

1. October 7, 2020 Planning Commission Agenda

Documents:

[100720.PCWM.COURTESY.PDF](#)

2. October 7, 2020 Packet Materials

Documents:

[ITEM A1 - GENERAL PLAN VISION AND GENERAL GOALS.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, OCTOBER 7, 2020 AT 5:00 PM

This meeting will be held at the Canyon Community Center at 126 Lion Blvd., Springdale, UT. All Commissioners, staff, and the public will follow CDC social distancing guidelines. Masks are required and available upon request. Live meeting broadcast will be available to the public via Zoom phone conferencing.
****Please see electronic login information below.**

Attending Clerk: Darci Carlson

Approval of the agenda
General announcements

A. Information/Discussion/Non-Action Items

1. General Plan update: Vision Statement and General Goals

B. Adjourn

****To access the electronic meeting please click the Zoom link below:**

<https://us02web.zoom.us/j/86297935126?pwd=eDR5NVR5VUpkUWw2UzZ6Sm1EMDVuZz09>

Meeting ID: 862 9793 5126

Passcode: 14RCtQ

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 862 9793 5126

Passcode: 454462

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.

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 October 2, 2020 at: <https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: **October 2, 2020**
Re: **October 7, 2020 Planning Commission Meeting**
General Plan Update
Vision Document and General Goals

Executive Summary

The Commission has spent the past two work meetings discussing the General Plan vision document. In the last meeting the Commission provided real-time input for vision statement content. Staff has used that input, combined with previous Commissioner input and public feedback, to develop a revised iteration of a draft vision document. Staff has also crafted general goals for eight different General Plan elements.

The Commission should review the draft vision document and general goals. The Commission should come to the meeting prepared to give specific feedback on the vision document, proposed general plan elements, and general goals. The Commission can also be prepared to discuss sub-goals for each general goal.

Draft Vision Document

The attached vision document is based on the input Commissioners supplied at the last meeting. I tried to incorporate the recurring themes and areas of general agreement in the draft. Wherever possible I used Commissioner's direct language in the draft. Previous Commission input and public feedback also informed the vision document.

I have organized the vision document into three parts:

- 1- An introductory paragraph that attempts to cover the "big picture" of what the Town will be in 20 years (you could refer to this paragraph as the "vision statement").
- 2- Detailed vision information specific to Community, Amenities and Services, Transportation, and Adaptation. These are the topics that came up frequently in public input. The vision information in these four paragraphs seeks to provide additional detail (based on public feedback) for where the Town is moving in regards to these areas.
- 3- A summary statement.

The Commission should review the vision document to ensure it adequately reflects general agreement from the Commission and the community on the direction the Town should be headed for the next 20 years. Remember the following:

- The vision should be big picture. It does not need to identify specific action steps. It just identifies the direction we want to go.
- The vision should be compelling and specific to Springdale. It should clearly identify what makes Springdale special, and what separates us from other communities.
- The vision should be based on community feedback.

- The remainder of the General Plan content will all need to support the vision. Make sure the vision is specific to Springdale, but general enough to provide direction for the rest of the Plan.

Draft Elements and General Goals

I have also suggested major divisions (or elements) for the General Plan. The current plan has 14 elements. I am proposing eight. As we have discussed on several occasions, there is a considerable amount of duplication in the current plan. By combing and condensing our current General Plan elements we can remove much of the current duplication and make the Plan more efficient. The following table shows the current list of elements compared to the new list of elements I am proposing. I have color coded existing and proposed elements to show where content from several existing elements can be combined into one new element.

