

2014

Garden City General Plan



Prepared by:



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1. Introduction

Background

Garden City is a small agricultural and recreational community located 5 miles south of the Utah/Idaho border on the west shores of Bear Lake. US Highway 89 and State Road 30 serve as the main corridors for the community. They connect the residents to Idaho on the north, Wyoming to the east, and Logan to the west.

As Garden City continues to evolve, city officials want to have the tools to manage the change and not be caught off guard. They don't want to repeat mistakes other communities have made by not providing a proper framework from which to base their ordinances and zoning.

As the population and economic base of Garden City changes the elected officials want to be ready and prepared for change. They understand from their previous experience, that it's the communities who do not know who they are and what they want, that become a mishmash of unorganized growth. The Town of Garden City is required by state law to maintain a current General Plan in order to properly direct development, conserve natural resources, provide for the health, safety, and welfare of the community, and ensure the effectiveness of public expenditures.

History

Prior to the discovery of the Bear Lake Valley by white settlers, the area was frequented by bands of Shoshone, Ute, and Bannock Indian tribes. The area was a favored hunting ground and the site of several summer rendezvous. In the summer of 1827 and 1828, several thousand Indians and trappers gathered and traded goods in two well-known rendezvous in the Bear Lake area. Well known mountain men and trappers, such as Jedediah Smith and Jim Bridger, participated in these rendezvous.

By the year 1847, the Bear Lake Valley was known to settlers coming west, including the Mormon Pioneers, but the high altitude and harsh winters of the area discouraged settlement. Eventually, in 1863 Mormon President Brigham Young sent Charles C. Rich with a group of Mormon Pioneers into the valley to start settlement.

The first settlers in the Garden City area did not arrive until the fall of 1875. However, it was not until the spring of 1877 that homes were built and ground was broken for cultivation. More settlers came to the flat or Little Valley area, as it was then called, when there were prospects of getting water into the area. Phineas W. Cook saw the possibilities of getting water to Little Valley and began planning a canal to take it there. This was the beginning of the Swan Creek Irrigation Company and the first official meeting of the company was held on February 5, 1877.

In the spring of 1877, Wright A. Moore was appointed to distribute the land in the town site. It was decided that the town should be located on the east side of the section line and run north and south. The town was surveyed into eight acre blocks with four lots on each block and street four and six rods

wide. The farmland around the town, approximately 800 acres, was divided into twenty acre lots. The surveying was completed in March 1877, and names were drawn for lots. Shortly thereafter, taxes were levied to residents for completion of the canal Phineas Cook and sons initiated. By 1878, the canal had been enlarged and water was finally brought to the area where Garden City now stands.

There was no place for residents to gather in Garden City until 1878, when the first meeting house was built. It was a one-room log structure and served to hold church meetings, school, and some recreational activities. The city's first post office was opened in 1881 at the home of Charles Longhurst. Before its opening, Garden City residents had to travel to Fish Haven, Idaho, seven miles to the north, to collect their mail.

Some early commercial ventures in the area included a general merchandise store, blacksmith shop, wheat mill, sawmill, and an ice cream parlor. In the early 1900's, there was a saloon in business, but it burned down after only a short time in operation. The first telephone service was brought to the city in 1900, from a line between Montpelier, Idaho, and Evanston Wyoming.

In 1912, Rich County was contacted regarding the building of a power plant on Swan Creek to furnish electricity in Rich County. The Rich County Commission granted the franchise for the right-of-way, and the Swan Creek Electricity Company was organized. The power line was to run from Swan Creek to Garden City and Laketown. Later, the line was enlarged to serve Randolph and Woodruff. The plant is no longer in operation.

As the valley became more accessible and the automobile became more common, Bear Lake became a popular summer resort area. Around 1913, Mr. and Mrs. Clarence Booth erected tents at Swan Creek for people to stay in and by 1916 the Lakota Beach development was established, with several cabins being built. In 1914, the Ideal Beach Amusement Company opened a resort south of Garden City in the Hodges Ranch area. There were 42 cabins, a cafe and a dance hall, which at that time was one of the most popular in northern Utah. These two early resorts were only the beginning of the recreation industry on and around the shores of Bear Lake.

The earliest school in Garden City was held in a private home. When the meetinghouse was completed in 1878, school was then moved into the new building.

In 1915, a new school building was under construction and nearing completion in Garden City, and by 1928, Garden City and Laketown High Schools were consolidated. Students in Garden City were transported to Laketown. In 1944, Garden City's elementary school was completely destroyed by fire. A temporary school was set up in the basement of the LDS church and desks and supplies were transferred in from North Rich School in Laketown. Eventually, the old Garden City school was rehabilitated and used until a new school could be built. A new school was eventually built and the Garden City Elementary School moved in. School was held in this building until 1962. In 1962, the school was closed. In the fall, the elementary students in Garden City were transported to Laketown for school. This consolidation of elementary schools created the North Rich Elementary as it is today.

In 1967, the elementary school building in Garden City was relinquished to the LDS Church in an exchange. The church ward used it for several years until eventually it was torn down, along with the church, and a new church building was constructed in 1976 on the same lot.

Charles W. Pope made a proposal to the residents of Garden City in 1933, to pipe water from Swan Creek Spring for culinary use. The Town applied for a federal loan, and an engineer was hired. Fall of that year, Garden City was incorporated with Charles Pope as Town president. Work on the water system was not begun until April 1936, and on July 4, 1936, the water was diverted into the system.

The placement of cement sidewalks was undertaken by the Town in 1936.

In 1978, Garden City and Pickleville were incorporated as one community, and the name Garden City was retained. Several annexations to the Town have occurred since then.

Even though Garden City has always been a recreational community, with a few second homes dotting the landscape, since the year 2000 the number of second homes has dramatically increased. In fact, in 2007 the number of secondary homes outnumbered primary residences three to one (3:1). This creates a difficult situation for the Town as the demand on the infrastructure has increased, while the full time population has not increased at the same rate. Therefore, the Town does not have the resources to meet the demands placed on the infrastructure and services. The building of these homes however, has boosted the property tax revenues and the local economy by creating more demand for services such as contracting, restaurants, cleaning, shops, real estate, and even a new health care clinic.

Geography

The Bear Lake Valley is located in the upper northeastern corner of Utah and the southeastern corner of Idaho. The valley, which was formed as a result of continued faulting, is contained by the Preuss Mountain Range rising abruptly on the east, and the Bear River Mountains on the west.

Garden City is at an elevation of 5,961. The Bear River Mountains border on the west and agricultural lands extend to the north and south; the Bear Lake borders on the east.

Garden City is situated on the west shores of Bear Lake at a point where the lake forms a slight crescent curving out into the Lake.

Climate

The climate in Garden City can range from very severe in the winter months, to warm and mild in the summer months. Temperatures range from below zero lows in winter, to upper 90 highs in the late summer months.

Most of the precipitation that occurs comes in the winter in the form of snow. Average annual precipitation, as recorded by the National Climatic Data Center Bear Lake State Park, Utah weather station, is 14.17 inches. Average total snowfall is 42.5 inches. Snow remains on the ground an average of 64 days each year.

Prevailing winds are typically from the southwest at speeds of 8 to 10 miles per hour. Winter winds are typically from the west.

General Plan

A General Plan is a guide for the future in land use, infrastructure, and transportation and should be used to help direct decisions placed before the Town Board. The general plan does not address specific properties, tracts of land or owners, it does, however, outline areas of the community that would be favorable for certain types of development or land uses (residential, commercial, industrial, trails, parks) that could benefit the community as a whole.

A General Plan typically has a shelf life of 5 to 10 years. However, most plans are prepared with a 20 year perspective. A review of the plan should be done annually to ensure that the community is moving forward with the goals and objectives that have been established. By updating the plan annually it will allow the community to incorporate any changes that may have been required by the State, as well as address any changes in the values and priorities of the community.

State statutes concerning the development of a General Plan for Utah municipalities is found in the Utah Code: Title 10 Section 9a. In short, a General Plan should provide for the present and future needs of the municipality, taking into consideration the growth and development that may occur within a municipality. The statutes list several items that may also be taken into consideration when developing a General Plan. They include: health, general welfare, safety; energy conservation, transportation, civic activities, recreational, educational, and cultural opportunities; and the efficient use of physical, financial or human resources with excessive scattering of population.

The terms “master plan”, “comprehensive plan”, and “general plan” are often used synonymously to describe the policy document and accompanying maps that identify the goals a community wishes to obtain, and the direction to be taken in order to accomplish those goals and wishes. The term “General Plan” is used in the Utah statutes and has become the generally accepted term.

Developing a General Plan is an opportunity for the community to evaluate all the aspects of the town, from land use to transportation, to historical preservation. These aspects are evaluated for their effectiveness in serving the community as a whole today. The second part of the general plan is to anticipate the changes that will occur in the future. The third, and often most difficult part, is to envision what type of community is desired in the future. When a general plan is adopted zoning ordinances, municipal codes, and other means of implementing the plan should be revised and updated as well.

In the following chapters, Garden City’s present condition is outlined; input collected from residents is analyzed; a desired vision and future is defined; and recommendations are made that will promote the implementation of the plan.

Purposes for general plans may vary from city to city, but the following examples illustrate the functions of a general plan.

