

## **The 2014 Elwood City General Plan**

### **1.0 INTRODUCTION & BACKGROUND**

The Elwood City General Plan is designed to be a decision making tool as well as a general master plan for guiding growth and development in Elwood. It provides an officially adopted guide to future development for City Council, Planning Commission, Appeal Authority, and other concerned governmental entities, committees, residents, property owners, businesses and others interested in Elwood's future. The Elwood General Plan will guide the updating or development of the following Planning documents:

- The Elwood General Plan of 2006
- The Elwood Zoning Ordinance of 2006
- The Elwood Subdivision Ordinance of 2006
- The Elwood Wastewater Management and Financial Plan
- The Elwood Culinary Water Management and Financial Plan
- The Elwood Drainage Water Management and Financial Plan
- The Elwood Capital Improvement Plan
- The Elwood Annexation Plan
- The Elwood Land Management and Development Code of 2015

A great deal of work has been performed by the City Council and Planning Commission over the last year 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 City officials, citizens and development interests. These goals are the ends the City 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 City Council or Planning Commission to specific courses of action, but to rather clearly define the end products which the City 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 Elwood 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 City Council.

This plan is organized into 11 elements or subject areas and 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 City has currently achieved. The General Plan defines the character that the City 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. Close coordination and the implementation of interlocal agreements with Box Elder County must occur if the City is to expand in an orderly and controlled fashion. 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.

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 City 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 City 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 City's goals may be modified. A dynamic General Plan that can be modified or added to on at least a five year schedule is desirable.

## 2.0 OVERALL CITY VISION & GOAL

### **History of Elwood**

Jim Bridger, a trapper is credited with being the first European to see present day Box Elder County and the Great Salt Lake during the winter of 1824. John C. Fremont did much government surveying in 1843, but it wasn't until 1849 that the Elwood area was slowly being discovered. It was a Mr. Davidson who was the first Elwood settler in the year 1853.

The Town of Elwood was first incorporated as a legal municipality in Utah in 1933. The history goes father back and is part of the settling of the Bear River Valley. The Bear River Valley was formed as the Historical Lake Bonneville receded after it had broken through Red Rock Pass near Swan Lake in Southeastern Idaho. The fertile lakebed deposit of Lake Bonneville that remained is part of an important agricultural area within Box Elder County of Northern Utah.

Two rivers form the approximate boundaries of Elwood, the Bear River on the East and the Malad on the West. The Malad River joins the Bear River a short distance south of Elwood near Bear River City. Elwood's river boundaries show what a lush and fertile valley it is. Elwood is bordered by Tremonton City on the north and Bear River City on the south. The area had been used in the early years for grazing cattle and sheep. It was very fertile ground with grasses growing high and little sagebrush. But as more herds of cattle and sheep came onto the area they ate the grasses down. Sage Brush, which is an invasive plant, then began to increase so when the first permanent settlers came, grass and sage trees were the principal products.

The area known as Elwood did not start out as most of the settlements at that time. Many of the earliest settlers had already established homes in settlements such as Bear River City and a few from Honeyville. After acquiring the land they would clear and prepare small area to be farmed, then return to a core community for the winter, then return and plant the cleared land and clear another piece to be farmed the next summer.

The 1880's were indeed a time of beginning. Though we never had a core community as some areas did, we have always been a close community that has survived from its early beginnings.

The 1890's were a time of building; a time of accomplishments that helped lay the foundation of our community. During these years the families who had been living on their farms only during the summer months, built permanent homes and started to live on their farms year around.

### **Following are the dates of building and improving.**

1889 School was held in small log house.

1891 The first schoolhouse, Fairview School was built.

1892 The second schoolhouse, Bonita School was built.

1896 The South Elwood School was built.

1899 The North Elwood School, then in 1912 an extra room was added.

Students remained in schools in Elwood until the 1960's.

1893 The Bear River Canal was finished.

1889 The people of Elwood applied for a post office, the Elwood Post office was established in the home of Charles Kroksh. It remained there until rural free delivery was established.

1890's Fairview Branch

1900 Fairview Branch became Manila Ward

1901 Manila Ward was changed to Elwood Ward.

1902 First phone came to the store in Elwood.

1904 The Hall was built

1904 First person buried in what is now the Elwood Cemetery.

1921 Electricity lines put through Elwood.

1922-1923 Elwood drainage system was put in.