Current	Proposed
Introduction and Executive Summary	Land Use and Town Appearance
Town Appearance	Transportation
Land Use and Zoning	Housing
Economic Development	Economic Development
Housing	Municipal and Public Services
Historic Preservation	Parks, Recreation, and the Arts
Environmental Resources	Public Health
Public Works	Natural Resources
Transportation	
Parks, Recreation, and the Arts	
Peacekeeping, Health, and Safety	
Sustainability	
Future Land Use Map	
Implementation	

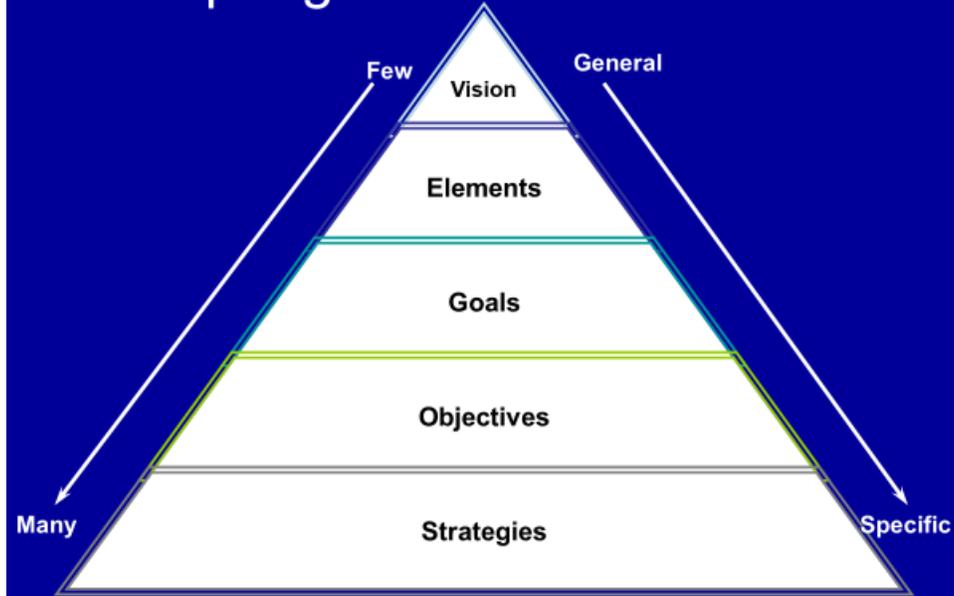
Note that Introduction and Executive Summary, Sustainability, and Implementation do not have corresponding elements in the proposed new plan. I believe the Introduction and Implementation are important, but can be treated merely as a traditional Introduction, without dedicating an entire section of the Plan to them. I believe sustainability should be integrated into most of the proposed elements (everything in the Plan should promote sustainability). **The Commission should be prepared to offer feedback on the proposed General Plan elements.**

I have crafted general goals for each proposed element. These goals seek to summarize what the main objective of that element will be. What are we seeking to accomplish? What is the end desired state? **The Commission should review the general goals and be prepared to offer feedback.**

As you will note, these general goals can be supported by a number of sub-goals. I have not yet developed content for these sub-goals. The Commission can begin thinking content for about sub-goals. What are intermediate goals to achieve the larger general goal? We do not need to start developing specific action steps or implementation strategies at this point. We are still thinking big picture about the desired end state. We will get to implementation strategies in the next step of Plan preparation.

The following graphic can serve as a reminder of the overall organization of the General Plan. We are still at the top of the pyramid working on vision, elements, and goals.

Springdale General Plan



DRAFT VISION DOCUMENT

Town of Springdale General Plan Vision Document

Vision Statement

Surrounded by the towering cliffs of Zion Canyon, and with the wild and scenic Virgin River at its heart, Springdale is a stunningly beautiful, walkable, friendly, clean, and safe place to live and visit. Small-scale development through out the Town's residential, agricultural, and commercial areas reflects the Town's history, is compatible with the natural surroundings, and preserves views of Zion Canyon. Natural resources (dark night skies, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, dramatic scenic vistas, etc.) are prized and protected. The Springdale community (comprised of residents, business owners, employees, and visitors) is diverse, welcoming, caring, and committed to preserving Springdale's small-town character and unique village atmosphere.

