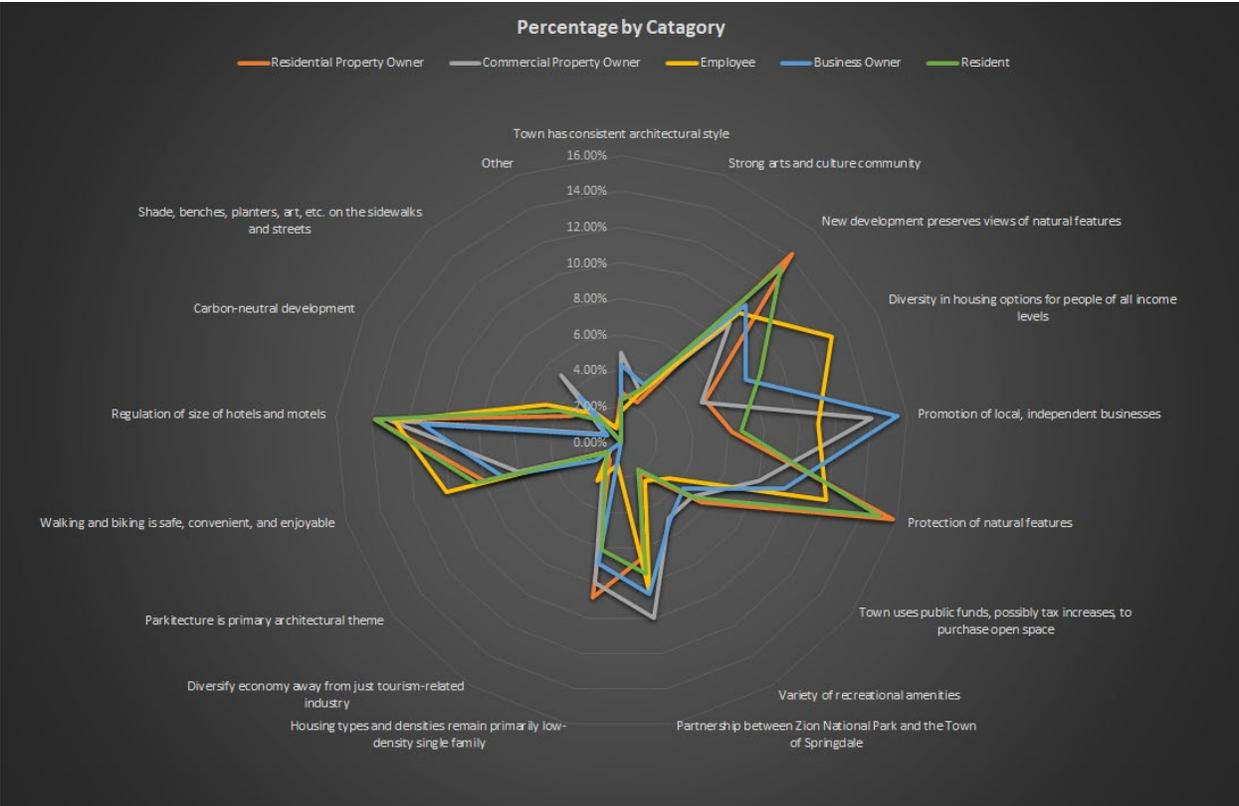
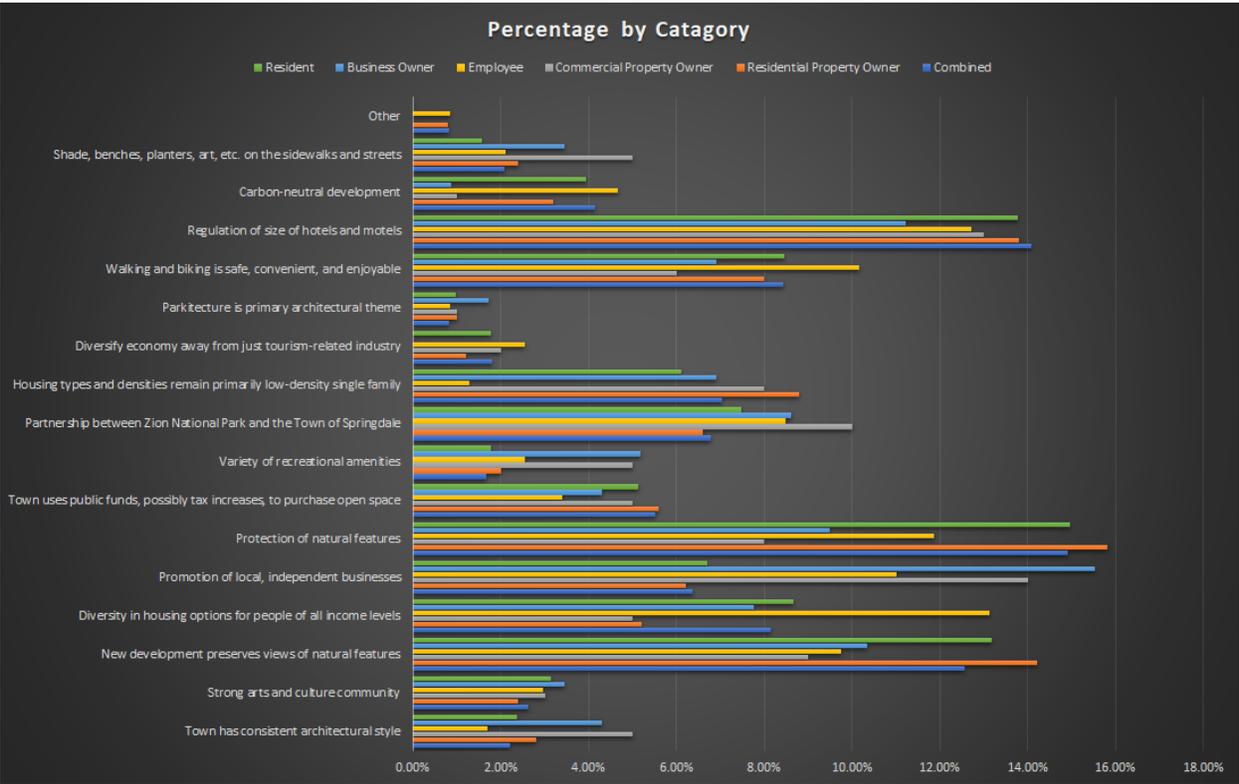