1928-29 A new chapel was added to the Hall for the Elwood Ward.

1931 US 30 South was constructed in Elwood. The first hard surfaced road in Elwood. After I-15 was completed the highway became State Highway 13.

1933 First town charter

1951 Water was brought to Elwood from a spring flowing from Coldwater Canyon on the mountain above Honeyville.

1960's Natural gas comes to Elwood.

1967 The Elwood Cemetery district was created.

1974-1975 Interstate 15 was continued West through Elwood which completed the division through Elwood dividing the north end from the south end. I-15 ran to SR 13 in the 1960's and dispersed traffic onto other state highways before joining I-84 Westbound and continuing at Plymouth.

1980-81 Local Chapel is vacated and new building built in Tremonton to house the Stake and Elwood Ward.

1982 Ground donated for the Raymond M. Hansen Park.

1983 Elwood Town hall was dedicated

2006 New Elwood LDS church was built.

2012 Sewer system was completed for the northeast side of Elwood.

#### Elwood Today (2015)

Population- 1050

Other facts: There are three LDS wards in the boundaries of Elwood. There are many home run businesses based here. The Town has two full-time employees a travel plaza and two eating establishments.

The overall goal or vision of this General Plan is to preserve the rural farm community spirit. Preserving also, the accompanying open space and quality of life that our families enjoy for as long as possible.

#### GOAL:

The Elwood City General Plan goal or vision could be summarized as follows:

THE ELWOOD CITY GENERAL PLAN WILL GUIDE FUTURE DEVELOPMENT FOR ORGANIZED GROWTH, INDUSTRY, BUSINESS, COMMERCIAL, AND EMPLOYMENT OPPORTUNITIES AND WILL ENSURE THAT THERE WILL BE ADEQUATE PUBLIC FACILITIES AND SERVICES TO ASSURE A SUSTAINABLE COMMUNITY, MOST IMPORTANTLY, THE IMPACTS OF GROWTH WILL BE HANDLED IN A WAY THAT SEEKS AS ITS PRIME GOAL, TO PRESERVE THE 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 WHO HAVE INVESTED THEIR TIME, SWEAT AND MONEY TO MAKE ELWOOD 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 City Ordinances

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

### 2.1.2 Annexation and Rezoning

All requests for rezoning or annexation should be considered in light of the land use goals and policies of this General Plan. If land proposed to be annexed cannot blend into and enhance these Plan objectives, it should not be considered for annexation. Land within Elwood or within its legal sphere of influence should be rezoned to conform to 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, 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 ELWOOD GENERAL PLAN IS ADAPTABLE AND RESPONSIVE TO THE GOALS AND VALUES OF THE ELWOOD COMMUNITY.

### 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 City's General Plan on an annual or regular basis not to exceed 5 years.

### 3.1.2 Policy

Allow General Plan revisions by addition, amendment, deletion or change.

### 3.1.3 Policy

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

- Application is received by the City Planning Commission identifying the section of the General Plan for which the amendment(s) and/or addition(s) are sought.
- Relevant data is collected and analyzed by the Planning Commission.
- Data is presented to the City Council. The findings are then studied by the city Council.
- The City Council will determine if the Planning Commission shall produce formal recommendations for amending the General Plan.
- Upon direction to proceed, the Elwood Planning Commission will make a formal recommendation to the City Council.
- The City Council will conduct a public hearing to receive additional comments on the proposed amendments or additions. Following the public hearing, the City Council can, through formal adoption, either (a) allow/deny addition(s). and/or (b) allow/deny amendment(s) to the Elwood City 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/sewer bills and the City's Web Site.

### 3.2.2 Policy

Publicize the goals and concepts of the Elwood 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 City administrative services are also necessary. Other services include; power, telephone, cable 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 ELWOOD AREA THAT WILL SUPPORT FIRST THE EXISTING RESIDENTS AND BUSINESSES SAFELY, AND SECONDLY THE PLANNED GROWTH OF THE COMMUNITY. THIRDLY, TO ENCOURAGE FUTURE PATTERNS OF DEVELOPMENT AND LAND USE THAT REDUCE THE INFRASTRUCTURE CONSTRUCTION COST AND OPERATION 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 future 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 City.