- To establish a legal basis for land use controls (zoning ordinances, subdivision regulation)

- To guide public officials in decisions that have long term implications
- To offer developers who are seeking for opportunities within the community a “what, where, when, and how” checklist that addresses the cities future needs.
- To serve as a guide for reasonable and rational development that will protect property values currently and in the future.
- To help identify the values and goals of the community that could shape public policy to reflect more accurately the sentiment of the community as a whole.

Planning Considerations

The Following questions should be considered in the adoption of Garden City’s General Plan:

- What is the vision for Garden City in 5 years...10 years... 20 Years...?
- What is the budget for implementing the desired plan?
- Are the needs of the community met through this plan?
- What is the desired atmosphere of the Town?
- Are the Plan recommendations sustainable?

Planning Process

The planning process is based on the following concepts:

- Citizen involvement
- Open dialogue between the interest groups and departmental representatives should exist during the preparation of the Plan.
- The department or personnel responsible for planning in the Town should assume the role which pertains to local planning.

Adoption

The General Plan is adopted and revised by ordinance. Once it is adopted, the Plan should be reviewed regularly to determine if the changing needs of the community are being met. In order to maintain the Plan’s effectiveness and relevancy, it is proposed the Planning Commission periodically review existing and new policies pertaining to the Plan, and provide recommendations to the Town Council.

Steps to Adapting the General Plan:

- A report is prepared by staff at the request of the Planning Commission or Town Board.
- A presentation is given to the Planning Commission.
- A public hearing is held by the Planning Commission.
- The proposed Plan is adopted by the Planning Commission.
- A joint meeting is held with the Planning Commission and Town Board to discuss the elements of the Plan, changes and revisions are made if needed.
- The Town Board holds a public hearing.
- The Town Board makes changes if needed, and adopts the General Plan by ordinance.

Amendments

The General Plan should be revised as new community plans or elements are proposed and initiated, the needs of the community change, or statistics change. The General Plan is a long-term guide and should not change during its shelf life without a great deal of consideration. The Plan should be a consistent and reliable source for future planning. The plan should be reviewed for major updates at least every 3 years.

There are typically four ways a Plan Amendment can be requested:

1. The Town Council proposes an amendment.
2. The Planning Commission proposes an amendment.
3. The Town Staff proposes an amendment.
4. A private property owner or citizen of the Town petitions a change.

When the Planning Commission considers a Plan Amendment, it evaluates whether the Proposed Amendment meets the goals of the Plan. During evaluation, the Planning Commission should consider the following:

1. Have there been substantial changes since the Plan was originally adopted?
2. Does the amendment fundamentally change the intent of the Plan?
3. Will those affected by the change have an opportunity to give input on the changes?

When a proposed amendment is requested the following process should be followed:

1. A report is generated by the Town Staff at the direction of the Planning Commission or the Town Council.
2. A presentation is given to the Planning Commission.
3. A Public hearing is held by the Planning Commission.
4. If a proposed change is adopted by the Planning Commission, a joint meeting is then held with the Planning Commission and the Town Council to discuss the proposed changes.
5. A Public Hearing is held by the Town Council.
6. The Town Council makes the changes and adopts the amended General Plan by ordinance.

Implementation

The General Plan is a working document; it should be reviewed before each decision is made related to growth and development within the Town, and its proposed future annexation areas. The Planning Commission and Town Board shall direct the Town Staff to provide information pertinent to the Plan in order to help make planning decisions. The Planning Commission and the Town Board should establish “findings of fact” related to the Plan and other Town ordinances in making their decisions which should implement the intent of the Plan.

After the General Plan is adopted, the most important and challenging part of the planning process must begin immediately. This involves interpreting the provisions and policies of the General Plan, and subsequently translating the intent of the provisions into Town-wide ordinances and policies. The

General Plan cannot implement the provisions and policies of the Plan by itself. Therefore, the Town Planner(s), Administrator(s), and Town Board will need to collaborate in order to formulate strategies that will seamlessly implement the specific ordinances and policies that can set the Plan into motion.

Policies, Procedures, and Rules

1. Policies are defined as the general guides.
2. Procedures are the steps to accomplish the policies, strategies, and objectives.
3. Rules are the specific requirements which govern actions.

Duties and Responsibilities of Planning Decision-Making Bodies

Town Council: Sets the budget, establishes policy and law, administers Town affairs; Approves Zoning changes, ordinances, site plans, preliminary and final subdivisions, as well as conditional use permits.

Planning and Zoning Commission: Acts as an advisory body to the Mayor and Town Board; makes recommendations to the Mayor and Town board after hearing zoning petitions and subdivisions requests; performs other duties as assigned by ordinance.

Board of Adjustments: Hears and decides appeals of administrative officials, grants or denies special exceptions and variances.

Major Considerations of the Plan

Decisions affecting the General Plan should consider the following significant issues:

Overall Community Benefit: The mutually supportive relationships of the Plan's various elements demonstrate the intent of the overall benefit to the Community at large.

Compatibility: The plans emphasis on compatibility between the differing uses of land represent the concerns for the collective interests and rights of individuals to live, work, and enjoy recreation within the Town, where the physical components are in harmony with each other.

Safety: The protection of the general health, safety, and welfare of the public is recognized as the purpose and intent for the Plan.

Neighborhood Preservation: Neighborhood preservation and protection is another consideration to be addressed in the Plan.

City Infrastructure: Utilization, preservation, and maintenance of the Town's infrastructure are significant features in the plan. Significant natural, historic, and architectural features are also emphasized.

Planning: Proactive land use planning is emphasized as a preferred alternative, rather than reacting to land use requests.

2. Growth and Land Use

Existing Conditions/Background

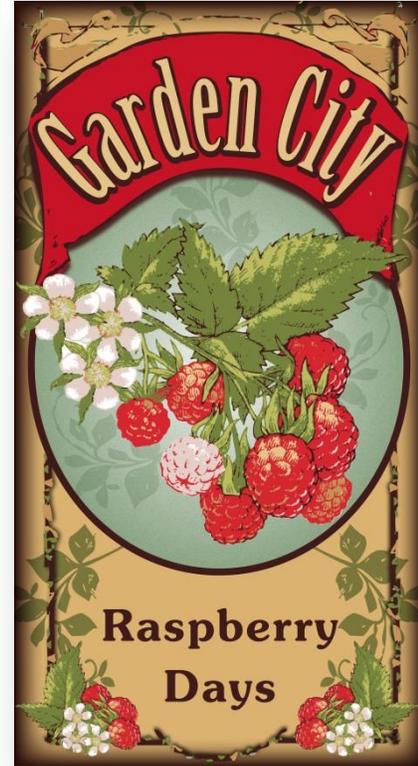
The Town is primarily residential with some home occupation type businesses interspersed throughout. The Town's commercial businesses include: a country market, gas marts, motels, restaurants, fast food establishments, recreational establishments, and agriculture. There are various commercial buildings in the vicinity of highway 30 & 89, which bisects the Town. We encourage light industrial type businesses.

Garden City relies on its General Plan and zoning ordinance to control land uses within its corporate limits. A "Beach Development Zone" has been established to allow local decision makers to carefully assess the potential impacts that new development may have on Bear Lake and the beach. This zone ranges from 200 to 800 feet wide and extends along the shore of the lake for the entire length of the city with the exception of a commercial zone that was created in 1994. This zone which is in the center of Town at the junction of US 89 and SR 30 was developed to provide continuity within the commercial district on both sides of the highway. Year round and seasonal housing units make up the predominant use of subdivided land in Garden City. An agricultural use ordinance has been established. Numerous commercial developments have been established to

provide services to tourists. These include gas stations, grocery stores, laundromats, cafes, motels, condominiums, convention centers, RV parks, gift shops, storage sheds, engine repair and maintenance services, and recreational facilities and vehicle rentals. Mail order raspberry products, bakeries, plumbing, electrical and excavation businesses, real estate offices, and numerous home occupations are also located in Garden City.

Garden City lies along a major transportation corridor for people traveling between Utah's Wasatch Front, and Jackson, Wyoming, and Yellowstone National Park. The Town receives an average of 40,000 visitors on any given day throughout the summer months. Garden City is also a destination in itself as many people, mostly from the Wasatch Front and Cache Valley, come to enjoy the waters of Bear Lake, as well as the many other recreational opportunities that exist (i.e. hiking, biking, fishing, hunting, etc). Along with the high number of visitors, Garden City has a high number of part time residents. Secondary homes outnumber primary homes substantially in Garden City. Secondary homes are increasing rapidly and support a highly successful real estate and construction industry.

The building permit process should be well defined and coordinated with the Garden City building inspector and other entities. Land should be developed to its best and highest use according to current laws and zoning ordinances.



Animals are an integral part of life in Garden City. They are enjoyed as pets, used for family food production, and for educational purposes. Animals can, however, be a nuisance to neighbors which the Town attempts to control with ordinances.

Planning Considerations

Projections

Population projections have been prepared by the Utah Governor’s Office of Planning and Budget (GOPB). The GOPB prepares these numbers for Utah Cities and Counties to help Cities plan for future population numbers.

| Year | 2010 | 2020 | 2030 | 2040 | 2050 | 2060 |
|------------|------|------|------|------|------|------|
| Population | 562 | 630 | 796 | 883 | 979 | 1094 |

The population growth rate depicted is at 13%. However, this growth rate could increase dramatically for a short period of time, given the proximity to known natural resources in the area. If drilling/mining for oil/minerals were to increase significantly Garden City could see a corresponding influx in population.

