



Memorandum

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

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

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

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

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

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

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