

## **SECTION 5.0**

### **GOALS AND POLICY STATEMENTS**

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The following section of the General Plan is the Goals and Policy Statements of the Plan. The Goals and Policy Statements provide the direction to the Planning Commission and City Council of the Town of Elwood and steps to be taken to implement them. Each set of Goals and Policy Statement is divided in the different section based on the Elements of the Plan.

#### **5.1.1 RESIDENTIAL DEVELOPMENT**

Residential Development is important part of the development of a community. Residential development provides location within community where residents can live. How the development of residential area is done is important to the quality of life within the community. The following Goals and Policy Statements make suggestion as to how the Town of Elwood should handle new residential development.

##### **GOAL 1: Encourage Innovative and Varied Approaches to Development**

**Policy: Encourage high quality residential development**

***Implementation:***

- A. Develop design guidelines for residential development
- B. Make changes to the current Town's Land Use Ordinance to allow the planning commission more flexibility to deal with development

**Policy: Develop Flexible Standards to Accommodate Innovative and Varied Approaches to Residential Development.**

***Implementation:***

- A. Review existing Land Use Ordinances for flexibility and consistency
- B. Develop standards within the zoning and subdivision with design guidelines that provide the City the ability to work with developers
- C. Use different zoning standards that are based on density rather than lot size.

**Policy: Require Master Plans for Residential Development with More than Ten Dwelling Units**

***Implementation:***

- A. Establish development standards within the subdivision ordinance to require master planned subdivision
- B. Develop design guidelines to deal with large scale residential development

**Policy: Encourage the Use of Conservation Subdivision Design Minimize the Use of Land for Urban Development.**

***Implementation:***

- A. Develop standards for conservation or clustered residential development within the Town Land Use Ordinances
- B. Develop density bonuses for residential development that provides substantial open space

**Policy: Encourage Adequate Separation Between New Urban Development and Existing Rural Land Uses.**

***Implementation:***

- A. Develop standards to provide adequate separation or buffering from new urban development and existing rural land uses
- B. Consider a program to allow for the creation of Agricultural Protection Areas to protect existing farmland

**5.1.2 COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

Commercial and industrial development may only makeup on average about 18 percent of all land uses within a community, but is very important to the financial strength of the community. Because of the importance of commercial and industrial development it is important to plan for these uses and where they are located. Cities make critical mistakes when they attempt to force these land uses into locations where it is not conducive for this type of development. The following Goals and Policy Statements are designed to encourage high quality commercial and industrial development

**GOAL 1: Encourage Innovative and Varied Approaches to Development**

**Policy: Encourage High Quality Commercial and Industrial Development**

***Implementation:***

- A. Plan and maintain areas within Elwood which will accommodate high quality commercial and industrial development
- B. Recognize and plan for a regional commercial area around the Interstate 15 interchange
- C. Identify potential industrial uses that will supportive of rural atmosphere of Elwood

**Policy: Develop Flexible Standards to Accommodate Innovative and Varied Approaches to Commercial and Industrial Development**

***Implementation:***

- A. Encourage the development of land use ordinances which provide maximum control of commercial and industrial development
- B. Develop design guidelines to be used to create high quality commercial and industrial development
- C. Develop a streamline development review process

**GOAL 2: Expand Quality Employment Opportunities and Capital Investment**

**Policy: Direct Resources to Promote and Attract Business**

***Implementation:***

- A. Work with Box Elder County and the State of Utah identify potential commercial and industrial uses that may consider locating in Elwood
- B. Create a Economic Development program to work with potential commercial and industrial uses which may consider locating in Elwood

- C. Recognize the needs of new commercial and industrial development and provide those opportunities to make those needs available

**Policy: Encourage the Development of Infrastructure which is Conducive to Uses Such as, Industrial Parks, Commercial Centers and Professional Office Parks.**

***Implementation:***

- A. Identify the infrastructure needs for new Commercial and Industrial development
- B. Develop a Capital Improvements Program to provide a method to develop needed infrastructure
- C. Work with the appropriate Utah State Agencies for development of needed infrastructure

**Policy: Encourage Employment Opportunities in Proximate to Housing**

***Implementation:***

- A. Encourage commercial and industrial uses which will provide employments opportunities within Elwood
- B. Encourage standards for home based business which will provide employment opportunities

**GOAL 3: Foster Commercial Revitalization and Development**

**Policy: Encourage Commercial and Industrial Development to Locate in Appropriate Locations**

***Implementation:***

- A. Identify and plan for appropriate location for commercial and industrial development

**5.1.3 TRANSPORTATION AND CIRCULATION**

The transportation and circulation system of a community is vital to the movement of traffic and population within the community. Future development within Elwood will require the necessary transportation infrastructure. The goals and policy statements for Elwood's transportation and circulation system is important for the continuous growth of the Town.