Town Growth

In the last several years, Garden City has had very few residential building projects within Town limits. There are roughly 700 residences currently located within the Town. Given the amount of undeveloped acreage and existing zoning within Garden City it is estimated that the City could accommodate a total of approximately 13,937 residences once total build out is reached.

Land Use

The Current Zoning and Land Use Map (Figures 1) represent exiting land uses as of December 2010. The Future Land Use Maps (Figures 3 & 4) depicts the Town as it is planned to develop. The following paragraphs describe the Current Zones, and any Future Land Use categories which have been added in order to fulfill the goals and desires of the Community.

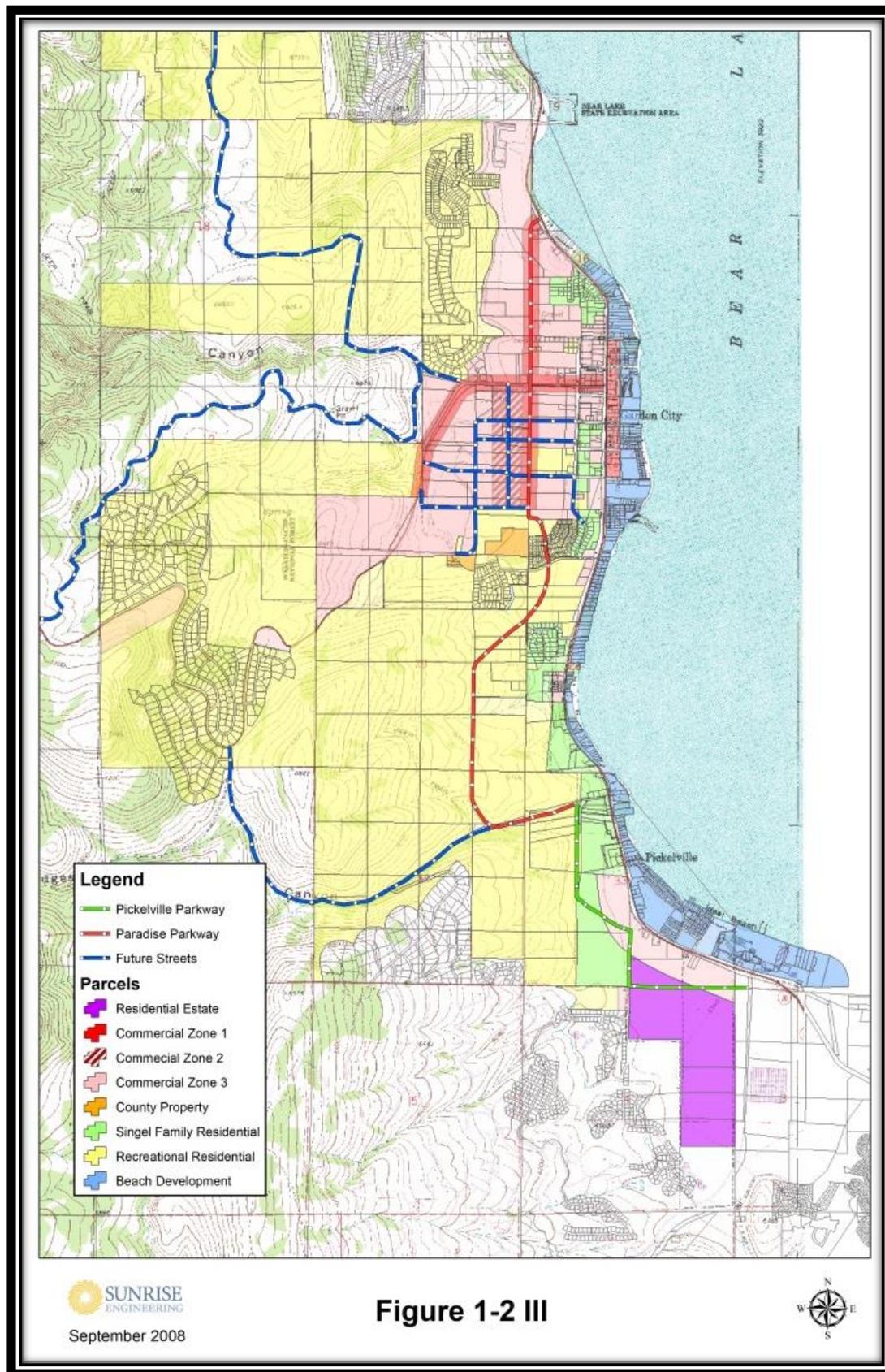


Figure 2.1

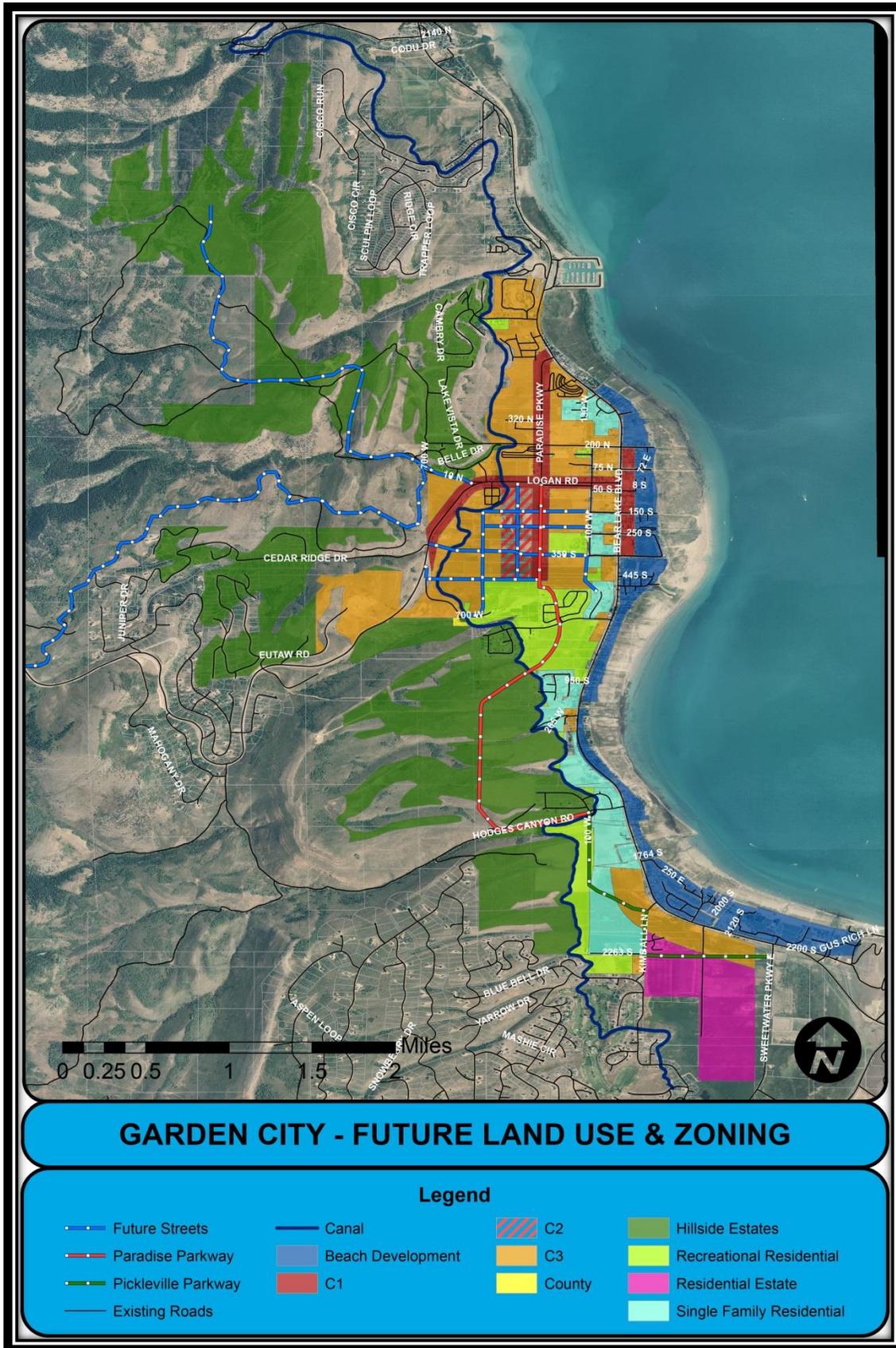


Figure 2.2

Existing Land Use Categories

RE - Residential Estate Zone

Purpose: To provide areas for large lot residential estate neighbors of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.