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 completed.

**4.2.2 Policy**

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

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 City 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 City 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 and development fees for water, sewer, public safety, roads, other infrastructure and schools may also be included and adopted. This resolution will be updated or reviewed on an annual or regular basis.

#### **4.3.4 Policy**

Involve interested and affected agencies in the City 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 their 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 City capital improvement program for water, sewer, roads, parks and recreational facilities. Establish detailed criteria, service priorities and responsibilities of establishing and implementing the programs. 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 Elwood Area to ensure that their service capabilities match the City's growth expectations. A full range of services, including education, police, fire protection and health should be considered.

#### **4.4.3 Policy**

Work with other service providers, including the Box Elder School District, Fire District, and Box Elder County to facilitate the collection and distribution of impact fees for their respective services. Work with them in planning as well as implementation of their services to adequately serve existing and future residents of the City.

#### **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.



#### **4.4.5 Policy**

Require developers that require water for their development to transfer water to the City's water sources and 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 City standards for delivery of water service.

#### **4.4.6 Policy**

Require developers to provide secondary water (irrigation water) for all subdivided properties (lots). Title to the required secondary water shall be transferred to Elwood City.

### **4.5 OBJECTIVE**

Implement the suggestions of the City Water Master Plan, Drainage Water Master Plan and Wastewater Management Plan to meet future predictions or growth in the City.

#### **4.5.1 Policy**

Prioritize and begin a capital improvement plan for the next 10 years to develop the Water, Drainage and Wastewater systems improvements detailed in the Water Master Plan, Drainage Water Master Plan and Wastewater Management Plan. Improvements should be accomplished as needed and on a schedule that would not overburden existing customers of City Services.

#### **4.5.2 Policy**

On an annual basis, review and update if necessary the water and sewer fee resolutions to keep up with current and future growth demands as well as new water quality regulations.

### **4.6 OBJECTIVE**

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

#### **4.6.1 Policy**

If small very low density developments would be better served by septic tanks instead of connecting to the City's wastewater system, and the septic tank(s) would not jeopardize the quality or quantity of the City's existing or future planned sources of water or would not pose a health problem to adjoining properties, then they may be allowed.

#### **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 water 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 City standards and specifications by a Utah Licensed Contractor with proof of insurance, and guaranteed as per any current City codes. The costs of these extensions are in addition to any impact fees required for the development. Impact fees go toward developing general City 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 City, if the City decides that they need to participate (at the City’s discretion) and upgrade the size or capacity beyond that needed for the project and its location. This enlargement would be for future service areas or capacities, and the City would pay the costs of the added capacity as per the agreement. The minimum sizing of the system must however meet the current City standards for that area.

The City 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 City 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 7 years and only future connections, between the last termination of the City’s 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.

#### 4.7 OBJECTIVE

Coordinate with Box Elder County officials to ensure that growth around Elwood City occurs in a manner which allows the phased extension of services so that the creation of overlapping service districts and inefficient delivery of services are avoided.

##### **4.7.1 Policy**

Enter into an interlocal agreement with the County to ensure that developments around the City meet the intentions or objectives of this General Plan and will not jeopardize the servicing of City residents in the future. It should be assumed that the area within one mile of current City boundaries or within the current City annexation declaration could impact the City or its quality of life, whether the City has a schedule to annex that area or not. These areas should be jointly studied by the City and the County to decide whether it would be desirable to annex the development territory, even if it is not defined or classified urban growth.

#### **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. Elwood's geography, river valley setting, agricultural terrain and high water table 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 DEVELOPMENT WITH A RESPONSIVE GROWTH MANAGEMENT PROGRAM THAT PRESERVES THE RURAL AGRICULTURAL SETTING AND SENSITIVE LANDS OF THE CITY AS WELL AS PROVIDING A DIVERSE MIX OF COMMERCIAL, RESIDENTIAL HOUSING AND SOME LIGHT INDUSTRIAL USES WITH AGRICULTURAL USES TAKING THE HIGHEST PRESERVATION PRIORITY.

### 5.1 OBJECTIVE

Create land use areas or zones that will support higher density uses throughout the City and will reduce in density toward the Western boundaries of the City, thus preserving the rural community identity of Elwood City.

