

4 COMMUNITY DEVELOPMENT

MUCH OF SOUTHWESTERN UTAH CONTINUES TO EXPERIENCE RAPID GROWTH AND CHANGE. BECAUSE OF THE GROWTH, COMMUNITY DEVELOPMENT IS EVER MORE CRITICAL. THIS COMMUNITY DEVELOPMENT PLAN INVENTORIES THE VARIOUS NEEDS OF COMMUNITIES IN THE FIVE COUNTY DISTRICT TO ENSURE THAT COMMUNITY NEEDS ARE RECOGNIZED. THE GOAL OF THIS COMMUNITY DEVELOPMENT PLAN IS TO PROVIDE A REGIONAL COMMUNITY DEVELOPMENT VISION STATEMENT, IDENTIFY NEEDS OF JURISDICTIONS, IDENTIFY BARRIERS TO FULFILLING COMMUNITY DEVELOPMENT NEEDS, AND IDENTIFY STRATEGIES TO OVERCOME BARRIERS.

REGIONAL COMMUNITY DEVELOPMENT VISION STATEMENT

Large Communities

Vision statements of many of the communities in the Five County District are similar, whether large or small. While larger jurisdictions such as Washington City state concerns about convenience in amenities and economic growth, they are similar to smaller communities in that they place importance on open space, low-profile form of development, and maintaining the historic values and heritage of their communities. The Washington City vision statement serves as an example of the visions many of the larger communities in the region:

“We envision Washington City as continuing to emphasize its unique characteristics including: a high quality of life, attractive surroundings, high quality services, while adding convenient community related business and maintaining the historic values of the community.”

Although a variety of concerns are apparent in the vision statements of larger communities, some common priorities are:

- an uncrowded feel
- well-planned economic development and improved employment opportunities
- protection of residents relationship with the land and the resources it provides
- maintenance of historic values
- attractive surroundings
- a diversified tax base
- well-managed growth

Small Communities

Many smaller communities in the region state similar visions as the larger communities, but emphasize their concerns for the cultural ambience of their community and state the importance of maintaining a rural or country atmosphere. Typical of the smaller communities is the Kannaraville vision statement, which states:

“Kannaraville citizens envision a community with long-term stability and cooperation among its people to ensure adequate and safe public services, promote environmental and economic protection through sensitive land use and man-made resources, to preserve historical features and landmarks, and to promote public and residential qualities that support a rural atmosphere.”

Some fairly common priorities among smaller communities are:

- a clean, safe community
- economic diversity
- a rural atmosphere
- maintenance of cultural and historical heritage
- strong planning efforts

Regional Goals and Objectives

Combining the concerns of large and small communities in the Five County District yields a number of regional goals and objectives. These goals and objectives are for communities in the region to:

- implement effective planning processes
- meet the needs and demands of a growing population
- provide a diversified economy
- promote economic opportunities for low-to-middle income populations
- preserve cultural and historical heritage
- protect agricultural lands and local land use traditions
- maintain a high quality of life in clean, safe, and attractive surroundings

REGIONAL SUMMARY OF IDENTIFIED NEEDS

A primary focus of community development in southwestern Utah continues to be “brick and mortar” projects that improve basic qualities of life. These important needs are documented in the capital investment plan tables presented in Chapter 8. Communities’ needs fall under various classifications from public protection to economics to recreation. To get a feel for what the region is most lacking, AOG staff summarized the needs of each jurisdiction in Table 4.3; the jurisdictions are listed on the left of the table, and the various need categories are across the top. Jurisdictions’ needs are tabulated according to the category they fall under. For example, Beaver County documented three needs relating to their fire protection, therefore they have “3” indicated under the “Fire/ambulance” category.

The following list shows the categories with the largest number of identified locally identified capital projects in the region. Note that the list reflects needs as documented on Tables 8.1 and 8.2 (One and 5 year Capital Investment Plans). With these in mind, the region’s most common documented needs are:

1. **Streets/bridges** - development, improvement of roads and bridges
(17 one-yr./38 five-yr.)
2. **Drinking water** - water tanks, piping systems, water storage
(21 one-yr./23 five-yr.)
3. **Fire/ambulance** - fire and EMT stations, equipment, staff
(16 one-yr./16 five-yr.)
4. **Community parks** - development of new parks, improvement to existing parks and playground equipment
(14 one-yr./17 five-yr.)
5. **Permanent Housing** - affordable housing for low to middle income families
(14 one-yr./13 five-yr.)
6. **Sports facilities** - recreation centers, ball fields, tennis courts, trails, swimming pools, golf courses, equestrian centers
(10 one-yr./16 five-yr.)
7. **Flood** - Storm drainage, flood control
(12 one-yr./11 five-yr.)
8. **Senior/community centers** - construction, improvement, maintenance of senior or community centers
(11 one-yr./8 five-yr.)
9. **Sewer** - Pump stations, lift stations, pipelines, sewer lagoons
(2 one-yr./12 five-yr.)
10. **Administration** - construction, improvement of town hall, city offices
(8 one-yr./5 five-yr.)
11. **Planning/Design** - (3 one-yr./8 five-yr.)

Table 4.1 Capital Investment Needs Summary

Jurisdictions:	Public utilities/works					Pub.protection				Pub.buildings/facilities					Pub.trans.			Economics			Rec.		LMI hous.		Plan.		Other				
	Sewer	Drinking Water	Secondary Water	Power/nat.gas	Solid Waste	Maintenance/equip	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/comm. center	Shelter/food banks	Cemetaries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Indust./commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental/multi-fam.		Permanent housing	Rehabilitation	Zoning/general	Prof. design/studies
Beaver County						1	1		1		1		1									1				2		1			
Beaver City		1											1						1												
Milford												1			1		2	1	1					1	5				1		
Minersville								1				1					1							2					1		
Garfield County		4				9	1			1	2	1				4								2		2		1			
Antimony		1			1											2	1						1								
Boulder	1									1													2					1			
Cannonville		1																					1								
Escalante		3				1		1			1					1		1				1		1							
Hatch													2			2															
Henrieville																															
Panguitch		2			1	1	1										1	1	1	1			2	1		1					
Tropic		2															1				1										
Iron County	2				1		2	1	2		1	1		1		5											3		1		1

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Hurricane		3					1	1	1				1				5	1	1					2			1				
Ivins		4	2			1	1	1	2		1						4					1		2		1	1				
LaVerkin																															
Leeds	1	1								1			1		1	3	1		1			1	3								
New Harmony		2											1			3							1						2		
Rockville							1						1			1							1								
Santa Clara																															
Springdale	6	1		1		1				1			1			5	2			2			1	2			1				
Toquerville		1					1									1														1	
Virgin							2					1											1				1		2		
Washington City	1	3	2	1			3		3	1					1	7							3	2		1					
TOTALS	14	44	8	6	2	9	32	10	23	2	13	7	4	19	1	5	55	9	7	3	6	1	5	31	26	3	27	4	5	11	1

Note: County numbers reflect only unincorporated areas and do not represent the totals for all the jurisdictions within the county

COMMUNITY DEVELOPMENT REGIONAL BARRIERS AND STRATEGIES

Besides documenting important community development needs, jurisdictions documented barriers to obtaining such needs. In addition, they deliberated on possible strategies to overcome those barriers. Some common barriers and strategies for the region are presented in Table 4.2:

Table 4.2. Community Development Regional Barriers and Strategies

Regional barriers to obtaining vision	Regional strategies to overcome barriers
Lack of funding and resources Limited tax base (especially for small, rural towns) Inflationary construction costs for infrastructure projects	Research sources of funding and implement funding programs in the region Education of community officials on adequately managing financial needs Involve community in fund raisers and volunteering when possible Negotiate for cheaper prices or trades Coordinate with other agencies when possible (UDOT, county) to alleviate costs; community info. sharing and networking Utilize existing resources (remodeling versus building new)
Lack of community support	Create public education initiatives - town meetings, newsletters/circulars, presentations Meet one-on-one with community leaders
Lack of technical experience in local communities	Network with federal and state agencies to obtain technical support and knowledge, and generate funding opportunities for the region Use AOG as source for communicating info., planning advice, and technical support
Environmental issues	Develop relationship with other agencies (such as the BLM) and other organizations) to work together on solutions
Unpreparedness for intensity of growth and accompanying problems	More effective strategic planning and implementation to adequately address needs before they become a crisis. Project future population growth and prepare for the future

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

Introduction

Previous editions of southwestern Utah's Consolidated Plan have included a collection of goals and objectives collected from member jurisdictions. Association staff have been the primary source of technical assistance in community planning for more than three decades. This experience allowed the staff to compile a set of goals and objectives that reflect the direction of county and municipal development in the region. This set of goals and policies is arranged in the General Plan elements specified in State law. These goals and objectives have not changed appreciably over the past decade, and provide consistent basis to measure community development achievements.

Land Use Element

GROWTH MANAGEMENT

Goal 1. Maintain traditional community character and integrity through orderly growth and including timely development of public facilities such as roads, sewers, water service and schools.

Objectives:

- 1.1 Encourage and assist local jurisdictions in developing general plans and policies at the county and municipal level which define and require that adequate infrastructure exist or be programmed for construction within a defined period of time as a condition of development approval.
- 1.2 Assist local jurisdictions to implement programs to provide adequate public facilities and services in a timely manner.
- 1.3 Suggest the creation of an annual growth monitoring report to the community that includes the status of all projects, the status of capital improvements for roads, sewers, water and a status report on the development trends in the community.
- 1.4 Incorporate into the annual Capital Improvement Program a timetable for eliminating any infrastructure deficit and provide for an annual goal for such reduction.
- 1.5 Continue to encourage cooperation between entities within the planning area; and seek adequate documentation, notification, and mitigation for infrastructure impacts beyond or bordering community boundaries.

TYPES AND MIX OF LAND USE TO BE DESIGNATED IN THE PLANNING AREA

Goal 2. Promote the development of a well balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, institutional, and educational land uses, while maintaining the desired rural and agricultural character and integrity of the region.

Objectives:

- 2.1 Encourage the orderly and controlled development of a range of housing types to meet the needs of existing and future residents of the planning area.
- 2.2 Encourage development of service neighborhood commercial and industrial activities to meet existing and future needs. These centers must be non-intrusive, sensitive to surrounding residential land uses, and should be located adjacent to arterial roadways.
- 2.3 Encourage complimentary land uses which promote the development of visitor serving uses in the region.
- 2.4 Encourage jurisdictions to explore utilizing utility rights-of-way for trails and greenbelt activities.
- 2.5 Promote the preservation of appropriate open spaces to preserve significant ridge lines, to provide land use buffers, and to provide for public safety.

DISTRIBUTION AND INTENSITY OF LAND USE DEVELOPMENT

Goal 3. Achieve a balanced physical environment through sensible land use planning and allowing for innovative design.

Objectives:

- 3.1 Encourage entities to consider the development of community centers that encourage a pedestrian orientation and can accommodate a clustered mix of commercial, entertainment, recreation, town square/meeting place(s), and multi-use complexes throughout the region.
- 3.2 Encourage entities to consider concentrating development and establishing community centers having historical and/or community wide interest.

QUALITY AND MAINTENANCE OF DEVELOPMENT

Goal 4. Ensure that development in the region is consistent with the overall community character and that it contributes in a positive way toward the community's image.

Objectives:

- 4.1 Enhance land use patterns by promoting a framework of established greenbelts that may include equestrian, bike and pedestrian trails.
- 4.2 Promote development of key gateway design identification measures that will promote a positive community image and implement community design themes where appropriate.

- 4.3 Promote the preservation, rehabilitation and/or upgrading of local historical sites and structures.
- 4.4 Encourage the development of aesthetic and efficient land use patterns.
- 4.5 Provide information regarding building and safety codes and regulations concerning the upgrade, rehabilitation, or removal of deteriorated and dilapidated buildings, structures and sites.
- 4.6 Encourage the preservation of significant architectural, historical and cultural structures and landmarks within the region.

HOUSING DISTRIBUTION AND MAINTENANCE AND PROVISION FOR AFFORDABLE HOUSING

Goal 5. Protect and enhance the integrity of existing residential neighborhoods and to provide for affordable housing.