Permitted Uses:

- A. Agriculture as defined herein
- B. Household pets
- C. Home occupation
- D. Single family dwelling
- E. Accessory buildings and uses
- F. Landscaping and gardening

Conditional Uses:

- A. Church
- B. Public school
- C. Public building
- D. Riding stable (Public or private with six or more horses)
- E. Two-family dwelling
- F. Public utility
- G. Clubhouse
- H. Cemetery
- I. Stand for sale of produce grown on premises
- J. Stable, private (provided not more than one horse per acre)
- K. Dude ranch and accessory buildings
- L. Recreational vehicle storage structure
- M. Home occupation daycare/preschool
- N. Golf course
- O. Park or playground

R-1 – Single Family Residential Zone

Purpose: To provide appropriate locations where low density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment of, with proper controls, the public and semi-public uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

Permitted Uses:

- A. Single family dwellings
- B. Household pets
- C. Accessory uses and buildings
- D. Landscaping and gardening

Conditional Uses:

- A. Art museum, public
- B. Church
- C. Library, public
- D. Parking lot for permitted use
- E. Public building
- F. Park or playground, public
- G. Public utility
- H. Public school
- I. Family food production (on lots over 15,000 sq. ft. only)
- J. Hobby occupations providing 1/3 of income
- K. Two family dwelling provided there is an additional 1,000 square feet to lot size
- L. Home occupation daycare/preschool
- M. Home occupations

Multiple Family Residence Zone (in ordinance, but not currently in use)

Purpose: To provide appropriate locations for apartment house neighborhoods. The regulations permit a variety of multiple family dwellings and necessary public services and activities. Certain retail and service activities which are in harmony with the intent of the regulations are allowed, subject to control.

Permitted Uses:

- A. Dwelling, single family
- B. Dwelling, two, three, and four family, on an individual lot
- C. Household pets
- D. Accessory uses and buildings
- E. Landscaping and gardening

Conditional Uses:

- A. Art museum, public
- B. Boarding house
- C. Church
- D. Dwelling, group
- E. Dwelling, multiple-family (greater than four)
- F. Fraternal beneficial societies
- G. Hospital (not including animal hospital)
- H. Institution providing residence and care for children
- I. Public library
- J. Lodging and/or boarding house (15 persons or less)
- K. Parking lot for permitted or conditional uses
- L. Public buildings
- M. Public park or playground
- N. Public utilities

- O. School
- P. Wedding chapel
- Q. Home occupation daycare/preschool
- R. Home occupation

Recreational Residential Zone

Purpose: To provide appropriate areas for recreational residential developments and related services and activities. Certain retail and service activities which are in harmony with the intent of this chapter are allowed, subject to controls and approvals.

Permitted Uses:

- A. Dwelling, single family
- B. Dwelling, two-family
- C. Household pets
- D. Accessory uses and buildings
- E. Home occupation
- F. Landscaping and gardening

Conditional Uses:

- A. Cluster residential dwellings on minimum sites of two acres
- B. Condominium residential dwellings on minimum sites of four acres
- C. Dwelling, group
- D. Dwelling, multiple-family
- E. Lodge, private or public
- F. Clubhouse
- G. Riding stable, private or public
- H. Utility structures and easements
- I. Parking lot for permitted or commercial uses
- J. Café or restaurant
- K. Recreational vehicle storage structure
- L. Home occupation daycare/preschool
- M. Golf course
- N. Park or playground

Community Commercial Zone

Purpose: To provide areas for community retail and service activities in locations convenient to serve the residents, is compatible to the tourism industry, and to protect surrounding residential property.

Permitted Uses:

- A. Stores, shops, and offices supplying commodities or those performing services such as banks, business offices, and other financial institutions, hair salons, barber/beauty shops, medical and dental offices, art galleries, and similar enterprises provided that all uses can be conducted within buildings
- B. Accessory buildings and uses customarily incidental to the above
- C. Daycare/preschool center
- D. Residential buildings are allowed when they meet single family residential zone requirements.

Conditional Uses

- A. Automobile service stations or garages for repair of automobiles
- B. Public and quasi-public uses
- C. Bowling alley, dance hall, roller skating rink, beer taverns, pool halls, lounges and theaters, and arcades
- D. Business and technical schools, preschool, day care facility, and studios for music, dance, and photography
- E. Commercial parking lots
- F. Hotels, motels, and bed & breakfasts
- G. Restaurants and fast food establishments
- H. Department stores
- I. Carpenter, electrical, plumbing, and heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
- J. Automobile dealers
- K. Any permitted use occupying one acre or more
- L. Greenhouses, nurseries, and commercial landscaping
- M. Multi-family apartments (more than 4 units)

Highway Commercial Zone (in ordinance, but not currently in use)

Purpose: To provide commercial areas on major highways for the location of traveler services and highway oriented commercial uses.

Permitted Uses:

- A. All uses, subject to conditional use permit
- B. Landscaping and gardening

Conditional Uses:

- A. Restaurant or drive-in cafés
- B. Motels
- C. New and used automobile agencies
- D. Farm machinery and equipment sales
- E. Nurseries and greenhouses

- F. Mobile home sales
- G. Drive-in theaters
- H. Bowling alley, other commercial recreation facilities
- I. Automobile service station, auto accessories
- J. Daycare/preschool centers
- K. Accessory buildings and uses

Beach Development Zone

Purpose: To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities.

Permitted Uses:

- A. Single family dwellings
- B. Accessory buildings conducive to single family dwellings.
- C. Landscaping and gardening

Conditional Uses:

- A. Note: No structures except those related to marinas will be allowed within thirty (30) feet of the 5,923.65 feet - UP&L datum contour level surrounding Bear Lake which contour represents the high water level of the lake.
- B. Dwelling, two-family
- C. Dwelling, group
- D. Dwelling, multiple-family
- E. Cluster residential dwellings
- F. Lodge, private or public
- G. Clubhouse, private or public
- H. Marinas
- I. Home occupation daycare/preschool
- J. Accessory buildings and uses

Manufacturing Zone (in ordinance, but not currently in use)

Purpose: To provide areas where industries necessary and beneficial to the local economy may locate and operate. The regulations of the zone are designed to protect and preserve the environment of the zone and adjacent areas.

Permitted Uses:

- A. Any manufacturing, processing, assembling, research, wholesale or storage use except those listed under conditional uses below
- B. Accessory buildings and uses customarily incidental to the above uses
- C. Landscaping and gardening

Conditional Uses:

- A. Restaurants and service stations
- B. Manufacture of any of the following products from raw materials: acids, asphalt, carbide, caustic soda, carbon or bone black, cellulose, charcoal, chlorine, fertilizer, hydrogen, industrial alcohol, nitrates of an explosive nature, plastics, cement, potash, and synthetic resins and fibers.
- C. Any of the following processes: distillation of wood or bones; nitrating of cotton or other materials; reduction, refining, smelting, and alloying of metals or metal ores; refining of petroleum and petroleum products; slaughtering and packing of animals larger than poultry or rabbits; tanning of raw, green, or salted hides or skins.
- D. Storage of fireworks or explosives, except where incidental to a permitted use; manufacture of fireworks or explosives not permitted.
- E. Automobile salvage and wrecking operations, and industrial metal, rag, glass, or paper salvage operations, provided that all operations are conducted within a solid view-obscuring wall or fence not less than 8 feet in height.
- F. Other uses similar to above judged by planning commission to be in harmony.

Agricultural Zone (in ordinance, but not currently in use)

Purpose: Agriculture includes activities in which the primary use involves raising, producing, or keeping plants or animals. The Lot size is a five (5) Acre Minimum.

Permitted Uses:

- A. Dwellings for proprietors and employees of the use and animal training
- B. Breeding or raising of fowl or other animals
- C. Stables
- D. Riding Stables
- E. Breeding of domestic animals
- F. Nurseries and greenhouses
- G. Landscaping and gardening

Exceptions include:

- A. Processing of animal or plant products
- B. Milk and feed lots
- C. Livestock auctions

Future Land Use

The Planning Consideration in the Future Land Use element of this Plan is intended to guide the basic decisions that govern land-use in the Town. Compatibility conflicts and safety concerns are major topics in the General Plan, and can be addressed through careful land use planning.

The future land use, as shown in Figure 2.2, is meant to reflect the goals and desires of the community in the form of a map. It is intended to be a guide and reference to citizens, Town Officials, developers, property owners, realtors and others as they consider different options for development throughout the Town.

The following table illustrates the Town’s current land uses and amount of acreage in each zone.

| Zone | Total Acres | Percent of City (rounded) | Minimum Acreage | # of Units |
|---------------------------|-------------|------------------------------|-----------------|------------|
| Recreational Residential | 200 | 4% | 0.500 | 400 |
| Beach Development | 253 | 5% | 0.172 | 1471 |
| County Property | 19 | > 1% | N/A | N/A |
| Residential Estate | 170 | 3% | 3.000 | 57 |
| Single Family Residential | 208 | 4% | 0.207 | 1005 |
| Commercial Zone 1 | 152 | 3% | 0.138 | 1101 |
| Commercial Zone 2 | 49 | 1% | 0.138 | 355 |
| Commercial Zone 3 | 648 | 12% | 0.138 | 4696 |
| Hillside Estates | 3,865 | 69% | 0.750 | 5153 |

