

1. November 4, 2020 Planning Commission Agenda

Documents:

[110420.PCWM.COURTESY.PDF](#)

2. November 4, 2020 Packet Materials

Documents:

[ITEM A1 - GENERAL PLAN VISION DOCUMENT AND GENERAL GOALS.PDF](#)

[ITEM A2 - ARCHITECTURAL STANDARDS AND GUIDELINES.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, NOVEMBER 4, 2020 AT 5:00 PM

This meeting will be held at the Canyon Community Center at 126 Lion Blvd., Springdale, UT 84767
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.

****Please see electronic login information below.**

Attending Clerk: Katy Brown

Approval of the agenda
General announcements

A. Information/Discussion/Non-Action Items

1. General Plan update:
 - (a) Final Draft of Vision Document
 - (b) Plan Elements and General Goals
2. Discussion on Architectural Standards and Design Guidelines

B. Adjourn

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

<https://us02web.zoom.us/j/87357801987?pwd=elZzT2FKcVM2dCsrCmV6UjZvOGs5QT09>

Meeting ID: 873 5780 1987

Passcode: 4mmeSh

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+1 669 900 9128 US (San Jose)

Meeting ID: 873 5780 1987

Passcode: 416502

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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 30th at: <https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: **October 30, 2020**
Re: **November 4, 2020 Planning Commission Meeting**
General Plan Update
Vision Document and General Goals

Executive Summary

Staff has revised the General Plan Vision Document based on the Commission's feedback. Staff has also compiled a rough outline of General Plan Elements and General Goals based on suggestions and contributions from the Commission.

The Commission should review these documents and be prepared to offer specific feedback to staff at the meeting.

Vision Document

The Commission has spent several meetings refining the vision document. The version included with this report should be close to a finished product. Staff anticipates final feedback and suggestions from the Commission (if any is required). If the Commission is satisfied with this version of the document staff will forward it to the Town Council for their initial review and comment.

Elements and General Goals Outline

In the last meeting staff requested contributions from the Commission on general goals for each General Plan element. Staff has compiled these suggestions and contributions into a draft outline of General Plan elements and general goals.

Staff has attempted to retain the Commissioner's original language where possible, with some formatting and stylistic changes. In some instances, staff added language to clarify or add context to Commissioner's language. The Commission should review staff's language to ensure it retains the Commission's original intent.

Some of the Commission's suggestions are more suited to be implementation strategies, rather than general goals. Staff has listed these under each general goal. In some instances, these implementation strategies do not fit under any of the currently suggested general goals. The Commission may wish to develop general goals which would be supported by these implementation strategies.

Unlike the Vision Document, the element and goal outline is a draft working document. The Commission should review this document for general content and direction, and not so much for wordsmithing and polishing at this point.

FINAL VISION DOCUMENT

Town of Springdale General Plan Vision Document

Vision Statement

Surrounded by the towering cliffs of Zion Canyon, and with the 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 the natural landscape. Natural resources (dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, 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 unique character and village atmosphere. Springdale is the gateway community to Zion National Park and as such seeks opportunities to protect the scenic values and resources that draw millions of visitors here annually.

Community

Springdale is strengthened by solid relationships among community members. 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. Adequate living accommodations are available for all members of the diverse community.

Amenities and Services

Springdale will have public and commercial services and amenities that serve the residents and support visitors to the Greater Zion area. 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, social 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, and movie theaters will allow residents and visitors to fulfill daily needs in Springdale. 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 rural 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 plan for future transportation innovations.

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 unforeseen challenges (such as climate change), and proactively plan to mitigate the damaging consequences of human and natural caused challenges.