Objectives:

- 5.1 Focus housing rehabilitation efforts, or if necessary, replacement programs, on deteriorating residential neighborhoods.
- 5.2 Continue to encourage the development of new housing, while ensuring that the character, scale and density of new residential development is sensitive, compatible, and complimentary to existing residential neighborhoods.
- 5.3 Assist cities in developing and periodically reviewing affordable housing strategies pursuant to the requirements of the Utah Code.
- 5.4 Encourage the retention and maintenance of existing residential neighborhoods which are primarily developed with single-family homes and ensure that new development is compatible with and complimentary to, existing development in terms of scale, architecture, and density.
- 5.5 Encourage the rehabilitation and maintenance of existing multiple-family neighborhoods and ensure that new development is compatible with and compliments, existing structures, in scale and architecture, where a distinctive neighborhood character exists.
- 5.6 Promote the provision of housing opportunities for low and moderate income families and senior citizens by promoting development that accommodates such households.

IMPLEMENTATION OF LAND USE ELEMENT

The primary tools with which the jurisdictions in the region should undertake to implement the land use element of the plan include:

- a comprehensive zoning ordinance and accompanying zoning map
- subdivision regulations
- special standards districts

- development standards
- capital facilities planning and scheduling
- building and housing code and enforcement programs
- redevelopment strategies
- annexation and sphere of influence programs

Circulation Element

ENHANCEMENT OF ARTERIAL STREET SYSTEM

Goal 1. Provide a circulation system to move people and goods safely and efficiently throughout the general planning area.

Objectives:

- 1.1 Preserve the quality of residential neighborhoods by discouraging the flow of truck and through traffic in these areas consistent with circulation and emergency needs.
- 1.2 Work cooperatively with state agencies to integrate this region's circulation system with that of surrounding regions.
- 1.3 Maximize and improve the operating efficiency and safety of the existing roadway system.
- 1.4 Limit the number of intersections and driveways on all major, secondary, and limited secondary roadways.
- 1.5 Develop and maintain an appropriate truck route program.
- 1.6 Suggest that access to higher density land uses and commercial developments be from major, secondary and limited secondary roadways.
- 1.7 Assist local jurisdictions in the establishment of hillside street standards.
- 1.8 Seek alternative funding opportunities to provide adequate transportation and circulation facilities, i.e., maintenance equipment and tree planting.

Goal 2. Provide for an adequate supply of off-street private and public parking to meet the needs of local residents and visitors to the community and the planning area.

Objectives:

- 2.1 Develop model regulations which specify minimum parking requirements for various types of land uses. Periodically review and update these standards as commuting patterns, vehicle sizes and land uses change over time.
- 2.2 Encourage local jurisdictions to adopt regulations to require developers to screen and/or buffer large parking areas from public view through the use of landscape setbacks, earth berms and hedge screens, (to headlight level), and trees and landscaping in parking areas.

- 2.3 Consider the use of shared parking and jointly operated parking structures.

REGIONAL SYSTEM IMPACTS

Goal 3. Periodically review the need for a regional transportation system.

Objectives:

- 3.1 Encourage intergovernmental coordination and cooperation among all agencies and levels of government for the planning, management and financing, and implementation of transportation system improvements.

IMPLEMENTATION PLAN OF THE CIRCULATION ELEMENT

Primary tools with which the region might utilize to implement the circulation element of the plan may include:

- county-wide traffic model development with a consensus approach between the community, unincorporated county development areas, other towns, UDOT, and the Association.
- standards for right-of-way dedication and acquisition
- roadway improvement standards and programs
- comprehensive parking and access standards
- transportation facility improvement financing programs
- evaluate the feasibility of employing a regional Rural Planning Organization (RPO) through the Utah Department of Transportation.

Open Space and Conservation Element

PRESERVATION OF NATURAL RESOURCES

Goal 1. To preserve the special natural features which define the region.

Objectives:

- 1.1 Encourage the retention of major environmental features (significant land forms, significant ridge lines, other natural resources) as open space within the planning area.
- 1.2 Develop model standards for clustered development in zoning ordinances which minimize the disruption of natural resources and/or major physiographic features.
- 1.3 Develop model standards for interfacing with and transitioning between public lands and the urbanized fringe, including specifications for compatible uses, minimum, parcel sizes, and fire constraints.

- 1.4 Encourage and support a long-term plan to consolidate and acquire open space using one or more of the following options to maintain viable natural ecosystems in conjunction with the orderly development of the planning area: Open space easements; dedication of development rights; joint powers authority; and open space district.
- 1.5 Encourage local jurisdictions to adopt an ordinance requiring the revegetation of graded areas with native, and/or indigenous drought-resistant plant species while ensuring that such programs are consistent with fire prevention efforts.
- 1.6 Encourage local jurisdictions to establish and implement land form grading standards which minimize the impact of grading operations and foster replication of naturally recurring land forms.
- 1.7 Participate as a cooperating agency in federal land management planning.

RIDGE LINE PRESERVATION

Goal 2. Encourage the preservation of natural ridge lines in the planning area to maintain the aesthetic character of the region.

Objectives:

- 2.1 Explore development of a model ridge line preservation ordinance that identifies prominent ridge lines within the planning area.
- 2.2 Assist communities in the development of a slope rating system (steep, moderate, low) to identify development suitability and to establish guidelines for grading and development practices.
- 2.3 Identify and incorporate the dominant and special scenic topographic features, landmarks, and other physical characteristics in the planning area as a component for developing a community image.
- 2.4 Assist local jurisdictions in the protection of scenic vista points, where consistent with other policies of this plan, for protection of ridge lines and sensitive development techniques.
- 2.5 Develop model building height restrictions designed to lessen the impact of development of ridge line lots.

OPEN SPACE AREAS FOR OUTDOOR RECREATION USES

Goal 3. Preserve open space areas for recreational use as a natural buffer to more intensive land uses.

Objectives:

- 3.1 Identify potential sites for parks and recreational open space within the region.
- 3.2 Facilitate the acquisition of park and open space through grants, budget allocations, exactions, and other innovative techniques.

- 3.3 Provide a diverse mix of recreational use and scenic view areas within open space sites.
- 3.4 Encourage the cohesive development of trails and open space as a unified system, contiguous throughout the community and planning area with linkages to state, federal, and other park lands and trail systems.
- 3.5 Assist local jurisdictions in the protection of adjacent neighborhood areas from noise, visual, and traffic impacts of new active recreational areas through such measures as the use of buffer zones, landscaping and walls as mitigation.
- 3.6 Assist local jurisdictions in identifying park sites and open space areas having areas of natural scenic beauty which can be conserved and enjoyed by the public, as well as areas having recreational opportunities.
- 3.7 Maintain public access to open space areas.

PROTECTION AGAINST NATURAL HAZARDS

Goal 4. Develop model regulations designed to ensure the public health, safety and welfare is preserved in areas subject to natural hazards.

Objectives:

- 4.1 Integrate natural hazard areas, such as flood ways, seismic fault zones, and unstable soils, into the open space network.
- 4.2 Encourage the provision of adequate flood hazard measures to protect residents, employees, and buildings from flood hazards by restricting new development in areas which may be significantly impacted by major flood zones.
- 4.3 Protect public health and safety by designating areas of significant unmitigatable environment hazards for less intensive uses or permanent open space areas.
- 4.4 Incorporate the use of flood control measures which maximize groundwater recharge and the use of flood ways as native habitat.
- 4.5 Design slope drainage concepts consistent with the identity of community character in the area which:
 - Minimize the need for slope irrigation
 - Provide measures for groundwater recharge, either on site or off site.
 - Minimize the construction and placement of slope drainage structures which are intrusive, out-of-scale, and/or incompatible with the surroundings.

WATER RESOURCES PRESERVATION

Goal 5. Protect the quality and quantity of local water resources, including the natural productivity of all surface and groundwater, and important watershed and recharge areas.

Objectives:

- 5.1 Educate local jurisdictions regarding standards to protect and preserve the supply and quality of water resources by developing a Source Protection Plan (Wellhead Protection Plan) as outlined by state requirements. This plan should be developed in coordination with federal, state, and regional water resource planning programs and regulations.
- 5.2 Promote high water quality standards for all water bodies used for public recreation.
- 5.3 Encourage the prohibition of the flow of polluting chemicals or sediments into groundwater recharge areas.
- 5.4 Identify and protect groundwater recharge areas and encourage the development of spreading and impoundment areas.
- 5.5 Encourage local jurisdictions to develop storm control systems, where necessary, to conform with the natural drainage patterns of the area.
- 5.6 Utilize flood ways for the purpose of recreation, scenic relief, groundwater recharge, wildlife protection, and other compatible uses.
- 5.7 Develop local and regional waste water recycling.
- 5.8 Encourage intergovernmental coordination and cooperation among all agencies involved in the management, conservation and utilization of water resources by jointly developing strategies for a secure water supply.
- 5.9 Assist counties and communities in the establishment of water conservation programs.
- 5.10 Encourage the use of native and drought-tolerant plant species for revegetation and landscaping.
- 5.11 Protect ground water quality through the establishment of a sanitary sewer system hook-up program to require the connection of all urban uses/densities.
- 5.12 Encourage communities to monitor all industries whose operation or refuse is potentially contaminating to the water supply or whose use of a private well may seriously overdraft the aquifer.
- 5.13 Encourage, through resolution, policies that equitably distribute and regulate the use of reclaimed water.

RECYCLING OF NATURAL RESOURCES

Goal 6. Encourage the sorting and recycling of all possible materials and the reduction of future landfill space requirements.

Objectives:

- 6.1 Keep informed about new developments in the recycling field and make suggestions to communities on potential applicable projects and procedures and education programs which could be implemented.

PRESERVATION OF HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

Goal 7. Protect historical and culturally significant resources which contribute to community identity and a sense of history.

Objectives:

- 7.1 Encourage the preservation of valuable historical structures and consider the development of a historical and cultural resources ordinance for this purpose.
- 7.2 Develop model development guidelines to identify and preserve significant archaeological sites.

IMPLEMENTATION OF THE OPEN SPACE AND CONSERVATION ELEMENT

The primary tools with which the region should undertake to implement the Open Space and Conservation Element of the plan include:

- a checklist of open space and conservation resources to be used to evaluate proposed development, and to assure continued protection of such resources
- model provisions for open space zoning, large lot zoning, and special overlay zones
- an open space acquisition fund for the purpose of preserving lands that are located on, or within areas of significant ridge lines or groundwater recharge areas, including the implementation of state guidelines for well head protection
- implementation of state guidelines for building restrictions surrounding the well water resources of the community

Economic Development and Community Revitalization Element

BUSINESS AND ECONOMIC ACTIVITY DIVERSIFICATION

Goal 1. Achieve a balanced mix of agriculture, manufacturing, commercial, retail, cultural, entertainment, and service uses that result in a diversified, stable, and environmentally sound regional economic base.

Objectives:

- 1.1 Seek to expand the economic base through local and regional economic development agencies.
- 1.2 Determine a desirable business diversification profile for the region.
- 1.3 Develop standards to allow for multiple economic activities in harmony with the characteristics of the region.

- 1.4 Assist in the development and promotion of amusement, entertainment, filming, and the arts as a theme for the region to create a positive identify and enhance tourist and business opportunities to bring revenues to the region.
- 1.5 Work together with local educational institutions, employers, real estate developers, and others to anticipate changes occurring in employment demands in the community, and together with these groups, promote job training, skill enhancement, and educational excellence.
- 1.6 Assess periodically those social, economic, political and other forces which are affecting the community's competitive position in the region and, where possible, develop policies and programs in response to those forces to enhance the community's competitive position.
- 1.7 Encourage development of historical areas.

GROWTH GUIDANCE

Goal 2. Ensure adequate infrastructure and economic base support. Communities should seek to stimulate simultaneous development of businesses and housing occurring within its boundaries and within the region.

Objectives:

- 2.1 Monitor on an on-going basis the extent and location of development and changes occurring within the planning area.
- 2.2 Routinely define and promote the region's expectations for balanced development of housing, retail, agriculture, office, industrial, and other nonresidential land uses in concert with community marketing efforts.
- 2.3 Assess employment to housing ratios from time to time, in order to move the region toward defined goals.
- 2.4 Encourage interlocal agreements, or other cooperative efforts with the various incorporated cities and towns, regarding allocations of approvals of development of the community's periphery and in the planning area.
- 2.5 Work with the agencies within the region to promote uniform standards of development and impact fees.
- 2.6 Assist in planning for the need to balance community environmental and permit processes with the objectives of economic development.
- 2.7 Encourage local jurisdictions to develop a public financing plan for the general plan which balances funding from all sources to meet the community's goals and policies. Include federal, state and local funds, grants, fees, exactions, and special financing techniques.
- 2.8 To evaluate each jurisdiction regarding the maximum use of funding sources, federal, state and local sources which reduce dependency upon fees and exactions.