Goals, Objectives, and Policies

| | | |
|--|--------------------------------|---------------------------------|
| GOAL 1: Have the General Plan serve as a guide to all land use and growth decisions and policies, particularly the Future Land Use map (Figure 2A & 2B) and relevant goals, objectives, and policies of the Plan. | | |
| Objective 1: Regularly review and update the General Plan, keeping in mind the General Plan’s long-term integrity. | | |
| Policy/Action | Timing | Agency |
| Policy A: Re-evaluate provisions of the General Plan as needed for their relevancy and currency, annually, to coincide with the Town’s budget process. | Review plan every year | Staff/Planning/ Town Council |
| Policy B: Establish and maintain an orderly process for reviewing, evaluating, and updating the General Plan, which is a process that involves elected, appointed, and Town staff officials as well as the citizenry. | Within 1 year of plan approval | Staff/Planning/ Town Council |

| | | |
|--|-----------------------------------|---------------------------------|
| Policy C: Make all existing zoning districts, and those to be adopted in the future, consistent with the Future Land-Use map of the General Plan. | On going | Staff/Planning/ Town Council |
| GOAL 2: Encourage a reasonable land use balance of the major land use categories of residential, commercial, and light industrial within the Town. | | |
| Objective 1: Evaluate the Town's existing land use in determining land use ratios that are deemed of most benefit and develop ordinances that will govern these determinations. | | |
| Policy/Action | Timing | Agency |
| Policy A: Determine the highest and best use of the vacant land within Town limits and annexation boundary. | On going | Staff/Planning/ Town Council |
| Policy B: Develop an ordinance and designate an area for Sexual Oriented Businesses to locate outside the community | 0-6 months | Staff/Planning/ Town Council |
| GOAL 3: Strive to make the Town's land uses as compatible as possible with other adjacent and/or neighboring land uses in order to minimize the potential adverse effects of adjacent incompatible land uses. | | |
| Objective 1: Follow good, up-to-date land use planning principles in avoiding and/or minimizing the adverse effects of incompatible uses. | | |
| Policy/Action | Timing | Agency |
| Policy A: Establish appropriate and effective buffer, or buffers, between various uses to avoid, or minimize, incompatibilities as needed. | Review as needed | Staff/Planning/ Town Council |
| Policy B: Ensure zoning reflects the existing use of property and the General Plan's future land use map to the largest extent possible. | Review as needed | Staff/Planning/ Town Council |
| Policy C: Ensure where possible, that properties facing each other across a local street are the same or similar compatible zones or uses; however, collector and arterial roads may be sufficient buffers to allow for different uses or zones to be established. | Review ordinance as needed | Staff/Planning/ Town Council |
| Policy D: Ensure zoning boundaries do not cut across individual lots or developments (i.e., placing the lot into two separate zones), and redraw illogical boundaries to follow along property or established geographical lines. | Review as needed | Staff/Planning/ Town Council |
| Policy E: Consider primary frontages and land uses when establishing zoning boundaries on corner lots. | Review as needed | Staff/Planning/ Town Council |
| Policy F: Enforce Town's Zoning Ordinances regularly, systematically, and without discrimination and include follow up on all enforcement letters. | Review ordinance as needed | Staff/Planning/ Town Council |
| Policy G: Efforts should be made to coordinate with adjacent cities, towns, counties, BRAG, Bear Lake Regional Commission, and the State, on land use, growth, and transportation issues. | Review ordinance as needed | Staff/Planning/ Town Council |
| Policy H: Create new, re-evaluate and update existing ordinances such as the Zoning and Subdivision Ordinances, in a timely fashion when provisions in the Ordinances are deemed inadequate, or antiquated, in achieving the land use, growth, and development goals of the Town. | Review and update as needed | Staff/Planning/ Town Council |
| GOAL 4: Strive to achieve responsible and well managed growth within the Town. | | |

Objective 1: Allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.

| Policy/Action | Timing | Agency |
|--|------------------|---------------------------------|
| Policy A: Channel development into areas where existing infrastructure is already in place or planned in the near future. | Review as Needed | Staff/Planning/ Town Council |
| Policy B: Permit development only to the degree the Town has capacity to provide the necessary municipal services. | Review as Needed | Staff/Planning/ Town Council |
| Policy C: Ensure development provides adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site. | Review as Needed | Staff/Planning/ Town Council |

GOAL 5: Improve the development review process to ensure all development related applications submitted to the Town comply with all adopted ordinances, rules, policies, and procedures.

Objective 1: Maintain and improve the planning expertise needed to review development plans to ensure accurate interpretation of the Town’s ordinances and plans.

| Policy/Action | Timing | Agency |
|---|----------------------|---------------------------------|
| Policy A: Periodically evaluate development review process to ensure it is adequate as a mechanism in evaluating site development and other plans. | Review every 5 years | Staff/Planning/ Town Council |
| Policy B: Maintain competent professionals and citizen planners in the community and offer on-going educational and other opportunities for improving and maintaining best-possibilities-planning capability of all those involved in the Town’s planning process. | As needed | Staff/Planning/ Town Council |

GOAL 6: When annexing unincorporated areas adjacent to the Town strive for logical and effective boundaries.

Objective 1: Determine areas that should logically and practically be considered for annexation, and amend Town boundaries that are illogical and/or impractical.

| Policy/Action | Timing | Agency |
|---|-----------------------------|---------------------------------|
| Policy A: Establish criteria to serve as a guide in determining areas to be annexed and where Town boundary adjustments are needed. | Continually | Staff/Planning/ Town Council |
| Policy B: Make efforts to negotiate logical and effective Town boundaries with the County. | Continually | Staff/Planning/ Town Council |
| Policy C: Understand the zoning ordinances and policies of adjacent communities to assure both land uses do not work against each other. | Continually | Staff/Planning/ Town Council |
| Policy D: Develop and maintain an annexation policy-declaration map, as required by State law. | Review and Update 3-5 years | Staff/Planning/ Town Council |

3. Transportation

Existing Conditions

Transportation is an important issue in Garden City. Because of an absence of some services and its location relative to other tourist attractions, i.e. Jackson Hole Wyoming, many people travel on the highways leading to and from Garden City. Most residents travel for shopping, and medical and personal needs in Logan, 38 miles SW, or Montpelier, ID, approximately 30 miles north. Throughout the summer months, traffic in Garden City increases exponentially due to the tourists.

Bear Lake Blvd. (State Highway 30) provides north and south access. US 89, provides access west to Logan and the Wasatch Front. Garden City is responsible for maintaining approximately 6 miles of Class C roads within the Town.



Existing Transportation-Related Problems/Needs

The Town does not currently require sidewalks for new construction, and therefore not all streets in Town currently have sidewalks, nor are all of the streets paved.

A Garden City Road Master Plan has been developed by the Garden City Transportation Board with guidance from the Mayor, Garden City Town Council, Utah Department of Transportation (UDOT) and the Town’s Engineering Firm, JUB Engineers. The Garden City Road Master Plan identifies five projects as priorities. These projects are supported by the Policies and Goals of the Garden City General Plan. The five projects are:

1. Highway 89 and Paradise Parkway Intersection
2. Paradise Parkway and Logan Road Intersection
3. Paradise Parkway (South) and Pickleville Parkway
4. State Route 30 and Hodges Canyon Lane Intersection
5. 100 West South to Buttercup Lane

Planning Considerations

Transportation Planning

With public transportation non-existent in the region, the personal automobile is the primary source of transportation for the community of Garden City. The only route of transportation within the region is on State Road 30 and Highway 89. Being a state Highways, UDOT is responsible for snow removal, road maintenance, traffic control, access management, and capacity improvements when needed. This one corridor serves as the only north-south collector for the region, and services tens of thousands of

travelers during the peak summer season. More importantly, it carries the residents of Garden City to their jobs in Randolph, Evanston and Logan, as well as the only school bus route for children.

Roadway Functional Classification

All roads within Garden City should have a current and future functional classification assigned to them in a Transportation Master Plan. Presently, Garden City does not have a transportation plan. Therefore no actual classification has been assigned to their streets except for the logical ones of Rural Collector and Local Road. The key to these classifications is to allow the Town to maintain right-of-way (ROW) widths for future road improvements as travel demands grow.

Rural Collector Roads are generally designed with two lanes for average traffic volumes that connect small towns within a region or county. These roads typically service intra-county travel at moderate speeds, allowing for reasonable travel within the region with few traffic signs or signals. The average ROW width of a Rural Collector Road represented within the General plan is (95' to 100').

Local Roads (also known as residential streets) differ by design characteristics and land use accessibility. Local roads are designed to serve local traffic primarily, have only two lanes, and average ROW widths of 80' to 95'.

Pedestrian/Bicycle Facilities

Pedestrian and bicycle facilities are encouraged within this plan to allow safe adequate facilities and appropriate design. This Plan supports interconnected routes for bicycle and pedestrian traffic throughout the Town. Bicycle and pedestrian facilities should include on-street bicycle lanes, as well as stand-alone multipurpose paths located along canals, within utility corridors, railroad corridors, and in parks or other open spaces.

Bicycle and pedestrian paths can be funded with various federal, state, local and private programs. Bicycle programs are increasing in availability within communities as the demand for viable trails and paths steadily increases. Whenever new roadway construction or road widening is proposed, actions should be taken to include bicycle and pedestrian facilities to accommodate these modes of transportation.

