



TOQUERVILLE

2017 GENERAL PLAN

ADOPTED - NOVEMBER, 2017

SPECIAL THANKS TO

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INTRODUCTION

ROLE OF THIS PLAN

Utah State Law (Title 10 Chapter 9a et.seq) requires local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. Moreover, city leadership sees the great value in anticipating change and growth in order to shape development.

This plan will serve as a framework for city decision makers as they consider future land use, development, and other decisions. The Plan is an advisory document that is designed to provide a formal policy foundation for enhancing city and community relations, pursuing economic development activities, coordinating infrastructure planning, encouraging responsible natural resource use, and fostering regional cooperation.

PLAN DEVELOPMENT

The Toquerville Planning Commission and City Council placed a high priority on public involvement in the development of this plan. Public participation strategies utilized in the formulation of this plan was provided via four different options:

- online public surveys
- subject matter stakeholder interviews; and
- public open house events and public hearings.

The public participation occurring during the formulation of this plan has been instrumental in shaping the plan's content and direction. The results of the public input were particularly influential in the description of the desired future conditions of each issue.

PLAN ADMINISTRATION

It is anticipated that the Plan will be updated and revised as circumstances change, new data becomes available, and future challenges and opportunities arise. The process for amending the Plan, as outlined in state law and city ordinances requires formal action by the city's Planning Commission and City Council.

Where the document states that the city will do something, city is defined as the City Council, Planning Commission Administrative staff and residents involved as volunteers on committees or other approved leadership roles. Opportunities for citizens to volunteer for a specific action to aid in implementing some strategies are offered as well (Historic Society, Bike Trails Committee, etc).

Implementation materials related to this Plan were compiled into an appendix and published under a separate volume.

COMMUNITY CONTEXT

COMMUNITY VISION

Residents of Toquerville enjoy a community with a family-friendly atmosphere. The area benefits from natural features such as the scenic vistas, black rock ridgelines, and river gorges. The existing residential development along Toquer Boulevard creates a historic feel, and there is a very strong sense from residents that the city should continue to be primarily residential.

SOCIO ECONOMICS

Toquerville has experienced significant residential growth in recent years. The US Census Bureau's American Community Survey estimates that the city has more than doubled since 2000. (The current population is estimated to be 1,838). The city's age distribution is dominated by those that are now, or will soon be, out of the workforce (0-18 and +55).

It is estimated that over 80% of the housing units are owner-occupied, and that approximately 10% of housing units are vacant. Real estate websites vary on average home values (most ranging from \$250,000 to \$400,000).

The average annual salary of individual city residents is estimated to be \$32,641, which is very close to the County average. However, the Toquerville median household income of \$65,909 is significantly higher than the average of Washington County (\$50,800). Most employment income is generated in other locations because there are very few opportunities in Toquerville. The majority of people working had a 25 minute commute (likely to the St. George area).

LAND CAPACITY ANALYSIS

The health, safety, and welfare of citizens is the first priority of the city. The city feels that natural, open spaces and visual resources are valuable shared assets. Special consideration should be given to structures and infrastructure that is built in areas with potentially problematic slopes, soils, or drainage. Because someone can build on a parcel does not mean something should be built there.

According to Rangeland Resources of Utah (published by the Utah Public Lands Policy Coordination Office in 2009), Toquerville is in the semidesert climatic life zone. Toquerville is hot and receives little annual precipitation. Additionally, the area has unique topography and geography. Major creeks running through Toquerville are Ash Creek and La Verkin Creek.

Highway 17 (also known as Toquer Boulevard within Toquerville City) runs in a primarily north/south direction from I-15 into neighboring La Verkin, bisecting the city. Toquer Boulevard (Highway 17) crosses Ash Creek in the northern part of the city limits, then runs along the base of a natural ridgeline to the east of the road, skirting Ash Creek until it crosses La Verkin Creek just south of the Toquerville/La Verkin City line.

The soil is sandy with gradual slopes above the Ash Creek gorge on both sides. Much of the land to the east of Highway 17 is lava fields with black soil and steep slopes. To the west of Ash Creek lies more habitable terrain, though development is currently sparse.

According to the Washington County Area Soil Survey, the soils in the area are typically fine sand about 8 to 20 inches deep and are usually reddish-yellow. These soils are excessively drained, until moisture meets the underlain shallow bedrock. Slopes range from 2 to 20 percent and elevations vary from 2,700 to 4,000 feet. Vegetation native to this part of the desert includes shrubs, forbs, grasses, and cactus.

COMMUNITY CONTEXT

ANTICIPATED CHANGES

Toquerville will continue to grow in the future. The city is anticipating this growth and has established land use policies that will accommodate different types of growth, while also preserving community character. Several planned or proposed future projects could dramatically change land use patterns in the city. The city will continuously plan for these future projects in order to manage the changes these projects will bring.

SR-17 BYPASS ROAD

This project is intended to reduce the amount of traffic through existing residential neighborhoods, especially on Toquerville Boulevard, by creating a new highway route on the west side of the city. However, the project could also dramatically alter land use patterns in the city by providing access and infrastructure to vast amounts of undeveloped land. The real estate market for that area is likely to favor residential, but will also include commercial development type that require heavy adjacent traffic flow (e.g. gas stations, hotels, restaurants, retail shopping, etc) and a gradient of housing styles that integrate well into the existing residential context. Future housing near the proposed bypass road should be shielded from heavy traffic, noise and other negative corridor effects.

