

Deweyville Town

General Plan

of 2011

**Passed and Adopted
September 8, 2011**

**Effective
September 8, 2011**

Edition 2011-1

Ordinance 09-11-01 September 8, 2011

Title: Adoption of 2011 General Plan

Whereas, development within the Town of Deweyville will take place at an unknown pace, but likely at a pace no seen since its founding within the next 20 years;

Whereas, the current General Plan does not adequately address issues caused by rapid and large scale development;

Whereas, the Town of Deweyville desires to maintain a rural feel and community spirit as it grows;

Whereas, the health, safety and general welfare of both current and future residents require proper planning to maintain community values;


Whereas, the Planning Commission of the Town of Deweyville has spent months receiving public input both formally through a Public Hearing and informally through personal contact with citizens and developing a comprehensive General Plan, that in so far as it in possible, to preserve the rural character and values of the community;

Be it therefore ordained by the Town of Deweyville Town Council that the Deweyville Town General Plan September 8, 2011 which is attached in its entirety to this ordinance as part of this ordinance.

This ordinance shall be effective on passage by the Town of Deweyville Town Council.

Passed this the 8th day of September 2011 by 5 Yea Votes and 0 Nay Votes

Robert Thayne, Mayor



Attested:



Town Clerk/Recorder

on this the 8th Day of September 2011

The 2011 Deweyville Town General Plan

1.0 INTRODUCTION & BACKGROUND

The Deweyville Town General Plan is designed to be a decision making tool as well as a general master plan for guiding future growth and development in Deweyville. It provides an officially adopted guide to future development for the Town Council, Planning Commission, Appeal Authority and other concerned governmental entities, committees, residents, property owners, business people and others interested in the future of Deweyville Town. This General Plan updates the Deweyville Master Plan of 2005, and in effect since that time. The General Plan updates, guides, builds on and ties together several other plans or projects that have been completed or are being completed.

A great deal of work has been performed by the Town Council and Planning Commission along with public input to shape this General Plan. These efforts and comments have been shaped into a series of goals, objectives and policies which reflect the direction of the Town officials, citizens and development interests. These goals are the ends the Town would like to attain, the objectives begin to detail the means to the goals and the policies show how the objectives may be achieved or implemented and/or when they should be implemented. The goals and objectives are intentionally general in nature in order to allow the flexibility of several different methods (policies) of achieving them.

Implementation strategies will be developed, as appropriate, to outline specific steps that may be taken to achieve the objectives of the General Plan. In some cases, the implementation strategies will suggest additional steps that need to be taken to more clearly define objectives and/or the steps to reach the objectives. This document is not intended to commit the Town Council or Planning Commission to specific courses of action, but to rather clearly define the end products which the Town desires to attain.

The means by which the land use patterns described in this General Plan will be achieved are not entirely certain. There are a variety of different legal and policy approaches to shaping land development, ranging from the zoning of property, to incentive programs to encourage certain uses, to public involvement and acquisition or preservation of land to ensure that it is maintained in a certain use in perpetuity. Certain ordinances, including mainly, the Deweyville Land Management and Development Code will put many of the objectives outlined in this General Plan in a Code form that may be interpreted and implemented or applied by the Planning Commission and uniformly enforced by the Town Council.

This plan is organized into 14 elements or subject areas, including a general section addressing items of overall community importance, this introduction and the Land Use Map(s). The Land Use Map Element(s) of the General Plan are the focus of this planning effort. It shows the development character that the Town has currently achieved. The General Plan defines the character that the Town should achieve, as well as how to achieve it and the course of public policy and regulation. The sequencing of any development must occur logically to eliminate the additional costs of public facilities to the community which accompany leap-frog or disorderly and aggressive development. Controls must be instituted to insure that new development projects adhere to accepted standards and pay their share of the costs or burdens on public facilities so existing residents do not pay for improvements strictly required for the new growth.

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It is important to understand the relationship of the General Plan to the Zone District Map and the Land Management and Development Code. While similar, they are not the same. The General Plan provides a general direction in terms of land use the Town hopes to achieve over time. It has been developed with an eye toward the future rather than for the purpose of current regulation. On the other hand, the zoning map and the Land Management and Development Code represent local regulations as they exist at the moment. It is anticipated however that the zoning map and development code will be adopted or revised in conjunction with the implementation of this General Plan to help codify the objectives and policies of this plan. The development code and zoning map may need further revisions and/or additional ordinances to achieve the full intent of this General Plan over time, but this continuing process of refinement and improvement to Town Codes is proper and desirable to ultimately achieve the goals of this General Plan. The General Plan needs to be a visionary document which provides guidance for decision making. It should not only anticipate the future direction of development, but also provide a framework which can be used to evaluate options and make consistent decisions on situations which are not anticipated. This framework should also be improved upon in the future as conditions change and the Town's goals may be modified. A dynamic General Plan that can be modified or added to on at least an annual schedule is usually desirable as goals are achieved or community needs change.

2.0 OVERALL TOWN VISION & GOAL

The Deweyville Town is a community rooted in a deep seated work ethic, an ethic brought by ranchers and farmers over 140 years ago. That pioneer spirit has carried through to present and is what makes Deweyville such a pleasant place to live and work. The Deweyville Town celebrates Founders Day in August to memorialize its founding in 1864. The celebration is an achievement of hundreds of hours of donated time by community members. Yes, Deweyville is a beautiful place to live, but the people and community spirit are what give this small rural Town its character.

Deweyville has experienced little to moderate growth since its meager beginnings in 1864. Deweyville is a peaceful community close to employment opportunities on the Wasatch Front. This makes Deweyville an ideal bedroom community, but its location will cause urban growth in a community designed for rural living and services.

This "bedroom" type growth impacts public services severely and does not traditionally pay for its fair share of the public service needed by the development. This scenario differs from growth in an urban community where services are subsidized by large commercial-industrial business tax bases. The growth impacts hit the new homeowners pocket book, but not nearly as hard as the impacts on the long time residents of small rural bedroom communities. This is Deweyville's situation, a long time small rural Town faced with the prospects of becoming suburban in the next 10 to 20 years.

The rapid growth also brings with it higher property values, thus inflating taxes on long time residents. Higher property values and costs of development can attract even more people with urban roots to the rural farm region and may intensify socio-economic differences between different backgrounds. Over time the new residents will demand public services more in line with the services they received in their previous abode. Many long time residents of Deweyville would be very satisfied with simple and cost efficient services, or services more in line with what they grew up with.

It is no wonder then that the overall goal or vision of this General Plan is to preserve that rural community spirit. Preserving also, the accompanying open space, clean air and clean water that our families enjoy for as long as possible.

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GOAL:

The Deweyville Town General Plan goal or vision could be summarized as follows:

THE DEWEYVILLE TOWN GENERAL PLAN WILL GUIDE FUTURE DEVELOPMENT FOR ORGANIZED GROWTH, INDUSTRY, BUSINESS AND EMPLOYMENT OPPORTUNITIES AND WILL ENSURE THAT THERE WILL BE ADEQUATE PUBLIC FACILITIES AND SERVICES. MOST IMPORTANTLY, THE IMPACTS OF GROWTH WILL BE HANDLED IN A WAY THAT SEEKS AS ITS PRIME GOAL, TO PRESERVE THE DEWEYVILLE RURAL AGRICULTURAL QUALITY OF LIFE, PRESERVATION OF ITS NATURAL RESOURCES AND ENHANCEMENT OF ITS COMMUNITY PRIDE AND VALUES. THE PLAN WILL ALSO PROVIDE TO THE BEST OF ITS ABILITY THAT THE VERY PEOPLE THAT HAVE INVESTED THEIR TIME, SWEAT AND MONEY TO MAKE DEWEYVILLE A CHOICE PLACE TO LIVE, WILL NOT HAVE TO CARRY THE GROWTH BURDENS OR PAY FOR THE IMPACTS OF NEW GROWTH.

2.1 IMPLEMENTATION OBJECTIVES

2.1.1 Revision and Amendment of Town Ordinances

Deweyville zoning and development ordinances and maps should be revised, updated and/or amended to reflect the General Plans goals and intentions. Rural and some Urban design issues should be addressed in and enforced through these ordinances. Other Town ordinances and policies should be revised, adopted or amended based on the General Plan goals and policies. This General Plan should specify policies to fulfill the spirit of the goals and objectives listed herein.

2.1.2 Annexation and Re-zoning

All requests for re-zoning or annexation should be considered in light of the land use goals and policies of this General Plan. If land proposed to be annexed can not blend into and enhance these Plan objectives, it should not be considered for annexation. Land within Deweyville or within its legal sphere of influence should be zoned to conform with this General Plan and its Land Use Map so that all new development projects can be subject to it and benefitted thereby.

2.1.3 Capital Improvements

Capital improvements for public services and facilities should be planned and developed in a way that is closely tied to this General Plan goals and policies. Construction of utility infrastructure, municipal buildings, schools and related facilities, parks, trails, all-terrain-vehicles trails, roads and drainage systems, should follow the guidelines of this General Plan.

3.0 AMENDMENTS TO PLAN

Because this General Plan is to be used to guide development according to the aspirations and needs of the community, the viability of the plan rests in its adaptability to changing conditions. The process by which the General Plan text and Land Use Map may be amended will help ensure that zoning decisions and plan objectives and policies are based on adequate research and input rather than on special interest or expediency. The amendment process is set forth in the following goal, objectives and policy statements.

GOAL:

TO ENSURE THAT THE DEWEYVILLE GENERAL PLAN IS ADAPTABLE AND RESPONSIVE TO THE GOALS AND VALUES OF THE DEWEYVILLE COMMUNITY.

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3.1 OBJECTIVE

Encourage the regular review, update and refinement of the General Plan.

3.1.1 Policy

Require the overall evaluation and update of the Town's General Plan on an annual or regular basis not to exceed 5 years without a major review and update.

3.1.2 Policy

Allow General Plan revisions through addition(s), deletion(s), clarifying amendment(s), or a complete rewrite as conditions require.

3.1.3 Policy

The process for orderly review and update of the General Plan will be as follows:

- Application is received by the Planning Commission identifying the section of the General Plan for which the change(s) are sought.
- Relevant data is collected and analyzed by the Planning Commission.
- Planning Commission analyzes the data and develops a finding of facts. The findings are used by the Planning Commission as the basis for recommendations.
- The Deweyville Planning Commission will make a formal recommendation to the Town Council.
- The Planning Commission will conduct a public hearing to receive additional comments on the proposed amendments or additions. Following the public hearing, the Town Council can, through formal adoption, either (a) allow/deny addition(s), and/or (b) allow/deny amendment(s) to the Deweyville Town General Plan.

3.2 OBJECTIVE

Encourage and foster continued citizen participation and input on all civic issues.

3.2.1 Policy

Implement a program of community awareness, preferably through a newsletter or flyer attached to water bills. Implement a Deweyville Town website awareness program and post agendas, ordinances, policies and events on the website.

3.2.2 Policy

Publicize the goals and concepts of the Deweyville General Plan and make the plan readily available to the public.

4.0 BASIC PUBLIC SERVICES

The main challenge in dealing with any growth and development is to ensure that adequate public services and facilities are in place prior to completion of the development. These services include, fire, ambulance and police protection, water and sewer services, roads, parking, street lighting, snow plowing and storm drainage, schools and school bus services, pedestrian access ways, parks, and recreation facilities. Planning and zoning, as well as Town administrative services are also necessary. Other services include; power, telephone, cable

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television and natural gas. Care must always be taken so that the rate of development does not exceed the capacities of the entities which provide the services.