### 5.2 OBJECTIVE

Ensure responsible growth in the City through provisions that require adequate public services and facilities exist 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 Elwood area while providing opportunities for coordinated growth and development.

### 5.4 OBJECTIVE

Designate areas for commercial and some light industrial and manufacturing uses 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 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

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. Such open space should be permanently preserved by deed restrictions or conservation easements with a City approved taxed Trust.

### 5.7 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.

### 5.8 OBJECTIVE

Provide a minor subdivision ordinance that will make it much easier for subdivisions of 3 or less lots to be developed if they maximize open space, need no public street expansion or improvement, or other major infrastructure and meet the goals of this General Plan.

## 5.9 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 remediation, 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, river bottoms, unsuitable building soils, and hill sides with slopes greater than 30 percent, and other sensitive lands or issues.

## 5.10 OBJECTIVE

Develop an enhancement corridor ordinance or overlay zone in the Land Management and Development Code to protect important aesthetic qualities found along the entrances to Elwood. The corridors shall be used for protection of stream crossings, landscaping, trails, view corridors, entrance features and noise barriers. These corridors shall run along the designated highway or road for a distance to be determined by site specific analysis and extend for a distance of up to 100 feet from the right-of-way line of the road.

## **5.11 THE ELWOOD CITY LAND USE MAP**

The General Plan Land Use Map (see figures at the end of this plan) is a representation of current and desired land uses in Elwood. The land use designations do not represent existing zoning. The map represents mainly current land uses and supports the initial goals and policies of this General Plan. It also depicts the City's existing and future parks, open spaces, rural trails, sensitive and/or hazardous lands, and other public uses. 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 City zoning philosophies was made. The new plans and zoning codes changes land uses from a highway frontage based development model to a density based clustering model. 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.

The Elwood City Land Use Map also indicates desired land uses for areas not presently within the City boundaries. These areas along the boundary lines are included in the current annexation declaration on file with Box Elder County and may possibly be sought for annexation if the land use proposals in these areas are compatible with current City Goals and Policies.

## **KEY DESCRIPTIONS**

### **Agricultural**

The Agricultural areas are established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the City. The character and essence of Elwood City is the Agricultural areas and all efforts to protect these areas should be encouraged. These areas are 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 City. Uses permitted in these areas, in addition to agricultural uses, must be incidental hereto and

should not change the basic agricultural character of an agricultural environment. Clustering of homes is encouraged to maximize the amount of open agricultural space. Conversion of the Agricultural uses to more urban type uses should be accomplished only in an orderly and careful manner following the General Plan, with no "leap-frog" developments into the surrounding agricultural areas.

#### 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 for this use would range from two (2) homes per acre to one (1) home per acre.

#### Multi Family Residential

The Multi Family Residential areas of the City which is characterized by attractively landscaped single-family, two-family and multiple family residential lots and structures and associated uses. This land use is intended to have a residential density slightly higher than the low density/residential area(s),but to maintain residential character comparable to that of a single-family residential area(s) with large landscaped front yards. The minimum lot size for this use is ½ acre. The multi family dwellings shall not exceeding eight dwellings per acre. Multi family dwellings over two units per lot would be a submitted and approved as a Master Planned type of Development under the Development Code and must have a minimum of 1 acre. A density between 1 and 8 units per acre would be a range of density in the Multi Family Residential area.

#### 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 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 integral part of the development.

#### Public Facilities

The Public Facilities areas are established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use. These land uses should be created in areas which are suitable and compatible with neighboring zones, possibly providing "buffered" areas where appropriate. Uses similar to the following would be permitted in these areas:

- Automobile parking
- Parks and Arenas
- Cemeteries

- Executive, legislative & judicial functions
- Protective functions
- Postal services
- Schools and Educational services
- Miscellaneous service organizations
- Cultural activities and nature exhibitions
- Public assembly

#### 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 Elwood 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.

#### Light Manufacturing and Industrial

This land use is similar to the Commercial/Retail use described above but differs in that wholesale and or light manufacturing of products are allowed with less public accesses associated with the use. The types of business and plants in this use are relatively small and should be as environmentally clean as possible. These types of businesses could be interspersed in certain residential or agricultural areas if they are designed to be compatible with the neighboring areas and zones, otherwise a small park setting would be more desirable. The plants, offices or buildings located in this classification must be architecturally compatible with the character of the City as defined in this General Plan. Medium to heavy industrial uses would be more compatible outside the City of Elwood.