- 2.9 Encourage clean, non-polluting industries and businesses to develop in the community.

ECONOMIC DEVELOPMENT ORGANIZATION

Goal 3. Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the Consolidated Plan.

Objectives:

- 3.1 Assist existing entities such as:
- Five County Economic Development Council
 - Redevelopment Agencies
 - Visitor and convention bureaus
 - Other public/private partnerships
- 3.2 Explore the possibility of a small business incubator program and other programs to enhance small businesses.

PROVISION AND FINANCING OF INFRASTRUCTURE

Goal 4. Ensure the creation of an adequate base of services that foster quality economic development.

Objectives:

- 4.1 Actively solicit increased funding and local priorities agreements with UDOT to provide on-going freeway facility expansion and maintenance.
- 4.2 Work in support of local school districts to determine additional methods of providing local capital for school district facilities development, rehabilitation, and maintenance.
- 4.3 Establish priorities for long-term debt financing and the repayment of infrastructure debt.
- 4.4 Identify and establish enterprise funding methods for public infrastructure in order to provide self-sufficient service operations, maintenance costs, and debt retirement.
- 4.5 Consider the creation of various financing mechanisms which provide sustained support for economic development ventures, such as:
- Redevelopment tax increment
 - Business improvement districts for business promotion
 - Benefit assessment districts
 - Sales tax increment districts.
- 4.6 Consider financial impacts in connection with the provision and ongoing maintenance of public services and infrastructure.

- 4.7 Develop a fiscal impact model to assist the local jurisdictions to evaluate the revenues and costs associated with provision of public services, infrastructure, and maintenance.
- 4.8 Encourage other municipalities and jurisdictions within the planning area to have the same level of impact and user fees and services as the community.

FISCAL BALANCE

Goal 5. Maintain the region's present and future fiscal balance.

Objectives:

- 5.1 Encourage local jurisdictions to seek a mixture of land uses, and the progressive and concurrent development of such uses, so that service costs are provided through available financing mechanisms.
- 5.2 Help local jurisdictions in the evaluation and adoption of development impact fees schedules.

REGIONAL MARKETING

Goal 6. Market and promote the region's available resources as necessary to encourage further expansion of its economic base.

Objectives:

- 6.1 Foster the continued use of the comprehensive overall economic development strategy process.
- 6.2 Cooperate with area chambers of commerce and other revenue source agencies to develop and enhance the economic base of the community.
- 6.3 Foster enterprise stimulation by providing current community statistics and brochures to prospective businesses.
- 6.4 Be proactive in stimulating and attracting new business to locate within the community.
- 6.5 Develop and implement a comprehensive marketing plan which strongly focuses on regional issues.

REVITALIZATION

Goal 7. Promote revitalization for the region's long-term economic stability.

Objectives:

- 7.1 Determine specifically which areas of the region require further revitalization or initiation of new revitalization or redevelopment efforts.

- 7.2 Encourage landowners to redevelop properties in a manner which is beneficial to the community.

IDENTIFY REVITALIZATION NEEDS AREAS COMPREHENSIVELY

Goal 8. Identify programs, plans and mechanisms necessary to assist local jurisdictions to implement redevelopment/revitalization programs.

Objectives:

- 8.1 Describe the scale, type, and “units of improvement” necessary in each potential revitalization need area.
- 8.2 Assist communities with the adoption of a plan for each revitalization program and project area.
- 8.3 Set obvious frameworks for carrying out revitalization and redevelopment implementation and evaluation.

LONG RANGE FINANCIAL PLANNING

Goal 9. Prepare a long-range financial plan which would contain both an operating and capital plan and be updated on a regular basis.

Objectives:

- 9.1 Continue to utilize the Investment Strategy as described in the Consolidated Plan.
- 9.2 Formally adopt an annual long-range investment strategy.

IMPLEMENTATION OF THE ECONOMIC DEVELOPMENT AND COMMUNITY REVITALIZATION ELEMENT

The primary tools with which the region should undertake to implement the economic development and community revitalization element of the plan include:

- economic development committee/council coordination
- a comprehensive marketing plan for the region
- specific plans for individual counties
- redevelopment and revitalization standards
- industrial development bond financing standards

Public Services, Facilities, and Utilities Element

ADEQUACY OF PUBLIC SERVICES, FACILITIES AND UTILITIES

Goal 1. Work with public and private utilities and other service providers to ensure adequate and safe infrastructure and public services for region residents, including upgrading and expansion of deficient systems.

Objectives:

- 1.1 Establish and maintain a record of the capacity, utilization, and availability of Enhanced 911 emergency phone service, utilities, and facilities serving the region.
- 1.2 Using such records as described in Policy 1.1, design and implement a development monitoring system (DMS) to evaluate the individual and cumulative impact of existing and proposed development on the service capacity of public services, facilities, and utilities, and use results from the DMS to mitigate impacts and/or facilitate improvements and development requirements.
- 1.3 Encourage local jurisdictions to require that new developments demonstrate how public services and utilities will be available at the time of occupancy or will be provided within a reasonable period of time as part of an adopted improvement plan.
- 1.4 Encourage each jurisdiction to prepare, monitor and update a comprehensive capital improvements plan involving all service providers. Use this plan to identify all planned and proposed capital improvements, including new facilities and expansion of existing facilities and undergrounding of utilities.
- 1.5 Encourage jurisdictions to work with water purveyors to ensure provision of an adequate supply of water of high quality to all households and businesses within the community.
- 1.6 Promote water conservation and reclamation in order to reduce water consumption in existing and future developments.
- 1.7 Ensure that the region is provided with adequate solid waste collection, including the installation and maintenance of public waste receptacles on streets, in parks, and in other public places.
- 1.8 Assist local jurisdictions in the development of drainage master plans sensitive to environmental and aesthetic concerns.
- 1.9 Work with responsible agencies to ensure:
 - the provision of a sufficient supply of water at a reasonable rate
 - regular maintenance, updating, and improvement of catch basins, water, sewer, and storm drain/flood channel systems
 - the provision of sufficient gas and electric services
 - the provision of sufficient and continued telecommunication service

- a quality educational system
 - the protection of ground and surface water quality
 - establish source protection zones (wellhead protection zones)
- 1.10 Develop a system by which all significant issues regarding community services and activities can be clearly and efficiently presented.
 - 1.11 Encourage each community to evaluate the existing and future library system in the planning area and ensure that sufficient facility and book volume per person ratios and other special services are met by permanent structures or bookmobiles that are accessible to the greatest number of people.
 - 1.12 Maintain law enforcement and fire protection personnel and service standards to ensure that all residents, businesses, and visitors to the community are protected.
 - 1.13 Support public safety education programs and neighborhood organizations to prevent crime and fire hazards.
 - 1.14 Support the school districts in promoting a high standard of education in local school systems.
 - 1.15 Work and cooperate with school districts, developers, and the community to ensure appropriate means to facilitate the development of school facilities to accommodate growth and ensure that the school districts can meet future needs.
 - 1.16 Enhance the level and quality of community services and facilities, and improve availability throughout the community.
 - 1.17 Analyze the need for and, if appropriate, encourage the location of new waste water treatment facilities within the planning area.
 - 1.18 Maximize services and costs through shared use sites for compatible public services and facilities, when practical and appropriate, such as combined siting for parks, schools, libraries, and fire stations.

GROUNDWATER RESOURCES

Goal 2. Protect the groundwater resources of the region and adjacent drainage areas in a manner which will provide for future use of these resources for domestic and agricultural uses.

Objectives:

- 2.1 Maintain data and information regarding surface water and groundwater resources for domestic and agricultural uses.
- 2.2 Maintain data and information on all surface and groundwater users within the community and adjacent counties that may affect local surface water and/or groundwater supplies to monitor withdrawal and conservation of resources.
- 2.3 Maintain data and information on any commercial and/or agricultural uses that do not use approved sewer and/or sanitation systems to dispose on-site of

waste water or permit surface water runoff that may degrade local or regional surface and/or groundwater resources.

- 2.4 Acquire and maintain the most current information available regarding the status of local surface water and groundwater resources.
- 2.5 Acquire and maintain the most current information available regarding commercial and agricultural land uses that do not dispose on-site of waste waters in permitted sewer and/or sanitation systems.
- 2.6 Encourage each responsible jurisdiction to prohibit any use that cannot safeguard surface water and/or groundwater resources and that does not utilize approved on-site or off-site waste water disposal systems.
- 2.7 To ensure that the plans and policies of local government and other “affected entities” are compatible and in conformance the community’s general plan in regards to water resource protection:
 - 1) The community, county and other “affected entities” shall create an interlocal agreement (including a map) designating the source protection zones for all affected entities within the community and the surrounding area -- especially those areas which have been identified within the community’s master policy declaration as future annexation areas.
 - 2) When the negotiations are completed, and the source protection zones have been mapped and agreed to by all parties, the proposed interlocal water resource protection plan will be subject to the general plan amendment process of all participants. This shall include all statutory notice and public hearing requirements and any other matters as indicated in the general plan.

ALLOCATION OF SERVICE, FACILITY, AND UTILITY COSTS

Goal 3. Allocate the cost of public services, facilities, and utilities on a fair and equitable basis based on service demand generated and benefits derived from services/improvements.

Objectives:

- 3.1 Make use of specific plans and development agreements that specify the nature, timing, cost, and financing mechanisms to be used to fund improvements and services. The process for review shall be adopted as part of the community’s development code.
- 3.2 Utilize, where appropriate, public financing mechanisms, such as special assessment districts, and community facilities districts, to fund improvement and service costs.
- 3.3 Support funding of infrastructure improvements that are consistent with a community’s general plan and financing
- 3.4 Aggressively pursue, state and federal funding for community infrastructure improvement.

COMPATIBILITY OF LAND USE AND INFRASTRUCTURE SERVICES:

Goal 4. Ensure that all public infrastructure improvements are compatible with surrounding and nearby development.

SAFETY OF PUBLIC SERVICES, UTILITIES AND FACILITIES

Goal 5. Ensure that all public services, utility systems, and facilities are designed and maintained as stated in the goals and policies section of the public safety element to provide acceptable levels of safety and security.

Objectives:

- 5.1 Promote the safe use of toxic materials and their safe disposal as outlined in the goals and policies section of the public safety element.
- 5.2 Promote the establishment of collection centers or programs to recycle and safely dispose of toxic/hazardous waste substances.
- 5.3 Promote public education for recycling, conservation, and safety programs for the residents and businesses of the planning area in:
 - earthquake safety with respect to public utilities and facilities.
 - safe disposal of toxic waste
 - recycling of oil and grease
 - landscape chemical
 - litter, and anti-graffiti
 - pesticides
 - fire safety
 - other disasters
- 5.4 Support laws and requirements to monitor, prevent, and correct, as appropriate, contamination of soil, air and water.
- 5.5 Develop programs to reduce the use and disposal of toxic/hazardous materials.
- 5.6 As applicable, establish a sanitary sewer system hookup program for all densities and intensities of land use.

IMPLEMENTATION OF THE PUBLIC SERVICES, FACILITIES AND UTILITIES ELEMENT

The primary tools with which each local jurisdiction should undertake to implement the public services, facilities, and utilities elements of the plan include:

- development of a growth management monitoring system and ordinances
- development of an impact fee ordinance
- public improvement design standards
- recycling and conservation programs
- community facility financing programs
- capital improvement program

- community monitoring guidelines for toxic/hazardous waste disposal transport and storage
- development of interlocal planning agreements between the community, other municipalities and the county

Parks and Recreation Element

Goal 1. Foster the development and maintenance of parks with quality recreational facilities disbursed throughout the area.

Objectives:

- 1.1 Encourage programs for a variety of passive, educational, and active recreational opportunities for all area residents.
- 1.2 Assist local jurisdictions in establishing a master plan of parks and recreation facilities.
- 1.3 Promote open space to provide linkages to parks within and outside the region.

PARK STANDARDS

Goal 2. Establish standards and implementation measures to guide future park land development throughout the areas as provided in this element.