GOAL:

PROMOTE AND ENCOURAGE EXPANSION AND DEVELOPMENT OF PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE WITHIN THE DEWEYVILLE AREA THAT WILL SUPPORT FIRST THE EXISTING RESIDENTS AND BUSINESSES SAFELY, AND SECONDLY THE PLANNED GROWTH OF THE COMMUNITY. ALSO, TO ENCOURAGE FUTURE PATTERNS OF DEVELOPMENT AND LAND USE THAT REDUCE THE INFRASTRUCTURE CONSTRUCTION AND OPERATION COSTS AND MAKE EFFICIENT USE OF EXISTING OR PLANNED FACILITIES.

4.1 OBJECTIVE

Require development to be timed and sequenced in a manner consistent with the capacity of available public services and facilities.

4.1.1 Policy

All development including all of its futures phases must ensure that all services required for the development are in place or constructed concurrently with the timing of the project. All required service must be active by completion of the development. Procedures are to be outlined in the Land Management and Development Code.

4.1.2 Policy

All on-site and/or off-site improvements must be insured that they will be completed satisfactorily and on schedule and adequate guarantees must be in place before the final plat(s) are approved by the Town.

4.2 OBJECTIVE

Require new development to study the infrastructure impacts on the public facilities that would result from the increased burden on the services by the development.

4.2.1 Policy

A detailed public infrastructure review and study process is to be included in the Land Management and Development Code that the developers of new projects must perform. A review process by the public service providers of the impacted services will also be provided.

4.2.2 Policy

Refine the development review process in the Land Management and Development Code so that the availability of service is a major consideration for permitted as well as conditional and discretionary uses of land or developments.

4.2.3 Policy

Require subdividers submitting a subdivision application for only a parcel of a lot to submit a plan for the entire lot. This plan would show such things as future access, roads, parks, etc. This information is to be used to improve the decision making of the Town and the property owner.

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4.3 OBJECTIVE

Require Development to pay its fare share of the impacts created or public facilities required for the development.

4.3.1 Policy

All on-site public infrastructure and related facilities required by a development will be constructed under Town standards and specifications and paid for by the developer.

4.3.2 Policy

All off-site public facilities required exclusively to achieve capacity, or supply for the new development will be paid for by the developer through impact fees or special assessments.

4.3.3 Policy

A fee resolution or ordinance will be developed by the Town to pay for costs associated with review, outside planning, engineering, planning and zoning, conditional use permits and other planning related costs, copies of codes and general plans. Also, impact fees and development fees for water, sewer, public safety, roads, parks, public services, and other infrastructure as described below may also be included and adopted. This resolution will be updated or reviewed on an annual or regular basis. Impact Fees are to be reviewed regularly to assure they are adequate to meet the infrastructure needs of the Town.

4.3.4 Policy

Involve interested and affected agencies in the Town review process for new developments. These agencies should be on a sign off list or on a signature block on any plats to ensure that they have enough data to plan for required improvements to there service(s).

4.4 OBJECTIVE

Require developers and/or public service providers to attain adequate capacity to serve the community through planned capital improvement programs.

4.4.1 Policy

Develop a Town capital improvement program for water, sewer, roads, parks and recreational facilities. Establish detailed criteria, service priorities and responsibilities of establishing and implementing the program. Use this plan as a device to formulate and regulate impact fees, and improvement standards for new developments.

4.4.2 Policy

Build closer working relationships between the various entities that provide services to the Deweyville Area to ensure that their service capabilities match the Town's growth expectations. A full range of services, including education, police and health should be considered.

4.4.3 Policy

Work with other service providers to facilitate the collection and distribution of impact fees for their respective services. Work with them in planning as well as implementation of there services to better serve existing and future customers of the Town.

4.4.4 Policy

Coordinate with service entities to develop long range plans for the sequencing of development so that development is not allowed to create a patchwork or island(s) of service facilities that are inefficient and expensive to service or operate.

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4.4.5 Policy

Require developers that require their own water for their development or are transferring water to the Town's water sources to prove the availability of "wet" water. This proof should insure that the water is not seasonal water and is in a quantity and quality that meets State health department and Town standards for delivery of water service including secondary (irrigation) water.

4.5 OBJECTIVE

Update or develop Town Water Master Plan, Wastewater (Sewer) Master Plan, and a Storm Drainage Master Plan to meet future predictions of growth in the Town.

4.5.1 Policy

Prioritize and begin a capital improvement plan for the next 20 years to implement the Town Water Master Plan, Wastewater (Sewer) Master Plan, and a Storm Drainage Master Plan. Improvements should be accomplished as needed currently and by future needs on a schedule that would not overburden existing customers of Town Services.

4.5.2 Policy

On an annual basis, review and update if necessary the culinary water, storm drainage and sewer fees resolution to keep up with current and future growth demands as well as changes of water quality regulations.

4.6 OBJECTIVE

Design services so they do not create a heavy operational and financial burden on the Town, either currently or in the future.

4.6.1 Policy

Connecting to the sewer system shall be required for all development within the Town when a sewer system is installed in the Town.

4.6.2 Policy

All development projects, including individual structures on any current lot of record must pay for the total cost of required extensions of culinary water, storm drains and/or sewer services to their project, regardless of the distance required. Such extensions may include pipelines, valves, fire hydrants, pressure regulation valves, pumping or boosting facilities, manholes, vaults, clean-outs and storage systems if needed. All facilities must be built to Town standards and specifications and guaranteed as per any current Town codes. The costs of these extensions are in addition to any impact fees required for the development. Impact fees go toward developing general Town infrastructure impacted by growth and acquiring water rights.

The owner and/or installer of the facilities may enter into "aid to construction" agreements with the Town, if the Town decides that they need to participate (at the Town discretion) and upgrade the size or capacity beyond that needed for the project and its local. This enlargement would be for future service areas or capacities, and the Town would pay the costs of the added capacity as per the agreement. The minimum sizing of the system must however meet the current Town standards for that area. The Town and the Developer may also enter into agreements to recoup the cost of proportionate shares of the improvements as connections are made to the extension by future growth. The developer or the Town or a combination of the two, depending on which entity(s) paid for the improvements may enter into the agreements. The recovery period shall not exceed 10 years and only future connections, between the last termination of the Town facilities and the end of the new extension may be recovered. Extensions added to the end of the facilities (designed to extend the services in the same manner as the previous extension) are not contributable to the original extension parties.

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5.0 LAND USE ELEMENT

The location of land uses and intensities at which various uses are developed and managed is the most visible element of a General Plan. Deweyville's mountainous geography, valley setting, agricultural terrain and snowfall impose natural constraints on the location of activities. Development must be undertaken in a careful manner in order to not destroy the natural features which are used and enjoyed by the agricultural community and residential community alike.

GOAL:

ENCOURAGE CENTER OF TOWN OUTWARD DEVELOPMENT WITH A RESPONSIVE GROWTH MANAGEMENT PROGRAM THAT PRESERVES THE RURAL SETTING AND SENSITIVE LANDS OF THE TOWN AS WELL AS PROVIDING A DIVERSE MIX OF SMALL COMMERCIAL AND RESIDENTIAL HOUSING USES WITH AGRICULTURAL LAND AND OTHER OPEN SPACE PRESERVATION BEING AN IMPORTANT PRIORITY.

5.1 OBJECTIVE

Create land use areas or zones that will support higher density uses in the center of Town and will reduce in density toward the boundaries of the Town, thus preserving the "rural community identity" of Deweyville Town.

5.2 OBJECTIVE

Ensure responsible growth in the Town through provisions that require available and adequate public services and facilities are existing at the time of the development impact.

5.3 OBJECTIVE

Implement land use management strategies such as agricultural preservation techniques, transfer of development rights and subdivision regulations that preserve the natural setting and resources, and the rural character of the Deweyville area while providing opportunities for coordinated growth and development.

5.4 OBJECTIVE

Designate areas for small scale commercial and some micro-manufacturing uses in a home-based business environment that will provide employment, tax base and service needs of the community.

5.5 OBJECTIVE

Provide for mixed housing land uses, including single family housing that is scattered as well as clustered. Allow clustering and density zoning in zones rather than scattered housing on large fixed lots that tend to reduce the amount of open space and farmable land. Clustering housing on smaller lots while maintaining low overall densities also can reduce the cost of services and the amount of water necessary to irrigate the disturbed land on the lot.

5.6 OBJECTIVE

Include "Right to Farm" provisions in the Land Management and Development Code that would protect the right of the farmers and ranchers to operate their facilities in agricultural zones without infringement on traditional land and irrigation accesses and uses, or complaints regarding noise, odors or length of work hours. The provisions should protect property rights and safety of residents and livestock by providing buffers and or screening as necessary.

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5.7 OBJECTIVE

Provide a minor subdivision ordinance that will make it much easier for subdivisions of 9 or less lots to be developed if they maximize open space, need no public street expansion or improvements or other major infrastructure and meet the goals of this General Plan.

5.8 OBJECTIVE

Develop a sensitive lands ordinance and/or overlay zone that would require detailed environmental impact statements or other studies to be performed by developers in these areas. The results of these studies would determine appropriate remediations, building capacities and/or impose appropriate development restrictions on projects influenced or sited in geological hazardous areas, areas of high erosion potential, wet lands, high water table areas and flood plains, wooded river bottoms, unsuitable building soils, and hill sides with slopes greater than 15 percent, critical wildlife habitats, high vegetation/fire danger, water shed protection and other sensitive lands or issues.

5.9 OBJECTIVE

Provide density or other incentives where development preserves in the overall design a maximum amount of private or public useable open space. Open space useable for agricultural purposes should be maximized or encouraged. Also, hillsides and ridge tops should be protected as view areas or vistas and not developed. Such open space should be permanently preserved by deed restrictions or conservation easements with a Land Trust approved by the Town.

5.10 THE DEWEYVILLE TOWN LAND USE MAPS

The General Plan Land Use Maps i.e., Deweyville Town Zoning Map, Wellhead Protection Map and Deweyville Proposed Annexation Plan Boundaries Map (see Maps at the end of this plan) is a representation of current and desired land uses in Deweyville. The land use designations may not represent existing zoning. The maps represent mainly current land uses and supports the initial goals and policies of this General Plan. The Land Use Map, in conjunction with these written goals and policy statements, should be used as a zoning decision-making guide which encourages orderly growth and compatibility of zones and land uses.

In preparing this plan, a significant change in the existing Town zoning philosophies was made. The new plans and zoning codes changes land uses from a highway frontage based development model (i.e. homes every 125 feet), to a density based clustering model in some areas. No lots less than 0.86 acre shall be allowed. This new type of land use design will provide for similar overall densities, but allow for clustering of development to maximize agricultural or other usable open space.

KEY DESCRIPTIONS

Low Density Residential

The Low Density Residential areas are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots and associated uses. This land use is characterized by attractively landscaped or naturally rural lots with lawns and shrubs and natural open spaces. Most residential development in the Town would fall under this category. Home densities for this use would range from 2 homes per acre to 1 home per acre.

Rural Residential Areas

The Rural Residential areas are established to provide areas where single family residential use and associated uses, may be harmoniously integrated with incidental agricultural pursuits. Rural residential areas would act as a smooth transition between higher density residential areas and lower density or large lot agricultural areas. This area is intended to allow the keeping of a limited number of farm animals and fowl in conjunction

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with single-family dwelling units. It is intended, at the same time, to retain land in parcels large enough to provide efficient and attractive development or as clustered developments to encourage natural or agricultural open spaces. These areas are also intended to accommodate residential developments which are oriented to an equestrian life style. This would allow the design of a residential community which could contain non-commercial stables, training areas and equestrian or pedestrian trails as an integral part of the development.

Commercial/Retail

This land use would be for commercial endeavors ranging from light to moderate public traffic. The main area suitable for this use is the inner commercial block of Deweyville as designated on the Land Use Map. This use is to be architecturally sound and compatible with the community goals and visions associated with this document. Some light uses of this zone may be allowed in the future in certain areas along the highway, providing that residential uses are not adversely interfered with or disturbed by the use proposed.