#### Sensitive and Hazardous Land

These areas are dealt with by creation of an overlay type zone imposing additional requirements to the other land uses listed above. These sensitive areas are assessed in new development applications by thorough study and analysis by the developer and City with the use suitability and mitigation measures if necessary, determined. These requirements are in addition to the requirements imposed on any land use or zone regulations that may exist below the overlays. Other smaller sensitive lands or hazardous lands may be discovered as new development(s) are applied for or areas are investigated and will also become subject to the regulations specified in the Land Management and Development Code of the City.

#### 5.12 ELWOOD LAND SUITABILITY AND CRITICAL LANDS

The Land Suitability and Critical Lands Map(s) are a series of maps and a compilation of the overlaid maps into one general map that define lands that may not be suitable for development or use restrictions should apply. The compilation defines all areas from the individual maps and these areas become the major areas of the Sensitive Lands Overlay Zone in the Land Management and Development Code and Zoning Map and uses in these areas become subject to that portion of the code and its restrictions. Data for these maps comes from various State, Federal and County Studies and may be updated as new data is made available. These maps do not define ALL areas subject to the Sensitive Lands Code, only the obvious. Other small areas may be deemed appropriate for

application of the Code on a closer examination and on a development case by case basis.

The maps delineate the following areas as sensitive:

- Tile lines critical for drainage throughout the City
- High value or Critical wildlife habitats
- Wet lands
- Unsuitable or Critical building soils
- Obvious steep slopes over 30 percent
- Flood Plain or Areas
- High vegetation/fire danger
- Known Geologic hazards, such as landslides and high watertable areas

## 6.0 ECONOMIC GOALS

While Elwood City is still a relatively 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 Elwood economy. A healthy commercial economy starts by a simple business licensing process for small businesses and ends with some local jobs and a healthy tax base for the City.

### **GOAL:**

PROMOTE NEW BUSINESS AND LIGHT MANUFACTURING OR INDUSTRIAL USES AND PROVIDE OPPORTUNITIES FOR THE PRESERVATION AND ENHANCEMENT OF SUSTAINABLE AGRICULTURAL AND OTHER SMALL BUSINESS OPERATIONS IN THE CITY.

### 6.1 OBJECTIVE

Provide appropriate land use opportunities for commercial, light manufacturing or industry, service related and tourism businesses that will result in a diversity of economic opportunities for the Elwood area. Also, provide additional employment and meet the service needs of the City.

#### **6.1.1 Policy**

Create at least one light industrial or a manufacturing area and a commercial area and develop zoning regulations governing the acceptable uses associated with small retail/service businesses and manufacturing industries.

#### **6.1.2 Policy**

Develop and implement an Elwood City Economic Development Plan.

### 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 City and do not interfere or are detrimental to residential zones or other business uses. Minimize spot zoning throughout the City for commercial 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 time 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 City 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.

### **6.4.4 Policy**

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

### **6.4.5 Policy**

Coordinate commercial development with transportation planning.



#### 6.4.6 Policy

All commercial development on major streets in the City will reflect and promote Elwood'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 City should reflect the City's identity and personality, and work to eliminate or improve cluttered, aesthetically unpleasant commercial areas.

#### 6.4.9 Policy

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

#### 6.4.10 Policy

Encourage the placement of all utilities underground 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 CITY BOUNDARIES

In 1999, Elwood adopted an Annexation Policy Declaration. The City Council has determined that the designated area around the City may be suitable at an unspecified time for annexation, if in the City's opinion, the land would benefit the City as a whole and not tax existing residents to service it.

#### **GOAL:**

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

#### 7.1 OBJECTIVE

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

#### 7.1.1 **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 border regions or future annexation areas of Elwood City.

#### 7.2 OBJECTIVE

Eliminate unincorporated islands within Elwood City boundaries.

#### 7.3 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.

#### 7.4 OBJECTIVE

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

#### 7.4.1 **Policy**

Provide this general plan as well as other information on the City's, border line goals to residents in those 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 relationship between people and their physical environment are planned and implemented. Community design standards are usually established and implemented through a City's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedure. Developers usually retain the greatest influence over the design of their projects. However, the City 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 General Plan have been established to encourage, via the planning process, orderly growth and development and high standards for community design.