POTENTIAL RESERVOIR

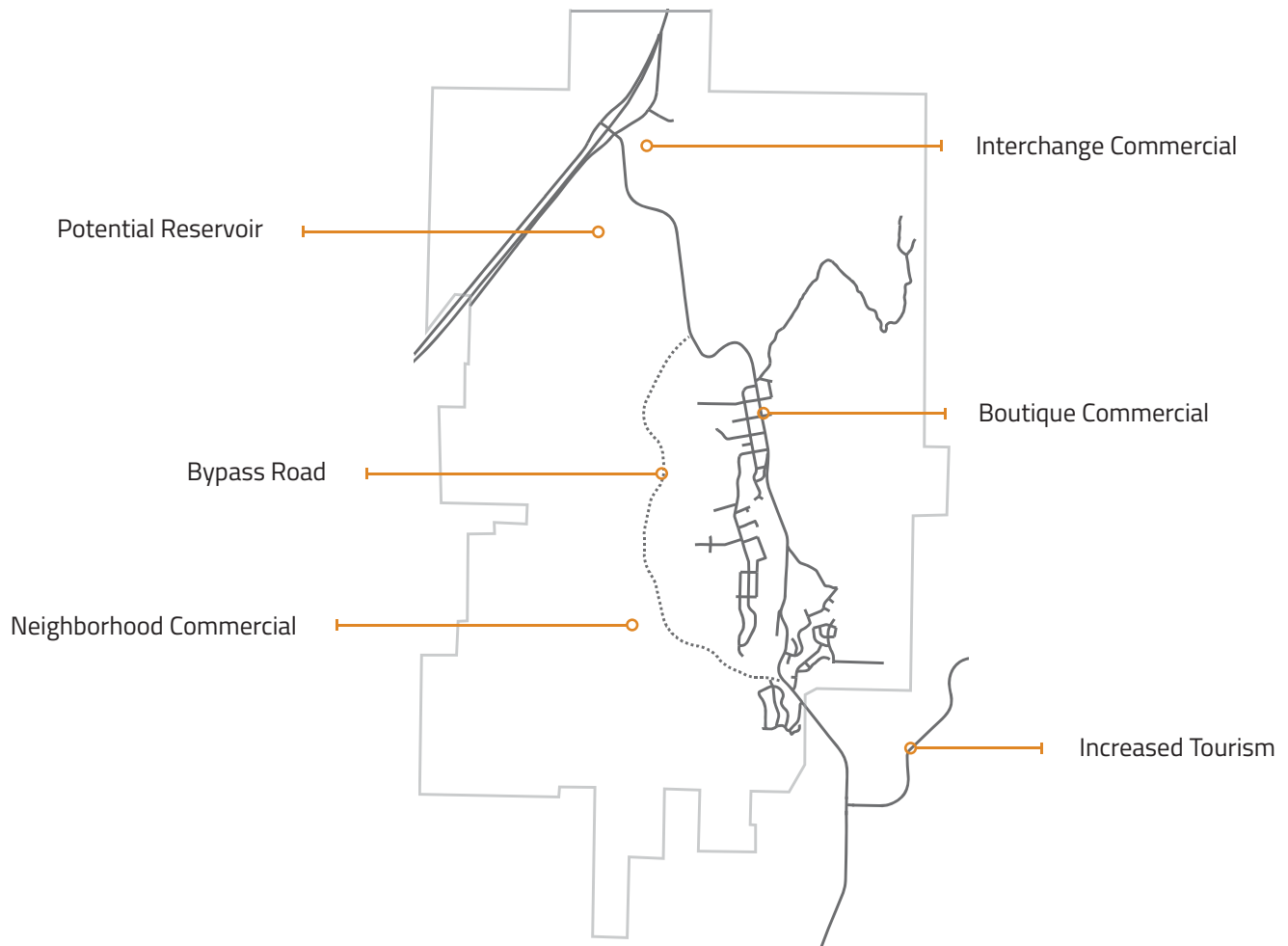
The Washington County Water Conservancy District has a long range plan to develop a water storage reservoir near Anderson Junction. In addition to providing water storage, the reservoir has the potential to be a recreational amenity for the city. The city should develop a land use plan to integrate the new reservoir into the rest of the community.

INTERCHANGE COMMERCIAL AREA

Currently there is little development at Anderson Junction. However, the development of the proposed reservoir, combined with increasing traffic exiting and entering the freeway from SR-17 will better provide conditions that will support commercial development at Anderson Junction. The city has an opportunity to establish a plan for this area now, before development has been proposed, that will make future commercial development in this location complementary to the existing historic character of the community. Anderson Junction can become a gateway to Toquerville, so careful attention to how this area is planned will preserve the overall character of the community.

INCREASED TOURISM

Visitation to Zion National Park has increased significantly in recent years. This is expected to continue. The impact on Toquerville will be felt immediately in the amount of traffic on local roads, and over time, it is reasonable to expect commercial development pressure near the interchange.





LAND USE

EXISTING CONDITIONS

MAJOR PATTERNS

- Most existing development is low-density, single-family development. Residents have expressed a strong desire to maintain the existing residential character of the community.
- Residential land use is almost entirely suburban style, single-family development on medium to large lots. Some rural estate style development is scattered throughout the community. Most recent development has been in subdivisions with densities of four units per acre or fewer.
- Residential development occurs in distinct neighborhoods or areas that, due to topography and other geographic constraints, are somewhat isolated from each other. These neighborhoods include: Toquerville Heights, Trail Ridge Estates, Cholla Creek, West Field Road area, and historic old town.

NON-RESIDENTIAL USES

- Non-residential uses include municipal uses (i.e. city offices, parks), institutional uses (churches, Post Office), commercial uses (property rental, group homes, home based businesses), and agricultural or open space uses (farming, hobby farms).
- Residents have encouraged the city to use caution in expanding opportunities for non-residential land use, especially in the area of existing neighborhoods.

DESIRED FUTURE CONDITIONS

Toquerville facilitates orderly and fiscally responsible residential, commercial, industrial, agricultural and recreational growth and development. As a priority, the city will maintain and enforce land use policies and ordinances that complement the area's rural lifestyle and character.

The city's aesthetics play a positive role in attracting businesses and creating a desirable community. Construction and maintenance of buildings and properties reflects positively on the city and its residents.

The city takes advantage of proposed projects to diversify the mix of land use in the community. This provides a more robust economic base for the city, expanded employment opportunities for residents, and increased convenience by locating services closer to existing residential development.



LAND USE

IMPLEMENTATION

Goal 1: Preserve Toquerville's historic residential character and feel.

Objective 1: Preserve the historic character of "old town" and Toquer Boulevard by maintaining existing residential density and encouraging preservation of existing homes.

Strategies for the city:

- Incentivize the preservation of existing historic homes through grant funding, local historic preservation programs, etc.
- Require newly proposed development in the Toquerville Boulevard area to be compatible in density and appearance to existing development in the area.

Strategy ideas for the public:

- Encourage citizens to participate in the Washington County Historical Society and other relevant organizations.