Agricultural

The Agricultural Zones, are established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the Town. The character and essence of Deweyville Town are the A-Zones and all efforts to protect these zones should be encouraged. The A-Zone is intended to protect agricultural uses from encroachment of urban development until such time as residential, commercial or industrial uses in such areas become necessary and desirable by the Town. Uses permitted in the A-Zones, in addition to agricultural uses, must be incidental thereto and should not change the basic agricultural character of the zone. Clustering of homes is encouraged to maximize the amount of open and usable agricultural space. Conversion of the Agricultural Zones to zones allowing urban uses should be accomplished only in an orderly and careful manner following the General Plan, with no "leap-frog" encroachments of such urban or semi-urban uses or developments into the surrounding agricultural areas. The A-40 is a general agricultural zone for most agricultural proposes. The AG-40 zone is created as a agricultural zone primarily for grazing livestock with very few structures

6.0 ECONOMICS GOALS

While Deweyville is still a small community, the value of a strong local economy can not be over emphasized. There must be some place for local residents to work and contribute further to the build up of the Deweyville economy. Home based businesses has been the mainstay of Deweyville's economy since its founding in 1863. The global economy that is developing small local businesses will be a major part of economic growth. Home based businesses in Deweyville can be competitive in the global economy. A healthy economy starts by not making business licensing a major task or financial burden for small business and ends with job creation and a healthy tax base for the Town.

GOAL:

PROMOTE NEW BUSINESS OPPORTUNITIES FOR FAMILIES AND PROVIDE OPPORTUNITIES FOR THE PRESERVATION AND ENHANCEMENT OF SUSTAINABLE AGRICULTURAL AND OTHER SMALL BUSINESS OPERATIONS IN THE TOWN.

6.1 OBJECTIVE

Provide appropriate land use opportunities for small commercial and micro-manufacturing, service related and tourism businesses in a home based business environment that will result in a diversity of economic opportunities for the Deweyville area. Also, provide additional employment and meet the service needs of the Town.

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6.1.1 Policy

When appropriate create at least one commercial area and develop zoning regulations governing the acceptable uses associated with small retail/service businesses and manufacturing industries in a home based business environment.

6.2 OBJECTIVE

Preserve and enhance compatible businesses and/or provide incentives for the relocation of existing incompatible business operations to appropriate areas that will ensure compatibility with surrounding land uses and increase the economic vitality of the business.

6.2.1 Policy

Set appropriate commercial areas in the Zoning and Development Code that are central to the Town and do not interfere or are detrimental to residential zones or other business uses.

6.2.2 Policy

Encourage the creation of planned commercial centers exhibiting the qualities of good design and efficient function on all new projects.

6.2.3 Policy

Restrict or prevent commercial areas in neighborhoods that would be detrimental to the character of the residential or agricultural community.

6.3 OBJECTIVE

Promote the development of small home based businesses or clean cottage type industries that have very minimal impact on Town services or land uses, i.e. traffic, noise, parking, etc.

6.3.1 Policy

Allow certain areas to be developed for small environmentally clean industries that can be compatible with agricultural or rural type land uses.

6.3.2 Policy

Make small home businesses that require no off-street parking, signs or visible or audible characteristics a permitted use in most low density residential and agricultural zones.

6.4 OBJECTIVE

Regulate the development, as much as practical, of commercial areas for improved appearance, protection of adjacent property, preservation of street function, provision of off street parking, and efficient use of municipal services.

6.4.1 Policy

Establish and regularly update strong architectural controls and site planning standards for all new commercial areas.

6.4.2 Policy

Deny non-compatible and disruptive land uses in commercial areas.

6.4.3 Policy

Regularly examine and update parking access regulations to meet present and future needs.

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6.4.4 Policy

Provide adequate infrastructure sized to support commercial development and anticipated needs.

6.4.5 Policy

Coordinate commercial development with Town, County and State transportation planning.

6.4.6 Policy

All commercial development on major streets in the Town will reflect and promote Deweyville's identity and character.

6.4.7 Policy

Commercial development located adjacent to each other should blend harmoniously together, promoting a oneness and unity.

6.4.8 Policy

All ordinances and commercial standards adopted by the Town should reflect the Town's identity and personality, and work to eliminate or improve cluttered, aesthetically unpleasant commercial areas.

6.4.9 Policy

The Town should adopt a strict sign ordinance, regulating the size and placement of all signs in the Town. The ordinance should also specify aesthetic standards that will fit the rural character of the Town.

6.4.10 Policy

Encourage the placement of all underground utilities in commercial areas.

6.4.11 Policy

Implement the use of access roads, bermed landscaping, and combinations of space and landscaping to isolate high volume, high speed traffic from low volume, low speed traffic areas.

7.0 DEVELOPMENT BEYOND TOWN BOUNDARIES

GOAL:

ENCOURAGE COORDINATION WITH BOX ELDER COUNTY AND OTHER LOCAL GOVERNMENTS IN EASTERN BOX ELDER COUNTY TO ENSURE THAT THE TOWN'S GENERAL PLAN GOALS ARE MET AND THAT DEVELOPMENT BEYOND THE TOWN'S BORDERS THAT MAY HAVE A GEOGRAPHIC OR ECONOMIC IMPACT ON THE TOWN ARE KEPT COMPATIBLE WITH THE CHARACTER OF DEWEYVILLE.

7.1 General Considerations

7.1.1 Statement of Purpose.

This section is written to provide Deweyville Town with a growth pattern that shall guide the development and expansion of the municipal boundaries through annexation in a manner that is consistent with the General Plan of the Deweyville Town and Box Elder County, and the laws of the state of Utah.

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It is the intent of this Plan to protect and enhance the private property rights of property owner's within the municipal boundaries and in the unincorporated areas surrounding. It is the intent further that the regulations contained herein shall encourage sound planning practices and reduce many of the major sources of problems usually associated with the annexation process.

7.1.2 Legislative Policy.

The following statements are reflected in the State Law governing annexations and are included as a part of this Annexation Policy Plan:

- 7.1.2.1 Sound development within the Deweyville Town is essential to the continued economic development of the State of Utah;
- 7.1.2.2 Municipalities are primarily created to provide urban type governmental services essential for development and for the protection of public health, safety and welfare in residential, commercial, and industrial areas, and in areas under-going development;
- 7.1.2.3 Municipal boundaries should be extended, in accordance with specific standards, to include areas where urban-type governmental services are needed and can be provided for the protection of public health, safety and welfare, and to avoid the inequities of double-taxation and the proliferation of special service districts;
- 7.1.2.4 Areas annexed to municipalities in accordance with appropriate standards should receive the services provided by the annexing municipality consistent with a planned extension policy;
- 7.1.2.5 Areas annexed to municipalities should include all of the urbanized unincorporated areas contiguous to municipalities, securing the residents within these areas a voice in the selection of their government and the services they shall receive;
- 7.1.2.6 Decisions with respect to municipal boundaries and urban development need to be made with adequate consideration of the effect of the proposed actions on adjacent areas and on the interests of other government units, on the need for the cost of local government services, the ability to deliver the services under the proposed actions, and on factors related to population growth and density of the geographic area; and
- 7.1.2.7 The economic and financial impacts of annexation to existing the Deweyville Town must be evaluated to ensure that annexation is financially desirable.

7.2 Procedure for Adopting Annexation Policy Plan

10-2-401.5 UCA, 1953

7.2.1 The duties of the Planning Commission.

- 7.2.1.1 Prepare a proposed annexation policy plan as provided herein;
- 7.2.1.2 Hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;

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- 7.2.1.3 Provide notice of the public meeting to each affected entity at least 14 days before the meeting;
- 7.2.1.4 Accept and consider any additional written comments from affected entities until ten days after the public meeting;
- 7.2.1.5 In addition to the public meeting mentioned above, hold an official Public Hearing on the proposed annexation policy plan providing reasonable public notice, including notice to each affected entity, at least 14 days before the date of the hearing;
- 7.2.1.6 Following this hearing, make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting;
- 7.2.1.7 Submit its recommended annexation policy plan to the City/Town Council for their public hearing;

7.2.2 The Duties of the Deweyville Town Council.

- 7.2.2.1 Hold a public hearing on the annexation policy plan recommended by the planning commission;
- 7.2.2.2 Provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
- 7.2.2.3 After the public hearing, make any modifications to the recommended annexation policy plan that the legislative body considers appropriate, and
- 7.2.2.4 Adopt the recommended annexation policy plan, with or without modifications.

7.3 Contents of this Annexation Policy Plan:

7.3.1 Expansion Area Map:

A map of the Expansion Area (Deweyville Proposed Annexation Plan Boundaries Map) is included in this plan and made a part by reference. This map outlines the boundaries of each level of growth, as they are encouraged to occur. It shows the area that the Deweyville Town can provide municipal services to presently; the area that is most adaptable to provide services to in the near future; and the area that is planned for long-term expansion. The map also includes areas of influence that impact watershed areas, springs for the culinary water system, flood control, etc. These different areas are shown on the Expansion Area Map with different definitions and standards.

7.3.2 The following criteria shall guide the Deweyville Town's decisions about future annexation petitions:

- 7.3.2.1 The character of the community;
- 7.3.2.2 The need for municipal services;

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7.3.2.3 Plans for extension of municipal services;

7.3.2.4 How the services shall be financed;

7.3.2.5 An estimate of the tax consequences;

7.3.2.6 The interests of all affected entities;

7.3.2.7 Avoiding Gaps, Overlaps, Islands, or Peninsulas;

7.3.2.8 Inclusion of Agricultural, Forest, Recreational, Wildlife Area.

7.3.3 Agricultural Areas.

Agricultural areas are included in the Expansion Area and shall be considered for annexation when it is consistent with the Agriculture Protection Act of Utah, the General Plan, and the desires of the owners of said property. In general, agricultural areas shall be protected from development, unless it is the desire of the property owners of said lands to do so.

7.3.4 Forested Areas.

Forested areas shall be considered for annexation with consideration for preservation and beauty of surrounding environment consistent with the General Plans of the Deweyville Town. Hillside protection and cluster housing may be used to preserve these areas when being considered for annexation.

7.3.5 Recreational Areas.

Recreational areas shall be considered for annexation to the Deweyville Town with the intent that municipal services are needed and can be provided effectively consistent with the General Plans.

7.3.6 Wildlife Areas.

As annexations occur into these areas, a balance between the needs of people and the needs wildlife shall be considered and appropriate steps taken to plan ahead for these.

7.3.7 Contiguous to Municipal Boundaries.

All proposed annexations shall be contiguous to the boundaries of the City or Town.

7.3.8 Expansion Area Defined. See Annexation Area Map.

The Expansion Area is defined with basically three levels.

7.3.8.1 Those areas within the Deweyville Town that are adaptable to development consistent with the policies of the Deweyville Town.

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7.3.8.2 Those areas immediately surrounding and contiguous with the boundaries of the City/Town where public services can be provided in an efficient manner.

7.3.8.3 Those areas outside this where development is desirable and will not unreasonably infringe on agricultural and sensitive lands.

7.4 Definition of Terms

7.4.1 "Affected entity" means:

7.4.1.1 A county in whose unincorporated area the area proposed for annexation is located;

7.4.1.2 An independent special district under *Title 17A, Chapter 2, Independent Special Districts*, whose boundaries include any part of an area proposed for annexation;

7.4.1.3 A school district whose boundaries include any part of an area proposed for annexation; and

7.4.1.4 A municipality whose boundaries are within 1/2 mile of an area proposed for annexation.

7.4.2 "Area of Influence" means:

That geographic area surrounding a municipality that is defined by the community as contributing to and creating the environment in which the community exists, i.e. Scenery, mountains, rivers & streams, wildlife, farms and agricultural lands, etc. This area of influence shall generally be consistent with the outer tier of the Growth Policy Map, but in some cases may not be due to unique characteristics that do not follow geographic boundaries.