SUMMARY

Springdale will remain the distinctive small town residents and visitors cherish. It is and will continue to be one of the most desirable places in the State of Utah to live and visit. The Town is committed to maintaining its unique character and village atmosphere, and will actively guard against becoming a generic gateway community. 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 OUTLINE

Element and Goal Outline

1. Land use and Town appearance

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

Sub-Goals

- A. Maintain Springdale's identity as a unique Village and distinctive small community environment
- B. Ensure new development is compatible with the Town's setting at the entrance to Zion National Park, is consistent with the Town's architectural heritage, and complements the existing development in the area
 - 1. The Planning Commission will update the Town's architectural standards and design guidelines to make sure the appearance and design of all new development promotes the Town's village character
 - 2. The Planning Commission will update policies, regulations, and ordinances concerning the design and appearance of new development with more effective and precise language to ensure such policies achieve their desired intent.
 - 3. The Planning Commission and Town Staff will use adopted land use regulations to continue to assure views of Zion Canyon are not impaired by new development.
- C. Use zoning and land use regulation strategically to ensure the style, pace, and intensity of new development does not detract from the Town's small-town character.
 - 1. To the greatest extent possible, the Town Council will avoid changing residential zones to commercial zones.
 - 2. The Town Staff will carefully monitor new development to ensure it complies with all adopted regulations and standards to reduce negative impacts on existing residents.
 - 3. The Planning Commission will update the land use ordinance to make sure it allows development that meets community needs and desires.

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. The Town will plan for and accommodate emerging transportation technology such as electric vehicles, autonomous vehicles, and plan for future transportation innovations.*

Sub-Goals:

- A. Develop the infrastructure, policies, and culture to support active transportation (walking, bicycling) as the primary mode of in-town travel.
 - 1. The Town Staff will develop additional walking and hiking paths.
 - 2. The Town Staff will establish more bike station / bike corridors to make it easy to move about town and into the Park.
- B. Continue to partner with Zion National Park in support and promotion of the in-town Zion shuttle system.
 - 1. The Town and the Park will work together to ensure the in-town shuttle schedule is effective and efficient.
- C. Promote regional public transportation.
- D. Anticipate and prepare for Emerging and Future Transportation Innovations

3. Housing

- A. Density
- B. Diversity
- C. Attainability
 - 1. Advocate for affordable, attainable and employee housing while protecting current residents.
 - 2. Provide (Hand-up) assistance to local business owners, town employees, police and firemen to encourage and support local home-ownership.

4. Economic Development

General Goal: Small, independent, local businesses will continue to serve residential needs and power the Town's tourism-based economy. The Town will diversify economic drivers by encouraging businesses that serve resident needs, promoting remote working opportunities (e.g. "tele-work" and remote commerce), and supporting businesses that are not dependent on the tourism industry (such as agriculture). The Town will partner with other regional entities to disperse the impacts of tourism through efforts such as Greater Zion.

Sub-Goals:

- A. Promote and encourage small, independent businesses that are unique to Springdale and help promote a small-town village character.
 - 1. The Town Council will review and update incentives and outreach to attract and maintain independent business
- B. Develop new amenities for residents and tourists that enhance the visitor experience, as well as the quality of life for residents.

C. Develop communication Infrastructure to support existing businesses and provide more opportunities for tele-work and remote business.

D. Participate in regional planning efforts to disperse tourism impacts outside of Springdale.

5. Municipal and Public Services

General Goal: The Town will provide excellent culinary water, irrigation water, and wastewater treatment services to the community. Either directly or through partnerships, the Town will ensure excellence in other utility services such as power and telecommunication. The Town will ensure excellence in general government services such as fiscal management and budgeting, town administration, clerk services, development services, and general customer service. Public safety officers and emergency responders will continue to serve the community with dedication, and will have the full support and backing of the Town.

Sub-goals:

A. Ensure consistent, effective, and affordable utility service is available to all residents and businesses: water, wastewater, power, communications, etc.

1. The Town Staff will continue to provide culinary water of excellent quality and reliability to all residents and businesses.
2. The Town Council and Town Staff will actively seek opportunities to make new utility technologies and services (i.e. fiber optics) available to all residents and businesses.
3. The Town Staff will ensure important infrastructure and essential utility facilities are maintained and protected.
4. The Town Council will enter into private public partnerships to ensure efficiency and excellence in utility service.
5. The Town Council and Town Staff will encourage the implementation of renewable energy and the practice of sustainability in power utilities in Springdale.