Objective 2: Accommodate new residential development in areas with existing municipal services.

Strategies for the city:

- Continue to use staged fees to encourage new development to be located near developed areas with fully developed streets, water, and sewer infrastructure (the further the new development is located from existing development the higher the fee). Uses with greater impacts should receive greater fees proportionally.
- Cottam Well is anticipated to serve new development on the west side Toquerville's existing services within the current city boundary. A new service zone will be implemented when the time comes.
- Avoid rezoning residentially zoned areas to higher density if the area is not served by adequate public facilities.
- Encourage new residential growth in areas such as Trail Ridge Estates and surrounding area, as well as Westfield Road.

Objective 3: Maintain existing general residential density, but encourage efficient design in new subdivision development near geologic, hydrologic, and topographic features in order to preserve open space and natural resources (i.e. hillsides, ridgelines, streams, etc), and in order to avoid inefficient (and costly or inaccessible) infrastructure development.

Strategies for the city:

- Incentivize cluster development in new subdivision design through streamlined permitting or other development incentives. Support cluster developments where they maintain existing allowable units in a project, but preserve open space by reducing lot size requirements. Lots are "clustered" together while open space is preserved outside of the lots as a community amenity.

Goal 2: Promote economic development and opportunity for residents through targeted and thoughtful development of commercial areas in the city.

Objective 1: Encourage small boutique retail and service development in limited scope along Toquerville Boulevard in historic old town.

Strategies for the city:

- Make allowance in the land use ordinance for small-scale art galleries, eateries, boutique craft, professional offices and other similar commercial uses on Toquerville Boulevard.

Strategy ideas for the public:

- Patronize local businesses.
- Support the development of a local chamber of commerce as the number of local businesses increase.

LAND USE

Objective 2: Promote commercial development in areas, and in a manner, that does not impact existing or planned residential development, and does not detract from the residential character of the community.

Strategies for the city:

- Encourage commercial development at the I-15/SR-17 interchange at Anderson Junction and the new bypass corridor.
- Create a commercial hub at Anderson Junction with retail and services catering to both travelers on I-15 and local residents.
- Connect the commercial area at Anderson Junction with the rest of the community with road and trail networks in order to encourage easy travel to the commercial hub from other areas of the community.

Goal 3: Preserve areas that could be used for future industrial use.

Objective 1: Industrial development is generally out-of-character with Toquerville's existing residential character. However, industrial uses (e.g. small manufacturing, office space, etc) may be appropriate along the I-15 frontage road and in the undeveloped northwestern parts of the city.

Strategies for the city:

- The city should preserve these areas for future industrial use and not encourage residential or commercial development in nearby areas that could create future incompatibilities.

Goal 4: Preserve areas that could be used for future open space or recreation use.

Objective 1: Maintain sufficient city-scale recreation opportunities and open space, like parks, trails, picnic areas, and natural vistas.

Strategies for the city:

- Manage lands around and near the Anderson Junction Reservoir for open space and recreational uses.
- Prevent conflicts between residents and people who recreate by improving infrastructure or land use code (e.g. bike lanes, buffers between land uses, etc).