Objectives:

- 2.1 Assist local jurisdictions in developing standards for park acquisition concerning the location, size, service radius, configuration, slope evaluation, access, and infrastructure as part of the parks and recreation element.
- 2.2 Locate and identify potential new park sites using a park overlay designation. Place an emphasis on requiring and developing park sites in underserved areas of the region.
- 2.3 Explore alternative funding sources for the acquisition and development of new parks and recreation/open space districts.

PARK IMPROVEMENT AND MAINTENANCE

Goal 3. Encourage the improvement, rehabilitation and maintenance of existing parks and recreational facilities.

Objectives:

- 3.1 Aid in the acquisition of funds to improve existing athletic fields with lights and equipment.
- 3.2 Assist communities to establish a park funding program to ensure that the

- funds are available to improve and maintain dedicated park land or acquired park acreage.
- 3.3 Encourage local jurisdictions to provide low-maintenance, vandal-resistant parks, recreational facilities and equipment.
 - 3.4 Promote the establishment of citizen volunteer programs for park maintenance.
 - 3.5 Pursue mechanisms, such as joint powers agreements, by which the county, cities and school districts can establish standards for the improvement and maintenance of parks in a manner consistent with the planning area.

PARKS ACQUISITION

Goal 4. Encourage local jurisdictions to pursue acquisition of future park land.

Objectives:

- 4.1 Encourage the use of developer fees and land dedication incentive programs.
- 4.2 Encourage the use of existing public easements for parks and trails development, subject to safety limitations.
- 4.3 Develop design standards for private parks and evaluate the role of private parks.

RECREATIONAL USE OF RIVERS, STREAMS AND OTHER NATURAL FEATURES

Goal 5. Utilize natural features within the region as central recreational corridors and identify other significant natural features to be designated as open spaces, parks and recreational opportunities.

Objectives:

- 5.1 Encourage multiple uses of public easements and public lands, such as the flood inundation areas within the planning area for recreational purposes.
- 5.2 Encourage development of a linear greenway system.

DEVELOPMENT OF PARKS AND RECREATIONAL DESIGN CRITERIA WHICH ENCOURAGES PUBLIC SAFETY AND SENSITIVITY TO IMPACTS ON EXISTING AND FUTURE NEIGHBORHOODS

Goal 6. Assist communities in developing design criteria for park areas which consider park access, safety, appropriate signage, parking requirements, and the preservation of natural features.

Objectives:

- 6.1 Help design new recreational areas to minimize the visual, noise, and traffic impacts on residential districts.
- 6.2 Provide consistent park development standards for both private and public

areas.

DEVELOPMENT OF COMMUNITY CENTERS

Goal 7. Develop community centers which provide multiple-use opportunities for the residents of the planning area.

Objectives:

- 7.1 Develop standards for and promote the development of community centers in each municipality.
- 7.2 Develop mechanisms to provide and support community cultural areas facilities and programs.
- 7.3 Promote joint property agreements for use and development of joint school park sites and facilities.

PROVISION OF RECREATIONAL OPPORTUNITIES FOR ALL AGE GROUPS AND ECONOMIC BACKGROUNDS

Goal 8. Develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the region.

Objectives:

- 8.1 Promote the tree planting program and establish other nature and environmental programs.
- 8.2 Promote a diverse year-round entertainment program, including concerts, performing arts, and other programs.
- 8.3 Promote the development of organize youth sports activities.

PRIVATE DEVELOPERS AND PUBLIC AGENCIES COOPERATION

Goal 9. Promote public/private cooperation in developing park improvements, recreational services, and facilities.

Objectives:

- 9.1 Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
- 9.2 Encourage private joint-use agreements for facilities provided by non-profit agencies.
- 9.3 Encourage and promote cooperation between agencies to facilitate the multiple use of public rights-of-way consistent with the general plan and public safety.
- 9.4 Promote cooperation between federal, state, and local agencies to coordinate regional park planning.

- 9.5 Encourage the development of private commercial recreational facilities such as batting cages, miniature golf, driving ranges, aquatic facilities, skate course, food service concessions, and other commercial activities.
- 9.6 Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees as partial fulfillment to park and recreational requirements.

IMPLEMENTATION OF THE PARKS AND RECREATION ELEMENT

- a model park land dedication ordinance
- a model gift or public trust park and recreation ordinance
- provision for on-site recreational opportunities in residential, as well as commercial and industrial categories
- park bonds and state grants and funds
- establishment of landscape maintenance districts
- establish a volunteer maintenance corps

Community Design Element

PROTECTION OF NEIGHBORHOOD IDENTIFY

Goal 1. Protect and preserve the scale and character of existing neighborhoods while providing for new development which is consistent with the goals and policies of the applicable general plan.

Objectives:

- 1.1 Maintain or enhance the character of existing neighborhoods through compatible architecture and landscape design.
- 1.2 Promote development standards which consider all design elements, including building size, height, mass, and architectural design, in the design review process so that new development does not conflict with the character of the neighborhoods.

DESIGN CONCEPTS ANDS QUALITY FOR THE COMMUNITY

Goal 2. Encourage design excellence in the development of all public and private projects in the region.

Objectives:

- 2.1 Identify important design and aesthetic attributes that contribute to the unique character of communities in the region.
- 2.2 Encourage land use policies which provide for residential uses in proximity to business/commercial centers in a manner which promotes the neighborhood/village/town center planning concept.

- 2.3 Promote opportunities for greater pedestrian orientation and lifestyles.
- 2.4 Encourage key gateway design themes to the community's overall community image.

TREATMENT OF COMMERCIAL DISTRICTS

Goal 3. Promote design excellence in the development of business/commercial centers.

Objectives:

- 3.1 Develop model standards to improve the appearance and function of business and commercial centers within the region through architectural form, landscaping, parking and signal schemes.
- 3.2 Promote the development of commercial business and retail community centers through appropriate architectural form which encourages a unified theme and strong sense of place.

HISTORIC BUILDINGS AND FEATURES

Goal 4. Continue to preserve and maintain special historical features and landmarks as focal points in the planning area.

Objectives:

- 4.1 Identify historical areas and structures of local significance to region.
- 4.2 Encourage the adoption of community regulations which permit non-conforming uses, as appropriate, for buildings of historical and/or architectural significance.
- 4.3 Encourage the use of historic lighting styles in historical districts to create a special sense of place.
- 4.4 Encourage the development and preservation of areas of historic significance.

NATURAL RESOURCES PRESERVATION

Goal 5. Preserve and integrate the prominent and distinctive natural features of the region as open space for the use and visual enjoyment of all region residents and visitors.

Objectives:

- 5.1 Promote the retention of designated major land forms, such as ridge lines, natural drainage ways, watershed areas, canyons, valleys, and significant vegetation, especially where these features contribute to the overall community identity.
- 5.2 Develop model guidelines for any development located in view corridors or

near prominent/unique land forms.

- 5.3 Encourage community policies which incorporate attractive natural amenities, such as rock outcroppings, vegetation, streams, and drainage areas, into the development of future projects to protect the environment and provide landscape opportunities, visual interest, scale and/or recreational opportunities.

OPEN SPACE AREAS/PARK DESIGN

Goal 6. Protect and enhance open space areas that provide visual and aesthetic character and identity to the region.

- 6.1 Promote the concept of a network of neighborhood parks and open space areas: where possible integrate neighborhood parks with jogging and hiking trails, historic trails, and bicycle paths wherever possible.
- 6.2 Promote the preservation and enhancement of open space and recreational uses tied to natural drainage courses and historic corridors.
- 6.3 Promote visual and physical buffers, where appropriate, by use of easements, roadways, trails, ridge lines, and other features, to delineate various neighborhoods in the region.

CIRCULATION SYSTEM DESIGN:

Goal 7. Develop a safe and efficient circulation system.

Objectives:

- 7.1 Develop model design principles for major roadway types which are consistent with roadway function and which address roadway improvements, landscaping, aesthetics, roadway, signage, lighting, and pedestrian enhancements.
- 7.2 Encourage and enhance identifiable entryways for each community, individual residential neighborhoods, and unique or principal business/commercial districts of region.
- 7.3 Encourage the protection of view windows along major scenic highway and road corridors.
- 7.4 Roadways in hillside areas should be developed in accordance with special standards to ensure roadway design consistent with topography and sensitivity to local relief.
- 7.5 Encourage the design and development of multi-use trails and pedestrian ways as an alternative transportation mode.

SIGNAGE AND BILLBOARDS

Goal 8. Ensure that signage throughout the community is visually attractive and minimizes distraction.

Objectives:

- 8.1 Develop a model comprehensive sign ordinance which calls for the elimination of non-conforming signs.
- 8.2 Work with appropriate state, federal, and county agencies to prohibit additional billboards along freeway frontages and designated scenic highways and encourage the eventual elimination of existing billboards.
- 8.3 Encourage distinctive signage which identifies principal entries to the community, unique districts, neighborhoods and public buildings and parks.

LANDSCAPE ARCHITECTURE

Goal 9. Promote superior landscape design which emphasizes aesthetics, function, and water conservation.

Objectives:

- 9.1 Encourage major landscape themes to provide visual relief in the more urbanized areas.
- 9.2 Develop landscape themes to accentuate the major public gateways to the neighborhoods.
- 9.3 Develop landscape and tree planting guidelines which promote low maintenance, drought-tolerant vegetation into landscape themes throughout the region.

ARCHITECTURE

Goal 10. Achieve architectural themes and form which promote human scale and provide a comfortable human interaction with buildings.

Objectives:

- 10.1 Provide design flexibility for rural design and architectural concepts in order to avoid architectural monotony and lack of design innovation.
- 10.2 Encourage the use of materials that complement adjacent buildings and their surroundings.
- 10.3 Encourage design solutions that consider physical scale of the area and adjacent buildings.
- 10.4 Examine potential opportunities for community theme elements within individual residential areas, neighborhood centers, recreation centers, landscaped street mediums, and other community facilities.

INFRASTRUCTURE

Goal 11. Achieve a coordinated and efficient infrastructure system which is visually unobtrusive while designed to meet the current and future needs of the region.

Objectives:

- 11.1 Encourage placement of backbone distribution power lines and other mechanical equipment underground, where feasible, to maximize safety and minimize visual distraction.
- 11.2 Promote the adoption of community policies which would require that new electrical, telephone, cable television, mechanical equipment and other distribution lines be placed underground.
- 11.3 Promote community policies which ensure that utilities and connections which are located above ground do not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which they are located.
- 11.4 Develop coordinated planning programs to ensure the efficient placement and consolidation of utility facilities within new development.
- 11.5 Incorporate landscaping, undergrounding, berms, and other techniques and design measures to integrate public facilities, such as water tanks and major water transmission lines, where visible, into the community design.

IMPLEMENTATION OF THE COMMUNITY DESIGN ELEMENT

The primary tools with which local governments should undertake to implement the community design element of the plan include:

- model community design guidelines
- model standards for hillside development and ridge line preservation
- architectural review process
- specific site plan and plat review standards
- special standards districts
- street median and parkway landscaping programs
- multipurpose trails plan

Human Resources Element

CULTURAL OPPORTUNITIES

Goal 1. Encourage the development of a wide range of community and cultural activities throughout the region.

Objectives:

- 1.1 Encourage the establishment of community-based organizations and community gathering areas which promote a variety of cultural activities in the planning area.

- 1.2 Encourage and support where practical community-wide cultural programs for all ages such as:
 - cultural education programs
 - art programs and classes in schools
- 1.3 Encourage the use of community arts in public places, such as schools and libraries.

EDUCATION

Goal 2. Encourage quality educational and training opportunities and services for the people throughout the region.

Objectives:

- 2.1 Support the efforts of local school districts and higher education institutions.

GANGS

Goal 3. Prevent the formation, migration and proliferation of gangs to the community.

Objectives:

- 3.1 In conjunction with the county sheriff's departments, school districts, social service agencies and communities, prepare and implement a gang prevention plan.
- 3.2 Encourage and promote substance abuse prevention and education programs at the schools through coordination with community related agencies.
- 3.3 Expand the existing drug education and gang education programs to include an element on graffiti prevention.

COMMUNITY MAINTENANCE

Goal 4. Stimulate pride in the appearance of the region and improve the quality of life.

Objectives:

- 4.1 Continue to support the upgrading of neighborhoods through rehabilitation programs.
- 4.2 Promote neighborhood cooperation to clean up areas through neighborhood meetings and contact from the community leaders.