7.4.3 "Agriculture Protection Area" means:

That area designated within the "Expansion Area" according to *Title 17, Chapter 41, Agriculture Protection Area*, as an Agriculture Protection Area.

7.4.4 "Annexation Petition" means:

A petition under *Section 10-2-403* proposing the annexation to a municipality of a contiguous, unincorporated area that is contiguous to the municipality.

7.4.5 "Commission" means:

A Boundary Commission established under *Section 10-2-409* for the county in which the property that is proposed for annexation is located.

7.4.6 "Contact Sponsor" means:

That person listed on the annexation petition as the "Contact Sponsor".

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7.4.7 "Expansion Area" means:

The unincorporated area that is identified in an annexation policy plan under *Section 10-2-401.5* as the area that the municipality anticipates annexing in the future.

7.4.8 "Municipal Selection Committee" means:

A committee in each county composed of the mayor of each municipality within that county.

7.4.9 "Personal Representative" means:

The signature of a person signing a petition or protest in a representative capacity on behalf of an owner. This signature is invalid unless the person's representative capacity and the name of the owner the person represents are indicated on the petition or protest with the person's signature, and the person provides documentation accompanying the petition or protest that substantiates the person's representative capacity. A duly appointed personal representative may sign a petition or protest on behalf of a deceased owner.

7.4.10 "Petitioner" means:

The owner of real property, for purposes of each provision of this part, that requires the owners of private real property covering a percentage or majority of the total private land area within an area to sign a petition or protest.

7.4.11 "Petition Sponsors" means:

Five (5) petitioners or qualified personal representatives of petitioners of an annexation petition that are designated by the petitioners as "Petition Sponsors", one of whom is designated as the "Contact Sponsor".

7.4.12 "Private" with respect to real property, means:

Not owned by the United States or any agency of the federal government, the state, a county, a municipality, a school district, a special district under *Title 17A, Special Districts*, or any other political subdivision or governmental entity of the state.

7.4.13 "County" means:

Box Elder County.

7.4.14 "Urban Development" means:

7.4.14.1 A housing development with more than 15 residential "equivalent" units and an average density greater than one residential unit per acre; or

7.4.14.2 A commercial or industrial development for which cost projections exceed \$750,000 for all phases.

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7.4.15 "Owner of Real Property" means:

The recorded title owner according to the records of the County Recorder.

7.4.16 "Qualifying Parcel" means:

A parcel of real property represented in the calculation of the required percentage or majority of petitioners owning said parcel, unless the petition or protest is signed by owners representing a majority ownership interest in that parcel; or if the parcel is owned by joint tenants or tenants by the entirety, 50% of the number of owners of that parcel;

7.4.17 "Value of Private Real Property" means:

The value as determined according to the last assessment roll for county taxes before the annexation petition or protest.

7.5 Expansion Area Boundary & Definitions

The management of growth and expansion shall be in levels or progressive steps of development. These levels shall separate areas of the unincorporated county into areas that the Deweyville Town has identified as possible areas of expansion and estimated when services shall be needed and available. These areas will be coordinated with the County to ensure that growth is consistent with City/County goals and plans. By discouraging growth in outlying areas and encouraging growth in areas where services are available, the step approach shall create a more efficient use of public facilities.

Growth plans shall be short, moderate and long-term. Long-term plans shall include those areas where there are no immediate plans for development or infrastructure to provide service within the next 10-15 years. Moderate-term plans shall be for those areas where services can be extended reasonably within the next 5-10 years. Short-term plans shall include those areas where services presently exist or could be developed within a relatively short period of time.

The adoption of a long-term geographic boundary or Expansion Area is provided to delineate the point beyond which the Deweyville Town does not plan to provide services. This Expansion Area Boundary is adopted as a part of the General Plan and should not be changed without compelling reasons. It is intended to be a fixed boundary for the life of the General Plan and essentially defines the community's "Area of Influence".

7.5.1 **The growth areas of the Deweyville Town shall be of sufficient size to accommodate planned commercial and residential growth consistent with the General Plan, taking into account the following:**

7.5.1.1 Land with natural constraints, i.e. Sensitive lands, watersheds, water drainage, cliffs, steep slopes, views, vegetation preservation, etc.

7.5.1.2 Agricultural Land to be preserved.

7.5.1.3 Greenbelt and open space lands.

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- 7.5.1.4 Public street projections and reservations.
- 7.5.1.5 Existing projects with development potential.
- 7.5.1.6 Land use patterns already created by existing subdivisions, recorded plats, or large lot divisions, etc.
- 7.5.1.7 Plans to continue the building pattern in existing developments to their completion.
- 7.5.1.8 Preservation of public infrastructure and water sources.
- 7.5.1.9 Needs for preservation of open-space, parks, wildlife habitat.
- 7.5.2 **The following factors shall be considered in determining the precise location of Annexation Growth Area Boundaries:**
 - 7.5.2.1 Geographic, topographic, and manmade features;
 - 7.5.2.2 The location of public facilities;
 - 7.5.2.3 Availability of needed services; limits of capacities and extension limits.
 - 7.5.2.4 Jurisdictional boundaries of other public entities and improvement districts.
 - 7.5.2.5 Location of natural resource lands and critical areas.
- 7.5.3 **Planning growth in this way shall provide the following advantages to the Deweyville Town.**
 - 7.5.3.1 Encourage an efficient development pattern.
 - 7.5.3.2 Identify and maintain protected Agricultural Areas.
 - 7.5.3.3 Avoid unnecessary and premature consumption of land that cannot be developed or serviced efficiently.
 - 7.5.3.4 Provide a focused plan for preserving existing public facilities and capital investments and extension of public facilities in the future.
 - 7.5.3.5 Develop and maintain fiscal integrity in city operations by encouraging the full utilization of existing streets and other public facilities.
 - 7.5.3.6 Diversify and strengthen the tax base of the community.
 - 7.5.3.7 Encourage the development of local job opportunities.
 - 7.5.3.8 Protect and preserve natural and environmental features that are desired by the community.

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7.5.3.9 Provide for future developments by advanced mapping of needed facilities and services.

7.5.3.10 Facilitate development by providing sufficient areas within each tier and planned zones appropriate to support anticipated populations.

7.5.4 Level 1 – Present Growth Area – (Within the Present Boundaries)

Those areas that already have homes, businesses and necessary public services. Level 1 includes those areas identified within the present boundaries of the community and the related zoning districts, which define their use. (See Zoning Map) The intent of this Level is to utilize existing facilities and utilities to their full extent before extending beyond their present use.

The infrastructure needs of Level I is shown on the Growth Area Map Level 1, and is based on the following criteria:

7.5.4.1 Proximity to existing roads and streets.

7.5.4.2 Completion of previously approved projects and filling in available lands within the present town boundaries.

7.5.4.3 Previously approved service development projects.

7.5.4.4 Wise utilization of the capacities of existing services.

7.5.4.5 The need for commercial areas where desired.

7.5.4.6 The need for recreational areas in developed areas.

7.5.4.7 Location and need for affordable housing.

7.5.4.8 The need for manufacturing & industrial areas.

7.5.4.9 Adjacency to and continuation of other similar uses.

7.5.5 Level 2 – Planned Growth Area – (The Area Immediately Surrounding the Community)

This area is the first level outside the present boundary of the community that the existing utility system can service without major expansion and demand on the present system. The intent is to provide services **within the capacity of existing utilities** but may require extension to the annexed areas. "Cluster" type development may be given priority in areas outside the Deweyville Town to preserve open spaces, agricultural area, and concentrate services for efficiency. Additional facilities and services that shall be required for annexations in this area shall be provided by public and private resources according to the following criteria:

7.5.5.1 Logical capital improvement phasing over a 5-10 year period.

7.5.5.2 Availability of funding for improvements.

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- 7.5.5.3 Present roads exist, and may be platted, but do not meet planned capacity standards. Needed improvements are identified and financing available.
- 7.5.5.4 Public utilities are not yet available and needed improvements have been planned and financing identified.
- 7.5.5.5 Large tracts of undeveloped land remain in this level and their future use has been discussed and made a part of this plan.
- 7.5.5.6 Future growth areas have been identified by type of land use consistent with the General Plan, i.e. Density, agricultural preservation, open-space, zoning, cluster housing, etc.
- 7.5.5.7 Existing utilities are reasonably close, and so not require disproportionate demands on the existing systems of the Deweyville Town.

7.5.6 Level 3 – Future Growth Area – (Expansion Area)

This Level is identified on the Annexation Plan generally for 10-15 years. The intent is not to encourage development until Level 1 & 2 are adequately "filled in". Growth in this Level shall relate to more long-range plans than Level I & II. The primary intent of this Level is to protect water-sheds, control flooding, protect and manage the sources of potable water, and provide a buffer between residential areas area and those areas that are reserved for open space, wildlife, etc. In this level there may be plans for future annexation of lands that extend beyond the feasible capacity of presently planned water system and other services as identified on the Growth Area Map. This area will generally be very low density to ensure that property owners use their lands as they desire over longer periods of time without infringement. Phasing in of development shall be planned 15-20 years ahead according to the following criteria:

- 7.5.6.1 Agricultural Protected Land reservations.
- 7.5.6.2 Preferred tax treatments to remain rural.
- 7.5.6.3 Green-Belt reservations and Tax Implications.
- 7.5.6.4 Open Space Designations.
- 7.5.6.5 Coordination between County and City/Town to discourage speculation.
- 7.5.6.6 Isolated individual homes or cluster housing to maintain open areas
- 7.5.6.7 Wildlife and Forested Area designations.
- 7.5.6.8 Other means consistent with the economic use of these lands.
- 7.5.6.9 Preservation of individual property rights.
- 7.5.6.10 Hillside/Hilltop Protection is needed.

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7.5.7 Level 4 – Expansion Area Boundary

Level 4 is intended to establish the outer boundary 20 years and beyond which the Deweyville Town does not anticipate expanding into, or the outer boundary of its Expansion Area or Area of Influence. This Level includes the areas the community does not anticipate expanding beyond, but which define the "Area of Influence" of the community. These areas are those that typically will not have any development and are primarily agricultural, forest, recreational, and reserved for wildlife, camping, and open-spaces.

7.5.8 Annexation Growth Map to Be an Overlay.

The Deweyville Proposed Annexation Plan Boundary Map is to be an over-lay on the Land Use Districts Map of the Town and the County, and shall provide a view of present and future uses of land the Deweyville Town, to make efficient use of resources 20 years into the future. This should be updated every 3-4 years along with the General Plans.

7.5.9 Agriculture Protected Areas.

The Annexation Growth Map shall recognize the Agriculture Protection Area Map adopted by the County. Growth Area Maps shall identify and be sensitive to this area. Future development of these lands shall be planned in coordination with the property owners in these areas within the intent of protecting agricultural lands consistent with right to farm laws.

7.6 Annexation Limitations 10-2-402 UCA, 1953 Contiguous Area:

7.6.1 The Deweyville Town shall only consider lands for annexation that meet the following criteria:

7.6.1.1 It is a contiguous area according to the definition herein.

7.6.1.2 It is contiguous to the municipality.

7.6.1.3 The annexation shall not leave or create an unincorporated island or peninsula; and

7.6.1.4 The area is within the proposed annexing municipality's expansion area.

7.6.2 Necessity of Petition:

A formal petition requesting annexation shall be filed with the Town Clerk before an annexation shall be considered, except as provided in Section 10-2-418 UCA, regarding the annexation of peninsulas, islands or area where the Deweyville Town is providing services as defined by law, in which case the Deweyville Town can initiate the annexation petition.