**GOAL 1: Provide a Transportation and Circulation System of Roadways that Meet the Needs of the Town of Elwood.**

**Policy: Encourage Land Use Development that Supports a Safety Transportation System**

***Implementation:***

- A. Provide and maintain a circulation system that is in balance with the land uses in Elwood's by implementing the Transportation and Circulation Plan
- B. Improve Elwood's roadways system in concert with land development to ensure sufficient levels of service
- C. Ensure that new proposed development provides adequate parking and would not increase traffic on roadways and intersections
- D. Enforce minimum design standards for streets as established in the Town's General Plan and Land Use Ordinances

**Policy : Work With Adjacent Jurisdiction and the Utah Department of Transportation (UDOT) to Identify Necessary Improvements to the Regional Roadway System to Ensure Adequate Regional Access to and from Elwood.**

***Implementation:***

- A. Coordinate improvements to the local circulation system with other major transportation improvement programs
- B. Work with the UDOT to coordinate any improvements on the State Highways within the Town of Elwood
- C. Work with UDOT to beautify the City’s major thoroughfares and entrances to the Town through a streetscape improvement program that includes activities such as tree planting and landscaping

**GOAL 2: Development and Maintain a Safe and Effective Transportation System Within the Town of Elwood.**

**Policy: Encourage Land Use Development that Supports a Safety Transportation System**

***Implementation:***

- A. Create development standards within the Town’s Land Use Ordinance to consider the needs of the Town’s transportation system
- B. Development and implement good access management standards for a safety transportation system.
- C. Improve the accessibility of public facilities and commercial centers to improve access and mobility of the elderly and the disabled.

**GOAL 3: Develop a Pedestrian and Bicycle Access System Throughout the Community.**

**Policy:** Provide and maintain a system of pedestrian and bicycle pathways that link residential areas with parks, scenic areas, and retail centers, and other areas of congregation within Elwood and the surrounding area.

***Implementation:***

- A. Develop a trails master plan to identify and plan for pedestrian and bicycle pathways
- B. Encourage the incorporation of bicycle facilities, such as bike lockers and showers at workplaces, and bicycle racks on buses, to facilitate bicycle travel
- C. Maintain the pedestrian and bicycle system, including improving the road surface and sidewalk, to reduce the safety hazard associated with drainage grates, manholes, potholes, and uneven surfaces

**5.1.4 RECREATION AND OPEN SPACE**

Open Space and Recreation is an important part of a community. The Town of Elwood has the unique opportunity to maintain it’s open spaces and provide for the recreational needs of the community. The following goals and policy statements deal with open space and recreational needs for the Town of Elwood.

**GOAL 1: Provide for Year Round Recreational Activities and Facilities that Serve All Segments of the Community.**

**Policy: Provide Accessible Parks and Recreational Facilities within a Suitable Distance of All Residential Areas in Elwood.**

***Implementation:***

- A. Require new development to provide for recreational facilities to the extent allowed by law
- B. Plan for the appropriate expansion of existing parks and recreational facilities
- C. Utilize flood basins for recreational uses where appropriate
- D. Continue to maintain parks and recreational facilities in an efficient manner
- E. Examine utility easements, river banks, and the canal right-of-way system for recreational opportunities, such as bicycle and pedestrian corridors and linear parks

**GOAL 2: Maintain Farmland within Elwood and Surrounding Areas so that Agriculture Remains a Viable Part of the Community's Character and Local Economy.**