#### CITY 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. Elwood'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 Elwood 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 Elwood Planning Commission studied certain aspects of community design which, if implemented would greatly enhance the identity and aesthetic appeal of Elwood. Maintaining a specific flavor to architectural design, is important, especially around the central commercial district of the City. Specific themes should be encouraged in building design to create a diverse architecturally designed community. Certain "gateway" improvements on entry streets would serve to identify City boundaries and create a favorable "first impression" of Elwood. Through the use of appropriate landscaping and markers on highway rights-of-way, City 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 Elwood Planning Commission can encourage "above average" property design and maintenance City 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 City 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. Any local development covenants are in harmony with the community design.

## STRATEGIES FOR IMPROVED COMMUNITY DESIGN

The strategies for achieving a good community design and enhancing the physical small City image of Elwood must deal with problems and opportunities at all three scales of the community design. The strategies that follow may impact the design at one, two, or three scales,

1. The Development and Adoption of an Elwood Community Design Plan  
This would include an inventory and assessment of existing natural and manmade physical features which help shape a positive image. The plan would help identify rural design objectives at the City, neighborhood, and project scales and establish a framework for the development of neighborhood and sub-area plans to meet these objectives. A rural community design plan could also recommend means whereby individual projects might respond to design objectives at all three scales and provide policies for refinement and implementation of the plan.
2. Neighborhood and Sub-area Planning

Neighborhood and Sub-area plans should include design recommendations within the framework established by the Community Design Plan. The neighborhood plans provide a tremendous opportunity to obtain good design and accomplish the important tie between individual project proposals and the accomplishment of City and neighborhood design objectives. This plan would most likely be development in conjunction with a Master Planned Development type of project and would assure that agricultural and farming uses blend into the plan well and are protected from encroachments of the development.

### 3. Community Design Review

The larger public and private projects have a significant impact upon the environment. These projects have the potential to greatly enhance the environment if properly developed and to set a positive example for future projects. In addition to being attractive and functionally sound, such projects have an important role as a means of carrying out City design objectives.

### 4. Regulatory Measures

Good Community design should be fostered in the standards employed in zoning, subdivision, and other regulatory codes and in design standards for certain public and private improvements. Rigid, insensitive codes and standards can stifle efforts to achieve good design. On the other hand, lack of standards often can lead to ignoring design standards all together. Continued updating of the zoning ordinance provides an opportunity to encourage improved City design. Existing standards, criteria, and design practices need to be examined closely for their impact on design, and they should be supplemented and refined. This would include the standards applied in site plan review, street, sidewalk and sign design, and in the design of all public buildings.

### 5. Public Awareness

Increased public awareness of design concepts can have the effect of encouraging good community design.

### 6. Maintenance

Maintenance or “housekeeping” is another area of concern in achieving good design. A positive City 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.

## CONCLUSION

Elwood'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 Elwood, 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 City, agricultural values and objectives.

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

GOAL:

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

8.1 OBJECTIVE

As an item of public policy adopt a community design at the City, 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, abandoned vehicles and mailboxes.

**8.1.2 Policy**

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

**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 projects and their designs and layouts.

**8.1.4 Policy**

Throughout the City utilize all opportunities to strengthen and create appropriate focal points, strengthen boundary features, link natural and manmade elements and introduce desirable interest and variety to the City.

**8.1.5 Policy**

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

- Encourage high quality design throughout the City
- Enforce all City ordinances that seek and promote an attractive community development
- Adopt and enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris

**8.1.6 Policy**

Organize a City 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 City and its quality of life for City residents.

### **8.2.1 Policy**

Strive for harmony and unity between individual development projects. Landscaping and coordinated appropriate tree plantings can 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 City to strengthen the City’s identity.

### **8.2.6 Policy**

Improve the visual quality of developments throughout the City by requiring the use and maintenance of landscaping areas that require little water or irrigation. More specifically:

- Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping
- Develop and update design standards for all commercial developments
- Improve the visual quality of all commercial areas by requiring the use and proper maintenance of generous landscaping areas or open spaces
- Development of major thoroughfares should blend harmoniously together promoting a country theme of oneness and unity

## 8.3 OBJECTIVE

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

### **8.3.1 Policy**

The City should commence an appropriate tree planting program in appropriate areas of the City to beautify and give “image” to the City. This could be facilitated through the Beautification committee

#### **8.3.4 Policy**

All signs allowed in the City should be high quality and promote a positive theme for the City.