7.6.3 Whole Parcels:

An annexation under this part may not include part of a parcel of real property and exclude part of that same parcel unless the owner of that parcel has signed the annexation petition.

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7.6.4 Revenue Purposes – Not Sole Reason:

It shall be the stated policy of the Deweyville Town to not annex an unincorporated area for the sole purpose of acquiring municipal revenue.

7.6.5 Limitation of Other Municipalities Growth

The Deweyville Town shall not annex unincorporated areas in an effort to retard the capacity of another municipality to annex the same or a related area unless the municipality has the ability and intent to benefit the annexed area by providing municipal services.

7.6.6 County Limitation of Urban Developments

Pursuant to State Law, it is understood and agreed that the County shall not approve residential or commercial development within the Deweyville Town's Expansion Area unless:

7.6.6.1 The County notifies the municipality of the proposed development; and

7.6.6.2 The Deweyville Town consents in writing to the development; or

7.6.6.3 The Development meets the same standards of construction as the related Town; and

7.6.6.4 Within 90 days after the County's notification of the proposed development, the municipality submits to the county a written objection to the county's approval of the proposed development; and

7.6.6.5 The County responds in writing to the municipality's objections and the concerns are resolved to their mutual satisfaction.

7.7 Annexation Procedure

7.7.1 Annexation Petition:

7.7.1.1 An annexation process shall begin with an Annexation Petition by those desiring annexation.

7.7.1.2 Each petition shall be filed with the Town Clerk, and shall meet the following conditions:

7.7.1.2.1 Contain the signatures of the owners of private real property that is located within the area proposed for annexation;

7.7.1.2.2 Cover a majority of the private land area within the area proposed for annexation;

7.7.1.2.3 Covers 100% of the private land area that is within an agriculture protection area created under **Title 17, Chapter 41, Agriculture Protection Area**; and

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- 7.7.1.2.3 Is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
 - 7.7.1.3 If all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owner or owners of all the publicly owned real property must sign the petition;
 - 7.7.1.4 The annexation area shall be accompanied by an accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
 - 7.7.1.5 A document designating up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor shall be included with the petition.
 - 7.7.1.6 The petition shall contain an evaluation of the tax consequences on the related lands of annexation.
 - 7.7.1.7 A petition shall not propose the annexation of all or part of an area which has already been proposed for annexation to another municipality where the petition has not been denied, rejected, or granted.
 - 7.7.1.8 All petitioners shall be owners of real property within the annexation area and meet the definition of "petitioner" in this Ordinance and State Law.
- 7.7.2 Annexation Boundaries Identified:**

If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:

- 7.7.2.1 Along the boundaries of existing special districts for sewer, water, and other services,
- 7.7.2.2 Along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and
- 7.7.2.3 Along the boundaries of other taxing entities;
- 7.7.2.4 To eliminate islands and peninsulas of territory that is not receiving Municipal-type services;
- 7.7.2.5 To facilitate the consolidation of overlapping functions of local government;
- 7.7.2.6 To promote the efficient delivery of services; and
- 7.7.2.7 To encourage the equitable distribution of community resources and obligations.

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7.7.3 Filing With the Town Council:

On the date of filing, the petition sponsors shall deliver or mail a copy of the petition to:

7.7.3.1 The Town Clerk; and The County Clerk in which the area proposed for annexation is located; and

7.7.4 Acceptance or Rejection:

The Town Council has the option to:

7.7.4.1 Deny a petition filed, or

7.7.4.2 Accept the petition for further consideration under this part and forward it to the Town Clerk for Certification as provided herein.

7.7.4.3 The Council's failure to act to deny or accept a petition within 14 days after the filing of the petition shall be considered to be an acceptance of the petition for further consideration under this part.

7.7.4.4 If the Council denies a petition, it shall, within five days of the denial, mail written notice of the denial to the Contact Sponsor, and the County Clerk, stating the reasons for doing so.

7.7.4.5 If the Council accepts the petition, or is considered to have accepted the petition, they shall forward the petition to the Town Clerk for Certification of the petition according to Utah law.

7.7.4.6 Within thirty (30) days of the Council's acceptance of the petition, the Clerk shall consult with the County Clerk to determine whether the petition meets the requirements of law, certify the petition, and mail or deliver written notification of the certification to the Council, the Contact Sponsor, and the County Commission.

7.7.5 Re-filing of Petitions:

7.7.5.1 If the Town Clerk determines that the petition fails to meet any of the requirements, they shall reject the petition, and mail or deliver written notification of the rejection and the reasons for the rejection to the Council, the Contact Sponsor, and the County Commission.

7.7.5.2 If the Town Clerk rejects a petition, the petition may be modified to correct the deficiencies for which it was rejected and then re-filed.

7.7.5.3 If a petition is re-filed after having been rejected, the re-filed petition shall be treated as a newly filed petition.

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7.7.6 Petition Certification:

7.7.6.1 If the Town Clerk determines that the petition meets the requirements for petition, they shall certify the petition and mail or deliver written notification of the certification to the Council, the Contact Sponsor, and the County Commission.

7.7.7 Notice of certification – Publishing and providing notice of petition.

After receipt of the notice of certification from the Clerk, the Council shall do the following:

7.7.7.1 No later than ten days after receipt of the notice of certification, publish notice of the certification in a newspaper of general circulation within the area proposed for annexation; and

7.7.7.2 Post written notice in conspicuous places within those areas that are most likely to give notice to residents within those areas; and

7.7.7.3 Within 20 days of receipt of the notice of certification, mail written notice to each affected entity.

7.7.8 Notices of Petition Certification:

Each notice shall contain the following:

7.7.8.1 State that a petition has been filed with the Town proposing the annexation of an area;

7.7.8.2 State the date of the Council's receipt of the notice of Certification;

7.7.8.3 Describe the area proposed for annexation in the annexation petition;

7.7.8.4 State that the complete annexation petition is available for inspection and copying at the office of the Town;

7.7.8.5 State in conspicuous and plain terms that the Town may grant the petition and annex the area described in the petition unless, within the time required, a written protest to the annexation petition is filed with the Town and the County Commission, and

7.7.8.6 State the address of the County Boundary Commission, or, if one has not yet been created the address of the County Clerk, where a protest to the annexation petition may be filed.

7.7.9 Annexation of an island or peninsula without a petition – Notice – Hearing.

The Council may initiate annexations of an unincorporated area under this section without an annexation petition if:

7.7.9.1 The area to be annexed consists of one or more islands within, or peninsulas contiguous to, the Town, and

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- 7.7.9.2 The majority of each island or peninsula consists of residential or commercial development;
- 7.7.9.3 The municipality has provided most or all of the municipal-type services to the area for more than one year.
- 7.7.9.4 A municipality may initiate annexation of an island or peninsula, leaving unincorporated the remainder of the unincorporated island or peninsula, if, in adopting the resolution, the municipal legislative body determines that not annexing the entire unincorporated island or peninsula is in the municipality's best interest.
- 7.7.9.5 To annex an area in this manner the Council shall do the following:
 - 7.7.9.5.1 Adopt a resolution indicating the municipal legislative body's intent to annex the area, describing the area proposed to be annexed, and the reasons for the annexation.
 - 7.7.5.2 Publish notice at least once a week for three successive weeks in a newspaper of general circulation within the area proposed for annexation and notify all property owners in the proposed area of the intent to annex. The notice shall state that the municipal legislative body has adopted a resolution indicating its intent to annex the area proposed for annexation; state the date, time, and place of the public hearing; describe the area proposed for annexation, and state in conspicuous and plain terms that the municipal legislative body shall annex the area unless, at or before the public hearing, written protests to the annexation are filed by the owners of private real property that is located within the area proposed for annexation.
 - 7.7.5.3 Hold a public hearing on the proposed annexation no earlier than 60 days after the adoption of the resolution of annexation.
 - 7.7.5.4 The first publication of the notice required shall be within 14 days of the municipal legislative body's adoption of the annexation resolution.
- 7.7.6 Upon conclusion of the public hearing, the municipal legislative body shall adopt an ordinance annexing the area proposed for annexation under this section unless, at or before the hearing, written protests to the annexation have been filed with the city recorder or Town clerk, as the case may be, by the owners of private real property that is located within the area proposed for annexation; covers a majority of the total private land area within the entire area proposed for annexation; and is equal in value to at least 50 percent of the value of all private real property within the entire area proposed for annexation.
- 7.7.7 If protests are filed in a timely manner and comply with the requirement of law, the municipal legislative body shall not adopt an ordinance annexing the area proposed for annexation, and the annexation proceedings under this section shall be considered terminated.

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Protests:

A protest to an annexation petition may be filed by:

- 7.7.7.1 The legislative body or governing board of an affected entity; or
- 7.7.7.2 The owners of private real property that is located in the unincorporated area within mile of the area proposed for annexation;
- 7.7.7.3 The County Planning Commission may recommend to the County Commission that the County file a protest against a proposed annexation under this part of an area located within unincorporated area of the County.
- 7.7.7.4 The County Planning Commission shall communicate each recommendation in writing to the County Commission within 30 days of the City or Town Certification of the annexation petition notice.
- 7.7.7.5 At the time the recommendation is communicated to the County Commission, the County Planning Commission shall mail or deliver a copy of their recommendation to the City or Town Council, and to the Contact Sponsor.
- 7.7.7.6 Each protest shall be filed no later than 30 days after the City or Town Council's receipt of the notice of certification from the Recorder or Clerk, and shall be also filed with the County Boundary Commission or the County Clerk when a Boundary Commission has not been appointed yet.
- 7.7.7.7 Each protest shall state the reasons for the protest of the annexation petition and, justification for the protest under the standards established in by state law and this Ordinance, as well as other information that the Boundary Commission by rule requires or that the party filing the protest considers pertinent; and the name and address of a contact person who is to receive notices sent by the commission with respect to the protest proceedings.
- 7.7.7.8 The party filing a protest under this section shall on the same date deliver or mail a copy of the protest to the County Clerk.
- 7.7.7.9 The County Clerk shall immediately notify the County Commission of the protest and shall deliver the protest to the Boundary Commission within five days of its creation.

7.7.8 Approval or Denial

- 7.7.8.1 If no timely protest is filed, the Town Council may grant the petition and, by ordinance, annex the area that is the subject of the annexation petition.
- 7.7.8.2 Before granting an annexation petition, the Council shall:
 - 7.7.8.2.1 Hold a public hearing; and

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- 7.7.8.2.2** At least seven days before the public hearing publish notice of the hearing in a newspaper of general circulation within the municipality and the area proposed for annexation; and post written notices of the hearing in conspicuous places within those areas that are most likely to give notice to residents within those areas.

7.8 Annexation Growth Plan Maps

Deweyville Proposed Annexation Plan Boundaries Map

7.9 OBJECTIVE

Improve communication with Box Elder County, the School District, and other local jurisdictions if necessary, to assure that development occurs in an orderly manner and protects the interests of the Deweyville Town.

7.9.1 Policy

Enter into interlocal agreements with the County and other Governmental organizations in the area that would be willing to enter into joint planning efforts in the outlying boarder regions or future annexation areas of Deweyville Town.

7.10 OBJECTIVE

Promote the creation of area wide plans, especially a comprehensive general plan of Deweyville Valley to assure that the areas around Deweyville are compatible with those planned by Deweyville.

7.11 OBJECTIVE

Coordinate with the County and School District in joint planning efforts, especially in area-wide population and economic projections as well as capital improvement programs.

7.12 OBJECTIVE

Coordinate with property owners to explore ways in which the Town could participate with land owners to protect and enhance the Town's entry corridors.

7.12.1 Policy

Provide this general plan as well as other information on the Towns, annexation policy goals to residents in proposed annexation areas and start a line of joint communication with them in the planning process.