IMPLEMENTATION OF THE HUMAN RESOURCES ELEMENT

The primary tools with which the local governments should undertake to implement the human resources element of the plan include:

- city/county cooperation
- community development block grants
- public/private partnerships
- cultural programs
- relate to human needs assessment --CSBG process

Noise Element

NOISE LEVEL CONTROL STANDARDS

Goal 1. Protect the health and welfare of the residents in the region by the elimination, mitigation, and prevention of significant existing and future noise levels.

Objectives:

- 1.1 Implement the noise level standard requirements established by the U.S. Department of Housing and Urban Development for acceptable decibel levels for all new development in the region.

IMPLEMENTATION OF THE NOISE ELEMENT

The primary tool with which the local governments should undertake to implement the noise element of the plan include:

- model noise level standards

REGIONAL NEEDS ASSESSMENT TABLE

The next several pages contain Table 4-3, which lists the specific needs assessments of jurisdiction that responded with information to be included in the Plan. It also lists the category of need (housing, community, economic), the priority, the time line and strategies for meeting each need.

2005 PLAN

The local governments that submitted new material for the 2005-06 yearly update were:

Milford City	Minersville Town	Boulder Town
Hatch Town	Tropic Town	Cedar City
Kanarrville Town	Paragonah Town	Alton Town
Big Water	Kanab City	Orderville Town
Washington County	Leeds Town	Hurricane City
Virgin Town		

Updated materials the above jurisdictions have submitted to Five County Association of Governments have been written and incorporated into the document.

Jurisdictions that did not respond to our request for updated information, will find their most current information submitted reflected in the plan. Therefore, some of the information presented for those jurisdictions will not be complete or may be outdated.

Table 4.3. Needs Assessments (housing, community, economic) – Beaver County

CONSOLIDATED PLAN 2005

Need	Type	Priority	Time line	Barriers	Strategies
Beaver County					
Milford Senior Citizens Center addition	comm	High	1 year	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Make application for CDBG grant • Project priority #1
Correctional facility addition	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for funding through various state agencies
Animal Shelter	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for funding
Beaver City					
Affordable housing	house	High		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Develop an Affordable Housing Plan to help address issue • Apply for CDBG, PCIFB and other types of grants to assist with various programs and help with funding and payments
Housing for the elderly and those needing assisted living housing	house	High		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Develop an Affordable Housing Plan to help address issue • Apply for grants and other sources of funding
Remodel old hospital for economic development or housing	econ house	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for grants and other sources of funding • Study options for economic development and housing
Milford					
Sewer lift station and force main interceptor improvements	comm	High	1 year	<ul style="list-style-type: none"> • Pump station and pipeline capacity are insufficient for community growth • Potential overflow and spillage 	<ul style="list-style-type: none"> • Engineering plan complete • Install larger pumps and generator at lift station • Install larger interceptor line

Table 4.3. Needs Assessments (housing, community, economic) – Beaver County**CONSOLIDATED PLAN 2005**

Need	Type	Priority	Time line	Barriers	Strategies
Secondary irrigation system improvements	comm	High	1 year	<ul style="list-style-type: none">• Secondary system has inadequate source capacity• Both systems have inadequate controls and telemetry	<ul style="list-style-type: none">• Engineering plan complete• Irrigation System - Rehabilitate existing wells to eliminate sand and install new telemetry system

Table 4.3. Needs Assessments (housing, community, economic) – Beaver County

Need	Type	Priority	Time line	Barriers	Strategies
Milford (continued)					
Swimming pool improvement project	comm	Medium	2-5 yrs.	<ul style="list-style-type: none"> Pool needs enclosure for year round use No locker space. Pool heating system unreliable Does not promote community development 	<ul style="list-style-type: none"> Construct building over pool Install lockers Upgrade pool heating system
Golf course improvement project	comm econ	Medium	2-5 yrs	<ul style="list-style-type: none"> Course only has five holes. Does not promote use or community development 	<ul style="list-style-type: none"> Construct remaining four holes
Storm drainage plan	comm	High	1 year	<ul style="list-style-type: none"> Recent flooding of four community homes and businesses No plan available 	<ul style="list-style-type: none"> Complete storm drainage plan Prioritize project Seek funding
Irrigation system improvement project	comm	High	1 year	<ul style="list-style-type: none"> Watering is limited due to inadequate wells and storage Water usage is higher than previous years due to increase in parks 	<ul style="list-style-type: none"> Define need and strategy Make application
Minersville					
Affordable housing	comm	High		<ul style="list-style-type: none"> Funding 	<ul style="list-style-type: none"> The Affordable Housing Plan is complete and has been adopted as part of the Town's General Plan The Town will educate the public about assistance that is available for housing. The Town will encourage private contractors to build affordable housing.
Town roads need major help with maintenance	comm	High	Ongoing		<ul style="list-style-type: none"> Beaver County promised to help with the cost of maintenance

Table 4.3. Needs Assessments (housing, community, economic) – Beaver County

Need	Type	Priority	Time line	Barriers	Strategies
Minersville (continued)					
Ball park, recreation complex, community center	comm	High	Short Range	<ul style="list-style-type: none"> • Funding • Land Acquisition • Growth 	<ul style="list-style-type: none"> • Seek funding from various sources • Identify possible location for project • Make a plan for the scope of the project
Add sidewalks, curb and gutter	comm	High	Ongoing	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Seek funding • Prioritize areas of most need • Do as much work as possible as funds become available
Drainage from storm run-off	comm	High		<ul style="list-style-type: none"> • Funding • No plan of action 	<ul style="list-style-type: none"> • Conduct a study to determine the areas of need and how to fix them • Set up a Special Improvement District and collect assessments from affected property owners.

Table 4.3. Needs Assessments (housing, community, economic) – Garfield County

Need	Type	Priority	Time line	Barriers	Strategies
Garfield County					
Updated public safety facility	comm econ	High	2-5 yrs	<ul style="list-style-type: none"> • Funding – bond election • Lack of voter support 	<ul style="list-style-type: none"> • Educate voter as to benefits of facility • Place on November 1998 ballot
Water storage and shortage year water source from Hatch Town Dam	comm econ	High	2-5 yrs	<ul style="list-style-type: none"> • Environmental • Obtaining storage rights • Funding 	<ul style="list-style-type: none"> • Applying for water storage rights • Obtain funding
Wide Hollows Reservoir, Escalante	econ	High	1 year	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Funding is in application process
Antimony (no information submitted 2005)					
Boulder					
Picnic pavilion, place for recreation, family reunions, to build community spirit and accommodate visitors. BLM has donated ground to the town for this purpose, but must be developed in 5 years	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Active park committee in place • Park Master Plan has been prepared by landscape architect/planner • Working with UDOT for pavilion rest area development
Restore and rehabilitate historical town hall and library building to bring up to code	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> • Funding • Planning • Needs implementation 	<ul style="list-style-type: none"> • Organize a town committee for planning • Research funding sources • Engage SHPO in project
Irrigation sprinklers for Town Hall grounds and community park	comm	High	Medium Range	<ul style="list-style-type: none"> • Funding • Needs implementation 	<ul style="list-style-type: none"> • Apply for grant; seek local participation • Seek commitments • Get necessary permits

Table 4.3. Needs Assessments (housing, community, economic) – Garfield County

Need	Type	Priority	Time line	Barriers	Strategies
Boulder (continued)					
Culinary water acquisition feasibility study	comm	High	Long Range	<ul style="list-style-type: none"> • Funding • Needs implementation 	<ul style="list-style-type: none"> • Apply for grants • Invoice county and state agencies
Culinary water system (private water company does not adequately supply water to new residents resulting in polluted aquifer))	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding • Resistance from private water company • Lack of community support • Needs implementation 	<ul style="list-style-type: none"> • Research funding • Develop a better relationship with water company • Educate the community
Study of groundwater pollution to determine need for future wastewater/sewer treatment facilities	comm	High	Long Range	<ul style="list-style-type: none"> • Escalating real estate costs • Necessary information to determine needs and costs • Needs implementation 	<ul style="list-style-type: none"> • Apply for grants • Involve state agencies • Get recommendation from engineering firm
Zoning ordinance requires a sensitive land mapping study	comm	Medium	Over 2 yrs	<ul style="list-style-type: none"> • Funding • Needs implementation 	<ul style="list-style-type: none"> • Research funding sources
Cannonville					
Additional culinary water and an upgrade on existing water, including new tank	comm econ	High	1 year	<ul style="list-style-type: none"> • Funding resources • Difficult to annex water users outside the city limits due to 47% property tax increase • Presently owned water rights will be costly to develop 	<ul style="list-style-type: none"> • Apply for funds from CDBG, Water Quality, Board of Water, Drinking Water Board, Loans and Towns funds. • Raise out-of-town water rates to equal property tax in town • Use available volunteers to defray costs. Negotiate for cheaper prices.
Need several pipe culverts, curb and gutter, and sidewalks for positive drainage of surface water and safe pedestrian travel (80% of local streets)	com econ	Med.	2-5 yrs	<ul style="list-style-type: none"> • Need funding for engineering study • Need funding for capital improvements 	<ul style="list-style-type: none"> • Work with Five County’s assigned planner to develop and fund study • Apply for CDBG funds, use town highway funds if available • Seek funds through UDOT
Escalante					
Sewer lagoon and property	house comm	High	1 year	<ul style="list-style-type: none"> • Funding resources • Community support • Limited available property 	<ul style="list-style-type: none"> • Apply for CDBG funding • Negotiate for property in feasible price range
Alvey wash bridge	comm	High	1 year	<ul style="list-style-type: none"> • Funding resources 	<ul style="list-style-type: none"> • Apply for funding

Table 4.3. Needs Assessments (housing, community, economic) – Garfield County

Need	Type	Priority	Time line	Barriers	Strategies
Escalante (Continued)					
Water tank storage	house comm econ	High	1 year	<ul style="list-style-type: none"> Lack of funds 	<ul style="list-style-type: none"> Apply for funds
Museum/vacation facility	comm econ	Medium	1 year	<ul style="list-style-type: none"> Lack of funds Lack of community support 	<ul style="list-style-type: none"> Apply for various funding
Main Street safety and lighting	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> Lack of funds Lack of community support 	<ul style="list-style-type: none"> Apply for funds
Main Street drainage	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> Lack of funds 	<ul style="list-style-type: none"> Apply for funds
Surface 8 miles of road	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> Lack of funds 	<ul style="list-style-type: none"> Apply for funds
Police station and holding cell	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> Lack of funds 	<ul style="list-style-type: none"> Apply for funds
ADA requirements	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> Lack of funds 	<ul style="list-style-type: none"> Apply for funds
Hatch					
Reclassify the 100 year floodplain designation	house comm econ	High	1 year	<ul style="list-style-type: none"> Funding FEMA regulations Lack of resources 	<ul style="list-style-type: none"> Acquire funds through grant Work with FEMA Obtain professional assistance
Curb gutter and sidewalks along Main Street	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> Funding Engineering 	<ul style="list-style-type: none"> Coordinate with state road
Community center	comm	High	1 year	<ul style="list-style-type: none"> Funding 	<ul style="list-style-type: none"> Need assistance from circuit rider planner to provide planning Acquire funds through grant
Street improvements (paving and resurfacing)	comm	High	2-5 yrs	<ul style="list-style-type: none"> Funding 	

Table 4.3. Needs Assessments (housing, community, economic) – Garfield County

Need	Type	Priority	Time line	Barriers	Strategies
Hatch (continued)					
Street improvements (paving and resurfacing)	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	
Community recreation improvements	comm	High			<ul style="list-style-type: none"> • Coordinate with DUP
Henrieville					
Recreation opportunities for town citizens and children	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding • Obtaining property • Inflationary costs 	<ul style="list-style-type: none"> • Fund raisers • Negotiations for property acquisition • Apply for grants
Improve streets with storm drain system	comm	Medium	Over 2 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for grants and loans
Panguitch					
Baseball/softball complex for community sports activities	comm	High	1 year	<ul style="list-style-type: none"> • Need full community support • Lack of funding • Limited available property in feasible price range 	<ul style="list-style-type: none"> • Education meetings for community support • 1% sales tax implemented to pay costs • Property traded for project. Project is underway
Main Street businesses are critical success of Panguitch tourism	comm econ	High	1 year	<ul style="list-style-type: none"> • Lack of understanding among business and city council • Lack of funds 	<ul style="list-style-type: none"> • Main Street Committee to educate business owners and city council • Main Street manager and Panguitch City to work together to get grants for historical development, gateways, and events
Panguitch economy based solely on tourism. Need more industry to provide more base jobs	econ	High	1 year	<ul style="list-style-type: none"> • Finances • Lack of understanding in community • Lack of property 	<ul style="list-style-type: none"> • Finances have been secured – Economic Development Corporation and Panguitch City • Newsletter and council meeting • BLM helped secure property for industrial park expansion