Goals, Objectives, and Policies

| | | |
|--|--|--|
| GOAL 1: Plan and develop an efficient, cost effective, environmentally sensitive, safe city-wide transportation system. This system should consider the existing and future roadway network and bicycle/pedestrian travel. | | |
| Objective 1: Provide good and efficient local transportation access to all areas of the Town. Make provisions for interfacing local transportation facilities with regional transportation systems. | | |
| Policy/Action | Timing | Agency |
| Policy A: Develop a comprehensive inventory of existing transportation improvement needs and plan for new transportation facilities needed in the future. | Within the next 2-5 years | Staff/Planning/ Town Council |
| Policy B: Set city-wide priorities for transportation improvements. These improvements could include sidewalks, completion of local streets that will enhance inter-connectivity along with other improvements. | Develop Master Plan/ Capitol Facilities Plan 0-1 years | Engineer/Staff/Pl anning/ Town Council |
| Policy C: Make decision on whether or not to develop an impact fee associated to transportation. | Within 0-4 Years | Engineer/Staff/Pla nning/ Town Council |
| Policy D: Establish and promote policies which will upgrade the existing substandard local streets and private accesses to meet desired development standards. | Evaluate Policies 0-2 years | Staff/Planning/ Town Council |
| Policy E: Provide sidewalks and crosswalks along busy streets under the City's jurisdiction. | Review Needs every 3- 5 years | Staff/Planning/ Town Council |
| Policy F: Encourage and work with UDOT to take action as soon as possible to correct safety, service, and other deficiencies on Hwy 89, Hwy 30 and any other streets where UDOT has jurisdiction. | Continuously | Staff/Planning/ Town Council |
| Policy G: Develop a streetscape and traffic calming Master Plan for the Town. | Within 0-2 years | Staff/Planning/ Town Council |
| Policy H: Improve the Town's entry-way appearance by developing interesting signage and landscaping. | Within 1 year | Staff/Planning/ Town Council |
| Objective 2: Provide for the existing and future needs of the Town's transportation system by planning for the anticipated transportation demand. | | |
| Policy/Action | Timing | Agency |
| Policy A: Identify and preserve street rights-of-way to meet future travel demands in the Town whenever possible. | With development | Staff/Planning/ Town Council |
| Policy B: Discourage direct land access (driveways) to collector streets in the Town. Require new development to comply with good transportation access control principles and adopt access management standards and incorporate them into the Town's ordinances. | With development | Staff/Planning/ Town Council |
| Policy C: Generally, establish and/or maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT, and BRAG in order to stay informed of planned future transportation developments and communicate the needs of the community. | Continuously | Staff/Planning/ Town Council |

| | | |
|--|----------------------------|---------------------------------|
| Policy D: Incorporate appropriate land use planning, subdivision design, and site planning criteria into the Town's development review and approval process. | Continuously | Staff/Planning/ Town Council |
| Policy E: Require all new and existing streets dedicated to the Town to meet adequate engineering and construction specifications. | With development | Staff/Planning/ Town Council |
| Objective 3: Work towards the establishment and development of alternative transportation modes serving the Town. | | |
| Policy/Action | Timing | Agency |
| Policy A: Establish facilities for pedestrians and bicyclists by planning for a network that will connect activity centers, parks, schools, churches, public buildings, and other recreational areas. | With development | Staff/Planning/ Town Council |
| Policy B: Make provisions in transportation improvement plans and designs to accommodate pedestrians and bicyclists. | Review plans every 2 years | Staff/Planning/ Town Council |

4. Parks, Trails, and Open Space

Existing Conditions

Within the Garden City area there are a number of recreational opportunities most which involve activities associated with Bear Lake. During low lake level years there are several beach access points within the Town limits, with the main access point being 150 North. In addition to Bear Lake, the Town has two public parks, an indoor swimming facility, as well as hiking, bike, ATV, and snowmobile trails.

In addition to the recreational opportunities offered in Garden City, there are a variety of other opportunities situated within close proximity to the Town.

Residents of the community place a high priority on access to outdoor recreation and the scenic vistas that give Garden City its identity. Preserving these significant resources as open space offer many benefits; including recreational, education, economical, and social opportunities for improvement, as well as numerous environmental implications. Although the only specifically designated open spaces in the community are the two city parks, this General Plan has addressed the need to protect the recreational opportunities as well as the scenic views by implementing a minimum allowable acreage for areas in the community, so as to keep the identity that draws people to the area.



Parks Inventory

Garden City Park: this facility is located at 400 S Bear Lake Blvd. (Hwy 30). It includes 2 restrooms, group pavilion with picnic tables, playground, drinking fountain, centennial time capsule, basketball court, and a large irrigated grass area. The park also includes wetlands and open space between the developed areas and Bear Lake where there is a boardwalk and access to a public beach.



Heritage Park: this property is located at approximately 400 South Paradise Parkway. The park is currently in its first phase of development and includes parking areas and a stocked fish pond.

Garden City Pool: the pool is located at 69 north Paradise Parkway. The entire facility is enclosed and

heated year round. Amenities include a large swimming pool, hot tub, shower, and changing rooms.

Trails Inventory

Bike Trail: The trail connects the State Marina on the north to Sweetwater/Ideal Beach on the south. At several places along the trail are benches, trash receptacles, and signs placed for public use. The trail winds its way through downtown Garden City giving pedestrians and bicyclists access to many of the Town's amenities. The total length of the developed trail is approximately 4 miles long.

Hodge's Canyon Trail: Garden City maintains a trailhead to Hodge's Canyon, located approximately 0.5 miles west of HWY 30 on Hodge's Canyon Road. This trail is open to hiking, biking, horseback riding, ATV's, and Snowmobiles.

Existing Organized Recreation Programs

There are currently no organized recreation programs.

Existing and Future Parks and Recreation Needs

The future needs of parks, trails and open space have been considered and addressed in the Parks and Trails Master Plan. A determination of future needs has been considered by setting a standard of acreage per population and conducting a needs analysis.

A Park Needs Analysis typically looks at existing acreage of park land compared to current and projected populations. In determining the need for parks and park facilities, the National Recreation and Park Association (NRPA) previously recommended the population ratio method (acres of park land and miles of trail per 1,000 residents) modified to accommodate local preferences. A typical ratio usually consists of 6 acres per 1000 residents and .25 miles of trail per 1000 residents. In the past, NRPA has changed guidelines to suggest that a total park system represent more acres of developed open space per 1000 population. Yet, in recent years, NRPA has found that such a guideline is not always appropriate and now recommends a detailed analysis of the community to determine its specific needs.

A needs determination process could consist of:

- An analysis of the recreational and leisure needs of the community
- Cost and availability of land
- The anticipation of programs and events for the present and future
- Evaluation of regional facilities being developed and paid for by a regional fund (such as a regional recreational center, regional softball and soccer complexes, and other regionally-run recreational programs)
- Examination of critical lands, wetlands, and other environmentally sensitive areas that necessitate important open space
- Consideration of current ordinances and zoning requirements

Population Projections and Projected Needs

The demand for park and recreation facilities is driven by residential land use and population; the standards for park infrastructure are expressed in terms of facilities per the number of residents. As a

result of its seasonal fluctuations in residents and visitors, determining the population for Garden City is not as straight forward as it is for many other communities. For the purposes of this plan an assumption of population for build out was based on the number of potential residences can be constructed given existing land availability and current zoning regulations. According to these projections a total of 14,000 new homes could be built within the existing city limits. With a conservative assumption of 4 occupants per residence, under the build out scenario there would be a total of 56,000 individuals in the city during peak times.

With this estimated number, the following needs assessment for Parks and Trails is as follows:

- Parks and open space - a rate of 6 acres of parkland/open space per 1000 residents. The community would need, at build out, approximately 336 acres of parks and open space. Trails - a rate of .5 miles of trail per 1000 residents is suggested in this model, which translates to Garden City needing 28 miles of trails when build out occurs.
- Garden City is unique, within the community there are very few sidewalks. Sidewalks do not typically count toward trail mileage however; it should be known that many of the planned trails throughout the Town would link up with the future planned sidewalks, greatly increasing the amount of “safe pedestrian right of ways”. There are currently 4.8 miles of walking/biking trails already constructed within the Town.

Planning Considerations

Development of a parks and trails plan is vital to ensure the proper amounts of open space are preserved and development is allowed in appropriate areas. The plan will also guide decisions in determining if suitable impact fees for future development are necessary. Development of a Parks and Trails Plan dramatically increases opportunities for outside funding. Due to the requirements made by many funding entities this plan should be developed and adopted prior to any funding requests. Within the planning process the following areas should be considered as part of the Master Plan:

- Project and System Improvements should be defined based on NRPA standards and tailored to the detailed needs of Garden City.
- A standard for park development and required amenities for different types of parks within the community (bathroom facilities, picnic amenities, park signage, landscaping requirements) should be included.
- Sporting and activity needs of the community, i.e. number of tennis, volleyball or basketball courts, ball fields and types should be addressed.
- Number of future parks and trails and an estimated cost associated with their development.
- Maintenance budgets and staff to maintain all the parks within the system.
- Evaluation of county and other local communities’ facilities that can be shared should be identified.
- A comparison of current facilities and needs for the future.