LAND USE DESIGNATIONS

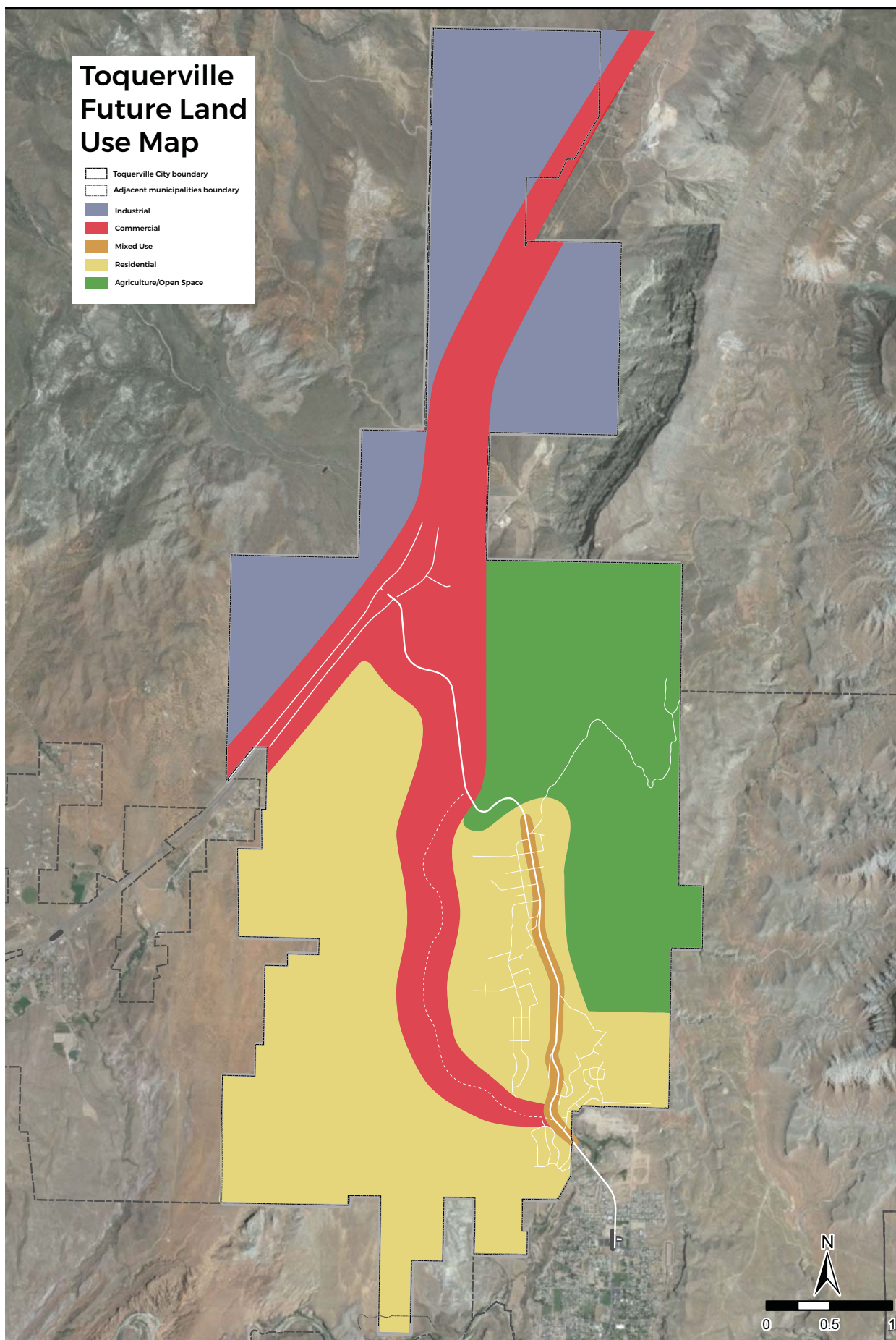


RESIDENTIAL LAND USES

DESCRIPTION	IMPLEMENTATION
<i>LOW DENSITY, RESIDENTIAL AGRICULTURAL</i>	Single family residential lots of one acre or more with integrated agricultural and animal uses. Located mainly in the outlying areas on the west side of the city.
<i>LOW DENSITY RESIDENTIAL</i>	Single family residential estate lots of one-half acre or more.
<i>MEDIUM DENSITY RESIDENTIAL</i>	Single family residential lots of one-quarter to one-half acre.
<i>TRANSITION RESIDENTIAL</i>	Single family residential lots of less than one-quarter acre, and multi-family residential uses.
<i>MIXED USE</i>	Residential uses mixed harmoniously, intentionally, and thoughtfully with commercial uses. The residential use and commercial use should complement each other. Examples include live-work units, two story structures with light commercial on the first floor and residential on the second, and similar types of development.

COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL USES

DESCRIPTION	IMPLEMENTATION
<i>BOUTIQUE AND ARTISAN RETAIL AND SERVICES</i>	Light commercial services such as art galleries, cafes, artisan retail and other similar uses located in the historic core of the city. Commercial uses should complement the historic character of the city.
<i>TOURIST, TRAVELER, AND RECREATIONAL COMMERCIAL - ANDERSON JUNCTION/ RESERVOIR AREA</i>	Commercial uses serving tourists and travelers, such as: restaurants, gas / service stations, transient lodging, and similar uses. Also recreational uses associated with the Anderson Junction reservoir such as recreational equipment and gear rental, campgrounds, and similar uses.
<i>FRONTAGE ROAD INDUSTRIAL</i>	Light industrial uses located along the I-15 frontage road, such as warehousing, light manufacturing, distribution, etc.







HOUSING

EXISTING CONDITIONS

HOUSEHOLD PATTERNS

- The average household in Toquerville contains 3.56 people, which is significantly above the Washington County average of 2.89 people per household. The percentage of the population under the age of 18 is fairly high (approximately 30%).
- Most households in Toquerville own their homes (approximately 80%). Vacancy rates are fairly low (about 10%). High ownership rates and low vacancy rates are indicative of a stable community with low turnover.
- Anecdotal information indicates that a number of households contain multi-generational families.

DEVELOPMENT PATTERNS AND EXISTING STOCK

- Current housing in Toquerville is almost exclusively low density, single family development.
- In 2015 there were 588 housing units, 576 of which were single family homes.
- As the city continues to grow, new areas will become available for housing development. The city is planning for the needs of future residential neighborhoods (transportation, utilities, parks, etc.) to adequately serve new development.

MODERATE INCOME HOUSING

Moderate income housing as defined by the Utah State Code 10-9a-408 is, “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.”

- High ownership rates and low vacancy rates have increased housing costs in the community. Families with moderate incomes may have limited housing options in Toquerville.
- The 2015 median income level for Washington County (according to the American Community Survey) for a household was approximately \$50,800. The moderate income level (80% of the median income) is \$40,640 for the Washington County area.
- In the St. George region the demand for housing is increasing; in part this may be caused by people buying up available housing stock to use for vacation rentals.

DESIRED FUTURE CONDITIONS

Toquerville is a predominantly single family residential community and is a desirable place to live because residents take pride in the community and are concerned about its character and appearance. The city encourages the good upkeep and appearance of residential properties.

The city will maintain current patterns of residential development in terms of lot size and density when new housing projects are proposed. The city plans for the housing needs of families with children, but also looks for opportunities for when those children leave the home.

The city pursues housing policies that promote the existing character of the community, while expanding the availability of housing for families with moderate incomes.

HOUSING

IMPLEMENTATION

Both the city and its residents positively impact the character of the community's strong neighborhoods and cohesiveness.

Goal 1: Maintain and enhance the current appearance, upkeep, and character of housing units and neighborhoods.

Objective 1: Keep housing and residential neighborhoods in a clean and well maintained appearance.

Strategies for the city:

- Enforce nuisance ordinances prohibiting junk storage and weeds on residential properties.
- Encourage residents to take pride in the appearance of their yards and homes by establishing a "Mayor's Award" for well maintained properties, or properties with significant improvements in appearance.
- Advertise and support service project opportunities for youth groups, civic clubs, and other organizations to clean trash from public rights-of-way and parks.
- Initiate a public information campaign promoting the benefits of clean-up efforts and recycling, and explaining the health and safety risks from refuse, noxious weeds, and inoperable vehicles.

Strategy ideas for the public:

- Take responsibility for keeping their yards clean and well maintained.
- Help neighbors with yard maintenance. Pick up trash, sweep the street and sidewalks, take loads of junk to the dump, etc.

Objective 2: Maintain current and future housing stock in a state of good repair.

Strategies for the city:

- Adopt and enforce a property maintenance ordinance establishing basic standards for keeping properties well maintained (e.g. no broken windows, etc).
- Provide information on housing weatherization grants available through Five County Association of Governments and other similar home improvement assistance programs.

Goal 2: Maintain the character of neighborhoods in the city by encouraging comparable uses and densities to existing neighborhoods and development patterns.

Objective 1: Promote new housing development that is compatible with, and complementary to, historic development patterns.

Strategies for the city:

- Adopt subdivision design standards for the "old town" area (density, property frontage, street layout, street cross section, etc) that reflect historic development patterns near Toquer Boulevard.
- Allow flexibility in subdivision design (e.g. cluster style development) that maintains existing densities, but also allows for creative development, hillside preservation, and preservation of open space.