B. General government

1. Town Staff will maintain continued effectiveness of town services

C: Public safety

1. EMS/structural fire partnership opportunities are solicited for mutual benefit
2. Ensure excellence in fire and ambulance services
3. Support to enable robust police and fire services

6. Parks, Recreation, and the Arts

General Goal: Residents and visitors will have access to a wide diversity of recreational, social, and cultural activities that are compatible with the Town's unique natural setting, and promote community diversity and cohesiveness.

Sub Goals:

- A. Develop park facilities that serve the needs of residents and visitors.
 - 1. The Town Staff will continue to make facilities safe, functional and accessible to both residents and town visitors.
 - 2. The Town Council will ensure line item support (financial and staffing) in the Town budget necessary for park maintenance and operation.
- B. Promote public art and performing art throughout the community to enhance the quality of life, promote the reputation of Springdale as an arts community, and add interest to the town's visual appearance. t
 - 1. The Town Council will support organizations such as Z-Arts and The Mesa Project with direct assistance, in-kind assistance, or advocacy and partnership, as appropriate.
- C. Support, encourage, and sponsor events and festivals throughout the year.
 - 1. The Town Staff will provide information, outreach, and education to inform visitors of various recreation and other activities.
 - 2. The Town Council will support large events such as the Music Festival, Earth Day, etc.

7. Public Health

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

Sub Goals:

- A. Encourage and support the development of enhance medical services in Springdale.
 - 1. The Town Council will support the Zion Canyon Medical Clinic to help expand the hours of service.
- B. Community Health
 - 1. The Town Staff will promote and educate our community on wellness issues and classes.
 - 2. The Town Staff will promote wellness by developing additional outdoor recreational and fitness facilities, equipment and infrastructure.
 - 3. The Town Staff will support/encourage community gardens and farmers markets.

4. Work closely with county extension offices to development education and information sharing opportunities.

8. Natural Resources

General Goal: The natural resources in and around Springdale (dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, dramatic scenic vistas, etc.) will be protected and conserved, healthy, and enhance the quality of life for residents and visitors.

Sub Goals:

A. Virgin River and Water Quality

1. Protect and enable access to the Virgin River riparian zone.
2. The Town Council will adopt water conservation measures required for new and existing development.

B. Air Quality

C. Night Sky

1. Protect against light pollution

D. Noise

E. Education and Public engagement

1. The Town Staff will develop ongoing education and outreach to residents and businesses emphasizing conservation and respect of our surroundings. Specifically, Staff will develop education and outreach about the importance of healthy ecosystems, dark skies, air and water quality.
2. The Planning Commission will develop ordinances to protect natural resources from potential negative impacts resulting from new or existing development.

COMMISSIONER SUGGESTIONS

General Plan Elements and General Goals

1. Land Use and Town Appearance

Sub Goals:

- A. Maintain Springdale's identity as a unique Village**
- B. Zoning / Development / Future Growth**
- C. Architectural Standards and Design Guidelines**

2. Transportation

Sub Goals:

- A. Pedestrian-Oriented Town**
- B. Shuttle System**
- C. "Future Proofing" for Emerging and Future Transportation Innovations**

3. Housing

Sub Goals:

- A. Density**
- B. Diversity**
- C. Attainability**

4. Economic Development

Sub Goals:

- A. Small, independent Businesses**
- B. Encouraging new amenities for residents and tourists**
- C. Communication Infrastructure**

5. Municipal and Public Services

Sub Goals:

- A. Private and public partnerships for efficiency / excellence**
- B. Streets and sidewalks**
- C. Utility services**

6. Parks, Recreation, and the Arts

Sub Goals:

- A. Park Facilities**
- B. Public Art**
- C. Events (festivals, etc)**

7. Public Health

Sub Goals:

- A. Medical Clinic
- B. Fire and Ambulance Service
- C. Public Safety

8. Natural Resources

Sub Goals:

- A. Preservation of Natural Resources and Views
- B. Water and Air Quality
- C. Night Sky
- D. Noise



Thomas Dansie <tdansie@springdale.utah.gov>

General Plan - General Goals

rrioux@springdaletown.com <rrioux@springdaletown.com>
To: Thomas Dansie <tdansie@springdale.utah.gov>

Thu, Oct 15, 2020 at 10:20 AM

Tom,

I have attached some of the sub goals that I have. I think there will be more to add as this process continues. As we continue to share our thoughts and ideas it becomes more clear how we can be more concise in this area.