8.0 COMMUNITY CHARACTER ELEMENT

Community design is the process by which the functional and visual relationships between people and their physical environment are planned and implemented. Community design standards are usually established and implemented through a Town's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedures. Developers usually retain the greatest influence over the design of their projects. However, the Town government can directly influence land use, architecture, open space, street and transportation improvements, and landscaping of private development through design guidelines. The goals and policies of the various elements of the Deweyville General Plan have been established to encourage, via the planning process, orderly growth and development and high standards for community design.

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TOWN IMAGE

Although the concepts of beauty and aesthetics are very subjective, establishing certain basic guidelines can contribute to a functional, desirable and pleasing environment (see General Plan goals and policies). The effective coordination of uses such as buildings, agricultural open spaces, streets, and walks or trails can improve the total living experience. Deweyville's physical image and convenience of travel can be greatly enhanced through the application of sound community design concepts established in local ordinances and policies. Not only can the desirability of rural type residential living be improved but the desirability of Deweyville as a working, and recreational center can be encouraged through appropriate community design standards. An organized and pleasing environment will attract and retain high quality development even when other factors may not be as favorable.

ELEMENTS OF RURAL COMMUNITY DESIGN

The Deweyville Planning Commission studied certain aspects of community design which, if implemented, would greatly enhance the identity and aesthetic appeal of Deweyville. Certain "gateway" improvements on entry streets would serve to identify Town boundaries and create a favorable "first impression" of Deweyville. Through the use of appropriate landscaping and markers on highway rights-of-way, Town entrances can promote a positive image and sense of community pride. The proper design of streetscapes with enhancement corridors where appropriate can also foster an appealing environment and a progressive attitude through the use of setbacks and creative landscaping and screening techniques. Incentive programs and the Deweyville Planning Commission can encourage "above average" property design and maintenance. Town ordinances should also require site compatibility with respect to signs, buildings, setbacks, landscaping, and parking areas. Proper subdivision design can encourage buffering of residential neighborhoods from major travel corridors as well as improve the aesthetics of these corridors for the motorist and pedestrian.

SCALES OF COMMUNITY DESIGN

To be effective, good community design must be achieved at each of three scales. At the Town scale, community design should have features and characteristics that will unify and help provide a sense of the physical and social community. At the neighborhood scale, community design should offer many opportunities for improvement of neighborhoods and of institutional, light industrial, and commercial districts. Opportunities will be provided to create many new unifying focal points, to strengthen boundary features, to recapture and recall elements of historic or natural importance, to maintain the character and attractiveness of older neighborhoods and farms, and to introduce desirable interest and variety. At the individual project scale, rural country and community design standards can be applied to private or public buildings, streets, landscaping and parks as well as fences and signs.

STRATEGIES FOR IMPROVED COMMUNITY DESIGN

The strategies for achieving a good community design and enhancing the physical small Town image of Deweyville must deal with problems and opportunities at all three scales of the community design. The strategies that follow may impact the design at project level, the neighborhood level, or the town level.

1. Maintenance.

Maintenance or "housekeeping" is another area of concern in achieving good design. A positive Town image and attractive and functional facilities are dependent upon proper maintenance. Facilities must be maintained, refuse must be picked up, mowing of the public parks and facilities must be undertaken and upkeep and maintenance of roads and other surfaces should be properly maintained. Well designed and maintained public facilities should help influence others to maintain private property.

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CONCLUSION

Deweyville's physical image and enhancement of that image through good design are important to the economic well-being and the quality of life within the community. For Deweyville, good community design should be accomplished at each of three scales. A Community design plan should be formulated, even if it is a simple one at first. Neighborhood plans and public and private projects must reflect community and rural small town, agricultural values and objectives.

The following goals and objectives should be implemented through ordinances revision or design, site and plat review and capital improvement planning.

GOAL:

TO PROMOTE AND FOSTER THE CONCEPTS OF GOOD COMMUNITY DESIGN AT THE TOWN, NEIGHBORHOOD AND INDIVIDUAL PROJECT LEVELS, AND TO STRENGTHEN THE RURAL, SMALL TOWN IMAGE OF DEWEYVILLE TOWN.

8.1 OBJECTIVE

As an item of public policy adopt a community design at the Town, neighborhood, and individual project levels.

8.1.1 Policy

Establish, and regularly review, strong and adequate procedures for improving the quality of roadside appearance, including signs, litter, weeds and abandoned and dismantled vehicles.

8.1.2 Policy

Establish and regularly update architectural controls and site planning standards for all areas of the Town.

8.1.3 Policy

Establish a design review committee that can work with the Planning Commission to help create and maintain design guidelines for effective rural community architectures and master plans. This committee may also act as a design review team to advise the Commission on development project and their designs and layouts.

8.1.4 Policy

Throughout the Town utilize all opportunities to strengthen and create appropriate focal points, strengthen boundary features, link natural and man-made elements and introduce desirable interest and variety to the Town.

8.1.5 Policy

The Town should sponsor, support and participate in beautification and design competitions for Town residents and property owners.

- (a) Encourage high quality design throughout the Town
- (b) Vigorously enforce all Town ordinances that seek and promote an attractive community development
- (c) Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris

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8.1.6 Policy

Support a Town Beautification Committee and involve them in community design or beautification issues or programs addressed in this element as well as planning and annual competitions.

8.2 OBJECTIVE

Through the development review and site plan approval processes require quality developments that improve the livability of the Town and its quality of life for Town for its residents.

8.2.1 Policy

Strive for harmony and unity between individual development projects. Landscaping and coordinated tree planting can do much to unify adjoining developments .

8.2.2 Policy

Incorporate good planning principles into future developments that result in some "public good" by clustering lots so as to provide generous common open space, making land more farmable or optimum for agricultural uses, minimizing the number of driveways on public roads, building the most suitable sites and minimizing the visual impact of the development by using generous setbacks and trees and shrubs as buffers.

8.2.3 Policy

Locate development in configurations and in areas that will preserve and enhance open space character and a rural atmosphere in the community.

8.2.4 Policy

All efforts should be required to screen mechanical equipment, parking, and storage areas from public view.

8.2.5 Policy

All setbacks, fencing, and landscaping on arterial or side streets should be consistent and create a unity throughout the Town to strengthen the Town's identity.

8.3 OBJECTIVE

Apply all appropriate rural countryside community design techniques to create a unique and powerful community identity and sense of place for Deweyville.

8.3.1 Policy

All development with the Town should recognize the open view amenities of the Town and should not degrade public views and vistas.

8.3.2 Policy

As part of an community design program the Town should reserve lands with unique features and character as permanent open space and preserve them through a Land Trust or other permanent methods of protection.

8.3.3 Policy

The Town should immediately commence a tree planting program to beautify and give "image" to the Town. This could be facilitated through the Beautification Committee.

8.3.4 Policy

All signage allowed in the Town should be high quality and promote a positive theme for the Town.

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8.3.5 Policy

Buildings throughout the Town should promote diversity and interest and be imaginative in design and statement.

- (a) All ordinances and standards adopted in the Town should reflect the Town's identity and personality.
- (b) Encourage high quality style design throughout the Town.

8.4 OBJECTIVE

For all developments recognize that street improvements and streetscape play an important role in the Town's identity.

8.4.1 Policy

Building setback, park-strip requirements and treatments should be sufficient and appropriate to create an aesthetically pleasing and functional streetscape.

8.4.2 Policy

The design of streets and street improvements should be evaluated from both aesthetic and functional perspectives. Elements of the streetscape should include traffic control devices, signs, lighting, medians, curb and gutter, parking strips, traffic clamming devises, and tree plantings.

8.4.3 Policy

All Town street signage should be attractive, well maintained and functional, being clearly visible both day and night.

8.4.4 Policy

Major gateways into the Town or developments in the Town should be identified, protected and enhanced in order to emphasize and preserve the character and appearance of the community.

- (a) Require street side tree plantings for each lot in new sub-division areas.
- (b) Maintain consistent sidewalk, park-strip, and curb and gutter standards throughout the Town.
- (c) Implement and monitor a sign control ordinance capable of protecting the Town from the negative impacts of visual blight.
- (d) Provide adequate, visible, and attractive street signage.
- (e) Recommend street design standards for each street classification.
- (f) Develop, maintain and recommend a standardized streetscape for Deweyville. This streetscape should set "the" standard and address the items of street lighting, tree planting, signage, set-back and berm requirements for each street classification.
- (g) Provide attractive, landscaped entry treatments at all gateway entrances to the Town.
- (h) Require the installation of low maintenance fencing and natural or native landscape materials which provide an attractive visual barrier to subdivision lots which back or side arterial streets.

8.5 OBJECTIVE

Recognize that the people of the Deweyville Town are the greatest asset and define the most important quality and character of the Town.

8.5.1 Policy

Encourage citizen participation and civic organizations to participate in Town planning and development activities.

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9.0 HOUSING ELEMENT

The Deweyville Town has formulated the following goals and policies to provide direction in decisions regarding residential planning and development. The goals, objectives and policies presented here are intended to be used to help guide and direct residential development within the Deweyville Town.

GOAL:

TO PROVIDE AN ADEQUATE, SAFE, AND HEALTHFUL RESIDENCE FOR ALL CITIZENS OF THE TOWN AND TO ENHANCE THE COMMUNITY'S IDENTITY AND MOLD ITS COUNTRY CHARACTER. ALSO, TO ESTABLISH HIGH STANDARDS FOR RESIDENTIAL DEVELOPMENT AND MANAGE GROWTH OCCURRING WITHIN THE TOWN AND TO PRESERVE THE IDENTITY OF DEWEYVILLE AS A FAMILY-ORIENTED COMMUNITY WHILE PROVIDING A RANGE OF HOUSING TYPES, STYLES, AND PRICE LEVELS IN ALL AREAS OF THE TOWN.

9.1 OBJECTIVE

Adopt the clustered neighborhood concept of Town planning and development as the basic pattern of growth for Deweyville.

9.1.1 Policy

Locate public buildings, such as elementary schools, churches, etc., so they form the nucleus or center of each neighborhood.

9.1.2 Policy

Neighborhoods should be bounded by major thoroughfares or natural features such as agricultural open space.

9.1.3 Policy

Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.

9.1.4 Policy

Major thoroughfares and other man-made barriers should not disrupt neighborhoods .

9.2 OBJECTIVE

Develop and implement standards and policies that promote desirable characteristics in residential areas.

9.2.1 Policy

Discourage subdivisions that creates "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.

9.2.2 Policy

Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

9.2.3 Policy

Local government will require the maintenance of open space and park areas to minimize blight and unsightly residential areas.

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9.2.4 Policy

Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well maintained landscaping.

9.2.5 Policy

Protect and enhance residential amenities when possible by reducing conflicts with adjacent uses.

9.2.6 Policy

Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.

9.2.7 Policy

Commercial, industrial, and other non-compatible activities should not be permitted in or allowed to expand or encroach upon residential developments.

9.2.8 Policy

Maintain the building height restrictions of 35'

9.3 OBJECTIVE

Provide safety in and accessibility between all residential areas.

9.3.1 Policy

Design of new residential areas should use loop-type streets, and frontage roads to create neighborhoods free of dangerous intersections.

9.3.2 Policy

Require street lights rather than yard lights in new subdivision areas.

9.3.3 Policy

Provide safe and convenient pedestrian routes throughout the community and to inter-community trail systems such as the Lake Bonneville and Shoshoni Trails.

9.3.4 Policy

Require developers to study and provide protection for development in areas of high ground water or flooding by using environmentally sensitive subdivision layouts and building designs and remediation measures.

9.3.5 Policy

Require adequate off-street parking in residential areas.

9.3.6 Policy

Support Town ordinances requiring the adequate piping of irrigation ditches and the fencing of irrigation canals in residential areas.

