

## CHAPTER ONE INTRODUCTION

The New Harmony community, founded in 1858, is rich in history and rural character, and is a peaceful and beautiful environment for residents and visitors. The town occupies a unique location in the southwestern region of the State of Utah, in the county of Washington. In close proximity to National and State Parks and protected wilderness (Zion National Park, Bryce Canyon National Park, Quail Creek State Park, Sand Hollow State Park, Dixie National Forest, and the Red Cliffs Desert Reserve), New Harmony has access to some of the best recreational resources in the country, while benefiting from proximity to Interstate 15 and accessibility to regional urban centers (Las Vegas to the south, and Salt Lake City to the north). Since 1970, the larger Washington County area has seen significant increases in population and corresponding pressures for development. In order to meet the challenges of the future, New Harmony has deemed it wise to establish a current general plan to define and protect the unique identity of the community, and to guide and direct the town's growth and development.

### **Scope and Purpose.**

The General Plan is an important guiding document for the town of New Harmony and sets the tone for future development. The Plan is a changing and evolving document, reflective of past achievements, present needs, and future goals of the citizens of New Harmony. The Plan is designed to give direction to the New Harmony town Council and Planning Commission so that land use ordinances and development decisions compliment and promote the vision set forth by town residents. Form Tomorrow, a local non-profit organization conducted an extensive public process to create recommendations for updating the town's General Plan and Zoning Ordinances. The resulting report, completed in 2010, included studies, surveys, and specific recommendations, all of which have been considered in the creation of this updated document. The chapters that follow can be used as a framework for other town documents, including ordinances, capital improvement plans, and annexation policy plans.

### **Authority.**

A General Plan is required under the Municipal Land Use, Development, and Management Act of the Utah Code. Relevant sections of the code may be found in Appendix A.

### **Public Process.**

In the fall of 2009, the town of New Harmony approached Form Tomorrow, a local non-profit organization, regarding the need to update the town's General Plan and Zoning Ordinances. In order to accurately reflect the vision of current New Harmony residents, Form Tomorrow agreed to engage the public, gather community input, and make recommendations for this General Plan Update. The public process was conducted in three phases:

1. Data collection

- a) Land Use Inventory: catalogs current land uses for each individual parcel within the

- town and annexation boundaries.
- b) Build-Out Study: estimates future development capacity within the town and annexation boundaries based on current zoning and current development trends.
2. Community preferences survey: provided citizens who might otherwise feel less comfortable in a public forum the opportunity to express general concerns, land use values and preferences, and identify significant cultural and historical landmarks.
3. Public workshops
- a) Vision Statement: identified the basic core values of New Harmony residents. The vision establishes “why” the town is undertaking its policies and which values it deems most important to protect.
  - b) Map Game: helped refine residents’ preferences for “where” things go and further identifies areas of agreement and disagreement.
  - c) Planning Tools and Scenarios: presents different strategies for regulating development that specifically address New Harmony citizens’ concerns, as expressed in previous workshops and the survey and interviews.

Following the public process, Form Tomorrow prepared a “Recommendations Report” including an overview of the public process and final recommendations for the General Plan Update. [See Appendix B]. This report was finalized and presented to the public. The document that follows represents a collaborative effort between New Harmony residents, staff, contractors and volunteers, Form Tomorrow, and numerous local and regional organizations. This collaboration is key to the success of the General Plan as a tool to guide future development in the town of New Harmony.

### **Utilization.**

The General Plan should be the guiding document for the town of New Harmony. The “Policies to Promote Goals” section of various chapters of the Plan should be referenced during preparation of the annual budget, capital improvement plans, and review of development proposals, such as rezonings, annexation requests, subdivision plats, and site plans. Using the Plan to prepare the town budget and guide development will help insure the “vision” of New Harmony’ residents is upheld.

### **Updates.**

The General Plan is intended to be an evolving and flexible document that reflects the goals and priorities of the town of New Harmony. In order to keep the Plan in line with the attitudes of current New Harmony’ residents, the Plan should be reviewed annually. As part of the annual review, the Plan should be continually updated with substantial updates taking place every five years.

### **Capital Facilities Plan and Impact Fee Analysis.**

New Harmony engaged Alpha Engineering to study its facilities, draft a plan, and make an analysis upon which the town could base its development impact fees. The Capital Facilities Plan and Development Impact Fee Analysis for the Town of New Harmony was presented in August of 2007, and has been formally adopted by the town. This update of the General Plan relies for some information on that plan, which remains in effect.

**Future Land Use Map.**

Please refer to Capital Facilities Plan Map for future land use.