Community

Springdale is strengthened by solid relationships among community members. Community members include residents, business owners, visitors, and employees of local businesses. Community members come from diverse backgrounds, care for and support each other, respect and protect the natural environment, and work toward preserving the health of the community. The Springdale community is a place where everyone is welcome, all perspectives are valued, and people gather frequently to build community bonds.

Amenities and Services

Springdale will have public and commercial services and amenities that serve the needs of permanent residents and support the millions of visitors to Zion National Park. The Town will have public spaces for residents and visitors to gather, interact, enjoy views of Zion Canyon. Thoughtfully designed and well-maintained streetscape and public art will add interest and beauty to the Town. Recreational facilities will include parks, trails, open spaces, and cultural activities. Essential services such as robust medical facilities and state of the art communication infrastructure will be available to all residents and visitors. Convenience services such as hardware stores, banking, barber/beauty salons, movie theaters, and sushi bars will allow residents and visitors to fulfill daily needs in Springdale without having to travel to Hurricane or St. George for services. Commercial businesses are community minded, unique to Springdale, and respectful of the residential character and feel of the Town. The Town has a wide assortment of independent restaurants, boutique lodging establishments, art galleries, and is a mecca of world-class food and arts.

Transportation

Springdale is a place where it is safe, convenient, and enjoyable to get from place to place by walking, biking, or free public transit. Wide sidewalks, bike lanes, and trails make walking and cycling accessible for people of all ages and abilities. Designated pedestrian corridors with no motor vehicles allow residents and visitors to enjoy the Town's assortment of unique shops and outdoor public spaces. Public transit between Springdale and other parts of Washington county will allow people to get to Town without the need for a private automobile. The Town will plan for and accommodate emerging transportation technology such as electric vehicles, autonomous vehicles, and look to the future for other innovations such as hover craft.

Adaptation

Using the resources in the community, the Town is forward looking to identify coming challenges. The Town provides leadership, information, and communication to community members to adapt to changing conditions. The Town and its community members do everything possible to reduce the effects of upcoming challenges (such as climate change), and proactively plan to mitigate the damaging consequences of such challenges.

SUMMARY

Recognizing the intense development pressure the Town is constantly under, and the danger of becoming another generic and forgettable gateway community, the Town is committed to maintaining its unique small-town feel and village atmosphere. This vision recognizes that new growth and development will occur, and emphasizes the need to guide such development to keep Springdale the unique place it is today and prevent it from becoming “anywhere USA.”

DRAFT ELEMENTS AND GENERAL GOALS

General Plan Elements and General Goals

1. Land Use and Town Appearance

General Goal: The Town will manage the type, size, scale, intensity, and appearance of new growth and development to enhance the unique character of Springdale's built environment, preserve views of Zion Canyon, reduce impacts on existing residents and businesses, and protect natural resources.

Sub Goals:

A:

B:

C:

2. Transportation

General Goal: It will be convenient, safe, and enjoyable to get from place to place in Springdale through a variety of different transportation modes (including: walking, biking, transit, and private automobile). Traffic and parking congestion from vehicles of all types will be minimal.

Sub Goals:

A:

B:

C:

3. Housing

*General Goal: **Wait for results of housing study.***

4. Economic Development

General Goal: Small, independent, local businesses will continue to power the Town's tourism-based economy. The Town will diversify economic drivers by encouraging businesses that serve resident needs, promoting tele-work and remote commerce, and other

Sub Goals:

A:

B:

C:

5. Municipal and Public Services (Public Works, Police, EMS, Utilities)

General Goal: The Town will provide excellent water, wastewater, and police services to the community, and will partner with other public service providers to ensure excellence in other public utilities.

Sub Goals:

A:

B:

C:

6. Parks, Recreation, and the Arts

General Goal: Residents and visitors will have access to a wide diversity of recreational and cultural activities that are compatible with the Town's setting in Zion Canyon.

Sub Goals:

A:

B:

C:

7. Public Health

General Goal: Springdale will promote community health and the health of its residents by facilitating first-class healthcare, promoting a healthy and clean environment, and encouraging healthy lifestyles.