9.4 OBJECTIVE

Increase community pride by improving the appearance of all residential areas.

9.4.1 Policy

Require street-side tree planting for each lot in new subdivision areas.

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9.4.2 Policy

Develop and implement a shade tree and landscape ordinance to encourage a quality urban environment.

9.4.3 Policy

Maintain consistent sidewalk, park-strip, and curb and gutter standards throughout the Town based on safety issues within the particular neighborhood.

9.4.4 Policy

Town-wide beautification programs should continue to be encouraged and supported by the Town to strengthen citizen pride.

9.4.5 Policy

Promote compatible, aesthetically pleasing architecture and western countryside or mountain community design in residential areas.

9.5 OBJECTIVE

Enhance the visual character of residential areas and provide for the preservation of environmental values.

9.5.1 Policy

Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.

9.5.2 Policy

Protect environmental values by using master planned developments which provide and maintain permanent open space, are harmoniously integrated with agricultural areas and preserve overall density requirements.

9.5.3 Policy

Encourage the preservation and enhancement of areas that should be maintained for scenic, historic, conservation, or public health and safety purposes.

9.5.4 Policy

Require the use of underground utility lines where feasible.

9.5.5 Policy

Encourage harmonious diversity of dwelling unit types and densities in residential areas.

9.6 OBJECTIVE

Encourage single family detached, owner-occupied housing that meets minimum standards for new developments.

9.6.1 Policy

Develop minimum design standards in the Land Management and Development code to address densities and aesthetics in housing design and construction.

9.7 OBJECTIVE

Manage the timing of residential development so that adequate streets, water, sewer, drainage facilities, schools and other essential services can be economically provided.

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9.7.1 Policy

Permit development to the degree that it can be served by the Town's resources without impairing them or existing residents.

9.7.2 Policy

Subdivision of land will be in accordance with the General Plan and Land Management and Development Code as well as applicable infrastructure master plans in effect and directed by the standards set.

9.7.3 Policy

Area studies should be prepared by developers showing the relationship of the subdivision to the neighborhood of which it is a part. Access to the general street system, school, recreation sites, and other facilities and services should be shown.

9.7.4 Policy

All development projects must be sequenced and built concurrently with infrastructure or services required by the development.

9.8 OBJECTIVE

Control the quantity and quality of multi-family housing units.

9.8.1 Policy

The proportion of multi-family housing allowed will not exceed ten percent of the Town's total dwelling units, unless otherwise recommended by the Planning Commission and approved by the Town Council.

9.8.2 Policy

Locate multi-family developments in or near major activity centers and adjacent to transport nodes.

9.8.3 Policy

In general, place multi-family units near the outer edge of the neighborhood unit.

9.8.4 Policy

Arrange multi-family structures in clusters rather than in long strips fronting arterial streets and avoid facing single-family residences.

9.9 OBJECTIVE

Require the highest standards of design, function, and appearance for all multifamily developments.

9.9.1 Policy

Building styles of multi-family developments should be compatible and harmonious with surrounding and adjoining buildings.

9.9.1 Policy

Multi-family developments will be required to have a large proportion of brick, stone or wood construction.

9.9.2 Policy

Multi-family developments will be required to develop open space and recreational amenities.

9.9.3 Policy

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Condominium projects are not desirable in the small Deweyville Town and will only be permitted in special circumstances in master planned development areas.

9.10 OBJECTIVE

Ensure that both existing and future Town residents, as well as developers, have security in their actions and decisions and that there is developed and maintained an atmosphere of stability and confidence in all decision making.

9.10.1 Policy

Decisions involving housing and housing policies should be made within the framework of the goals and objectives of the General Plan.

9.10.2 Policy

Town revenue needs, economic pressure, or developer "whims" should not be allowed to compromise housing policies or standards.

9.10.3 Policy

Discourage the intrusion of non-compatible uses which could lower residential values.

9.10.4 Policy

Discourage division of existing subdivision lots which may be detrimental to housing character or housing values.

9.10.5 Policy

A major consideration for approval of subdivision and residential projects should be their effect on adjoining and surrounding uses and that they will not hinder with operation of agricultural functions in any way.

9.10.6 Policy

Development should always pay its own way.

9.11 OBJECTIVE

Maintain flexibility in land development standards consistent with good design and efficient function.

9.11.1 Policy

Continually review and revise zoning and subdivision ordinances to assure that creative solutions to development are not precluded.

9.11.2 Policy

Provide flexibility in setback and side-yard requirements as well as clustering of homes to allow for creative use of residential lots while maintaining land use densities.

9.11.3 Policy

Encourage high quality design throughout the Town that is consistent with rural values and surrounding.

9.11.4 Policy

Encourage use of vacant lots within existing residential areas.

9.12 OBJECTIVE

Provide a reasonable choice of residential types throughout the Town.

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9.12.1 Policy

Mobile home parks will only be allowed where single family and multi-family developments are not feasible and where conflicts do not occur with surrounding uses including open space.

9.12.2 Policy

Manufactured housing will be permitted in all areas of the Town provided it meets all house size requirements, standards and codes, and is architecturally compatible with the surroundings.

9.12.3 Policy

Group homes will be permitted only if they comply with the residential character of an area. Development applications for group homes will be assessed on their individual merits.

9.13 OBJECTIVE

Provide incentives to developers and residents for the creation and development of affordable housing in Deweyville

9.13.1 Policy

Develop an affordable housing ordinance to encourage housing that is affordable by lower and lower-middle income families, while maintaining high standards in construction and characteristics.

9.13.2 Policy

Allow single accessory apartments in all zones as a permitted use

10.0 TRAFFIC & CIRCULATION ELEMENT

The Deweyville Town has formulated the following goals and policies to provide direction in decisions regarding transportation planning and development.

GOAL:

TO DEVELOP A UNIFIED TRANSPORTATION SYSTEM THAT PROVIDES FOR THE ECONOMIC, EFFICIENT, COMFORTABLE, AND SAFE MOVEMENT OF PEOPLE AND GOODS IN AND THROUGH THE TOWN.

10.1 OBJECTIVE

To improve traffic movement on Town streets and access to all areas of the Town.

10.1.1 Policy

Implement a streets hierarchy for the Deweyville Town composed of:

- (a) major arterial streets,
- (b) minor arterial streets,
- (c) collector streets, and
- (d) local neighborhood streets.

The principal function of arterial streets is to move large volumes of through traffic on a continuous route over a substantial distance. Land access is a secondary function. Access, intersection spacing and parking can be controlled to preserve the through traffic function of arterial streets.

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Collector streets are designed to move traffic, as well as provide some land access. They are streets which move primarily through residential areas and carry traffic from local streets to the arterial system.

Local neighborhood streets should provide vehicular and pedestrian access to all land parcels. With the movement of traffic being a secondary function, local neighborhood streets should be designed to minimize through traffic and to add privacy and identity to a neighborhood.

10.1.2 Policy

Enforce the streets hierarchy with local streets emptying onto collectors, which empty onto arterials. Vary street widths and patterns to encourage or discourage through traffic where appropriate.

10.1.3 Policy

Recommend street design standards for each street classification

10.1.4 Policy

Based on the street hierarchy, develop, adopt and regularly update a Master or General Street Plan, with the accompanying Official Street Map, for Deweyville.

10.1.5 Policy

Develop and widen arterial and collector streets, as directed by the Deweyville Master Streets Plan if recommended.

10.1.6 Policy

Preserve the through traffic function of arterial streets by minimizing points of property access, intersections, and on-street parking.

10.1.7 Policy

Require subdivision designs and site plan layouts which minimize points of access onto arterial roads.

10.1.8 Policy

Require school bus and fire equipment access and turn arounds in all developments

10.1.9 Policy

Do not allow any more dugway type accesses on to arterial highways or collector streets from benches or mountain sides, thus improving safety and minimizing erosion and appearance problems on hill sides.

10.2 OBJECTIVE

To ensure that the Town's transportation systems meet present and projected demands.

10.2.1 Policy

Incorporate transportation planning as an integral and vital part of the comprehensive planning process. Use a cost-effective method to obtain good quality transportation planning.

10.2.2 Policy

Continually monitor and evaluate the road system to ensure that proposed and existing road designs will adequately meet the demands of the community.

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10.2.3 Policy

As directed by the Deweyville Streets Master Plan reserve the necessary right-of-ways in new developments to meet the road's ultimate function in the system.

10.2.4 Policy

Develop and annually update a Capital Improvements Program to meet the transportation demands of Town residents in a timely and cost efficient manner.

10.2.5 Policy

Educate all Town residents and solicit support in the formulation and development of an on-going road and trail capital improvements program.

10.2.6 Policy

Maintain a close cooperation with the Utah Department of Transportation to improve all state roads and their safety within the Town.

10.2.7 Policy

All street improvements should be in harmony with state plans and requirements for future traffic service.

10.2.8 Policy

Work aggressively for the construction and completion of all necessary road improvements.

10.2.9 Policy

Continue to lobby for federal and state funds to meet the transportation needs of the Town.

10.2.10 Policy

Consider and evaluate, based on cost-effectiveness and need, participating with the State for the improvement of the state road system within the Town.

10.2.11 Policy

The Town will maintain and regularly update street construction specifications to prevent premature street deterioration. The Town will not accept for dedication any street constructed below standards.

10.2.12 Policy

To ensure all streets meet construction specifications the Town will maintain a high level of engineering inspection services.

10.3 OBJECTIVE

To provide a network of pedestrian, equestrian and bicycle trails throughout the Town, including sidewalks, walkways, bike ways, and rural trails.

10.3.1 Policy

Establish and maintain a safe network of bicycle routes and pedestrian trails, which connect activity centers in the Town. Activity centers will include, but are not limited to, schools, churches, parks, arenas, public buildings, and shopping centers.

10.3.2 Policy

In all new residential areas, an acceptable trail system will be the standard on all Town streets. This requirement extends to all street types.

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10.3.3 Policy

In cases where the sidewalk is located directly adjacent to the curb and gutter, the minimum sidewalk width will be six (6) feet.

10.3.4 Policy

Sidewalks will be required on major thoroughfares, unless other provisions, considered adequate by the Planning Commission, are made for pedestrian traffic. The major thoroughfares include, Main Street, Willard Peak Road, North Dam Road and other roads as determined by the Planning Commission.

10.3.5 Policy

The requirement for, and location of sidewalks in industrial areas will be evaluated and determined by the Planning commission

10.3.6 Policy

Require pedestrian and handicapped access to, and within, all parts of commercial developments.

10.3.7 Policy

Recognize the provision of a bicycle, equestrian and rural trail network as a valuable community asset. Preserve all areas including sensitive lands that may be suitable or required to develop this system through currently adopted trails plans.

10.3.8 Policy

Adopt a Town and Regional Trail Master Plan to study and identify where future trails may be safely installed concurrent with development and not jeopardize agricultural uses in the Town. Work with the County if necessary in unincorporated areas around the Town.

10.4 OBJECTIVE

To improve the safety of all Town streets and intersections.

10.4.1 Policy

Discourage the bisection of neighborhoods by arterial roads.

10.4.2 Policy

Develop and recommend street design standards to encourage higher levels of safety on all Town streets.

10.4.3 Policy

Widen, improve, or replace bridges which are obstacles to traffic flow and safety.

10.4.4 Policy

Adopt an on-going street marking program to ensure street markings are clearly visible at all times.

10.4.5 Policy

Improve the safety and aesthetics of Town streets by ensuring the arterial and collector road network is well lighted.

10.4.6 Policy

Ensure that street identification signage is clearly visible both day and night with particular emphasis on the arterial street system.

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10.4.7 Policy

Enforce Town ordinances requiring the off-street parking of trucks and recreational vehicles.