## **SUMMARY RESPONSES GROUPED BY CATEGORY OF RESPONDENT**

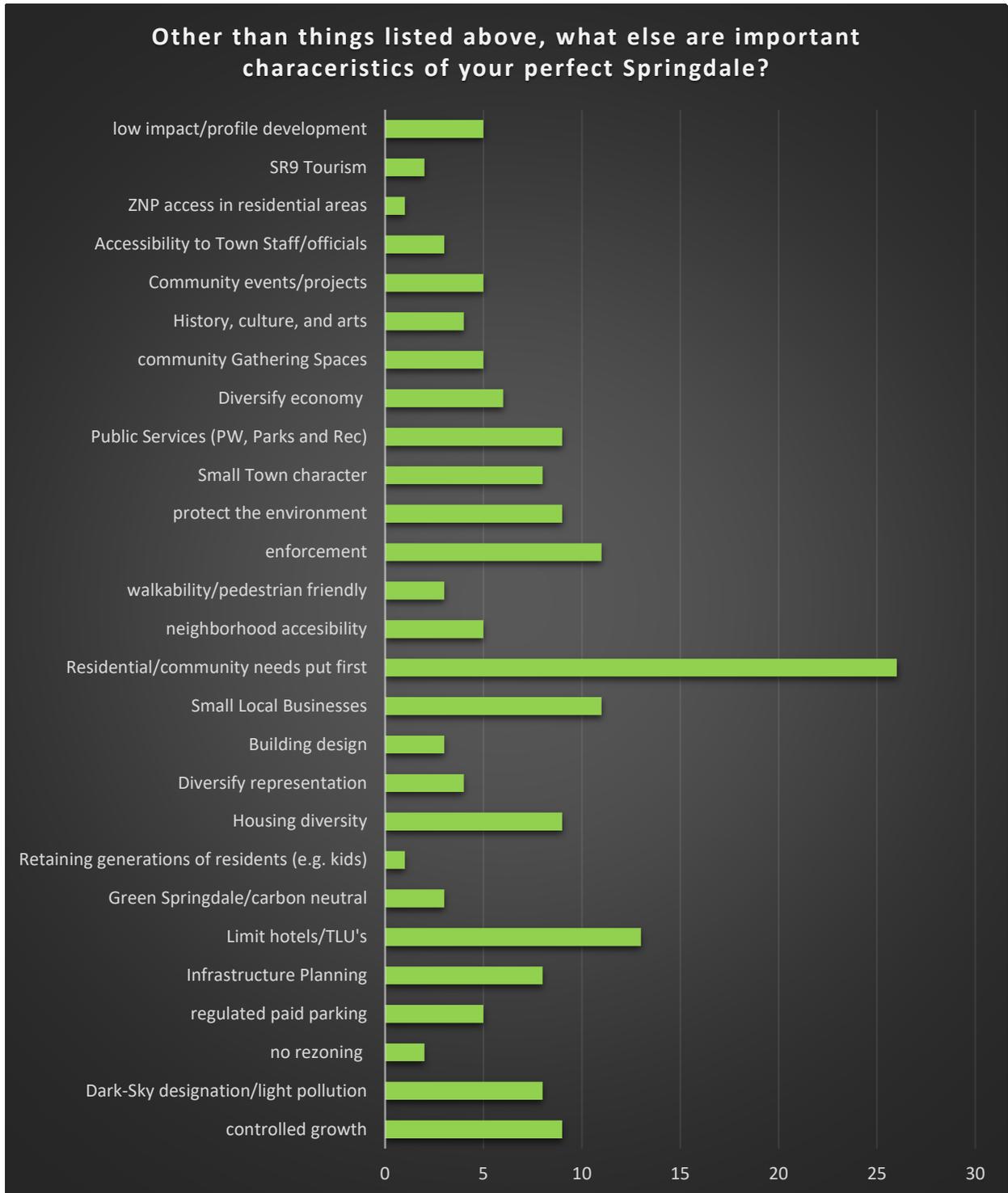
**(Springdale Resident, Residential Property Owner, Commercial Property Owner, Employee of Springdale Business, Business Owner)**