#### **8.3.5 Policy**

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

- All ordinances and standards adopted in the City should reflect the City's identity and personality, and eliminate cluttered aesthetically unpleasant commercial areas
- Utilize the country type physical setting of the City to promote a strong community identity for the City of Elwood
- Encourage high quality design throughout the City

### 8.4 OBJECTIVE

For all developments recognize that street improvements and streetscape play an important role in the City’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 MUTCD standard traffic control devices, signs, lighting, medians, curb and gutter, parking strips, and tree plantings.

#### **8.4.3 Policy**

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

#### **8.4.4 Policy**

Recommend and provide for gateways into the City and developments in the City that protect and enhance the character and appearance of the community:

- Street side tree plantings for each lot in new subdivision areas as appropriate.
- Maintain consistent sidewalk, park-strip, and curb and gutter standards in new subdivisions.
- Implement and monitor a sign control ordinance capable of protecting the City from, the negative impacts of visual blight
- Provide adequate, visible, and attractive street signage
- Recommend street construction design standards for each street classification
- Map and protect current drainage system tile-lines.

- Require adequate drainage including maintained barrow pits

## 9.0 HOUSING ELEMENT

### GOAL:

TO PROVIDE AN ADEQUATE, SAFE, AND HEALTHFUL RESIDENCE FOR ALL CITIZENS OF THE CITY 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 CITY AND TO PRESERVE THE IDENTITY OF ELWOOD AS A FAMILY-ORIENTED COMMUNITY WHILE PROVIDING A RANGE OF HOUSING TYPES, STYLES, AND PRICE LEVELS IN ALL AREAS OF THE CITY.

### 9.1 OBJECTIVE

Adopt the clustered neighborhood concept of planning and development as the basic pattern of growth for Elwood

#### 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 manmade 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 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.

### 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 in harmony with the community's adopted theme. Any subdivision covenants are in harmony with community theme.

### 9.2.5 **Policy**

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

### 9.2.6 **Policy**

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

## 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**

Provide safe- and convenient pedestrian routes from home to school.

### 9.3.3 **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.

### 9.3.4 **Policy**

Require adequate off-street parking in residential areas.

### 9.3.5 **Policy**

Enforce City 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**

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

**9.4.2 Policy**

Require the use of underground utility lines where feasible.

**9.5 OBJECTIVE**

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

**9.5.1 Policy**

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

**9.5.2 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. Any subdivision covenants are in harmony with community theme.

**9.5.3 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.

**9.5.4 Policy**

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

**9.6 OBJECTIVE**

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

**9.6.1 Policy**

Locate multi-family developments dispersed throughout the City such that there is no concentration of multi-family dwellings in any neighborhood or development.

**9.7 OBJECTIVE**

Require the highest standards of design, function, and appearance for all multi-family developments.

**9.7.1 Policy**

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

**9.7.2 Policy**

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

### 9.7.3 **Policy**

Multi-family developments will be required to develop open space and/or recreational amenities in proportion to their size.

## 9.8 OBJECTIVE

Ensure that both existing and future City 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.

### 9.8.1 **Policy**

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

### 9.8.2 **Policy**

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

### 9.8.3 **Policy**

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

### 9.8.4 **Policy**

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

### 9.8.5 **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.

### 9.8.6 **Policy**

Development should always pay its own way including their share of off-site improvements necessary for development.

## 9.9 OBJECTIVE

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

### 9.9.1 **Policy**

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

**9.9.2 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.

**9.9.3 Policy**

Encourage development of vacant lots within existing residential areas.

**9.10 OBJECTIVE**

Provide a reasonable choice of residential types throughout the City.

**9.10.1 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.

**9.10.2 Policy**

Allow single accessory apartments in all zones as a permitted use.

**10.0 TRAFFIC & CIRCULATION ELEMENT**

The City of Elwood 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 EFFICIENT, COMFORTABLE, AND SAFE MOVEMENT OF PEOPLE AND GOODS IN AND THROUGH THE CITY.**

**10.1 OBJECTIVE**

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

**10.1.1 Policy**

Implement a streets hierarchy for the City of Elwood composed of:

- Major arterial streets
- minor arterial streets
- collector streets
- 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.