10.4.8 Policy

Encourage the Town to police and vigorously enforce Town speed limits, especially near residential areas.

10.4.9 Policy

Provide adequate space in subdivision design to allow safe and orderly vehicular and pedestrian movements throughout the neighborhood.

10.4.10 Policy

Work closely with the School District and other organizations, in selecting locations for schools, churches, and other quasi-public facilities to minimize the necessity of children crossing arterial roads.

10.4.11 Policy

Provide the highest level of public safety possible to prevent traffic accidents.

11.0 PARKS AND RECREATION ELEMENT

It is the intent of the Deweyville General Plan that parks and recreational facilities and programs be developed and operated in a responsible manner. The following goal, objective and policy statements were established by the Town as a guide in acquiring and developing park property and open space and in developing and maintaining an appropriate and comprehensive recreational program in the Town.

GOAL:

TO PROVIDE FACILITIES FOR A BALANCED PROGRAM OF PHYSICAL AND CULTURAL ACTIVITIES FOR THE RESIDENTS OF THE DEWEYVILLE TOWN.

11.1 OBJECTIVE

Recognize that parks and open spaces are essential ingredients of both the physical and sociological environments. These areas not only provide opportunities for both active and passive recreation, but also increase the provision of a valuable Town amenity.

11.1.1 Policy

Continually expand and develop the Town's park and recreational facilities to enabling Town residents to stay within the Town to participate in recreational pursuits.

11.1.2 Policy

Sites for park and recreational facilities should be identified and acquired as soon as economically possible in all areas of the Town.

11.1.2.1 Policy

Continue to work on acquiring the forest service property. Part of this property may be used for a future park.

11.1.3 Policy

The Town will reserve park and open space sites in developing areas while land is still available. Park development can come later but only if the land is there to be developed. At this time, emphasis must be placed on acquisition to ensure the availability of future park sites.

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11.1.4 Policy

Develop new and existing parks that meet the needs of young children, youth, families, groups, and the elderly.

11.1.4.1 Policy

Improve the baseball field at the existing park

11.4.1.2 Policy

Improve the basketball court at the existing Park

11.4.1.3 Policy

Improve the Tot Lot at the existing Town Park.

11.4.1.4 Policy

New Parks should include the following - Bowery, Picnic Tables, Amphitheater, Tot Lot, Soccer Field, Basketball Court, Tennis Court, Frisbee Park.

11.1.5 Policy

In developed areas, the provision of park, recreational, and other sites should occur on vacant land parcels or be provided as development takes place.

11.2 OBJECTIVE

Strive to meet the present and future recreational demands of all sectors of the Deweyville community.

11.2.1 Policy

Identify and utilize a cost-effective method to provide high quality recreational planning for the Deweyville Town.

11.2.2 Policy

Develop and maintain a parks and recreation master plan for the Deweyville Town. This plan should identify the location, purpose, and function of each facility.

11.2.3 Policy

Employ progressive and suitable zoning and development techniques to acquire park and recreation sites in appropriate locations. These techniques may include required park dedications, density zoning, property options, joint venturing with developers and property owners, and other techniques.

11.2.4 Policy

Open communication channels with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.

11.3 OBJECTIVE

Identify, pursue, and utilize all funding sources and development techniques that are available for park acquisition and development.

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11.3.1 Policy

Funding alternatives used to acquire and develop parks and recreation programs should include, but not be limited to, federal, state, and county funds, Community Development Block Grants, impact fees, user fees, donations, revenue bonds, general obligation bonds, special improvement districts, and special service districts.

11.3.2 Policy

Seek out and utilize all available federal, state, and county funds to purchase and develop park and open space areas.

11.3.3 Policy

Assure that land and/or funds reserved for parks, open space, or other recreational facilities are not diverted to other community uses.

11.3.4 Policy

Set and continually update a realistic parks impact fee based on park development costs and the recreational needs of Deweyville residents. The parks impact fee should make a significant contribution to the cost of park acquisition and development. The park impact fee should be used to meet the recreational demands of residents.

11.3.5 Policy

Promote and solicit the donation of recreation and parks equipment by private and corporate organizations and recognize their support.

11.3.6 Policy

Encourage the private development of park and recreation facilities.

11.3.7 Policy

Encourage and coordinate the improvement of neighborhood and sub-neighborhood park areas by Town residents and community groups.

11.3.8 Policy

Establish user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility, including the Town hall. These fees should be sufficient to operate, maintain, and restore the facility to its condition prior to use. Provide a higher rate for use of facilities by patrons living outside of the Town Limits.

11.4 OBJECTIVE

Ensure that all Town parks, buildings, land and recreational facilities are useful and attractive.

11.4.1 Policy

Park and recreation facilities should be planned and designed to meet their proposed purpose. Park design and improvement must recognize the continuing need to provide high levels of safety in park areas.

11.4.2 Policy

Protect park and recreation areas, including the Town property from incompatible developments and uses on adjacent properties.

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11.4.3 Policy

Develop a Town property recreation development plan to construct recreational type uses on a phased or annual basis as funds become available on the eastern Town property. Work with the Forest Service and County to provide the best possible type of facility for the Town.

11.4.4 Policy

Increase park development standards to ensure that parks provide a quality recreational experience.

11.4.5 Policy

Enhance the appearance and "recreational viability" of existing parks and facilities.

11.4.6 Policy

Continue to establish high standards for park maintenance to ensure parks are well maintained and foster an attractive recreational environment.

11.4.7 Policy

Require that the maintenance of park and recreational sites be funded from user fees, general fund revenues, special improvements districts, or special service districts.

11.4.8 Policy

Maintain, in good condition, Town property reserved for future park and public facilities through lease agreements and other creative maintenance alternatives. Never sell Town property for residential development.

11.4.9 Policy

Through proper and appropriate site planning and design, seek to reduce operation and maintenance costs of park and recreational facilities.

11.4.10 Policy

Use vandal resistant materials and building designs in park areas and replace vandalized and inoperable park equipment and facilities as quickly as possible.

11.5 OBJECTIVE

Maintain and always strive to improve the Deweyville Town Celebration.

11.5.1 Policy

Create an Deweyville Celebration committee made up of the most dedicated of residents to work under the Town Council's direction in planning and operating the annual celebration.

11.5.2 Policy

Support and fund the celebration committee and assist them in every way possible to carry out their directive and mission.

11.5.3 Policy

With the help of the celebration committee, develop a long range master plan for future facility improvements.

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12.0 NATURAL RESOURCES ELEMENT

Deweyville Town is committed to protecting the Natural Resources that have enhanced its residential quality of life as well as the businesses of residents in and around the Town. The people of Deweyville represent the greatest resource in Town and all policies regarding natural resource management should be developed not only to protect the land, but to protect the health, welfare, safety, and enjoyment of the citizens of Deweyville.

GOAL:

TO PROTECT THE NATURAL SCENIC, AGRICULTURAL, WILDLIFE, WATER, AIR, SOLAR, LAND AND HUMAN RESOURCES ABUNDANT TO THE AREA AROUND AND WITHIN THE DEWEYVILLE TOWN AND TO PROVIDE PROTECTION FROM NATURAL AND MAN-MADE HAZARDS ASSOCIATED WITH DEVELOPMENT IN SENSITIVE AREAS.

12.1 OBJECTIVE

Develop and maintain a "right-to-farm" policy for new and existing farmers and ranchers to protect agricultural uses from excessive or unmanaged residential or commercial growth.

12.1.1 Policy

Protect agricultural access and farming rights by implementing buffers between producing farms and ranches and other incompatible developments.

12.1.2 Policy

Require protections and easements in and around developments for irrigation and other water courses, including land drainage systems.

12.1.3 Policy

Do not allow existing agricultural right of ways to become residential access corridors without proper improvements including measures and/or facilities implemented to protect future agricultural access.

13.0 PUBLIC SAFETY ELEMENT

Deweyville Town is committed to protecting its citizens, visitors and those who pass through our community.

GOAL:

TO PROVIDE FOR THE HEALTH, SAFETY AND GENERAL WELFARE OF ALL THE RESIDENTS OF DEWEYVILLE AND THEIR PROPERTY AND TO ASSURE THAT WHOSE WHO VISIT ARE SAFE IN THEIR PERSON AND POSSESSIONS.

13.1 OBJECTIVE

Provide continual police protection within the Deweyville Town.

13.1.1 Policy

Work with Box Elder County Sheriff's Office to provide adequate police protection as the Town grows.

13.2 OBJECTIVE

To provide adequate fire protection throughout Deweyville.

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13.3.1 Policy

The Deweyville Town shall support Central Box Elder County Special Service District to protect property within Deweyville. Interagency agreements through Special Service District with Brigham City, Tremonton, Box Elder County and the State of Utah are to be kept current assure the fire protection is adequate under foreseeable conditions.

14.0 QUALITY OF LIFE AND GENERAL WELFARE ELEMENT

The citizens of Deweyville are committed to maintaining their quality of life and general welfare. The objectives in this section are designed to maintain or enhance life in Deweyville.

GOAL:

TO PROVIDE FOR SERVICES AND INSTITUTIONS THAT ENHANCE THE QUALITY OF LIFE AND GENERAL WELL-BEING WITHIN DEWEYVILLE

14.1 OBJECTIVE

To provide a cemetery that assure comfort to families and individuals that have lost loved one with a well maintained and peaceful environment for them.

14.1.1 Policy

Stacking of graves is not permitted.

14.1.2 Policy

Cemetery Policies shall be developed is assure proper grounds keeping and burial procedures that do not disrupt other grave sites.

14.1.3 Policy

Provide for a cemetery of sufficient size the meet the needs of a growing community.

14.1.4 Policy

Review fees associated with the cemetery on an annual basis.

14.1.5 Policy

Establish rates to cover the cost of the land and initial landscaping as well as enough to pay into the perpetual care fund needed to maintain the cemetery.

14.1.6 Policy

The perpetual care fund should be large enough to cover the fees associated with maintaining the cemetery. Town revenue should not be used to maintain the cemetery.

14.2 OBJECTIVE

Maintain a clean and well maintained community.

14.2.1 Policy

The Town shall set the example by properly maintain Town property including buildings, roads, parks, equipment.

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14.2.2 Policy

The Town shall have an annual cleanup day where residents can cleanup their property at minimal cost.

14.2.3 Policy

The Town shall enforce ordinances that require properties to be clean and maintained.

14.3 OBJECTIVE

The Town shall be fiscally sound. The Town shall provide the necessary resources to the citizens of the community while minimizing the tax burden.

14.4.1 Policy

The Town shall maintain a positive cash balance.

14.4.2 Policy

The Town shall develop purchasing policies consistent with sound fiscal management procedures.

14.4.3 Policy

All contracts shall be let in compliance with sound fiscal management procedures, including formal Requests for Proposal procedures.

14.4.4 Policy

All accounts shall be kept current and reports made so that the mayor, city council and department heads can make sound management decisions.

14.4.5 Policy

The city council shall review the revenues and expenditures of the Town regularly so that proper adjustments to the budget can be made in a timely manner.

14.4.6 Policy

The city council shall develop procedures for tracking city projects to assure they are on budget and on time.

14.4.7 Policy

The Town shall implement a fee structure that assures that the city has adequate funds for operations, maintenance, and capital projects.

14.4.8 Policy

Fees shall be reviewed at least annually to assure that they adequately funding city services and capital projects.

14.4.9 Policy

Keep a current capital improvement plan and base impact fees upon those needed facilities.

14.4.10 Policy

Continue to apply for grants to fund projects. No project should be funded from tax revenue until a reasonable effort has been made to fund at least part if not the entire cost of the project.

14.4.11 Policy

Projects that may only benefit a part of the community should be funded through improvement districts.

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14.4.12 Policy

Tax increases for funding projects should only be made when all other options have been exhausted.