**On following pages**

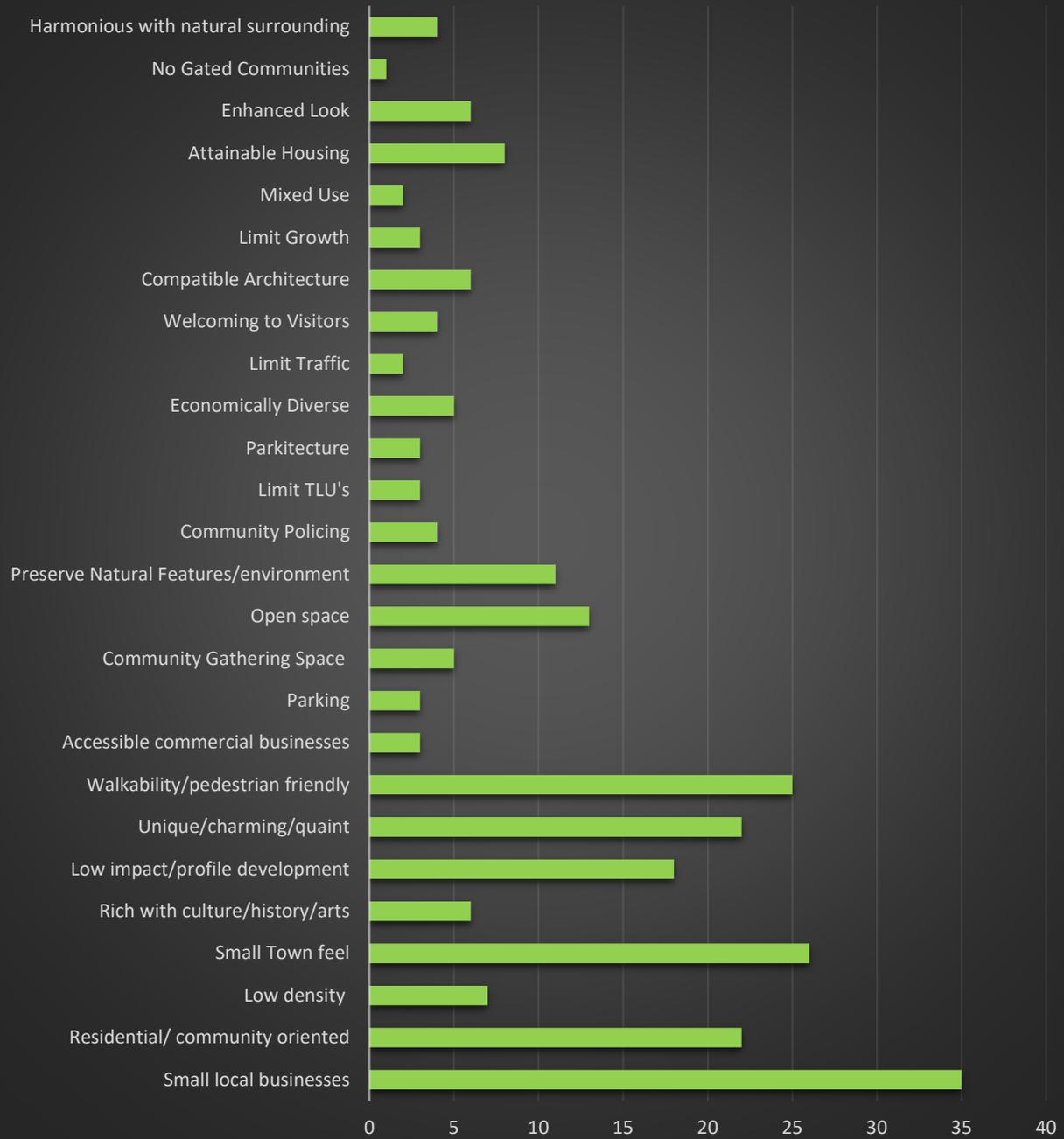




# SUMMARY OF RESPONSES TO OPEN ENDED QUESTIONS



## What is your definition of "village character"?



## What else would you like Planning Commission to consider as they begin work updating General Plan?