HOUSING

Goal 3: Increase the availability and selection of housing for families with diverse household incomes, including moderate income families.

Objective 1: Accommodate the housing needs of a diversity of household income levels without jeopardizing the existing rural character of the community.

Strategies for the city:

- Allow “disguised density,” two and three-unit multi-family housing structures that have the outward look and appearance of single family housing where permitted by the zoning code (as mixed-use, and located in transitional areas).
- Permit multi-generational households living in the same housing unit.
- Establish a mixed-use zoning ordinance and amend the city’s subdivision ordinances to require proposed developments in that zone to have a mix of housing types and densities to fulfill future demand for higher density development. Disperse this zone to areas throughout the city where sufficient infrastructure exists.

Objective 2: Work with community housing development organizations to develop high quality housing options for moderate income households.

Strategies for the city:

- Develop relationships with representatives from community housing development organizations.
- Consider utilization of programs offered by the Utah Housing Corporation within the city’s and that agency’s funding capacities.
- Build community support for moderate income housing through education on the importance of, and need for moderate income housing.





TRANSPORTATION

EXISTING CONDITIONS

Transportation patterns in Toquerville can be described in two main categories:

- 1) travel by residents within the city and to jobs and services outside of the city, and
- 2) travel passing through the city between I-15 and major destinations south of the city (Zion and Grand Canyon National Parks, Lake Powell, Page City, Hurricane City, etc).

ROAD NETWORK

- There is currently one main through-route in the city, State Route 17 (SR17). As it passes through the historic old town portion of the city, SR-17 is known as Toquerville Boulevard. Because it is a State Route, UDOT has jurisdiction over SR-17 and maintains the road and right-of-way. The city has only indirect influence and authority over this road.
- This route is the main artery connecting the north bound traffic from the Hurricane Valley to I-15. This route also provides the main connection from I-15 to Zion National Park.
- A number of homes have short driveways that access SR-17 in the historic area.
- The city has a network of local roads that feeds onto SR-17 as the main artery. Each area of the city has its own network of city streets (e.g. old town, West Field, Cholla Creek, Toquerville Heights, Trailridge Estates). However, none of these individual road networks have good connectivity to any other part of the city.
- The city has roads in a variety of development stages. There are 14.04 miles of paved roads, 4.27 miles of gravel roads, and 2.38 miles of dirt roads; there's a total of 20.69 miles of roadways in town.

TRAFFIC LEVELS

- UDOT road counts for SR-17 show Average Daily Traffic of around 3,000 vehicles per day in 2014. This volume of traffic is well within the design capacity of the two-lane highway. However, increasing traffic on SR-17 creates negative impacts for residents (safety, noise issues, etc).
- Recent significant increases in visitation to Zion National Park have compounded the problems with the city's network. Because of the impacts associated with increased traffic, residents and city have advocated for a bypass road that would take through-traffic out of the developed part of the city.
- Current traffic volumes on the local street network are not a problem. However, because of the lack of connectivity between the local street networks in different areas of the city, traffic and congestion is likely to become problematic with future development.

ALTERNATIVE AND ACTIVE TRANSPORTATION

- Residents report one of the things they enjoy most about living in Toquerville is the ability to walk, bike, or ride OHV's to get from one place to another. However, the city does not currently have extensive infrastructure to support these alternative means of transportation.
- The city does not have a public trail system (motorized or non-motorized). Sidewalks are only found in some areas and they do not connect to major destinations.
- The city has the opportunity to develop alternative and active transportation infrastructure to further promote walking and bicycling as alternative to driving.
- Although SR-17 is a popular cycling route, bicycle infrastructure on that road (signage, wider shoulders, bike lanes, etc.) is non-existent. Bicycle improvements are not found on the local street network either.



TRANSPORTATION

DESIRED FUTURE CONDITIONS

The city's transportation system keeps the small-town feel, is maintained with safe roadways and access, and provides opportunity for many modes of transportation.

Through careful land use planning and infrastructure investment, Toquerville is able to reduce the impacts of through-traffic accessing I-15 on Toquerville neighborhoods, as well as provide a wide range of safe and convenient transportation options for travel within the community.

The city's plans and developments ensure walking, bicycling, and OHV use are all viable means of transportation within the city.

IMPLEMENTATION

Goal 1: Reduce the impact of through-traffic accessing I-15.

Objective 1: Provide alternate access from LaVerkin to I-15 by creating a bypass road.

Strategies for the city:

- Continue to acquire ROW for the bypass corridor.
- Work with UDOT to prioritize funding for byway construction.
- Advocate at the Dixie MPO for byway project prioritization.
- Secure agreements with developers for by-pass road improvements and intersection development.
- Work with UDOT to direct more Zion National Park, Grand Canyon National Park, and Lake Powell traffic through Hurricane rather than Toquerville.

Strategy ideas for the public:

- Advocate with local and regional elected officials for byway construction funding.

Objective 2: Reduce conflicts between different forms of transportation on SR-17.

Strategies for the city:

- Work with UDOT to create bicycling infrastructure on SR-17 (wider shoulders, bike lanes, "share the road" signs, etc).
- Emphasize speed reduction and safety with County law enforcement providers.

Strategy ideas for the public:

- Be courteous and respectful to bicycles and pedestrians while driving on the highway.
- When biking and walking on the highway, know and obey the rules of the road for cyclists and pedestrians.

Goal 2: Provide a wide range of safe and convenient transportation options for residents to get from one area of the city to another.

Objective 1: Encourage and continue to promote walking to current in-town destinations, and anticipate future walking destinations in the commercial areas.

Strategies for the city:

- Provide safe walking infrastructure by making sure city sidewalks are in good repair.



TRANSPORTATION

- Prioritize pedestrian needs in decision-making processes.
- Utilize the impact fee collected for trails to further connectivity within the city as well as facilitating regional connections.

Strategy ideas for the public:

- Help cultivate a culture of walking in the community by walking to accomplish short trips in the community in lieu of driving.

Objective 2: Encourage safe bicycling within the city.

Strategies for the city:

- Provide safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.
- Adopt a bicycle component of an Active Transportation Plan.

