

GENERAL PLAN

TABLE OF CONTENTS

	PAGE
1.0 Introduction	1
1.1 History of Elwood	2
1.2 Major Themes of the Plan	2
2.0 General Plan Development and Public Involvement	5
2.1 General Plan Organization	5
2.2 The Planning Process	7
2.3 Adoption and Amendment Process	7
2.3.1 Adoption Process	8
2.3.2 Amendment Process	8
2.4 Roles of Community's Decision-Makers	9
2.4.1 Planning Commission	9
2.4.2 The Town Council	9
2.5 Public Involvement Process	10
2.5.1 Public Opinion Survey	10
2.5.2 Core Planning Principles for Growth	10
3.0 Demographics and Physical Environment	13
3.1 Demographic Analysis	13
3.1.1 Population Growth	13
3.1.2 Community Profile	14
3.1.3 2000 Census	16
3.1.4 Population Projections	17
3.2 Physical Environment	17
3.2.1 Water Resources	17
3.2.2 Wetland Areas	18
3.2.3 Flood Plain Areas	18
3.2.4 Geology	19
3.2.5 Geology Hazards	19
3.2.6 Soils	23
3.2.7 Construction Limitations	24
4.0 General Plan Elements	27
4.1 Land Use	29
4.1 Land Use Table	29
4.1.1 Agricultural Uses	29
4.1.2 Residential Uses	29
4.1.3 Commercial/Industrial Uses	30
4.1.4 Transportation	30
4.1.5 Public	30
4.1.6 Water/Riparian Areas	30
4.1.7 Land Use Map	30
4.2 Residential Development	33
4.2.1 Housing Inventory	33
4.2.2 Housing Affordability	37
4.2.3 Housing Conditions	38

4.2.4	Public Opinion Survey – Residential	38
4.3	Commercial & Industrial Development	39
4.3.1	Commercial and Industrial Zoning	40
4.3.2	Commercial and Industrial Land Use	43
4.3.3	Public Opinion Survey – Commercial/Industrial	44
4.4	Transportation and Circulation Plan	45
4.4.1	Existing Transportation System	45
4.4.2	Traffic Volumes	50
4.4.3	Other Modes of Transportation	50
4.4.4	Master Street Circulation Plan	51
4.4.5	Utah Department of Transportation (UDOT) Plan	52
4.4.6	Public Opinion Survey – Transportation	52
4.5	Recreation and Open Space	55
4.5.1	Parks Inventory	55
4.5.2	Park and Recreation Standards	56
4.5.3	Open Space	56
4.5.4	Public Opinion Survey – Recreation and Open Space	57
4.6	Community Facilities and Services	61
4.6.1	Public Safety	61
4.6.2	Culinary Water	61
4.6.3	Wastewater	62
4.6.4	Storm Water Drainage	65
4.6.5	Solid Waste	65
4.6.6	Schools	69
4.6.7	Utilities	69
4.6.8	Public Opinion Survey – Community Facilities and Services	70
4.7	Annexation Policy Plan	71
4.7.1	Character of the Community	71
4.7.2	Municipal Services in Developed and Undeveloped Unincorporated Areas	71
4.7.3	Plans for Extension of Municipal Services	72
4.7.4	Interests of all Affected Entities	73
4.7.5	Expansion Area Boundaries and Definitions	74
4.7.6	Annexation Growth Map to Be an Overlay Zone	76
4.7.7	Agriculture Protection Areas	76
4.7.8	Annexation Limitations – 10-2-402 UCA,1953	77
4.7.9	Statements Addressing Comments Made By Affected Entities	78
5.0	Goals and Policy Statements	81
5.1.1	Residential Development	81
5.1.2	Commercial and Industrial Development	82
5.1.3	Transportation and Circulation	83
5.1.4	Recreation and Open Space	84
5.1.5	Community Facilities and Services	85
6.0	General Plan Map	89
6.1	Land Use Definition	89
6.1.1	Open Space	89
6.1.2	Residential Land Uses	90
6.1.3	Commercial and Industrial Land Uses	90

APPENDIX

93

BIBLIOGRAPHY

111

TABLES	PAGE
GP-1	

MAPS	PAGE
GP - 1 Water Related Constraints	21
GP - 2 Soils	25
GP - 3 Land Use	29
GP - 4 Existing Zoning	31
GP - 5 Existing Zoning	37
GP - 6 Existing transportation System	48
GP - 7 Master Street Circulation Plan	49
GP - 8 Parks and Trails	55
GP - 9 Failed or Marginal Septic Systems	59
GP - 10 Drainage District	63
GP - 11 Annexation Policy Plan	77
GP - 12 Land Use Plan	

FIGURES	PAGE
GP-1	