Sub Goals:

A:

B:

C:

8. Natural Resources

General Goal: The natural resources in and around Springdale (night skies, Virgin River, wildlife, etc.) will be protected, healthy, and contribute positively to the quality of life for residents and visitors.

Sub Goals:

A:

B:

C:

**COMMISSIONER FEEDBACK FROM THE
LAST MEETING**

What are the most important things about Springdale that should be preserved as the Town changes over the next 20 years?



What is your vision of Springdale's village character 20 years from now?

Village character means small-scale buildings and developments, locally-owned businesses (no chains or boxes), walkability, safety, and easy parking.

It is not all about size, but rather architectural character. It is about community and people connecting. It is about integrating in to the natural landscape.

Enhanced Healthcare Facility, car wash, fun center

A stunningly beautiful, walkable, family friendly, clean, safe place to live and visit.

Village character includes streetscape such as shade structures, planters, and public art.

Small, family owned shops and restaurants with boutique hotels. Night sky compliance with safe streets and ease of walkability.

Small scale development, reminiscence of historic Springdale, family oriented, blend of commercial, residential and agricultural.

Residents, business and tourist friendly, walkable business district that maintains the vistas views and natural resources.

worldwide artistic community

1992

What public services and amenities will be available in Springdale in 20 years?

24 / 7 medical facility, movie theatre, pharmacy, outdoor plaza, shade structures, free public wi-fi, sushi, more trails, pedestrian-only area

Effective law enforcement and EMT services. Local fire protection. High speed communication services with active local public schooling. Prompt trash and recycling services. Support for local artists. Active community services to include yoga, fitness

Did I say sushi?

medical facilities, recreational facilities, lodging accommodations, public art, hiking trails, improved town infrastructure, public parks, bike paths, dog parks, gift shop, grocery, hardware, gas stations, library, art galleries, restaurants

It's a mecca of world class food and arts. Providing exceptional vacation experiences in a stunning natural setting. The most desirable place to live in the state of Utah, with safety and community

Recreation facilities, a barber shop, and community park with art

Clean air and water, unique shops/boutiques, lodging, variety of restaurants, parks, open space, medical facility, bike/hiking trails, emergency fire police, paramedic, cultural activities

How will people get from one place in town to another in 20 years?

Flying car, hover craft, walking, biking

autonomous and/or electric vehicles, bikes, rural transit, connectivity among various types of transit.

Walkability with trails, bike paths and motorized shuttles along SR9, especially between restaurants, hotels and Zion NP.

People will ride buses or shuttles from nearby areas. Once they arrive, they will have the option of riding the town shuttle within town and the Park shuttle into the Canyon. There will be a designated pedestrian areas with no vehicles.

Ease of drive-ability and parking

continue running electric trolley loop system, bikes and walking

The most bike friendly town in the country! Palatial walkways bursting with beautiful art and lush local flora and fauna.

Drones

What will be the condition of the Virgin River, night sky, wildlife presence, and other natural features in 20 years?

Clean, dark, abundant

Night sky will not have man-made lighting; all lighting will be from the moon, planets, and stars.

healthy and thriving

Natural features will remain visible from all vantage points. Building heights will be regulated to prevent blocking views.

Unimpaired, free flowing, Class I (air shed)

Springdale will maintain its majestic views be a certified night sky town that maintains ample open space for wildlife and people to live in harmony with one another.

The Virgin River will be a clean and safe riparian corridor. The night sky will be protected from degradation by following safe sky regulations. And the wildlife will be healthy and protected by protecting the natural flora.

The Virgin River will remain pristine and clean (other than mud from natural flooding). There will be a walkway the entire length of the river where people can walk, etc. No new development on the river.

Wildlife will be safe in town but will not beg for food.

A phenomenally beautiful, vibrant and healthy river with a breathtaking night sky so amazing you will need to purchase a telescope post haste!