General Plan Elements and General Goals

1. Land Use and Town Appearance

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

Sub Goals: A: Update old policies.

B: Continue adherence to or zoning and ordinances

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. The Town will plan for and accommodate emerging transportation technology such as electric vehicles, autonomous vehicles, and plan for future transportation innovations.

Sub Goals: A: Establish more bike station/bike corridors to make it easy to move about town and into the park.

B: Review our current town shuttle schedule and efficiency

C: 3. Housing

General Goal: Wait for results of housing study.

4. Economic Development

General Goal: Small, independent, local businesses will continue to serve residential needs and 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 supporting businesses that are not dependent on the tourism industry (such as agriculture). The Town will partner with other regional entities to disperse the impacts of tourism through efforts such as Greater Zion.

Sub Goals: A: Review and update our current incentives and outreach for independent businesses.

B:

C:

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

General Goal: The Town will provide excellent culinary water, irrigation water, and wastewater treatment services to the community. Either directly or through partnerships, the Town will ensure excellence in other utility services such as power and telecommunication. The Town will ensure excellence in general government services such as fiscal management and budgeting, town administration, clerk services, development services,

and general customer service. Public safety officers and emergency responders will continue to serve the community with dedication, and will have the full support and backing of the Town.

Sub Goals: A:Continue to review our oversight of water quality and all other town services and make changes as needed.

B:Create opportunities for new technology services IE: Fiber Optics.

C:

6. Parks, Recreation, and the Arts

General Goal: Residents and visitors will have access to a wide diversity of recreational, social, and cultural activities that are compatible with the Town's unique natural setting, and promote community diversity and cohesiveness.

Sub Goals: A: Information, outreach, and education to inform visitors of various recreation and other activities.

B:

C:

7. Public Health

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

Sub Goals: A:Offer more hours available at our Clinic.

B: Promote and educate our community on wellness issues and classes.

C:

8. Natural Resources

General Goal: The natural resources in and around Springdale (dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, dramatic scenic vistas, etc.) will be protected and conserved, healthy, and enhance the quality of life for residents and visitors.

Sub Goals: A: Adherence to land use and ordinances

B:Ongoing education and outreach emphasizing conservation and respect of our surroundings.

C:

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 **Vision document 10-9-2020.pdf**
166K



Thomas Dansie <tdansie@springdale.utah.gov>

General Plan Vision Document (Sub Goals - work in progress)

Tom Kenaston <thomas.kenaston@gmail.com>
To: Thomas Dansie <dcd@infowest.com>

Sun, Oct 18, 2020 at 8:50 PM

Hi Tom,
Here is a first draft of sub-goals for the general plan.

1. Land Use and Town Appearance

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

Sub Goals:

A: *Preserve our distinctive small community environment*

B: *Protect unobstructed views of Zion Canyon*

C: *Carefully manage development to ensure limited impact to residents*

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. The Town will plan for and accommodate emerging transportation technology such as electric vehicles, autonomous vehicles, and plan for future transportation innovations.

Sub Goals:

A: *Develop additional infrastructure to encourage non-motorized conveyance*

B: *Embrace and encourage regional shuttle system(s).*

3. Housing

General Goal: Pending

Sub Goals:

A: *Advocate for affordable, attainable and employee housing while protecting current residents.*

B: *Provide (Hand-up) assistance to local business owners, town employees, police and firemen to encourage and support local home-ownership.*

4. Economic Development

General Goal: Small, independent, local businesses will continue to serve residential needs and 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 supporting businesses that are not dependent on the tourism industry (such as agriculture). The Town will partner with other regional entities to disperse the impacts of tourism through efforts such as Greater Zion.