**Priorities.**

The town of New Harmony Planning Commission and Town Council have identified the following key priorities to provide focus for implementing this update of its General Plan:

1. Land Use Ordinance Update: While the General Plan sets a vision for the town of New Harmony, land use ordinances provide the regulatory framework needed to implement this vision. Due to the scale of this General Plan Update, it is imperative that all New Harmony land use ordinances are reviewed and updated where appropriate. Specific land use ordinance Updates include:
  - A) amendments to expand opportunities for low-impact home businesses;
  - B) amendments to permit the development of accessory “mother-in-law” units;
  - C) the addition of a Dark Sky Ordinance;
  - D) requirements for new public parks and recreation spaces when large parcels are subdivided, and
  - E) the addition of overlay zones and development incentives which will (1) maintain the town's variety of lot sizes, (2) protect public open spaces and access to public lands, and (3) preserve orchards and other agricultural land.
2. Develop a Circulation Master Plan: New Harmony residents have expressed the need for several road connections to provide additional access and improved safety as the town grows. In order to appropriately prepare for growth, a Master Plan and Official Map should be created which identify all existing means of circulation (roads, trails, pathways, etc.) and any future circulation needs.
3. Maintain Access to Public Lands: The town of New Harmony is surrounded by public lands and the majority of New Harmony’ residents expressed a strong desire to see access to this public land maintained. As new development is considered, the Circulation Master Plan and land use ordinances should be used to ensure existing access points are maintained and new connections proposed.
4. Create a new Future Land Use Map: Residents have expressed clear opinions regarding types of land use both within and outside the current boundaries of the town. A Future Land Use Map should be created which describes the town's preferences for land use: (1) within the town, (2) within the Build Out Boundary from the Capital Facilities Plan, (3) within the sphere of influence described by the Annexation Policy Plan, and (4) further, to Interstate 15.
5. Adopt a Historic Preservation Plan: Develop goals and policies to ensure the preservation of important agricultural and cultural sites and structures.

## CHAPTER TWO VISION AND GOALS

### **Vision Statement.**

New Harmony is a unique, small western town, characterized by its agricultural uses, its beautiful views, its variety of homes old and new, its access to public lands, its dark night skies, and its quiet, friendly atmosphere, all of which combine with a rich history and mark a strong appreciation for the rural heritage that has shaped its land. New Harmony residents have articulated a vision for the future that respects individual rights while enhancing the larger community; that is inclusive and fiscally responsible, that protects its people and resources, that ensures effective and attractive development consistent with its community values, and that preserves its cultural heritage and unique rural character.

### **Community Goals.**

1. Enhance community
  - A) Focus on common goals and shared values, encouraging people to work together to build future for all citizens of the town;
  - B) Promote healthy living;
  - C) Strive to include citizens in policy making;
  - D) Promote citizen involvement in the unique aspects of town life;
  - E) Promote citizen use of the towns' unique recreational opportunities;
  - F) Protect citizen access to public lands;
  - G) Encourage activities which showcase the wonderful apples for which New Harmony is known;
  - H) Encourage recurring events that celebrate the town history, culture and agriculture.
2. Continue Agriculture and Preserve Rural Character
  - A) Promote the preservation and maintenance of orchards;
  - B) Promote the continuation of agriculture, keeping of animals and maintenance of farms and gardens;
  - C) Promote apple-related activities through, for instance, an annual event, community apple pressing, or cooperative farm/cider stands;
  - D) Establish land use regulations that promote the preservation of agriculture and rural open space by connecting those goals to development flexibility;
  - E) Continue to allow for and to encourage the variety of homes and small agricultural buildings and mix of uses currently present in the town;
  - F) Plan for distribution of use and density to protect a plentiful water supply for agricultural use.
3. Be Fiscally Responsible
  - A) Plan ahead for efficient placement of future infrastructure while avoiding redundancy and ensuring responsible use of resources;
  - B) Use zoning tools to create a pattern of lot sizes and open space that will ensure efficient connection and use of infrastructure;
  - C) Ensure that new development pays for its own impacts, and that the town's level of service is generally maintained or improved as desired;
  - D) Permit, regulate, and garner license and permit fees and sales or service tax from a variety of

low-impact home occupations within the town boundary;

- E) Maintain clear land use ordinances in order to simplify conformity with the town objectives and goals, and encourage development through a predictable development process;
- F) Collaborate with other entities to promote town goals where new development is contemplated within future annexation boundaries, providing additional opportunities for commercial development which will ultimately generate sales or service tax for the town;
- G) Provide future plan for local, small scale businesses which generate sales or service taxes within outer annexation boundary;
- H) Be mindful of population thresholds that require large infrastructure improvements which may be costly to the town and its property owners.

#### 4. Guide Housing for Safety and Diversity

- A) Encourage diversity in lot size and housing styles, combined with open space preservation through the use of overlay zoning and density bonuses;
- B) Provide for housing to suit a diversity of income levels by zoning for both large and relatively small lots in appropriate locations, removing obstacles to the construction of small dwellings, and allowing for accessory “mother-in-law” apartments;
- C) Discourage “cookie cutter” style development;
- D) Enforce applicable building and fire codes.