Table 4.3. Needs Assessments (housing, community, economic) – Garfield County

Need	Type	Priority	Time line	Barriers	Strategies
Panguitch (continued)					
Updated maintenance shed for equipment maintenance and storage of valuable tools	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Finances 	<ul style="list-style-type: none"> • Panguitch will work with UDOT who is building a new facility. Panguitch will try to trade utilities for their old shop • PCIFB funding may be required for additional funding
Industrial development is critical to future growth of Panguitch. Further expansion and development is needed.	econ	Medium	2-5 yrs	<ul style="list-style-type: none"> • Lack of financing available 	<ul style="list-style-type: none"> • Economic development grant for part of the project has been secured
City golf course (to boost tourism trade and community pride)	econ comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Lack of community support • Need funding 	<ul style="list-style-type: none"> • Hold town meetings to educate community on benefits of having a golf course • Hold a bond election • Leverage funding from other sources with donated land
Tropic					
Affordable housing to support surrounding tourist industry employees	hous econ	High			<ul style="list-style-type: none"> • Continue to work with Color Country Community Housing, Inc. to market lots and construct low-income housing
Expand existing fire house by adding two bays to centralize emergency service in Tropic where volunteer EMTs and firefighters are located	comm	High	1 year	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • BLM will partnership for training and emergency equipment • Park is willing participant in cross training

Table 4.3. Needs Assessments (housing, community, economic) – Iron County

CONSOLIDATED PLAN UPDATE 2000-01

Need	Type	Priority	Time line	Barriers	Strategies
Brian Head (no information)					
Cedar City					
Small one-bedroom units for elderly	house	High	1 year	<ul style="list-style-type: none"> Identifying land parcels in close proximity to needed services Identifying funding sources 	<ul style="list-style-type: none"> Work with housing authority for site selection and funding sources Increase local awareness of elderly housing needs Implement Affordable Housing Plan
Housing for LMI disabled population	house	High	1 year	<ul style="list-style-type: none"> Identifying land parcels in close proximity to needed services Identifying funding sources 	<ul style="list-style-type: none"> Work with housing authority for site selection and funding sources Increase local awareness of elderly housing needs Implement Affordable Housing Plan
Transitional housing facilities for growing community needs	house	High	2-5 yrs	<ul style="list-style-type: none"> Estimating current and future need for population Identifying funding sources 	<ul style="list-style-type: none"> Apply for federal and state funding Work with local and state service providers to monitor needs Implement Affordable Housing Plan
Recruit businesses which provide jobs associated with higher levels of education and wages	econ	High	Ongoing	<ul style="list-style-type: none"> Local workforce needing better training Need improved telecommunications network Industrial Park Phase III improvements 	<ul style="list-style-type: none"> Continue to inventory strengths and areas of improvement within the County Continue to establish recruitment criteria for growth industries and identify prospects Initiate contacts with state and county agencies
Improve employment opportunities through retention and expansion of existing businesses	econ	High	Ongoing	<ul style="list-style-type: none"> Create a retention program on a AOG or state level Continue to update marketing efforts 	<ul style="list-style-type: none"> Develop customized retention/ expansion program Assist in identifying resources to fulfill above program
Assist with completion of Phase III of the Airport Industrial Park	econ	High	Ongoing	<ul style="list-style-type: none"> Assist with EDA projects to ensure proper administration of the EDA grant for Phase III 	<ul style="list-style-type: none"> Continue to follow through on the administration of the grant

Table 4.3. Needs Assessments (housing, community, economic) – Iron County

CONSOLIDATED PLAN UPDATE 2000-01

Need	Type	Priority	Time line	Barriers	Strategies
Cedar City (Continued)					
Enhance local retail shopping opportunities for local and traveling public	econ	High	Ongoing	<ul style="list-style-type: none"> • Need for additional retail space • Need to improve existing retail areas' attractiveness 	<ul style="list-style-type: none"> • Identify and plan for future retail/commercial locations • Direct City infrastructure to be developed in future commercial locations • Assist current business locations with remodel input
Improvement of south interchange	comm	High	1-5 yrs	<ul style="list-style-type: none"> • Identifying location and designing accordingly • Identifying funding sources 	<ul style="list-style-type: none"> • Work with UDOT and local property owners • Work with potential developers to address future transportation needs
Fire protection coverage	comm	High	1-5 yrs	<ul style="list-style-type: none"> • Acquisition of necessary sites for future stations • Identifying funding sources • Determining growth patterns associated with planned station locations 	<ul style="list-style-type: none"> • Update Fire Master Plan with respect to Land Use Plan • Continue to seek for additional funding sources • Identify and acquire sites
Water supply and delivery systems for future growth	comm	High	Ongoing	<ul style="list-style-type: none"> • Lack of data for aquifer system • Current development standards in County area • Funding sources for implementation of Water Study 	<ul style="list-style-type: none"> • Work with Conservancy District in completing water study • Increase local awareness of water conservation methods • Evaluate and implement water study recommendations
300 West Storm Drain	comm	High	Short Range	<ul style="list-style-type: none"> • Funding • Community support • Construction conflicts 	<ul style="list-style-type: none"> • Modify storm drain fee to fund • Perform studies to quantify extent of problem • Phase project as funding permits
North Field Road Storm Drain	comm	High	Short Range	<ul style="list-style-type: none"> • Funding • Community support • Construction conflicts 	<ul style="list-style-type: none"> • Modify storm drain fee to fund • Perform studies to quantify extent of problem
Cross Hollow Road	comm	High	Medium Range	<ul style="list-style-type: none"> • Environmental work • Funding identification • FHWA process 	<ul style="list-style-type: none"> • Obtain consultant for environmental • Work with UDOT to identify funding • Select appropriate design

Table 4.3. Needs Assessments (housing, community, economic) – Iron County

CONSOLIDATED PLAN UPDATE 2000-01

Need	Type	Priority	Time line	Barriers	Strategies
4500 West Sewer	comm	High	Medium Range	<ul style="list-style-type: none"> • Funding Identification • Right-of-way • Environmental 	<ul style="list-style-type: none"> • Work with Federal Representatives • Use existing right-of-way • Work with county to obtain right-of-way
Coal Creek Road	comm	High	Long Range	<ul style="list-style-type: none"> • Funding identification 	<ul style="list-style-type: none"> • Create Special Improvement District
Acquire abandoned gravel pits for storm water retention	comm	Medium	Long Range	<ul style="list-style-type: none"> • Identification of appropriate pits • Funding • Property owners consent 	<ul style="list-style-type: none"> • Perform study to identify pits • Work with property owners as pits
Expanded recreation facilities	comm	Medium	1-5 yrs	<ul style="list-style-type: none"> • Lack of updated Parks and Recreation Master Plan • More locations needed in specific locations close to participants 	<ul style="list-style-type: none"> • Update Parks and Recreation Master Plan • Monitor future development and work with developers in identifying potential locations for facilities • Evaluate other recreational uses to be incorporated with existing resources
Enoch (no information)					

Table 4.3. Needs Assessments (housing, community, economic) – Iron County

CONSOLIDATED PLAN UPDATE 2000-01

Need	Type	Priority	Time line	Barriers	Strategies
Kanarraville (no projects)					
Paragonah					
Make improvement to flood control	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Funding • Coming up with a plan that is compatible for the Town and County 	<ul style="list-style-type: none"> • Apply for grant/loan • Work with the County in coming up with a plan
Upgrade power system	comm	High	Short Range	<ul style="list-style-type: none"> • Funding • Need plan that will be agreeable with Parowan City 	<ul style="list-style-type: none"> • Apply for grant/loan • Work with Parowan City to develop plan
Parowan					
City sewer system needs to be upgraded	comm	High	Short Range	<ul style="list-style-type: none"> • Lack of funding • Cooperation from entities and agencies involved 	<ul style="list-style-type: none"> • Work with funding sources • Meet with those involved to get issues settled
Valentine Peak recreational complex	comm	High	Short Range	<ul style="list-style-type: none"> • Funding/grants, etc. • Cooperation from involved parties 	<ul style="list-style-type: none"> • Apply for grant/loan • Raise money through donations
4 x 4 Rescue vehicle	comm	Medium	Medium Range	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for grant/loan • Work with fire department on matching funds

Table 4.3. Needs Assessments (housing, community, economic) – Kane County

CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Kane County					
Remodel county courthouse	comm	High	Short Range	<ul style="list-style-type: none"> • Financing • Public perception 	<ul style="list-style-type: none"> • Study courthouse remodeling • Public input phase/education/PR work • Begin funding application process
Central reservations system	econ	High	2-5 yrs		
Alton					
New fire station	comm	High		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for grant monies
Oxygen entry masks for fire department	comm	High		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Apply for grant moneys • Look for other department surplus
Playground equipment	comm	Medium		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Arrange for funding through loans and grants • Inform the citizens through town meeting of the need and enlist their help in the most appropriate equipment
Improve the electric system for tennis court and pavilion lighting	comm	Medium		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Arrange for funding through loans and grants
Tennis and basketball court improvements: basketball hoops and standards, tennis court nets and backstops	comm	Medium		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Arrange for funding through loans and grants
Complete the repair to old school house for community center at the park	comm	Medium		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Arrange for funding through loans and grants
Improve town park with sprinkler system and put in lawn in appropriate areas	comm	Medium		<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Arrange for funding through loans and grants

Table 4.3. Needs Assessments (housing, community, economic) – Kane County

Need	Type	Priority	Time line	Barriers	Strategies
Big Water					
Infrastructure to support potential development	house econ comm	High	Ongoing	<ul style="list-style-type: none"> • Funding • Technical knowledge 	<ul style="list-style-type: none"> • Sewer system study • Seek funding
Medical and surgery equipment	comm	High	1 year	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Seek funding
Frontage road to connect town	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Seek funding
Glendale					
Upgrade irrigation system – with reservoir up dry wash – partnership with Orderville, BLM, etc.	comm	Medium	Over 5 yrs		
Increase size of culinary water lines on current system (4" to 8")	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Lack of funding 	
Develop additional sewer lines mandatory to protect culinary water sources	comm	Medium	Over 2 yrs	<ul style="list-style-type: none"> • Lack of funding 	
Kanab					
Storm drainage - Catchment basin and drainage structure	comm	High	Short Range	<ul style="list-style-type: none"> • Funding resources 	<ul style="list-style-type: none"> • Apply for CDBG grant for funding • Budget funds from general fund to help with funding
Community swimming pool	comm	High	Short Range	<ul style="list-style-type: none"> • Lack of funding 	<ul style="list-style-type: none"> • Adoption of Kanab City Recreation Tax • Proceed with issuance of recreation bonds
Need for low income affordable housing	house econ	High	Short Range	<ul style="list-style-type: none"> • Funding resources • Lack of community education 	<ul style="list-style-type: none"> • Education of community leaders for low income housing needs • Work with Five County CHDO to develop and fund the project • Incorporate into Affordable Housing Plan alternatives