Strategy ideas for the public:

- Be courteous and respectful to bicycles and pedestrians while driving on the highway.
- Make more trips to destinations within the community via bicycle.

Objective 3: Provide opportunities to use OHV's to travel within the community.

Strategies for the city:

- Provide OHV trails from one part of the city to another.

Strategy ideas for the public:

- Follow OHV rules of etiquette and ride with respect within the city.
- Encourage slow speeds on paved roads.

Objective 4: Develop a system of multi-use paths that connect different areas of the city.

Strategies for the city:

- Acquire ROW for trail network as new development is proposed.
- Apply for financial and technical assistance for trail construction from state and federal funding agencies (Utah State Parks Recreational Trail Fund, Transportation Alternative Program, RTCA, etc).

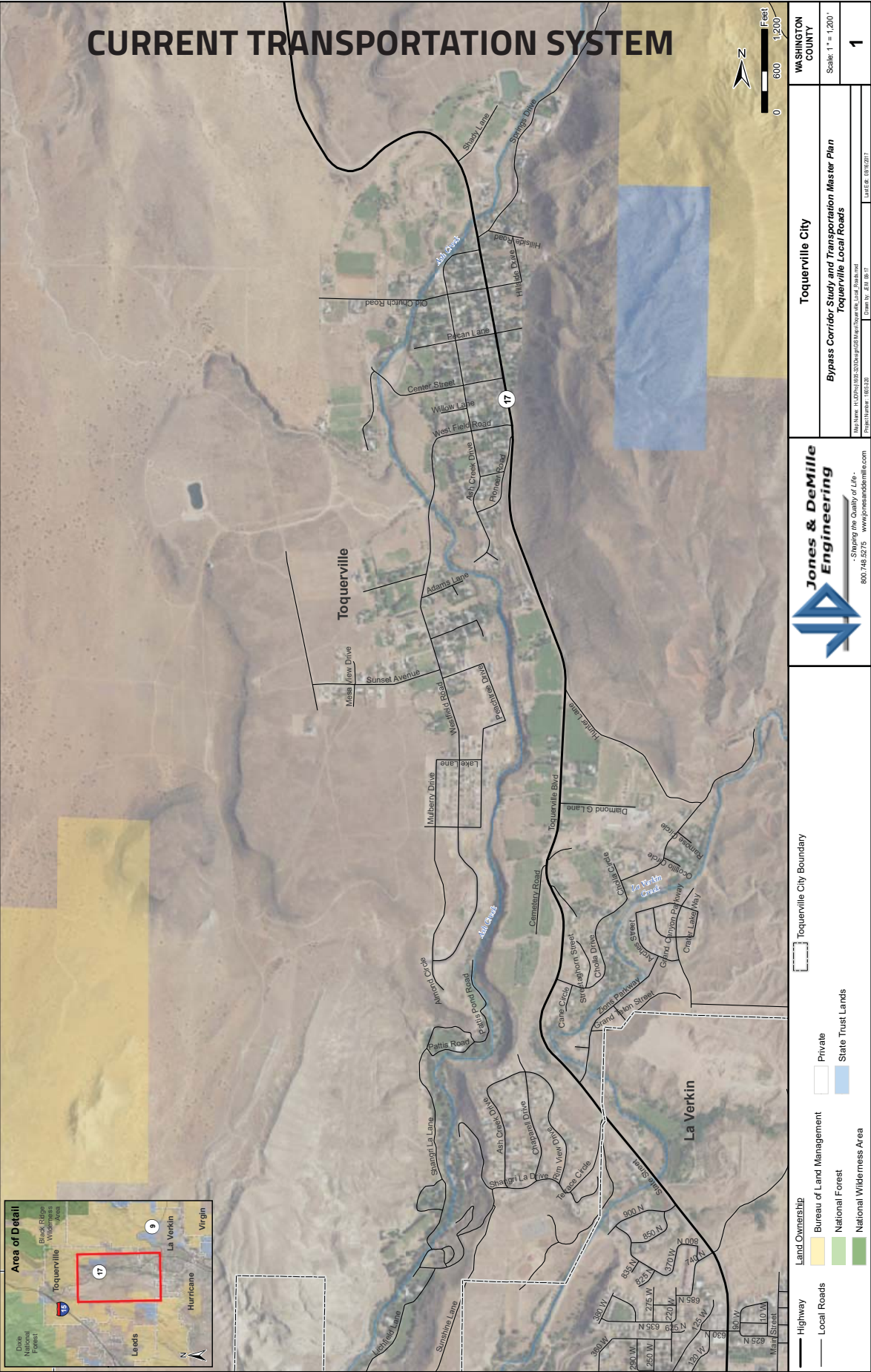
Strategy ideas for the public:

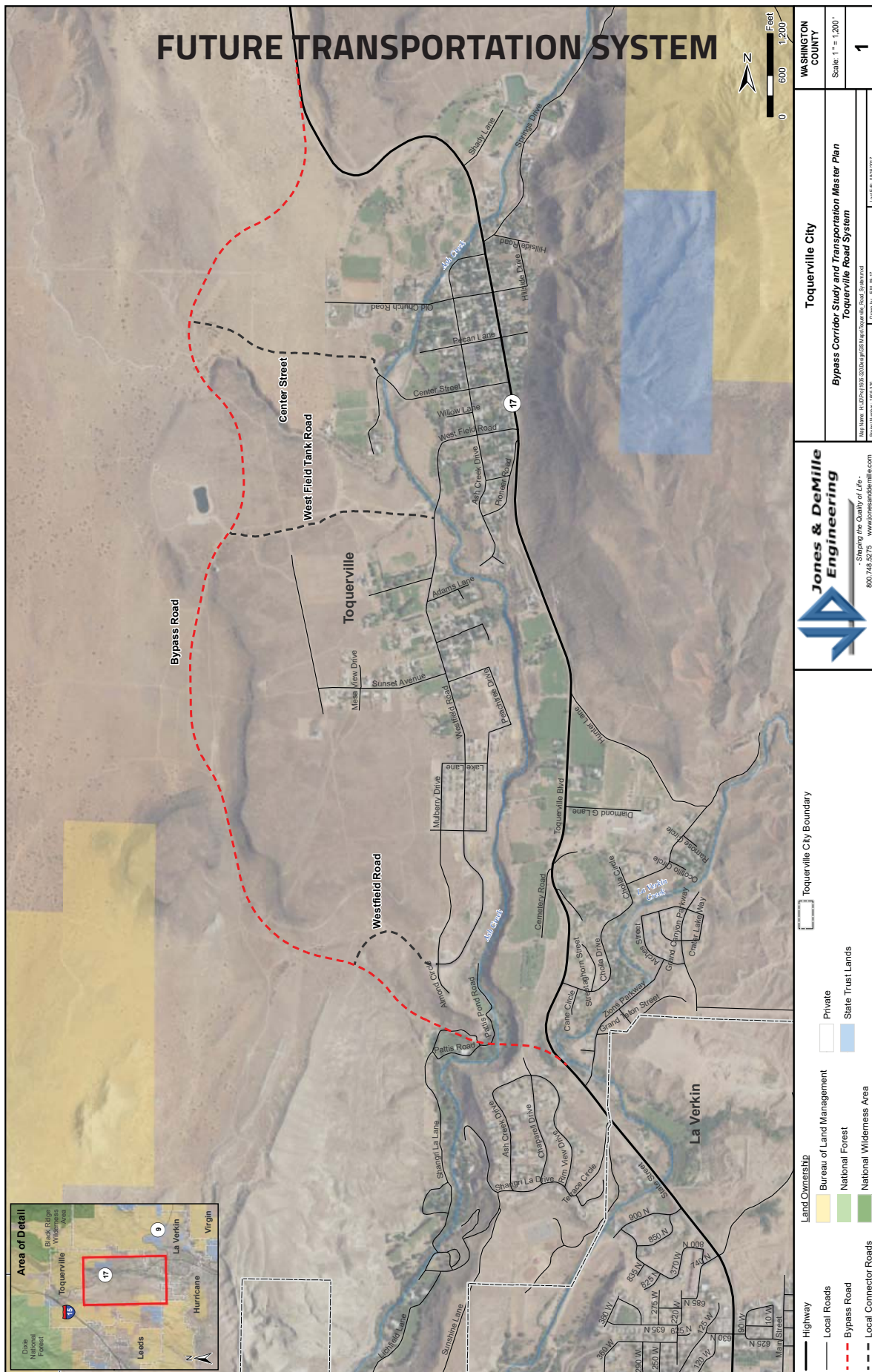
- Assist the city in researching and helping prepare funding applications for trail construction.
- Organize volunteer trail building and trail maintenance groups.

Objective 5: Provide access to trails, open spaces, and other recreational opportunities on public lands adjacent to the city.

Strategies for the city:

- Work with BLM, Red Cliffs Desert Reserve, other public land managers on developing trail connections from the city to public lands.
- Encourage responsible use of trails on public lands.









ECONOMY

EXISTING CONDITIONS

HISTORIC ACTIVITY:

- Commercial and industrial development has not been a major emphasis in the city's recent past development. However, enhanced economic development will generate revenue for the city to be able to expand and enhance community services.

NEIGHBORHOOD COMMERCIAL:

- The city does not currently have significant commercial activity. There is a small number of home occupations, some residential treatment facilities for youth and adults, and some limited artisan retail.
- There is the potential for regulated small scale boutique retail on Toquerville Boulevard that will provide unique shopping and service experiences in a way that preserves the historic nature and existing character of the community.

ANDERSON JUNCTION AREA:

- Anderson Junction (the I-15 / SR-17 interchange) accommodates a significant amount of tourist traffic. Tourists heading to Zion and Grand Canyon National Parks, Lake Powell, Sand Hollow Reservoir, and other tourist and recreational venues pass through this intersection.
- Because the interchange area is removed from most of the existing developed areas of the city, new commercial development in this area will not have a significant impact on the character of the community.
- As popular tourist destinations such as Zion National Park continue to see congestion and crowding, there will be increasing opportunity for recreation and tourist services to accommodate demand in other areas of Washington County.

RESERVOIR DEVELOPMENT POTENTIAL:

- The Washington County Water Conservancy District has proposed a new reservoir near the Anderson Junction area. When developed, this reservoir could provide a unique economic development opportunity for the City.

INDUSTRIAL POTENTIAL:

- There is no development currently in the northwest boundary of the city. Its proximity to I-15 make it a great candidate for industrial uses.
- Any development in this area will be highly visible to travelers on the interstate.

DESIRED FUTURE CONDITIONS

The city's proactive economic development efforts facilitate a diverse and resilient local economy. They have a clear economic direction that is underpinned by the efforts of private enterprise.

The city benefits by capitalizing on significant, emerging opportunities for commercial and economic development. Toquerville's commercial development is compatible with the city's character as a rural residential community, and reflects the city's history and architectural heritage.

Capitalizing on the move toward the sharing economy and increasing demand for authentic and local experiences allows the city to promote economic development in the existing developed areas of the city without detracting from the community character.

The city point-of-origin sales tax revenue increases to meet future demand for services.

ECONOMY

IMPLEMENTATION

Goal 1: Promote commercial development in new areas of the City.

Objective 1: Promote traveler and tourist retail and services at Anderson Junction.

Strategies for the city:

- Create a special zone for the Anderson Junction area that encourages and promotes service, retail, and convenience uses geared toward tourists and travelers.
- Adopt commercial design guidelines to ensure development in new areas are attractive and compatible in appearance with the remainder of the city, and that differentiate Toquerville's interchange area from others in the county.
- Work with property owners near Anderson Junction to market available parcels through edcUtah's "Sure Sites" program.

Strategy ideas for the public:

- Shop at retail and service providers in the Anderson Junction area.

Objective 2: Once development commences, use the new reservoir at Anderson Junction as economic development driver.

Strategies for the city:

- Create a special zone for the reservoir area that allows recreation support uses such as retail, service, lodging, and campgrounds.
- Adopt design guidelines for reservoir area to ensure development around the reservoir maintains a consistent feel and theme.
- Develop infrastructure (roads, utilities, etc.) necessary for reservoir development to be successful.

Objective 3: Encourage light industrial uses along the I-15 frontage.

Strategies for the city:

- Create a special zone for the frontage road area that allows light industrial, warehousing, wholesale, and light manufacturing uses.
- Adopt design guidelines for the frontage road area to ensure development in this area presents a positive image of the City when viewed from I-15.