#### 5. Provide Infrastructure and Basic Public Services

- A) Develop a circulation master plan which provides continuity and connection in the road system, and creates a hierarchy of roads that will ensure safety and provide multiple means of access;
- B) Create a trails master plan to provide and maintain access to public lands, recreation and alternate means of travel;
- C) Plan for both motorized (OHV and ATV) as well as non-motorized (Pedestrian, Bicycle, Equestrian) modes of travel;
- D) Maintain and improve basic public services, including storm water and waste management, culinary water, police, and fire, as needed in accordance with orderly growth and development;
- E) Ensure adequate services can be provided now and in the future;
- F) Ensure that infrastructure required by new development places no undue burden on tax payers;
- G) Ensure that development plans include appropriate recreational facilities to keep pace with population growth;
- H) Encourage energy and water conservation in accordance with good stewardship of town resources.

#### 6. Preserve History

- A) Promote the telling of town history and the stories of ancient peoples;
- B) Preserve town historic sites including orchards, agricultural land, historic buildings, and the sites of ancient peoples;
- C) Collaborate with local preservation organizations and citizens to foster improved preservation of historic sites and coordination of historical resources.

7. Protect Environs and Public Safety

- A) Maintain a safe and healthy environment by establishing a comprehensive sensitive lands ordinance which preserves air and water quality and protects natural features, such as plant and animal habitats, hilltops, hillsides, and waterways;
- B) Expand future land use plans to show density in appropriate locations to allow protection of adequate open spaces and of the views which characterize the town;
- C) Minimize light trespass and protect the darkness of the night sky;
- D) Limit noise pollution through the use of building design guidelines and town ordinances;
- E) Control noxious weeds to conserve water, and minimize blight and fire danger;
- F) Adopt policies to protect existing and encourage new orchards;
- G) Minimize disturbance to native or historic vegetation and addresses restoration of vegetation following development and discourage unnecessary excavation;
- H) Protect water quality by reducing the quantity and improving the quality of water run-off;
- I) Ensure sufficient new public amenities are included in development proposals to maintain desired level of service;
- J) Ensure adequate fire and flood protection;
- K) Review annexation policies for clarity and appropriate tiering, and to assure no conflicts with town goals.

## CHAPTER THREE LAND USE

### **Introduction.**

The Land Use chapter of the town's General Plan is intended to promote land use decisions that preserve the unique rural character and history of the town while providing opportunities for additional single-family dwellings, accessory structures, and agricultural uses, and maintaining the town's economic viability. The town residents strongly value the unique rural character of the town and expressed the importance that the town's character be maintained. To do so, residents desire that all planning and development include protections for orchards and agricultural land, open spaces, scenic vistas and sensitive lands, water quality, historic preservation, limiting the impact of lighting on the night sky, and public access to recreational amenities. The town residents also strongly value the existing mix of land uses and structures, and the variety of lot sizes and building types. They overwhelmingly prefer variety over cookie cutter style development and buildings. Harmony Drive and Center Street, with their mix of agriculture and homes of various sizes are perfect examples of the diversity the town residents prefer. Many town residents also respect the Western tradition of property rights, and do not wish to overly restrict land owners. Therefore, it is important to the residents that the diversity and characteristics that define the town are maintained through the use of incentives, overlays and other tools, and requirements are carefully balanced as planning and future development continue. This Chapter offers guidelines to assist in achieving the residents' vision for the town and its future growth and development.

### **Existing Conditions.**

In a 2010, Form Tomorrow used information gathered in a land use inventory and estimated future development capacity based on current zoning and/or current development trends, in order to provide an overview of the potential impacts of growth and development in terms of population increase. In the four years since, population and land use changes have been nearly insignificant, and this update will use the figures from that study. At the time of Form Tomorrow's Build-Out Study (March 2010), there were approximately 106 housing units within the town Boundary and 22 housing units within the Build-Out Boundary. Based on this information and an average household size of 2.75 (U.S. Census), the estimated population of New Harmony and surrounding Build-Out area in March of 2010 was 338. The New Harmony Build-Out Study estimated future population based on a variety of conditions. The build-out study presented in this report assumes currently developed parcels will remain in their current state, some undeveloped parcels will be developed under current zoning requirements, and other large undeveloped parcels will be rezoned to a more dense zone and subdivided. Using a combination of current zoning requirements and current subdividing trends creates the "most likely" build-out scenario for New Harmony. Undeveloped parcels were analyzed on an individual basis to determine the probability of each parcel being developed under its current zoning or the potential for rezoning and subdivision. In order to make this determination, Form Tomorrow took several things into consideration, including location, surrounding property, and recent development. The table below displays the existing and potential build-out populations for the town Boundary and Build-Out Boundary. If land were to be developed in the manner described above, the population of New Harmony and the surrounding Build-Out Boundary would be 1331; more than tripling the existing

population.