Table 4.3. Needs Assessments (housing, community, economic) – Kane County

Need	Type	Priority	Time line	Barriers	Strategies
Kanab (Continued)					
Parks and recreation improvements. Need for city recreation director to coordinate seasonal recreation programs. Need for Little League complex. Renovation of ball fields, ball fields, playground equipment and restrooms	comm house	High	Short Range	<ul style="list-style-type: none"> Lack of funding Lack of education of community to economic benefits of recreation facilities Bring outsiders into our community to spend money 	<ul style="list-style-type: none"> Adoption of Kanab City Recreation tax Education of community of the economic benefits of recreation facilities that bring outsiders into our community that spend money for goods and services
Second nine holes for municipal golf course (to boost tourism trade and home building industries)	house econ	High	Short Range	<ul style="list-style-type: none"> Lack of funding sources 	<ul style="list-style-type: none"> Approach C.I.B. Board for grant or loan to help with funding Possible local bond election
Additional downtown parking	house comm	High	Short Range	<ul style="list-style-type: none"> Lack of funding Community education and support 	<ul style="list-style-type: none"> Apply for TEA-21 grant from UDOT Budget Kanab City general funds for grant match
Water development, wells and storage	comm house	High	Short Range	<ul style="list-style-type: none"> Lack of funding Lack of complete engineering and planning 	<ul style="list-style-type: none"> Complete engineering and planning Apply for low interest loan from State Board of Water Resources
Bring natural gas to Kanab	comm econ	Medium	Medium Range	<ul style="list-style-type: none"> Lack of funding Lack of complete engineering and planning Lack of education for citizens of economic impact of building local natural gas distribution system 	<ul style="list-style-type: none"> Seek acceptable funding package Complete necessary engineering and planning studies Develop education programs to make citizens aware of the economic impact of construction of local natural gas distribution system as well as transportation system to bring natural gas to Kanab City
Industrial and business park	comm econ	Medium	Medium Range	<ul style="list-style-type: none"> Lack of funding Lack of complete engineering and planning 	<ul style="list-style-type: none"> Secure an acceptable funding package Complete necessary engineering and planning studies

Table 4.3. Needs Assessments (housing, community, economic) – Kane County

CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Kanab City (Continued)					
City-wide trail system	comm econ	Medium	Medium Range	<ul style="list-style-type: none"> • Lack of funding • Lack of necessary engineering and planning • Have not identified suitable site 	<ul style="list-style-type: none"> • Secure acceptable funding package • Complete necessary engineering and planning studies • Identify suitable site or sites
Youth activity center	comm	Medium		<ul style="list-style-type: none"> • Lack of funding 	<ul style="list-style-type: none"> • Seek acceptable funding package
Orderville (no projects listed for 2005)					

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Washington County					
Apparent need for affordable housing in unincorporated areas	house	High	2-5 yrs ongoing	<ul style="list-style-type: none"> Lack of sewer systems to allow multiple family housing Lack of funding for development of sewer systems Lack of areas zoned for multiple family housing 	<ul style="list-style-type: none"> Encourage development of sewer system in subdivisions Look for funding sources, EPA, DEQ, etc. Allow 2 dwellings/lots in most zones, and complete an affordable housing plan for the county
Some homes of low income families are in need of improvement and rehabilitation	house	High	2-5 yrs ongoing	<ul style="list-style-type: none"> Lack of spendable family income Cost of improvements Lack of knowledge and ability necessary to make needed repairs 	<ul style="list-style-type: none"> Help find funding sources Develop affordable housing plan Provide educational assistance to home owners
Continued development of the Regional Park included exhibit buildings, stables, parking lot improvements and landscaping	comm	High	2-5 yrs ongoing	<ul style="list-style-type: none"> Funds are limited to money generated from the 1 percent restaurant tax Money from the 1 percent tax is presently largely committed to paying off existing development at the regional park and at the Dixie Center 	<ul style="list-style-type: none"> Funds to continue development will be made available as sales tax money is collected Prison inmates will be used to reduce operation costs
Economic Development is needed in Washington County	econ	High	Over 5 yrs ongoing	<ul style="list-style-type: none"> Distance from urban center of state and difficulty in coordinating efforts with Northern Utah Competition with other areas of the County Lack of developed industrial property and available building inventory 	<ul style="list-style-type: none"> Encourage continued support from all communities toward economic development Continue to support the recently completed Economic Development Plan Encourage Industrial Park development in each city and identify available sites and structures

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Enterprise					
Expand sewer lagoon capacity by either building a new lagoon or by adding land application capabilities	house comm econ	High	2-5 yrs	<ul style="list-style-type: none"> Limited available property in feasible price range Lack of needed funding 	<ul style="list-style-type: none"> Apply for funding from PCIB and/or UDWQ and/or CDBG Secure by either purchase of additional lagoon property or by long-term lease land application farm property
Ambulance bay to protect our ambulance from the elements and to help insure security of the life-saving drugs contained therein	comm econ	High	1 year	<ul style="list-style-type: none"> Funding resources Need of full community support 	<ul style="list-style-type: none"> Apply for CDBG funding for the project Public Meeting to educate the community of the need
More low-income housing for workers in the service industry	house econ	High	2-5 yrs	<ul style="list-style-type: none"> Lack of community support Shortage of local developers Funding resources 	<ul style="list-style-type: none"> Incorporate into the City Affordable Housing Plan Educate the community leaders this is a function of government Convince developers of the benefits of the project
Comprehensive storm drain plan to help us identify and implement specific affordable improvement projects	house comm econ	High	2-5 yrs	<ul style="list-style-type: none"> Lack of community support when it's not flooding Lack of funding 	<ul style="list-style-type: none"> Educate the community through public meetings of the need to address this issue Apply for CDBG or PCIB funding for engineering and planning Obtain critical right-of-ways needed for specific projects
Community swimming facility	comm econ	High	Over 5 yrs	<ul style="list-style-type: none"> Lack of funding Need full community and school district support Limited available property in feasible price range 	<ul style="list-style-type: none"> Education meetings with the community and school district for their support Locate and purchase property conveniently and centrally located near the school Apply for funding Locate funding sources

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Hurricane					
Affordable Housing	house	High	1-5 yrs Short Range	<ul style="list-style-type: none"> • Funding • Obtaining a distressed property in the price range allowed • Possible concerns of neighbors 	<ul style="list-style-type: none"> • Work diligently on grants • Work closely with real estate agents and property owners • Educate the public on needs and alleviate fears
Water line upgrades – improve and increase size of existing lines	comm econ	High, Medium	1-5 yrs ongoing	<ul style="list-style-type: none"> • Easements on private property • Decision on amount of growth in a specific area and decision of size of line needed to accommodate growth • Funding • Property right-of-way acquisition 	<ul style="list-style-type: none"> • Work with property owners • Work with city council and planning on possible upcoming projects or developments • Coordinate efforts with engineer on size of line • Review growth patterns
Power line upgrades – upsize lines to accommodate future growth and regulate constant power to current services	comm econ	High, Medium	1-5 yrs	<ul style="list-style-type: none"> • Funding • Easements for power line location • Keeping costs within budgeted amount • Determine growth pattern 	<ul style="list-style-type: none"> • Work with city council and planning on possible projects • Work with private property owners and engineers • Monitor costs closely • Review growth patterns
400 South improvements – widening road, move current utility lines and straighten roadway	comm	High	1 year	<ul style="list-style-type: none"> • Funding • Right-of-ways and easements – purchase of needed property • Utility lines in roadway 	<ul style="list-style-type: none"> • Educate voters on bond issue • Work closely with private property owners for property and safety issue • Coordinate work with utility departments
Police Department cars - Replace existing older cars experiencing heavy costs for upkeep	comm	High/ Medium	1-5 yrs	<ul style="list-style-type: none"> • Funding • State bids in range of set budget • Time for delivery 	<ul style="list-style-type: none"> • Budget closely • Work with state personnel • Obtain firm delivery date from dealer
Fire engine acquisition	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Funding • Locating needed vehicle in price range 	<ul style="list-style-type: none"> • Work with city manager for budget amount • Work with state bid officers for pricing

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Hurricane (continued)					
Police station addition	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Work with architect • Work on grants or bonding
920 West improvements – construction of street	comm econ	High	2-5 yrs	<ul style="list-style-type: none"> • Obtain needed easements and purchase property • Funding 	<ul style="list-style-type: none"> • Educate property owners on safety and need • Work closely with affected property owners • Education of voters for bond issue
300 North improvements – sidewalk, curb and gutter, and road improvements	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Easements and needed property • Funding • Utilities in roadway 	<ul style="list-style-type: none"> • Work closely with private property owners • Education of voters on bond issue • Coordinate work with utility departments
100 North improvements – curb and gutter and sidewalk	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Obtain right-of-ways and easements from private property owners • Utilities in the roadway • Funding 	<ul style="list-style-type: none"> • Work closely with property owners and engineers • Coordinate efforts with utility departments • Educate the voters on the bond issue and work with bond counsel
South Main Street improvements - Tear out and replace pavement	comm	High Medium	2-5 yrs	<ul style="list-style-type: none"> • Obtain needed property and right-of-ways • Funding 	<ul style="list-style-type: none"> • Educate the public on safety issues and work with private property owners for purchase of property • Educate voters on bond issue
600 North Construction	comm	High Medium	2-5 yrs	<ul style="list-style-type: none"> • Funding • Property and right-or-ways 	<ul style="list-style-type: none"> • Work on grants - funding • Work with UDOT on planning • Work with engineers on plans • Finish obtaining property

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Hurricane (continued)					
Park property	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Decision on best location • Funding • Acquiring property 	<ul style="list-style-type: none"> • Research possible locations • Research any and all possible funding sources including private property owners financing • Contact private property owners
Animal shelter addition	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding 	<ul style="list-style-type: none"> • Work with city manager and budget closely
Purchase of additional ambulance	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding • Pricing of ambulance within budgeted amount 	<ul style="list-style-type: none"> • Apply for any and all grants and contact funding sources • Advertise well for bids
Park improvements - Grandpa's Pond	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Funding • Utilities in roadway 	<ul style="list-style-type: none"> • Work with council on budget • Work with other utilities • Work with engineers on plans
Ivins					
Provide culinary water to new residences (approximately 200 per year)	house comm	High	2-5 yrs	<ul style="list-style-type: none"> • Installing improvements in a timely manner • Avoid installing too late or too early 	<ul style="list-style-type: none"> • Prioritize projects • Monitor Need Vs. Supply • Build projects as need dictates
Expand sewer facilities as new growth occurs	house comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Identifying need before too late • Having funds when project is necessary • Building projects before they are critical 	<ul style="list-style-type: none"> • Monitor needs closely • Prioritize projects annually • Build in a timely manner
Acquire private water system which now serves Kayenta	house comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Owner wants to maintain control for a few more years • Acquisition has little value for the remainder of the city 	<ul style="list-style-type: none"> • negotiate terms and date of transfer
Extend sanitary sewer to Kayenta	house comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Extremely expensive per household. Cost exceeds \$5,000 per home • Sensitive environmental issues including desert tortoise habitat 	<ul style="list-style-type: none"> • Continue to build community support with residents • Negotiate for grants to reduce costs • Explore less expensive options

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Ivins (continued)					
Expand flood control and storm drains as city grows	house comm	High	1-5 yrs	<ul style="list-style-type: none"> Flood control and storm drains are somewhat difficult to fund Projects have to stay ahead of growth Which area will develop next is difficult to predict 	<ul style="list-style-type: none"> Put projects on a time table Develop a priority building list Locate funding sources
Improve collector streets to handle increased traffic	house comm econ	High	1-5 yrs	<ul style="list-style-type: none"> Streets are expensive and hard to fund Construction causes inconvenience Failure to improve streets in a timely manner causes safety hazards and traffic delays 	<ul style="list-style-type: none"> Prioritize needs Negotiate for funding Build streets as needed
Recreational system (parks, trails, open space) needs expansion as population grows	house comm econ	Medium	2-5 yrs	<ul style="list-style-type: none"> Park lands are expensive to acquire Parks and trails are difficult to fund 	<ul style="list-style-type: none"> Master plan system Develop as need dictates Prioritize and update annually
Retail center	house comm econ	High	2-5 yrs	<ul style="list-style-type: none"> Customer base is marginal today We are not centrally located, hence not an ideal location 	<ul style="list-style-type: none"> Seek “destination” type shopping outlets Capitalize on tourist traffic to Snow Canyon State park Kanab City
LaVerkin					
Water source protection	comm	High	1 year	<ul style="list-style-type: none"> Access to water source for maintenance 	<ul style="list-style-type: none"> A study has been completed Evaluate access needs Construct access. Weed control. Protection of facilities
Little League field	comm	Medium	1 year	<ul style="list-style-type: none"> Working with budget restraints Donations Ready for Spring 1999 	<ul style="list-style-type: none"> The design has been completed Location clarified Donation program implemented. Construction begun