ECONOMY

Goal 2: Promote creative economic development activities that complement and are compatible with the City's existing residential neighborhoods.

Objective 1: Allow responsible room sharing and owner-occupied bed and breakfasts in existing neighborhoods.

Strategies for the city:

- Protect existing character of residential neighborhoods by establishing standards for room sharing and bed and breakfasts.
- Help residents be good ambassadors for the City when hosting guests by sharing basic customer service guidelines.

Strategy ideas for the public:

- Help promote Toquerville and the region to visiting guests and tourists by being good hosts.

Objective 2: Promote small-scale boutique retail and services along Toquerville Boulevard.

Strategies for the city:

- Establish a mixed-use zone for Toquerville Boulevard that allows small scale boutique and artisan retail and complementary services seamlessly integrated with surrounding residential uses.

Strategy ideas for the public:

- Shop local goods and services in the Toquerville Boulevard area.

Objective 3: Encourage home occupations that use technology and foster entrepreneurship.

Strategies for the city:

- Streamline permitting requirements for home occupation permits.
- Continue to promote Toquerville as a desirable community with a high quality of life to attract skilled workers and entrepreneurs.
- Develop information infrastructure (e.g. fiber optic network to all homes) to allow meaningful telecommuting and technology based home occupations.







PUBLIC SERVICES & INFRASTRUCTURE

EXISTING CONDITIONS

CULINARY WATER:

The city is the culinary water provider in Toquerville. According to the 2016 Toquerville Water Capital Facilities and Fee Plan, there are 495 equivalent residential connections. It is anticipated that by 2026 there will be 777 equivalent residential connections, and that by 2036 there will be 1,077 equivalent residential connections.

The City of Toquerville receives its water for municipal use from Toquerville Springs; water from these springs is shared by the Washington County Water conservancy District, City of Hurricane, and the City of La Verkin.

For the Anderson Junction area the city buys water from the Washington County Water Conservancy District. This water comes from the Cottam Well source that is located just southwest of the Junction.

The city has two 400 gallon per minute pumps that pump water from the springs, through the chlorinator, and up to the Springs Tank and Westfield Tank.

According to the information presented in the 2016 Toquerville Water Capital Facilities and Fee Plan, the city should have enough water from the water rights at Toquerville Springs for the year 2036. If more water is used, the need for more water is solved through the local agreement that the city has with the Washington County Water Conservancy District. This agreement is called the original water supply agreement.

The city currently uses less than the State requirement suggests per user for indoor use. In Utah approximately 60% of water use is applied outside of homes on landscaping.

Culinary water in Toquerville has the following rates

- \$36.21 monthly base rate for 0 to 10,000 gallons
- plus \$4 per 1,000 gallons over 10,000 gallons, and \$6 over 30,000 gallons

Non-irrigation users without access have the following summer rates (March 1st to Nov. 1st)

- \$36.21 a monthly base rate for 0 to 20,000 gallons
- plus \$4 per 1,000 gallons over 20,000 gallons, and \$6 per 1,000 gallons over 30,000 gallons

SECONDARY WATER:

Toquerville Secondary Water System (TSWS) is managed by the Washington County Water Conservancy District (WCWCD). The WCWCD's monthly surcharge is \$1.75 for 3/4" meter.

SEWER:

Waste water in Toquerville is treated by the Ash Creek Sewer District. Rates are as follows:

- permanent residential - \$25/month,
- business - \$32/month
- Large residential facilities have rates determined by the sewer district based on water usage

PAVEMENT PRESERVATION:

Roadways and pavement in Toquerville are generally in good repair and the city intends to maintain asphalt at regular intervals even when pavement conditions appear fine. Preventing rapid degradation of pavement conditions will require consistently treating surfaces with chipseal, crack seal, slurry seal, etc.

STORMWATER AND DRAINAGE:

The Washington County Water Conservancy District (WCWCD) has proposed a new reservoir near the Anderson Junction area. When developed, this reservoir could provide a unique economic development opportunity for the City.

Storm water drain fee for Toquerville households is \$6 per residence per month. Stormwater is sufficiently managed by the City at this time. Future development may create a greater need for stormwater management in the future.

PUBLIC SERVICES & INFRASTRUCTURE

PARKS AND TRAILS:

At this time there are no trails that are maintained by the city in the city limits. The city is implementing an impact fee for future trails and some concepts for a new trail have been discussed. There are two parks in Toquerville: Toquerville City Park, which is 10.32 acres, and Trail Ridge Estates, 4.23 acres. As the city grows in population it is expected that more parks will be created to meet the needs of recreating citizens. More small parks create increased opportunity and easier access to parks, but having a few large parks is more cost effective for the city to maintain.

SOLID WASTE REMOVAL:

As of Summer 2017 the Washington County Solid Waste District manages solid waste in Toquerville City. Regular garbage costs a household \$11.15 a month, and recycling is \$3 a month.

LAW ENFORCEMENT, FIRE SUPPRESSION AND FIRST RESPONDERS:

Hurricane Valley Fire District covers Toquerville City and provides the city with fire suppression. As of 2017 the services provided by Hurricane Valley Fire District meet the needs of the city.

POWER

Rocky Mountain Power supplies electricity to Toquerville City.

TELECOMMUNICATIONS

According to the Utah Residential Broadband Map, most populated areas of Toquerville have wireline, fixed wireless, and mobile wireless technology. Centurylink, AT&T, T-Mobile, and Verizon all provide telecom services in Toquerville; some services have maximum advertised speeds of 30 Mbps for downloads and 3 Mbps for uploads. These services from the private sector meet the needs of most Toquerville residents.

DESIRED FUTURE CONDITIONS

When surveyed about the type of new development that would promote Toquerville's community character, a majority of Toquerville residents have expressed demand for new parks and trails.

Residents are able to walk and bike safely and conveniently within the city.

The city manages recreation access to the reservoir in a way that generates revenue for other public recreation amenities within the city.

IMPLEMENTATION

The primary method of implementation for public services and infrastructure is through a city's annual capital improvements program. The city currently conducts this as part of their annual budget process. The appendix to this plan contains a form that might help facilitate a tighter alignment between the goals of this plan and the budget.