<b>EXISTING TOWN BOUNDARY</b>	<b>Units 106</b>	<b>Population 292</b>
<b>BUILD-OUT BOUNDARY</b>	<b>Units 22</b>	<b>Population 60</b>
<b>POTENTIAL BUILD-OUT-TOWN BOUNDARY</b>	<b>Units 200</b>	<b>Population 550</b>
<b>BUILD-OUT BOUNDARY</b>	<b>Units 284</b>	<b>Population 781</b>

**Balancing Property Rights.**

Given this potential population increase and residents’ desire for New Harmony to remain a small, rural community, the town must consider planning efforts that will balance an individual’s right to develop his/her property with the larger community vision. While residents of New Harmony respect the Western tradition of property rights and do not wish to overly restrict land owners, they overwhelmingly support the existing low density model that currently defines the town. In recent years, it has been common for developers in Southern Utah to propose dense projects in areas zoned for lower density, resulting in zone changes that may not coordinate with the goals and priorities of the town. If future development happens in this fashion, the larger cohesive vision of the town residents may not be respected. It is in the best interest of the town to address disparities between residents and developers to ensure that new development enhances, rather than detracts from, the vision and character of the town.

**Town Image.**

New Harmony wishes to minimize blight conditions on properties within the town and to encourage private efforts to maintain an aesthetically pleasing image of the community. New construction should be encouraged to meet recommended guidelines for design and appearance which conform to the general character of the existing community.

**Key Land Use Issues.**

The overwhelming majority of New Harmony residents share the common goal of preserving the town's rural character, natural resources, and history in all future planning and development. This goal must be balanced with the residents' desire for larger lot sizes (lower density) and traditional respect of property rights. One key to overcoming conflicts is to develop specific guidelines that connect the desire for increased density to the preservation of the rural character of the town. For any increase in density there must be a proportionate protection of open space, agricultural land, sensitive lands, the night sky, historic preservation, and/or access to public lands. Among the key guidelines that will provide for the preservation of New Harmony's rural character are:

1. Balancing growth with the preservation of open space, agricultural land, sensitive lands, and access to public lands;

2. Balancing the desire to maintain rural character with the need for diversity in housing styles;
3. Tying development to the protection of sensitive lands and the night sky; and
4. Increasing historic preservation.

Developing and instituting specific guidelines through ordinances, along with developing overlay zones that provide flexibility in development and address the diversity/density conflicts, will help to prevent divisions in the town by establishing a cohesive master plan. Following these guidelines will further promote the larger positive qualities of the town of New Harmony that appeal to all residents.

### **Open Space.**

Orchards, Agriculture, and Public Lands. Orchards and open agricultural lands are a key feature of New Harmony which residents overwhelmingly wish to preserve. Public lands help define the rural character of New Harmony and provide residents with amenities such as biking, hiking, ATV use, and equestrian opportunities. Maintaining substantial open space surrounding the existing town Boundary, open space buffers around new development, and access to public lands were identified as key priorities for the majority of New Harmony residents. As noted by Form Tomorrow's report of 2010, protection of New Harmony's rural landscape and orchards will require specific planning tools and strategies.

It is in the best interests of the town to develop incentives which encourage developers and property owners to preserve sensitive lands, orchards, agriculture and open space, and to provide for the legal transfer of development rights from important open or agricultural lands to areas where greater density is deemed to be appropriate. To this end, a new Future Land Use Map should identify existing orchards, agricultural land and other resources the town would like to preserve, as well as areas suitable for "pocket density".

### **Residential Uses.**

New Harmony is characterized by a mix of single-family residential styles and varying lot sizes, with the most dense development occurring in the center of town. Nearly all of the homes within the town are along or near the main road into town. Most new development is occurring in the County land outside the current town boundary. As future residential development occurs, the majority of residents desire to maintain the existing mix of uses and lot sizes within the town Boundary and fade to lower densities within the Build-Out Boundary. Overlay zones, such as the Mixed Density overlay, should be developed to promote creative development and accomplish the desired mix of styles, lot sizes, and open space.

The land between the Build-Out Boundary and I-15 is currently defined by agricultural land with scattered subdivisions. In order to maintain the existing character approaching New Harmony, the town prefers to see cluster style residential development surrounded by open space, with denser development along the I-15 corridor, perhaps in the style encouraged by a Blended Neighborhood overlay zone.

**Commercial Uses.**

Although it is recognized that commercial growth could bring revenue and other benefits to the town, New Harmony chooses to live within its means rather than risk disruption of its rural charm, peace, quiet, views, or dark night sky. There is currently no commercial development or a commercial zone within New Harmony. However, the majority of residents would be open to some non-disruptive “cottage” style home business use within the town Boundary and somewhat larger or more intense commercial development along Highway 144. Suitable cottage uses would include low impact home occupations while small scale commercial development along Highway 144 could include a small market, restaurants, or small retail.

**Annexation.**

New Harmony has adopted an Annexation Policy Plan in which maps anticipated growth and details the intentions of the town as regards its Sphere of Influence. Considering annexation at the time of a development proposal is preferred over annexing land after it has been developed. This policy will further help the town to maintain its cohesive master plan, while also being compatible with Washington County policy of encouraging developers to annex into incorporated communities or towns. It is important to note the percentage of vacant land currently held in private ownership. If this land were developed without adhering to the larger vision set forth by the town of New Harmony, it would significantly impact the population and character of the town.