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
LaVerkin (continued)					
Drainage system	comm	High	1 year	<ul style="list-style-type: none"> • Have already spent considerable on early phases. Needed financial assessment • Time game: City is proceeding this year with City wide street improvements that will increase run off 	<ul style="list-style-type: none"> • Completed a drainage study • Completed north drain line as per plan • Complete this phase for south drain line
Water system: Provide additional water to the city and establish a new pressure zone that will alleviate the low pressure problems	comm	High	1 year	<ul style="list-style-type: none"> • BLM alignments and use arrangements • Funding and loan options • Timing: To get system in place concurrently with street improvements so streets are not re-opened for water installation 	<ul style="list-style-type: none"> • Engineers working with BLM • System is being designed. Tank is obtained • Install concurrently with street improvements
Cemetery improvements	comm	Low	1 year		<ul style="list-style-type: none"> • Most have been completed • Fine tune computer software • Finish installation of monuments
City shop construction	comm	Low	Over 5 yrs	<ul style="list-style-type: none"> • Location for new facility • Funding 	<ul style="list-style-type: none"> • Find location and acquisition of property • Funding through savings • Construction
Street improvement	comm	High	1 year	<ul style="list-style-type: none"> • Finding low interest loans/bonding • Bidding out during winter for best bid • requires community wide planning/design 	<ul style="list-style-type: none"> • Begin engineering/design • Bonding/funding obtained (including 1/4% sales tax implemented) • Construction
Animal control	comm	High	1 year	<ul style="list-style-type: none"> • Location for facility • Funding • Current large monthly payments going to contract facility 	<ul style="list-style-type: none"> • Working with Washington County Conservancy District for location • Possible loan • Construct and make available to surrounding communities
Community Center remodel and upgrade for ADA access and restrooms	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Design/remodel existing building • Funding 	<ul style="list-style-type: none"> • Design and estimate costs • CDBG application for funding • Construction

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
LaVerkin (continued)					
Parks and recreation facility	comm	Low	Over 2 yrs	<ul style="list-style-type: none"> • Slow funding (impact fees) • Establish new locations for park facility • Developing existing property 	<ul style="list-style-type: none"> • Complete master plan of parks and recreation/open space and get approvals • Accumulate funds/identify new potential parks • Develop existing property with play field/equipment; acquire new property
Leeds Town					
Town Hall Renovations: ADA compliance and public safety improvements	comm	High	1 year	<ul style="list-style-type: none"> • Lack of funding 	<ul style="list-style-type: none"> • Apply for CDBG grant • Local donations
Main Street Improvements: Curb, gutter and sidewalks, fill in open irrigation ditch, cleanup and beautification projects	comm	High	1-5 yrs	<ul style="list-style-type: none"> • Lack of funding 	<ul style="list-style-type: none"> • Apply for funding • Local donations and fund raisers • Road funds
Town take-over and control of Domestic Water System (LDWA)	comm	High	1-5 yrs	<ul style="list-style-type: none"> • Lack of funds • Education 	<ul style="list-style-type: none"> • LDWA Committee research laws • Community support • Local donations and fund raisers
Extend the Town Park, including acquisition of property, site preparation, purchase equipment and lighting, and landscaping	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Lack of funding 	<ul style="list-style-type: none"> • Apply for funding • Local donations and fund raisers • Budget town funds
Sewer System	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Lack of funds • Education 	<ul style="list-style-type: none"> • Research Alternative Types of Systems • Require new development to include sewer system solutions • Apply for funding
Historical Preservation CCC Camp and other sites	comm	High	2-5 yrs	<ul style="list-style-type: none"> • Lack of funds • Education 	<ul style="list-style-type: none"> • Seek funding • Community support • Local donations and fund raisers

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Leeds Town (Continued)					
Diamond Interchange on Exit 23	comm econ	High	2-5 yrs	<ul style="list-style-type: none"> Lack of funds 	<ul style="list-style-type: none"> Seek support from UDOT and funds Economic development project
Santa Clara					
Inadequate commercial and industrial tax base in city	econ	High	Over 5 yrs	<ul style="list-style-type: none"> Distance from transportation facilities and corridors Some community resistance Available land 	<ul style="list-style-type: none"> Create Redevelopment Agency Educate community to need for commercial tax base Aggressive marketing strategy
Inadequate arterial and collector streets to move increasing traffic throughout city	comm	High	2-5 yrs	<ul style="list-style-type: none"> Funding Inadequate planning in older part of city Community resistance in some areas 	<ul style="list-style-type: none"> Develop funding strategies: Redevelopment, 1/4 Sales Tax, Class C Funds, etc Develop and implement arterial and collector road master plan Solicit community input and provide information
Inadequate city office building	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> Funding Other pressing priorities Public perception 	<ul style="list-style-type: none"> Identify and develop funding sources Educate public to need
Need for additional sources of municipal water	comm	Medium	Over 5 yrs	<ul style="list-style-type: none"> Available water sources Funding Community resistance to some strategies 	<ul style="list-style-type: none"> Purchase useable underground and surface water rights Identify and develop funds Community education
Storm drainage and flood control problems	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> Funding 	<ul style="list-style-type: none"> Identify and develop funding sources

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Springdale					
Lack of affordable housing	house	High	1 year	<ul style="list-style-type: none"> • Zoning densities require large lot sizes which equals high land prices, therefore raising the overall price of housing • Impact fees add almost \$8,000 to the cost of a house or unit, which can put housing out of reach for low and moderate-income individuals • NIMBY’S: Residents have the impression of affordable housing as noisy, “cookie cutter,” too dense, or ugly. These factors have influenced zoning decisions regarding housing. Understandably, if someone buys property in paradise, they don’t expect to wake up with a dormitory or apartment building in their back (or front) yard • Scarcity of buildable land creates market drive to use land for commercial purposes, rather than residential 	<ul style="list-style-type: none"> • Adopt Affordable Housing Plan as mandated by the State. Implement Affordable Housing Ordinance • Address density issues to allow higher density developments for affordable dwellings • Allow adaptive reuse of existing housing stock: allow guest houses in residential zones to be rented out by persons other than occupant’s immediate family or caretaker • Allow accessory apartments in established housing as conditional use permits • Participate in the Community Development Organization (CHDO) • Affordable housing requirements should address some of the neighborhood concerns by requiring screening, landscaping and creative design, acknowledging the constraints of keeping the units affordable • Require commercial developments to provide employee housing
Lack of affordable apartments	house	High	2-5 yrs	<ul style="list-style-type: none"> • Zoning densities preclude affordable multi-family development • Designing apartment complexes that comply with Springdale’s architectural standards is more expensive 	<ul style="list-style-type: none"> • Allow increasing density for multi-family developments that provide affordable units • Work with developers on strategies to provide affordable apartments and employee housing • Look at options of fee waivers
Lack of dormitories/housing for seasonal employees	house	High	2-5 yrs	<ul style="list-style-type: none"> • Zoning regulations do not permit dormitories • Zoning precludes the necessary densities for dormitories 	<ul style="list-style-type: none"> • Work with developers/hotels to facilitate dorms located on the site of the business(es) • Adopt Affordable Housing Overlay to allow necessary densities

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Springdale (continued)					
Springdale is not known as a year-round destination community: The seasonal nature of present tourist base can cause hardships on local businesses	econ	High	1 year	<ul style="list-style-type: none"> • Public has misconception or no information on the proximity of Springdale to Zion National Park • Chamber of Commerce needs more support from the Washington County Tourist Bureau and the Town 	<ul style="list-style-type: none"> • Market Springdale as a year-round destination community • Increase cultural facilities such as theaters and art fair facilities to encourage more county and state visitors • Maximize cultural and natural history appeal by funding public art, interpretive signs, a historic committee, acquiring more open space, developing trail systems • Lend support to the Chamber of Commerce. Place more pressure on Washington County to return a greater percentage of the transient room tax generated by Springdale, by staffing a Zion Canyon Tourist Bureau, for example • Become more pedestrian friendly: investigate and provide alternative modes of transportation • Educate the tourist industry and the public in general that Springdale is a year-round destination community • Encourage businesses that provide facilities for year-round conventions, tours, etc.

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Toquerville					
Preservation of trails and park locations	comm	Medium	2-5 yrs	<ul style="list-style-type: none"> • Need full community recognition of need • Lack of landowner contacts • Perceived legal liability 	<ul style="list-style-type: none"> • Educate community of value of preserving trails • Create Trails Master Plan • Educate on Utah Recreational liability laws
Meet affordable housing needs of low and moderate income families	house	High	2-5 yrs	<ul style="list-style-type: none"> • Funding resources • Local opposition to small homes and small lots • Lack of understanding of possible solutions 	<ul style="list-style-type: none"> • Education of public of possible benefit of low to moderate income housing, including keeping young families in town • Refine subdivision ordinance to encourage less expensive cluster housing • Work with Five County to investigate possible funding • Allow development of modular housing developments with homes smaller than minimum requirement
Recreation facilities for children, teens, and adults	comm	Medium	1 year	<ul style="list-style-type: none"> • Costs of development • Lack of central planning and goal setting • No water, sewer, or power to donated site 	<ul style="list-style-type: none"> • Committee meetings of all concerned planners in community • Use USU Landscape Students to propose park plan • Seek recreation grant for funding
Virgin					
Virgin Town now has a volunteer fire department and a small police department for the protection of the community. A building to house these departments is of the highest priority.	comm	High	Short Range 6 months to 1 year	<ul style="list-style-type: none"> • Insufficient funds to house both of these departments 	<ul style="list-style-type: none"> • Apply for CDBG funding • Ask for volunteer help for building the facilities • Virgin has licensed residents that will do the work for part of the in-kind part of any grants

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Virgin (continued)					
Falls Park - Finish the park for the community and family gatherings with a pavilion added. Upgrade hazardous entrance road	comm	High	Short Range 1 year	<ul style="list-style-type: none"> Insufficient funds to finish the park and take care of the safety issue 	<ul style="list-style-type: none"> Apply for CDBG and/or PCIFB funding
Virgin Town needs a community and senior citizens center to support community activities for the elderly and low income	comm	High	Medium Range 2-5 yrs	<ul style="list-style-type: none"> Insufficient funds to remodel the old church for a community and senior citizens center. 	<ul style="list-style-type: none"> Apply for CDBG funding Ask for volunteer help with the cleanup, etc. from town citizens
Virgin Town has a lot of older homes that need good weatherization for low income families	comm house	Medium	Medium Range 2-5 yrs	<ul style="list-style-type: none"> Insufficient funds to upgrade the homes 	<ul style="list-style-type: none"> Apply for CDBG funding and other grants
Upgrade Capital Facilities Plan	comm	Medium	Medium Range 2-5 yrs	<ul style="list-style-type: none"> Insufficient funds to properly do this project 	<ul style="list-style-type: none"> Apply for CDBG funds
Virgin Town is growing at a fast pace and needs to do the wastewater study again. This was first completed in 1997.	comm	Medium	Medium Range 2-5 yrs	<ul style="list-style-type: none"> Insufficient funds to do this study 	<ul style="list-style-type: none"> Apply for CDBG funds and any other grants
Washington City					
Housing for low to moderate income families	house comm	High	2-5 yrs	<ul style="list-style-type: none"> Funding resources Lack of community support Shortage of local developers 	<ul style="list-style-type: none"> Education of community leaders for low income housing needs Work with Five County CHDO (CCCHI) to develop and fund the project Incorporate into Affordable Housing Plan alternatives
Additional sport fields throughout the community	comm	High	2-5 yrs	<ul style="list-style-type: none"> Lack of funding Purchase of property 	<ul style="list-style-type: none"> Apply for Grant & Bonds Negotiate for property in feasible price range

Table 4.3. Needs Assessments (housing, community, economic) – Washington County CONSOLIDATED PLAN UPDATE

Need	Type	Priority	Time line	Barriers	Strategies
Washington City (continued)					
Gravity flow sewer system in the Fields area	comm house	High	1 year	<ul style="list-style-type: none"> Lack of full community support Funding 	<ul style="list-style-type: none"> Educate community on the need and benefits of a gravity flow sewer system to replace septic systems Apply for bonding
Improvement of road system and drainage throughout the city	house comm econ	High	Ongoing	<ul style="list-style-type: none"> Funding of projects Purchase of easements 	<ul style="list-style-type: none"> Apply for Grants & Bonds Involve State and Federal governments in finance and planning
Increase city power supply and distribution systems	econ comm	Medium	2-5 yrs	<ul style="list-style-type: none"> Financing 	<ul style="list-style-type: none"> Budgeting Bonding
Additional water supply	house comm	High	1 year Over 5 yrs	<ul style="list-style-type: none"> Restriction on well sites Funding Location of available water sources 	<ul style="list-style-type: none"> Work with State and Federal agency to locate water sources in protected areas Apply for bonding