What will it mean to be a member of the Springdale community in 20 years?

It will mean that you are fortunate enough to live, work, and/or play in the most magical place in the world. You will do your part in maintaining a clean, safe environment. Existing codes and laws will be enforced but not too many new ones.

Cars will be idle free, natural resources will be recycled, nature will be unspoiled, and vandalism will no longer exist.

The neighborhoods will be primarily family units occupied by friendly, community oriented people. These residents will support each other and we will walk or

The Springdale community will be comprised of individuals who share their knowledge, skill, and heritage who are engaged and contribute to a shared vision of something grander than we know it today.

The community will include residents, business owners, visitors, and employees. They will interact with respect for each other and the environment.

Springdale has an active, healthy, diverse, safe, and supportive community that looks out for each other and strives together to maintain the most pristine environment imaginable.

Everyone welcome, all perspectives valued, no social distancing, people gathering frequently,

Community is the diverse group of resident, business owners, workers, visitors that interact through community programs, such as art walks, historical presentations. volunteerism. sport and



How will the Town handle the changes and challenges that will come up in the next 20 years?

The Town and its community members will do what it / they can to prevent climate change. There will be a plan in place to mitigate damage and injuries from the consequences of climate change.

The town will come together as a cohesive community and provide support and direction for everyone in need.

The people of Springdale will always rally together to overcome whatever the challenge of the day may be.

The town will respond in a manner that creates the least amount of disruption to its residents or businesses. It will be open to public input. It will be forward thinking to recognize changing environmental trends and prepare as best it can.

If visitation to Zion NP decreases, the Town will market itself as a destination for other activities, such as biking and hiking. If visitation increases to the point where the experience is ruined, the Town will work with Zion NP to “manage” crowds

Through leadership, information and communication with our community we will, adept and forward think with innovation and technology to preserve and protect.

Developers will be held to strict standards as to building size, architectural design, set backs, etc. Zone changes will be extremely rare.

This town is comprised of many individuals that come together to make a great whole that is prepared for and faces the known challenges of a geologically active area and steps up to care for one



In 20 years, how will scenic views of Zion from properties in Springdale compare with those same views today?

The views of the natural features will remain the same. The exception will be the views of the Virgin River, which will be enhanced by more open space accessing the river, a paved walkway along the river, and fewer blighted properties on SR9.

Most will still be spectacular. Some will change as undeveloped properties develop and other properties redevelop, but the current code has done a good job with viewsheds.

Our community works in kind to support one another's ability to enjoy all of our natural resources to the best of each individual's ability.

Any development will adhere to current rules regarding height, size and color palette. So the views will be almost the same ones that we enjoy now every day.

Any development will adhere to current rules therefore the views will be the same as now.

They will remain largely the same and some will be improved by changes to ordinance that currently compromise the integrity of some vistas or viewsheds.

The town will continue to maintain the views that bring everyone here. With creativity and vision we can maintain the stunning views of Zion.

Any development should preserve safety and walkability and respect the quiet enjoyment of the residents. Commercial development should not encroach upon residential communities.

What else not yet covered should be included in the General Plan vision?

A well thought out glidepath that keeps Springdale unique and discourages the development of "anywhere USA". What does the future hold for the youth of Springdale and for those who wish to stay here how does the GP facilitate that goal?

Why and how we support the arts and food industries in our community.
Why and or how we will encourage a family friendly, handicapped accessible town.
Clarity on what safety in our community looks like.

Let's be very deliberate about how we want to "present" the Town to the world.

Any development should preserve safety and walkability and protect residents ability to quietly enjoy their neighborhoods. Commercial development should not adversely affect residential neighborhoods

More of a commitment to making Springdale an artist community.

While Springdale is to a degree is becoming a retirement community, some consideration needs to be given to finding ways to attract and retain young people and young families.

Continuation of good stewardship on the part of everyone to keep striving for a well balanced community.

To join, go to: ahaslides.com/7BCD0

THANK YOU!