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 Elwood

**10.1.5 Policy**

Develop and widen arterial and collector streets, as directed by the Elwood 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.

**10.2 OBJECTIVE**

To ensure that the City'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 adequately meet current and future demands of the community.

### **10.2.3 Policy**

As directed by the Elwood Streets Master Plan reserve the necessary rights-of-way 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 City residents in a timely and cost efficient manner.

### **10.2.5 Policy**

Educate all City 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 City.

### **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 City.

### **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 City.

### **10.2.11 Policy**

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

### **10.2.12 Policy**

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

## **10.3 OBJECTIVE**

To provide a network of pedestrian, equestrian and bicycle trails throughout the City, 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 City. 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, sidewalks or an acceptable trail system will be the standard and in compliance with current ADA standards and are required on both sides of City streets. This requirement extends to cul-de-sacs and other street types.

**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**

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

**10.3.5 Policy**

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

**10.3.6 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 adopted trails plans.

**10.3.7 Policy**

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

**10.4 OBJECTIVE**

To improve the safety of all City streets and intersections complying with MUTCD standards..

**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 City streets.

**10.4.3 Policy**

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

**10.4.4 Policy**

Adopt a street marking program to ensure street markings are clearly visible at all times on arterial and collector roads.

**10.4.5 Policy**

Improve the safety and aesthetics of City streets by ensuring the arterial and collector road network is well lighted where ADT (average daily traffic) exceeds 1,000 vehicles per day.

**10.4.6 Policy**

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

**10.4.7 Policy**

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

**10.4.8 Policy**

Encourage the County to police and enforce City speed limits, especially near residential areas.

**10.4.9 Policy**

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

**10.4.10 Policy**

Work closely with the Box Elder School District and other organizations, in selecting locations for schools to minimize the necessity of children crossing arterial roads.

**10.4.11 Policy**

Protect children crossing to bus stops.

**11.0 PARKS AND RECREATION ELEMENT**

It is the intent of the Elwood General Plan that parks and recreational facilities and programs be developed and operated in a responsible manner. The following goal, objectives and policy statements were established by the City 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 City.

**GOAL:**

**TO PROVIDE FACILITIES FOR A BALANCED PROGRAM OF PHYSICAL AND CULTURAL ACTIVITIES FOR THE RESIDENTS OF THE CITY OF ELWOOD AND TO PRESERVE THE ANNUAL FOURTH OF JULY CELEBRATION AS THE CENTRAL CITY CELEBRATION.**

**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 valuable City amenities.

**11.1.1 Policy**

Continually improve and develop the City's park and recreational facilities.

**11.1.2 Policy**

The City 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.

**11.1.3 Policy**

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

**11.1.4 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 Elwood community.

**11.2.1 Policy**

Identify and utilize a cost effective method to provide high quality recreational planning for the City of Elwood.

**11.2.2 Policy**

Develop and maintain a parks and recreation master plan for the City of Elwood. This plan should identify the location, purpose, and function of each facility as well as future improvements or modifications to each facility.

**11.2.3 Policy**

Employ progressive and suitable zoning and development techniques to acquire park and recreational 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.

**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 Elwood 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 City residents by:

- Providing park areas concurrently with development in new residential areas; and
- Providing "City-wide" recreational facilities.

**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 City 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 City 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 City Limits.

**11.4 OBJECTIVE**

Ensure that all City 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 City property from incompatible developments and uses on adjacent properties.

#### **11.4.3 Policy**

Develop a City property development plan to construct recreational type uses on a phased or annual basis as funds become available.

#### **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.

#### **11.4.8 Policy**

Maintain, in good condition, City property reserved for future park and public facilities through lease agreements and other creative maintenance alternatives. Never sell City 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. Replace vandalized and inoperable park equipment and facilities as quickly as possible.

### **11.5 OBJECTIVE**

Maintain and always strive to improve the Elwood Fourth of July Celebration.

**11.5.1 Policy**

Create an Elwood Celebrations committee made up of dedicated residents to work under the City Council's direction in planning and operating annual celebrations.

**11.5.2 Policy**

Support and fund the celebrations 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 to the celebration related facilities.