Goals, Objectives, and Policies

| GOAL 1: Provide opportunities for physical, recreational, cultural and educational activities that are safe and accessible to all residents and visitors of the Town. | | |
|---|--------------------------------|---------------------------------|
| Objective 1: Strive to meet present and future recreational and leisure needs of the Town. | | |
| Policy/Action | Timing | Agency |
| Policy A: Strive to provide adequate quantities and quality of parks, open space, and other recreational facilities to all Town residents. | Review Policy every 5 years | Staff/Planning/ Town Council |
| Policy B: Explore the potential of trail development in existing utility and canal corridors within the Town. | 0-1 year | Staff/Planning/ Town Council |
| Policy C: Update and reevaluate the Towns' Parks, Trails, and Open Space Plan continually as the community grows. | Review Policy every 5 years | Planning/ Town Council |
| Policy D: Develop a system of trails that connect with existing and future trails and parks in the neighboring entities. | Review Policy every 5 years | Staff/Planning/ Town Council |
| Policy E: Develop a system of trails that connect with existing and future trails and parks in the neighboring entities. | Review Policy every 5 years | Staff/Planning/ Town Council |
| Policy F: Provide adequate funding programs for the maintenance of existing and development of future parks, trails, and recreation facilities, which could include the consideration of impact fees and the pursuit of grants from federal, state, and other sources. | Review Policy every 5 years | Staff/Planning/ Town Council |
| Policy G: Establish standards for the development of parks, open space, and trails. | 0-1 year | Staff/Planning/ Town Council |
| Policy H: Combine flood control and water quality efforts with parks and open space development. | Review Policy every 5 years | Staff/Planning/ Town Council |
| Policy I: Wherever possible, require subdivisions by ordinance to provide easements or rights-of-way for non-motorized access to trails, parks, beach, and other open space where reasonably applicable. | With development | Staff/Planning/ Town Council |
| Policy J: Require new developments by ordinance to make provisions for parks. | 0-1 year | Staff/Planning/ Town Council |
| Policy K: Establish an active program for the acquisition of property to accommodate future parks, trails, open space, and recreational needs | As population and demand grows | Staff/Planning/ Town Council |
| Objective 2: Strive to include the citizens of Garden City and other stakeholders in maintaining and improving existing facilities; as well as planning and developing new parks and recreational facilities. | | |
| Policy/Action | Timing | Agency |
| Policy A: Promote cooperation between all parks/recreation stakeholders, such as the Town, county, private land owners, and others in an effort to make it possible for new lands to be made available and improvement made for parks/recreation purposes. | On going | Staff/Planning/ Town Council |
| Policy B: Develop a citizen volunteer program to assist the Town in maintaining and improving existing and future parks/recreation facilities. | 0 - 3 years | Staff/Planning/ Town Council |

| | | |
|---|------------------|---------------------------------|
| Policy C: Establish and maintain a Trails Committee to advise the Town on existing and future needs, policies, and plans. | 0-5 years | Staff/Planning/ Town Council |
| GOAL 2: Enhance the Town’s “urban forest” as the Town continues to grow and develop by promoting the planting and maintaining of trees in parks, along streets, and other public places and on private property. | | |
| Objective 1: Strive to establish plans, strategies, and programs for the maintenance and development of the Town’s “urban forest”. | | |
| Policy/Action | Timing | Agency |
| Policy A: Establish a regular replacement program for diseased, hazardous, and dead trees. | Every 2 years | Staff/Planning/ Town Council |
| Policy B: Make provisions in the Town’s subdivision and zoning regulations for trees to be incorporated into the landscape or site plans of new developments | Review 0-2 years | Staff/Planning/ Town Council |

5. Historic Preservation

Existing Conditions

History

Planning Considerations

Historical Survey

Town Cemetery

Historical Map

Local Preservation Areas

Goals, Objectives, and Policies

| | | |
|---|---------------|---------------------------------|
| GOAL 1: Decide if Garden City has a need for historic preservation. | | |
| Objective 1: Create a historic preservation committee | | |
| Policy/Action | Timing | Agency |
| Action A: Create a historic preservation committee | 0-3 Months | Staff/Planning/ Town Council |
| Action B: Determine the need for historic preservation. | 3-6 Months | Staff/Planning/ Town Council |
| Objective 2: If determined necessary through objective 1, add a historic preservation section to the general plan. | | |
| Policy/Action | Timing | Agency |
| Action A: Write and approve a historic preservation section of the general plan. | 6-12 Months | Staff/Planning/ Town Council |

6. Residential Development

Past Residential Growth

Housing Age: During the 1970s the construction of new homes in Garden City increased by over 500% from the previous decade. Approximately 77% of the homes in the Town were built after 1970, and nearly 40% of the homes were built after 1990. Nearly 85% of the housing is more than 15 years old.

Housing Condition/Blight: Based on a visual inventory, and documented through numerous pictures, the general condition of the housing in Garden City is acceptable. The rural character and history of the town should provide some leniency when taking an inventory that attempts to define “Blight”. Blight, in this plan, is defined as yards and homes kept below the standards of the Town. There are several conditions that are considered blight such as excessive: weeds, junk cars, garbage, manure, rodents (and conditions that contribute to their infestation), unkempt landscaping, open storage, excessive odors, dilapidated or run-down structures, and other similar conditions.

Subsidized Housing/Rehabilitation Programs

Subsidized Housing/Rehabilitation Programs: Garden City does not directly administer subsidized housing, or housing rehabilitation programs. However, there are programs offered through the Bear River Association of Governments which should be researched for the benefit of Garden City residents.

Water and Sewer Service: All dwellings located within Garden City have access to water through the City’s municipal water system. Sewer service is provided to dwellings east of Swan Creek Canal, with all other dwellings utilizing septic tanks.

Household Income: Households are defined by the amount of people who are claimed as dependents for taxes. The income information presented here was obtained through the 2011 U.S. Census.

Median Household Income:

Garden City: \$59,771
Rich County: \$58,060
State of Utah: \$50,502

Although these figures are from the year 2011, the trends derived from these comparisons can be assumed to be similar to the year 2013. Historically income for farming and rural communities has been lower across the United States.

Percent of Population Below the Poverty Line:

Garden City: 7.1%
Rich County: 3.8%
State of Utah: 8.3%

It is important to keep these figures in mind while developing policies and guidelines that will assist the Town in making decisions regarding the community, the people who live in it, and the people who wish to continue living in it. Those individuals on fixed incomes, namely retiree's, are typically forced out of rural communities due to the lack of reasonably priced, and diverse housing options for them. Life cycle housing gives these individuals the opportunity and availability to stay within the community which gives the Town a balance in population and continues to foster relationships across generations.

Rural Character

Rural Character Defined

Rural character is defined by the unique characteristics of a place and its inhabitants. The character includes both the physical and social environment.

The following list contains both physical and social characteristics of Garden City that was compiled by community surveys and the Planning and Zoning Commission.

Character Elements

Character Elements are the features and components within Garden City that compose the rural character and uniqueness. Character Elements can be tangible or intangible, physical and social. Tangible elements are often physical structures and places, whereas intangible elements are related to activities, events, memories, feelings, ect.

Character Elements can most often be mapped, social and intangible elements are most often connected to a place. All the elements can be valued for different reasons:

Historical/ Architectural/ Structural Value

These are elements that are identified as having historical value and are representative of a certain time-period of "Our Community's" past. Structural and architectural value can include other structures that are valued for their architectural quality, dominance in the community, and unique identity.

Social Psychological Value

Elements that are valued for their social aspects within "Our Community" include such things as gathering places, places for casual neighbor. Other elements are valued for their psychological value within Garden City. These are often connected to memories, feelings, and associations that have occurred over time.

Functional Value

Functional values are related to how the residents of Garden City use and function within a specific place, space, area, or district. It can relate to the functional use of a building, commercial core, or surrounding landscape.

Spatial Value (Form and Layout)

Spatial values are those that represent influences on town form, the manner in which people function in a space due to the spatial arrangement, the manner in which spaces are defined, and elements that contribute to way-finding. Individual buildings, groupings of buildings, spatial districts, streets, and surrounding land forms all can contribute to the spatial value of Garden City.

Visual/Scenic Value

Visual values correspond to the manner in which character elements are perceived and the importance of them in the scenic and visual environment of Garden City. As with other value categories, visual values can be represented in any of the five character element categories and range from individual buildings to surrounding and even distant landforms. Character elements can be valued for their role as a landmark, vista, view shed, aesthetic contribution, uniqueness of expression, themes, etc.

Rural Character Values Table

Garden City's rural Character Elements and their corresponding values have been filled out in the table below:

Affordable Housing

The Utah State Legislature (UCA 10-9a-403 and 408) requires municipalities to provide a reasonable opportunity for their low/moderate income individuals and/or families to live in housing they can afford. The law directs the communities to provide low/moderate income housing and encourage its development to further allow persons earning in the low/moderate income category the opportunity to reside in the community.

Affordable housing is defined as housing that can be occupied by persons whose household income is 80 percent or less than the county's median income. In order to be considered affordable housing, costs must not exceed 30 percent of a household's gross monthly income. The 30 percent includes taxes and insurance for both owner-occupied and rental units.

Town Programs

Garden City does not have any specific programs that deal with low income housing assistance. The Town does not have a housing authority, nor does it have a housing rehabilitation, or rent subsidy

programs. However, the Bear River Association of Governments is the Tri-County authority that does offer a number of the programs and a few others to the communities within the region.

Planning Considerations

The ambiance of a community is tied to the quality of its buildings, the layout of its streets, prominent historical structures, the pace of life that is portrayed throughout the community, and many other characteristics. Regarding residential development and its impact on the community, we urge decision makers to consider the following topics in order to implement the best possible solution for the community.