**Future Land Use.**

Washington County has experienced substantial population growth in recent years, and it is expected that within the twenty-year planning horizon for this document there may be increasing pressure on rural areas outlying St. George and nearby Cedar City as people search for less urban places to live. The Future Land Use Map would prove an an important aid in maintaining the town's existing rural flavor, in identifying locations for future land uses or zones (residential, commercial, agricultural, overlay zones, etc.) that may or may not currently exist in the town. The town should review the Future Land Use Map included in its Capital Facilities Plan and identify possible locations for uses prior to any development proposals, in order to clarify expectations and priorities. The presence of a clear Future Land Use Map gives New Harmony increased leverage whether a developer ultimately develops in the County or annexes into New Harmony. Overlay zoning could facilitate patterns which maintain the character of the town and its future annexation area while providing opportunities for a variety of home styles and sizes, as well as locations for low-impact commercial uses. New Harmony’s Future Land Use Map should be reviewed and expanded to include the overlay zones which are supported by the residents and additional densities and strategies favorable to the town. To this end, the town should identify orchards and open spaces it desires to preserve, as well as appropriate locations for greater density. Furthermore, residents have expressed a strong desire to maintain a substantial amount of open space outside the Capital Facilities Plan Build Out Boundary. In view of the town’s location and the quantity of vacant land within and surrounding it, it is important that the town document its preferences for its entire sphere of influence. New Harmony residents have also expressed a strong desire that long-term planning efforts include a circulation master plan and future alternate access in and out of the town. This is further discussed in the “Circulation” chapter of this General Plan.

**Land Use Policies to Promote Goals.**

The following goals and policies provide specific actions to promote the vision set forth by New Harmony residents, outlined in the previous sections of this chapter.

**GOAL: Enhance Community**

1. Provide for the encouragement of citizen participation in land use policy decisions and large development plans;
2. Adopt land use policies which ensure protection and enhancement of access to public lands;
3. Permit the use of public facilities for low-impact community agricultural activities, such as fruit processing and sales.

**GOAL: Ensure Continuation of Agriculture and Preservation of Rural Character**

1. Establish an agriculture overlay zone that features clear criteria by which land in any zone can be qualified for the keeping of farm animals (additional to dogs and cats);
2. Adopt zoning, such as a mixed density overlay zone, that promotes creation of lots and common spaces large enough to support agricultural uses. [See Appendix x for definition and images of mixed density subdivision.]
3. Adopt zoning, such as mixed density or blended neighborhood overlay zones, that promotes the preservation of open spaces by tying preservation to development flexibility where appropriate. [See Appendix B for definition and images of mixed density and blended neighborhood subdivisions.]
4. Adopt zoning that allows for the transfer of development rights from areas the town desires to preserve to areas appropriate for greater density;
5. Adopt ordinances allowing for farmer's markets, fruit stands, festival events, and the use of community facilities to promote New Harmony's apples and agricultural heritage.
6. Maintain diversity in development and housing styles.

**GOAL: Be Fiscally Responsible**

1. Review and amend future land use plans to avoid the likelihood of redundant or prematurely extended infrastructure;
2. Review land use ordinances and amend as necessary to ensure that new development pays for its own impacts, and that the town's level of service is generally maintained or improved as desired;
3. Permit, regulate, and garner license and permit fees and sales or service tax from a variety of low-impact home occupations within the town boundary;
4. Clarify land use ordinances and consolidate existing land use zones, providing a clear path for development and simplifying conformity with the town of New Harmony's objectives and goals.
5. Establish an expanded future land use map to set base expectations and identify areas for future uses.

## CHAPTER FOUR HOUSING

### **Introduction.**

The Housing chapter of the General Plan outlines existing housing opportunities within the town of New Harmony and gives guidance for the development of additional housing.

### **Existing Conditions.**

As stated in the Land Use chapter of this General Plan, housing in New Harmony is currently comprised of low-density single-family homes on lots ranging in size from one-half acre to 20 acres, with smaller nonconforming lots existing near center of town.

### **Housing Styles and Patterns.**

While New Harmony wishes all residential housing to remain single-family, the housing styles are varied and unique. During the Public Participation Process, New Harmony residents clearly expressed their desires for the variety in housing styles to remain and for any future housing to fit within the rural character of New Harmony. Manufactured housing units should be accorded the same status as single-family site-built homes, as long as they are compatible with surrounding homes with regard to construction and appearance. Architectural features of all housing must comply with any design review criteria required by the zoning ordinance.

The establishment of overlay zones such as the Blended Neighborhood Overlay Zone [See Appendix B] will help the town incorporate varying lot sizes and housing styles within the existing residential fabric of the town. During the Public Participation Process, residents expressed interest in the Blended Neighborhood Overlay Zone.

