

4.1 LAND USE ELEMENT

The Land Use Element of the Elwood Town General Plan is an inventory of existing development and shows the land use pattern of the community. The section of the General Plan tries to understand the existing land use pattern of the community is essential to the decision making process of planning. The land use patterns in the Town Elwood are a graphically represented on the existing land use map at the end of this section.

In order to be the most livable, sustainable and desirous community possible, decisions regarding long range land use patterns can not be achieved by emotional, political, or spontaneous means. Land use patterns, once established, are essentially permanent. Even in the rare circumstance that buildings are replaced, the infrastructure that serves the area is already in place and sized for a specific development pattern. These paramount decisions must be based on reliable information gathered by staff members, and other experts, under the direction of the Planning Commission and the City Council.

4.1 Land Use Table

Existing land use conditions in Elwood is a balanced mix of agricultural, residential, commercial and industrial development, transportation and public. The land uses within Elwood can be divided in 6 major categories. The following table summarizes the existing land use of the incorporated area of Elwood. This land uses were mapped as part of the Water Related Land Use Mapping done by the Utah Department of Agricultural in 2003. Some adjustments were made to the information to make it more current. This was done by field windshield survey.

Land Use Categories	1993 Acres	2003 Acres	% of Total in 2003
Agriculture	4400	4,174	84.6 %
Residential	250	441	8.9 %
Commercial/Industrial	2	30	0.6 %
Transportation	80	80	1.6 %
Public	22	22	0.4 %
Water/Riparian Areas	-	212	4.3 %
Total	4,754	4,960	100.0 %

Source: Utah Department of Agriculture and Windshield survey

4.1.1 Agricultural Uses

The Town of Elwood is largely an agricultural community with a major portion of the land within Elwood is being used for agriculture. Approximately 84.6 percent of the total area of the community is being used for agriculture.

4.1.2 Residential Uses

Residential uses are the next largest land use within Elwood. Residential development makes up only 8.9 percent of the total community. Most of the residential land uses are located in large lot subdivision or on large parcel associated with an agricultural use.

4.1.3 Commercial/Industrial Uses

Commercial and Industrial land uses involve 0.6 percent of the total area of the Town. Most of the existing commercial is best described as strip development. The commercial development is concentrated along State Route 13. The primary industrial uses within Elwood are located in the northwest corner of the community with the Staker-Parsons sand and gravel operation.

4.1.4 Transportation

The roadways within Elwood are a critical land use. Transportation makes up about 2 percent of all the lands within Elwood. This land use is critical and is necessary for the Town to grow. As more urban development takes place within Elwood the amount of land dedicated to transportation will increase.

4.1.5 Public

The public land uses are those use that are owned by a public entity. The following are those land uses that were identified as a public use:

- The Town's complex
- Elwood Cemetery land
- Box Elder County road sheds
- Hansen and Peterson Parks

4.1.6 Water/Riparian Areas

The areas of the Town of Elwood that contain water and riparian areas are those areas that are along the Malad and Bear River. These are environmentally sensitive areas. Due to the nature of this lands the potential for development is very limited. Because of this these should be identified as areas of open space

4.1.7 Land Use Map

The purpose of the existing land use map is not intended to show every detail of development within Elwood. Instead, the land use map exhibits only broad overview of the make up of the community

Front Land use Map

Back of Land Use Map