**Direct Future Urban Development Away from Areas of Active Agricultural Uses.**

***Implementation:***

- A. Encourage compact and contiguous development within Elwood, minimizing the amount of agricultural land converted to urban uses
- B. Promote compact development to minimize the amount of agricultural land necessary for future growth where possible
- C. Work with County and State agencies to ensure the effective conservation of agricultural lands within the region

**GOAL 3: Direct Future Urban Growth And Expansion of the City to Promote the Conservation of Important Natural Habitats, Ecosystems, and Open Space Areas of Unique Natural Quality and Community Significance.**

**Policy: Protect Unique or High Quality Natural Habitats Through Open Space Designation or Parkland Dedication.**

***Implementation:***

- A. Encourage during development review process to evaluate and mitigate impacts to natural resources and plant and animal habitats that may be affected by proposed development
- B. Develop a greenbelt system that provides buffer zones between potentially incompatible land uses, such as between industries and homes, and that upgrades the visual quality of the community

**5.1.5 COMMUNITY FACILITIES AND SERVICES**

The community facilities and services play an important part of any community. Even though the Town of Elwood only provides limit community facilities and services it is important to plan for them. The services the Town currently provides are the basic services that the community provide for it's residents. It is also important to plan for those other services that the Town does not yet provide but will in the future.

## **WATER SYSTEM**

A well maintained water system is a prerequisite for future development to occur. The system will need to be expanded to increase the available water supply and distribution system to meet the needs of the future population.

**GOAL 1: Provide for a Well Maintained Water System that Continues to Serve Existing Development as Well as Provides for Future City Growth.**

**Policy: Plan New Water Facilities to Provide Adequate Capacity to Serve New Growth, While Continuing to Provide a High Level of Service To Existing Development.**

*Implementation:*

A. Continue to develop the infrastructure items identified by the waster capital improvement study

**Policy: Continue to correct low water pressure in older portions of the City and use “looping” of water lines to maintain pressure and adequate water delivery when expanding or upgrading the water delivery system**

*Implementation:*

A.

## **SEWER SYSTEM**

The Town of Elwood presently does not have any sewage treatment capabilities. The Town will need to plan for the development of a citywide sewer system as future growth demands the development of a sewer system within the Town.

**GOAL 1: Continue to Work to Provide for a Sewer System that Will Serve the Needs of Existing Development as Well as Future Development Occurs.**

**Policy: Plan and Design Sewer System Facilities to Provide Adequate Capacity to Serve Existing and Future Development.**

*Implementation:*

## **FIRE STATIONS**

Fire protection services are an essential function of local government. As Elwood expands, planning for increased fire protection needs to be compatible with the City’s growth plan.

**GOAL 1: Work With Tremonton City to Maintain Adequate Fire Protection for the Residents of Elwood in Maintaining Health, Safety, And General Welfare of the Community.**

**Policy: Evaluate the level of fire protection service provided to identify any necessary improvements or changes, as well as additional funding sources**

***Implementation:***

- A. Establish and maintain the optimum fire insurance rating for the community
- B. Utilize service areas when planning and designing new and expanded fire protection facilities.

**POLICE**

Currently, the Town of Elwood does not provide police services within the Community. The limited police services are provided by the Box Elder County Sheriff's Department. Even though they are limited this service is essential to the safety of the population of Elwood.

**GOAL 1: Work With Box Elder County Sheriff's Department to Continue to Provide Police Protection within Elwood to Protect the Health, Safety, and General Welfare of the Community.**

**Policy:**

***Implementation:***

- A. Evaluate the level of law enforcement service provided to identify any necessary improvements or changes, as well as additional funding sources.
- B. Utilize service areas when planning and designing new and expanded police facilities.

**EDUCATIONAL FACILITIES**

Box Elder County School District provides for the educational needs of Box Elder County and residents of Elwood. Currently, there are no school facilities within Elwood. However, it is important to work with the School District to identify needed facilities or infrastructure to meet the needs of the students within the Town

**GOAL 1: Support The Local School Districts By Working With Them To Determine The Most Appropriate Location And Distribution For School Facilities To Serve The Educational Needs Of The Community.**

**Policy: Work With the Box Elder County School Districts in Investigating Potential Locations for New Schools**

***Implementation:***

- A. Encourage the joint use of school facilities to provide a range of recreational and educational opportunities for all segments of the community.

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