### **Affordable Housing.**

New Harmony recognizes that its residents are of varying income levels, and wishes to ensure that housing regulations do not exclude the opportunity to affordably reside in the town. Land use regulations shall be reviewed to identify obstacles to small dwellings and long-term rental of accessory apartments, and overlay zones may be used to provide for a variety of styles and lot sizes.

### **Housing Policies to Promote Goals**

The following policies provide specific actions to promote the community vision outlined in the previous sections of this chapter.

#### **GOAL: Guide Housing for Safety and Diversity**

1. Encourage diversity in lot size and housing styles, combined with open space preservation through the use of overlay zoning and density bonuses;
2. Discourage “cookie cutter” style development;

3. Provide for housing to suit a diversity of income levels by zoning for both large and relatively small lots in appropriate locations;
4. Review and amend land use regulations to identify and remove obstacles to the construction of small dwellings;
5. Adopt language allowing for rentable accessory “mother-in-law” apartments;
6. Adopt overlay zones such as Mixed Density and Blended Neighborhood (for details, see Appendix B: Form Tomorrow's Report, Recommendations 3 and 4) which enhance the existing variety and promote creativity within the existing zoning structure without hindering property rights or complicating baseline zoning;
7. Enforce applicable design standards and the most current available uniform building and fire codes. Appendices to codes shall be considered for formal adoption by the town.

## CHAPTER FIVE PUBLIC SERVICES AND FACILITIES

### **Introduction.**

The Public Services and Facilities chapter of the General Plan outlines the administration, facilities, recreational events, and public services provided by the town of New Harmony. In addition, this chapter discusses the potential need for expanded public services and facilities as the town grows. Streets and roads will be addressed in Chapter 6, Circulation.

### **Existing Conditions.**

New Harmony has a fire station, a post office, and two parks. Given the relatively small population size and the limited tax base, the town can provide only the most basic municipal services, such as water supply, streets and maintenance, and volunteer fire protection.

1. Administration. New Harmony is governed by a mayor/town council form of government. The town Hall is located in the Harmony Valley Fire District at 133 Center Street. The town employs one clerk.
2. Recreation Facilities. New Harmony currently has two parks. The one-acre landscaped Fire Station Park is located at 133 Center Street, and includes benches, playground equipment, and baseball, basketball, and horseshoe facilities. The forty-acre Nature Park is located at the western boundary of the Town, backed up to the Dixie National Forest, and consists of open space, trails and picnic facilities.
3. Events. Recreation events held in the community include:
  - Apple Festival
  - 4<sup>th</sup> of July picnic
  - Pioneer Day
  - Christmas Decoration Contest
4. Water supply rights and infrastructure. New Harmony has existing legal water rights in a well and two springs, allowing the diversion of up to 414 acre feet per year. The town owns storage tanks, distribution lines, and fire hydrants to supply water for its population and agricultural uses. A thorough inventory of water rights and facilities may be found in the New Harmony Capital Facilities Plan.
5. Storm Water. New Harmony includes many natural drainages, and has worked to ensure the safe and efficient flow of storm waters where development has occurred. A detailed inventory may be found in the Capital Facilities Plan.
6. Sanitation. There is no existing sanitary sewer infrastructure. Individual septic systems are used by all development in New Harmony.
7. Fire. Fire Protection for New Harmony is provided by Harmony Valley Fire District. A Fire Station exists at 133 Center Street.

### **Public Services Policies to Promote Goals.**

The following goals and policies provide specific actions to promote the vision set forth by New

Harmony residents, outlined in the previous sections of this chapter.

**GOAL:** Provide Infrastructure and Basic Public Services.

1. Develop a circulation master plan that establishes additional access out of town and to public lands and recreation, and provides for all modes of travel and/or transportation. [See Chapter 6];
2. Adopt a trails master plan to provide and maintain access to public lands, recreation and alternate means of travel, including both motorized (OHV and ATV) as well as non-motorized (Pedestrian, Bicycle, Equestrian) modes of travel;
3. Establish incentives for open space connections between town and surrounding lands that provide desired connections for travel to public lands;
4. Scrutinize current and future zoning maps to ensure a feasible pattern of lot sizes and open space to allow efficient connection and use of infrastructure;
5. Include a requirement for parks and recreation facilities with new development where appropriate;
6. Continue to maintain and upgrade, as necessary, the town's water system to provide an adequate amount of safe, clean water for indoor and outdoor use to all New Harmony's current and future residents;
7. Develop programs and incentives for wise water management, including encouraging the use of native, drought tolerant landscaping, while protecting and encouraging agriculture.
8. Support laws and regulations to monitor, prevent, and correct, where necessary, contamination of water sources.
9. Work with property owners to minimize storm water runoff and possible contamination of waterways.
10. Ensure town facilities and private development requirements provide for safe and efficient routing of storm waters;
11. Maintain and improve fire staff, fire facilities, and emergency services.

**GOAL:** Continue Agriculture and Preserve Rural Character

1. Distribute use and density to protect a plentiful water supply for agricultural use;
2. Promote apple-related activities through, for instance, an annual event, community apple pressing, or cooperative farm/cider stands.