Sub Goals:

A: *Encourage small business while protecting the safety, viability and affordability of single family homes.*

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

General Goal: The Town will provide excellent culinary water, irrigation water, and wastewater treatment services to the community. Either directly or through partnerships, the Town will ensure excellence in other utility services such as power and telecommunication. The Town will ensure excellence in general government services such as fiscal management and budgeting, town administration, clerk services, development services, and general customer service. Public safety officers and emergency responders will continue to serve the community with dedication, and will have the full support and backing of the Town.

Sub Goals:

A: *Maintain continued effectiveness of town services*

B: *Encourage the development of renewable energy and the practice of sustainability*

6. Parks, Recreation, and the Arts

General Goal: Residents and visitors will have access to a wide diversity of recreational, social, and cultural activities that are compatible with the Town's unique natural setting, and promote community diversity and cohesiveness.

Sub Goals:

A: *Continue to make facilities safe, functional and accessible to both residents and town visitors.*

7. Public Health

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

Sub Goals:

A: Support to enable robust police and fire services

8. Natural Resources

General Goal: The natural resources in and around Springdale (dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, dramatic scenic vistas, etc.) will be protected and conserved, healthy, and enhance the quality of life for residents and visitors.

Sub Goals:

A: Protect and enable access to the Zion River riparian zone

B: Preserve views of Zion Canyon

C: Protect against light pollution

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Town of Springdale General Plan Vision Document

Vision Statement

I think there needs to be mention that Springdale is the gateway community to Zion National Park and as such seeks opportunities to protect the scenic values and resources that draw millions of visitors here annually. Not many communities can lay claim to this and the Town should be recognized for it.

Surrounded by the towering cliffs of Zion Canyon, and with the 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 the natural landscape. Natural resources (dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, 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 unique character and village atmosphere.

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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 unforeseen challenges (such as climate change), and proactively plan to mitigate the damaging consequences of human and natural caused challenges.

SUMMARY

Springdale will remain the distinctive small town residents and visitors cherish. It is and will continue to be one of the most desirable places in the State of Utah to live and visit. The Town is committed to maintaining its unique character and village atmosphere, and will actively guard against becoming a generic gateway community. 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.”

General Plan Elements and General Goals

1. Land Use and Town Appearance

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

Sub Goals:

A: Appropriate zoning

B: Effective ordinance language

C: Development that meets community needs and desires

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. The Town will plan for and accommodate emerging transportation technology such as electric vehicles, autonomous vehicles, and plan for future transportation innovations.

Sub Goals:

A: Partners with and seeks opportunities to support the free shuttle system provided by Zion National Park

B: Development of more hiking/walking trails or paths

C: Promote transportation connectivity by supporting "regional" planning efforts

3. Housing

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

4. Economic Development

*General Goal: Small, independent, local businesses will continue to serve residential needs and power the Town's tourism-based economy. The Town will diversify economic drivers by encouraging businesses that serve resident needs, **promoting tele-work (this seems out of context) maybe, "support off-site employee working allowances (e.g. tele-work)"** and remote commerce, and supporting businesses that are not dependent on the tourism industry (such as agriculture). The Town will partner with other regional entities to disperse the impacts of tourism through efforts such as Greater Zion.*

Sub Goals:

A: Determine necessary or appropriate types of commercial development

B: Develop or adhere to appropriate land use zoning

C: Participate in regional planning efforts to disperse tourism impacts outside of Springdale

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

General Goal: The Town will provide excellent culinary water, irrigation water, and wastewater treatment services to the community. Either directly or through partnerships, the Town will ensure excellence in other utility services such as power and telecommunication. The Town will ensure excellence in general government services such as fiscal management and budgeting, town administration, clerk services, development services, and general customer service. Public safety officers and emergency responders will continue to serve the community with dedication, and will have the full support and backing of the Town.

Sub Goals:

A: Important facility infrastructure is maintained and protected.

B: EMS/structural fire partnership opportunities are solicited for mutual benefit :

C: Fiber optic is made ready available and at reasonable cost to residents and businesses

6. Parks, Recreation, and the Arts

General Goal: Residents and visitors will have access to a wide diversity of recreational, social, and cultural activities that are compatible with the Town's unique natural setting, and promote community diversity and cohesiveness.