**GOAL:** Be Fiscally Responsible

1. Use zoning tools to create a pattern of lot sizes and open space that will ensure efficient connection and use of infrastructure;
2. Adopt policies to ensure that new development pays for its own impacts, and that the town's level of service is generally maintained or improved as desired;
3. Be mindful of population thresholds that require large infrastructure improvements that may be costly to the town and its property owners.

## CHAPTER SIX CIRCULATION

### **Introduction.**

The Circulation chapter of the General Plan is intended to provide an overview of all circulation infrastructure (roads, trails, paths) within the town of New Harmony, direction for maintenance, and planning for future infrastructure. A major finding in the public process conducted by Form Tomorrow was that the people of New Harmony consider alternate access in and out of town to be a top priority. In order to appropriately plan for future road and trail connections and ensure existing roads and public land access are maintained, the town should develop a Master Plan which identifies all existing means of circulation (roads, trails, pathways, etc.) and any future circulation needs. New Harmony residents expressed the need for several road connections to provide additional access and improved safety as the town grows. In addition, maintaining existing access and creating new access to public lands, in some cases, will require corporation from property owners. A comprehensive plan stating the town's circulation goals could be beneficial while negotiating with existing property owners or new developers.

### **Existing Conditions.**

Currently, New Harmony is accessed via Highway 144 from I-15 exit 42. As the town grows, there is need for additional access in and out of town. New Harmony sits at the terminus of a county road, Highway 144, which extends 5 miles to the west from Interstate Highway 15. Traffic volume on the road is low. The highway serves as the main street, or principal arterial, a collector street for the town and as a local access street for many residences. The remainder of the town is served by improved and unimproved access roads.

*[SEE NEW HARMONY CAPITAL FACILITIES PLAN]*

### **Future Circulation Needs.**

As the town grows, there is need for additional access in and out of town. In order to ensure continued safety and accessibility as the town of New Harmony grows, a Circulation Master Plan should be developed that identifies existing roads and trails, proposed roads and trails, and proposed road and trail connections. During the 2009 Public Participation Process, residents identified several future road and trail connections that would improve circulation throughout town and/or access to public lands, including:

1. an additional access road from town to I-15 exit 40;
2. a road connecting Highway 144 to the new access road; and
3. a bypass road from Highway 144 to the north that accesses public land.

### **Circulation Policies to Promote Goals.**

**GOAL:** Provide Infrastructure and Basic Public Services.

1. Provide and protect access to public lands.

2. Provide additional roads to town to improve safety and accessibility;
3. Adopt zoning and bonus incentives that encourage developers to maintain existing access to public land;
4. Adopt zoning and bonus incentives to create new access points as more land develops between existing subdivisions and public lands;
5. Adopt an Official Map including needed additional access roads;
6. Develop a circulation master plan which provides continuity and connection in the road system, and creates a hierarchy of roads that will ensure safety and provide multiple means of access;
  - A. Update the New Harmony Master Plan as road and trail conditions and needs change, specifically planning for continuity and connection in the road system;
  - B. Plan for additional access as well as road improvements and upgrades as development and use requires;
  - C. Develop a trails master plan, working with other entities to encourage the establishment of new trails, maintenance of existing trails, and provision of continuity through the larger regional trail systems;
  - D. Include the Trails Master Plan as part of the Circulation Master Plan;
  - E. Plan for all means of travel, including motorized (Vehicular, OHV and ATV), mechanized (Bicycle), and non-motorized (Pedestrian and Equestrian).

**GOAL:** Enhance Community.

1. Promote citizen use of the towns' unique recreational opportunities;
2. Protect citizen access to public lands;
3. Encourage townspeople to access public trails by providing connections between trails and town infrastructure.

**GOAL:** Be Fiscally Responsible.

1. Plan ahead for efficient placement of future streets and roads while avoiding redundancy and ensuring responsible use of resources;
2. Use zoning tools to create a pattern of lot sizes and open space that will ensure efficient connection of streets and use of infrastructure.

## CHAPTER SEVEN HISTORIC PRESERVATION

### **Introduction.**

The Historic Preservation chapter of the General Plan identifies historic sites, orchards and structures that contribute greatly to the character and identity of the town of New Harmony. In order to preserve this rich history, the town government must work together with the citizenry to develop clear criteria for assessing historic elements and means for their protection. New Harmony and various local agencies have already taken steps toward protecting the history of New Harmony and the surrounding area.

### **List of Historic Sites and Structures.**

The New Harmony Town Council shall adopt and maintain New Harmony Historic Sites and Structures: a list of significant historical assets within the town to which the Town may apply the following policies.

### **Historic Preservation Policies to Promote Goals.**

**GOALS:** Preserve History; Enhance Community; Continue Agriculture and Preserve Rural Character

1. Balance protection efforts with individual property rights, avoiding excessive regulation;
2. Promote community involvement, using tools such as a stakeholders workshop, to ensure planning efforts are to the benefit of the community at large and in step with the goals of New Harmony's residents;
3. Ensure new land use policies encourage the protection of sites and structures identified as historically important;
4. Include incentives allowing greater flexibility in development project lot size and arrangement when valued resources are preserved.