Sub Goals:

A: Develop line item support (financial and staffing) in the Town budget

B: Support organizations such as Z-Arts and The Mesa Project when possible

C: Support large venues , such as the Music Festival, Earth Day, etc. when possible

7. Public Health

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

Sub Goals:

A: Promote wellness through the development of outdoor recreational and fitness facilities, equipment or infrastructure.

B: Support/encourage community gardens and farmers markets

C: Work closely with county extension offices to development education and information sharing opportunities.

8. Natural Resources

General Goal: The natural resources in and around Springdale (dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, dramatic scenic vistas, etc.) will be protected and conserved, healthy, and enhance the quality of life for residents and visitors.

Sub Goals:

A: Water conservation measures are required for new and existing development.

B: Education and outreach is conducted to inform and engage residents and businesses about the importance of healthy ecosystems, dark skies, air and water quality.

C: Ordinances are in place to protect natural resources from potential negative impacts resulting from new or existing development.



Memorandum

To: Planning Commission
From: Thomas Dansie, Town Planner
Date: October 30, 2020
Re: November 4, 2020 Planning Commission Meeting
Building Design Standards

Overview

The Town has zoning standards (height, size, setbacks), architectural standards and design guidelines (colors, materials, style guidelines), outdoor lighting regulations, and landscaping standards. These are all intended to help promote development that is compatible with the Town's village atmosphere and character.

The Commission has recently reviewed several development projects that comply with the adopted standards, but might not be in keeping with the architectural character of the community.

The Commission developed design standard revisions for transient lodging facilities last year. These revisions were never adopted. The Commission may wish to use these proposed revisions as a starting point for a discussion on potential changes to the Town's design guidelines.

Proposed Design Standard Changes

The Commission discussed potential changes to design standards for transient lodging facilities as part of a broader discussion on transient lodging regulation in 2019. The Town Council directed the Commission not to pursue strategies related to the larger issue of transient lodging regulation. Consequently, the changes to transient lodging design changes were never adopted.

The Commission may wish to revisit these proposed design standard revisions to help start a conversation about the broader issue of building design in all new development in the Town. The proposed revisions are posted below.

In addition to the design standard changes proposed below, the Commission may wish to consider design standards regulating consistency in rooflines, reduced building height near the street, and massing of certain building design elements (such as covered front porches).

DESIGN GUIDELINE REVISIONS - PROPOSED 2019 (NOT ADOPTED)

New transient lodging facilities with more than eight transient lodging units, as well as additions or renovations to existing hotels that will add or renovate more than 12 transient lodging units, must use National Park Service Rustic architecture (sometimes called “parkitecture”) as typified by the Zion Lodge, Nature Center, Superintendent’s Quarters, Grotto Museum, and other buildings of similar vintage in Zion National Park as the main architectural style in the development. Parkitecture emphasizes the natural environment over the built environment by using low profile roof lines and massing, local building materials, and colors and textures that mimic the surrounding natural environment. Specific requirements for transient lodging developments as described above are:

- a. The building or structure must make use of all of the following materials as exterior building materials:
 - i. Roughly dressed sandstone (similar in appearance to sandstone naturally occurring in the Springdale area) spaced with wide mortar joints, used particularly on columns, pillars, and building corners.*
 - ii. Painted or stained wood siding. (Rusted metal siding that mimics the architectural feel of wood siding may be substituted for wood siding.)*
 - iii. Roughhewn heavy square timbers, used particularly on gable roof ends and covered porches.**
- b. In addition to using the materials listed above, earth-toned stucco and other materials that are compliant with other sections of this title and which the Planning Commission finds are complementary to the parkitecture style of the building may be used. However, no more than 70% of a building face may be covered with stucco.*
- c. The building or structure must have a roof with minimum 3:12 pitch and gable ends.*
- d. Rooflines must extend a minimum of 24 inches beyond the exterior wall surface of the building.*
- e. Exposed rafter tails must be visible in roof overhangs and in gable ends of roofs.*