## CHAPTER EIGHT ENVIRONMENT AND CONSERVATION

The Environment and Conservation Chapter of the General Plan outlines the existing environmental resources within the town of New Harmony, while introducing ways to enhance and protect those resources as the town grows. New Harmony residents have expressed a desire to maintain the town's rural and agricultural nature, as well as the "bedroom community" feel. The conservation of the local environment is a critical piece of the puzzle and should be a conscious effort of town residents and town officials. This interest must not infringe on private property rights and should be balanced and measured in purpose and method. Open and public meetings, as well as concerted efforts to spread information liberally, will contribute to the success in implementing appropriate measures and plans towards environmental conservation.

### **Existing Conditions.**

The town of New Harmony has a unique and beautiful environment, characterized by an abundance of natural resources, plant and animal habitat, and scenic vistas. In order to maintain the character and quality of New Harmony's environment, it is important to take measures to protect plant and animal habitat, air and water quality, the night sky, and steep slopes and hillsides. These natural resources not only contribute to the aesthetic character of the town, but also to the local economy, and the health and safety of New Harmony residents. In order to balance the protection of New Harmony's environmental resources with private property rights, the town must provide clear expectations for resource protection that encourage developers and property owners to respect the natural environment. Planning tools, such as a Sensitive Lands Ordinance and bonus incentives for hillside and waterway protection, can ensure clear and measurable standards that simplify enforcement and compliance.

The town of New Harmony is surrounded by public land. The town finds it in its best interest to help steer the designations and uses of adjacent public lands. Many Residents have expressed the desire to maintain open access and recreational opportunities on these public lands. The character of the town of New Harmony is influenced not only by the open space, access, and recreational opportunities available on public land, but also the rich agricultural history of the area. There is a strong desire among residents for broad agricultural rights and abilities within the town, the Annexation Boundary, and on public lands; agricultural rights include grazing rights and other agricultural use rights which have existed for decades in New Harmony history. The town feels it is important to keep this rural and agricultural character as it expands.

The town understands the importance of working with government agencies that currently administer the adjacent public lands. The town has engaged local agencies in the past in order to establish an open line of communication. It is critical that the town continue to maintain strong communication with these agencies to ensure they are aware of local residents' concerns and needs, as well as to understand the issues and challenges faced by the agency in managing these lands.

**Environment and Conservation Policies to Promote Goals.****GOALS:** Protect Environs and Public Safety

1. Protect the quality of New Harmony' natural resources: establish a comprehensive sensitive lands ordinance which preserves air and water quality, protects plant and animal habitat, and protects natural features such as hilltops, steep slopes, hillsides, and waterways; include an enhanced buffer at the toe of steep slopes and along watercourses, providing incentives where appropriate.
2. Adopt policies and work with property owners to direct and minimize storm water runoff and prevent contamination of waterways;
3. Identify specific areas within New Harmony where substantial natural resources and/ or plant and animal habitat exist;
4. Adopt policies to control noxious weeds to minimize blight and fire danger;
5. Adopt an Outdoor Lighting ordinance that will protect the night sky, including stringent standards for "full cut-off fixtures" in order to reduce light trespass.
6. Ensure policies discourage unnecessary excavation, and establish grading limits which govern the extent of cuts and minimize scarring;
7. Minimize disturbance to native vegetation and existing orchards and agricultural lands, and establish specific minimum standards for re-vegetation within development areas after disturbance: establish a replacement ratio for replacement of trees removed, damaged, or destroyed within the development work area in order to incentivize preservation of vegetation;
8. Establish ordinances requiring a minimum landscaped area that may be met by native vegetation in order to incentivize preservation of existing landscapes;
9. Require protection of native or historic vegetation outside of development work areas and establish specific minimum standards for re-vegetation, if affected;
10. Develop incentives to encourage developers and property owners to preserve rural heritage and orchards, using specific planning tools and strategies, such as transfer of development rights;
11. Take action to limit noise pollution through the use of building design guidelines and town ordinances;
12. Regulate the use of off-road vehicles to protect roadless areas, public lands and private property, and maintain quiet within and around the town;
13. Ensure adequate fire and flood protection;
14. Require the inclusion of new public amenities in development proposals to maintain desired level of service;
15. Maintain access to public lands, and coordinate with local agencies to maintain and provide additional access to public lands;
16. Review annexation policies for clarity and appropriate tiering, and to assure no conflicts with town goals;
17. Adopt newly expanded future land use plans for density in appropriate locations to protect adequate open spaces and protection of the views which characterize the town;
18. Maintain substantial open space surrounding the existing town Boundary and open space buffers around new development;
19. Collaborate with local agencies in order to ensure New Harmony plays an active role in regulation and use decisions governing public lands surrounding New Harmony.