Residential Quality

Quality of life in a community is tied to the nature of its housing. The image of a town is translated by the type, quality, and appearance of its residential developments into an overall town character and feel. It is important for new developments to maintain the small town, country feel while continuing to uphold the highest construction standards and valuation as possible. This can be achieved by striving for excellence in subdivision and architectural design, a relatively wide mix of housing sizes within a neighborhood, and high-quality home construction. The value of trees and other landscaping in residential developments can never be overemphasized in terms of quality of life. The proper maintenance of yards and structures should be emphasized in the Town's residential standards and zoning codes.

Lot Sizes

The location and configuration of residential development heavily influences the cost of housing, type and level of services required to be available, as well as the impacts on the natural environment.

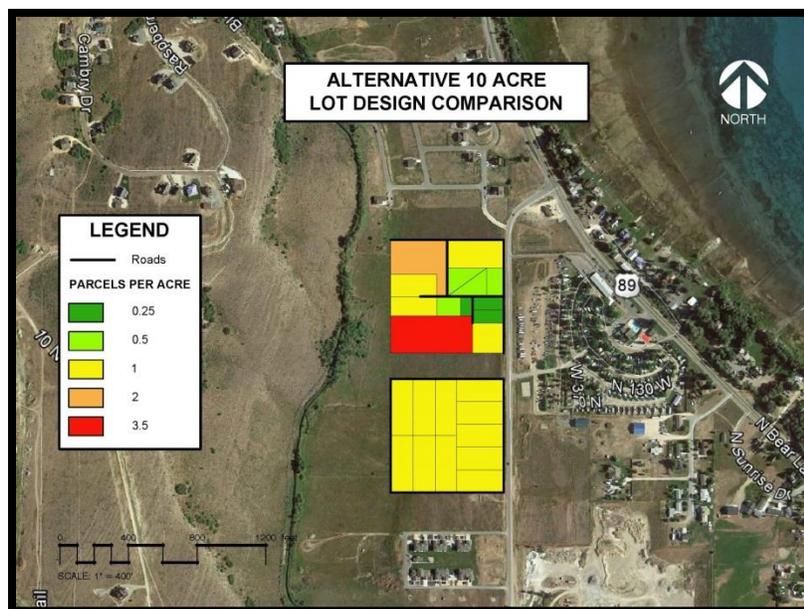


Figure 6.1

Residential development within the Town should be allowed to consider a wide range of lot sizes in order to address these issues in a creative and cost efficient manner, while providing a diversity of housing choices for residents within the community. These varying sizes will promote various opportunities for social interaction and economic success.

Figure 6.1 portrays an example of alternative lot configurations that offer residents varying sizes that would best fit their economic or social situation. Other advantages to this strategy

include reduced installation and maintenance costs for roads and utilities.

Goals, Objectives, and Policies

| | | |
|---|----------------------|---------------------------------|
| GOAL 1: Promote and encourage high-quality, well-planned, safe, and aesthetically-pleasing residential development in the Town. | | |
| Objective 1: Develop, implement, and abide by good residential development standards which will establish and maintain high-quality residential development in the Town. | | |
| Policy/Action | Timing | Agency |
| Policy A: Review, evaluate, and update all of the Town’s development related ordinances, such as the Zoning , Subdivision, and Impact Fee ordinances, etc., to ensure the residential quality standards are implemented and reflect the values of the community. | Review every 3 years | Staff/Planning/ Town Council |
| Policy B: Adopt residential design standards that will promote attractive, well-planned and aesthetically pleasing residential developments. | 0-3 years | Staff/Planning/ Town Council |
| Policy C: Promote infill development (including flag and right-of-way lots) compatible with adjacent and surrounding neighborhoods with a high quality of design, functional, and innovative characteristics. | Review as needed | Staff/Planning/ Town Council |
| Policy D: Ensure the Town’s policies encourage the development of a diverse range of housing types, styles, and price levels in all areas of the Town. | Review every 5 years | Staff/Planning/ Town Council |
| Policy E: Ensure the Town’s policies encourage and support equal housing opportunities within the community. | Review yearly | Staff/Planning/ Town Council |
| Objective 2: Encourage innovative and varied approaches to development. | | |
| Policy/Action | Timing | Agency |
| Policy A: Encourage high quality residential developments. | Review as needed | Staff/Planning/ Town Council |
| Policy B: Require master plans for developments with more than five lots. | Review 0-1 years | Staff/Planning/ Town Council |
| Policy C: Encourage and support the use of energy conservation and innovative home building techniques in order to reduce construction and/or operating costs without sacrificing safety or desirability of the housing. | Review as needed | Staff/Planning/ Town Council |
| Objective 3: Adequately enforce the Town’s existing ordinances; adopt new ordinances that address future needs; support the establishment of programs designed to improve housing and neighborhood quality. | | |
| Policy/Action | Timing | Agency |
| Policy A: Support more code enforcement efforts that effectively address the needs of the Town and offer educational opportunities for residents. | 0-3 years | Staff/Planning/ Town Council |
| Policy B: Complete a community survey of visual assets and liabilities, and other neighborhood problems so that corrective measures can be implemented. | 0-5 years | Staff/Planning/ Town Council |
| Policy C: Create and review ordinances. | Review every 5 years | Staff/Planning/ Town Council |
| Objective 4: Meet existing and future moderate-income (affordable) housing needs of the Town. | | |

| Policy/Action | Timing | Agency |
|---|--|---------------------------------|
| Policy A: Review and update the Town's Affordable Housing Plan annually to ensure the needs of the plan are being met. | Yearly | Staff/Planning/ Town Council |
| Policy B: Ensure the Town's Zoning Ordinance does not create barriers for implementing affordable residential developments. | Review as needed | Staff/Planning/ Town Council |
| Policy C: Encourage the rehabilitation of existing uninhabitable housing stock, when feasible, and make them available to moderate-income families. | Review as needed | Staff/Planning/ Town Council |
| Policy D: Find ways in which greater utilization of local, state, and federal funds could be used to promote the development of moderate-income housing. | Review as needed | Staff/Planning/ Town Council |
| Policy E: Make greater use of programs offered by the Utah Housing Finance Agency, and the Utah Department of Community and Economic Development, for the development of affordable housing. | Review available programs 0-2 years | Staff/Planning/ Town Council |
| Policy F: Determine the housing needs for low and moderate income families and senior citizens in Garden City on a regular basis, or as the need arises. | Review as needed | Staff/Planning/ Town Council |
| Policy G: Support affordable housing programs that include the construction of new units, the utilization of existing units, as well as the renovation of sub-standard units. | Review available programs | Staff/Planning/ Town Council |

7. Public/Private Utilities

Existing Conditions/Background

Garden City is preparing culinary water and parks and trails master plans concurrently with this general plan. Those resources will be discussed in greater detail in their respective documents.

Culinary Water

Garden City residents are supplied with culinary water primarily from Swan Spring located a few miles north of town. Garden City also receives a small volume of water from Payne Spring which is located south west of town. An emergency connection has been installed to the Bear Lake Water Company to provide the town with an alternate water source in emergency situations.

Sanitary Water

Garden City has no city-wide sewer system available at this time. Residents are required to install, and maintain a septic tank system on their property at their own expense. The Town regulates this standard by requiring a working septic tank to be installed in conjunction with building permits. For areas located within the Beach Development Zone, residents and businesses are required to connect to the sewer system of the Bear Lake Special Service District.

Storm Drain

Garden City's storm drain system consists of intermittent curb and gutter that drains to ditches and berms. There has been no official or city-wide storm drain system installed within the community however, the city in collaboration with the Bear Lake Regional Planning Commission have started work on a storm water management plan which may be adopted by the city at some future date.

Private Utilities

Bear Lake Propane provides natural gas to the homes and businesses in the area. Rocky Mountain Power provides electrical services to the community.

Centracom provides telephone, internet and television services to the area. Major Cellular Carriers also provide coverage in the area.

Other: Television service opportunities include satellite providers Dish Network and DirecTv.

Problems and Needs

The Town's needs and problems that pertain to culinary water will be addressed in the Culinary Water Master Plan that is being developed simultaneously with this master plan.

The Town will need to weigh the options of installing a conventional storm drain system in the future. Currently, there are minimal storm drain facilities, most consisting of earthen ditches, and most roads are without curb and gutter.

The Town will also need to reassess its impact fees to ensure they are adequate to pay for and maintain the Capitol Improvements related to growth, expansion and deterioration of the water and storm drain systems.

Planning Considerations

Garden City has the responsibility to provide adequate utility services to the community. The most important services are water and transportation, which the Town is directly responsible for. It will be extremely important for the Town to reassess and evaluate development impact fees and/or rates. This will allow the Town to secure that adequate subdivision standards are being met in order to ensure new development pays for its fair share of services and utility -infrastructure costs.

Goals, Objectives, and Policies

| | | |
|--|---------------|---------------------------------|
| GOAL 1: To protect water quality in Garden City and provide adequate water, storm sewer service for residents, businesses, and others at a reasonable cost. | | |
| Objective 1: Update Master Plans to ensure the community’s water supply is safe and secure. | | |
| Policy/Action | Timing | Agency |
| Policy A: Reevaluate all master plans for infrastructure and update impact fees and utility fees | Bi-annually | Staff/Planning/ Town Council |
| Policy B: Evaluate the needs of the community to insure adequate manpower and equipment for the safety of the community, | 0-2 years | Staff/Planning/ Town Council |
| Policy C: Evaluate the need for a comprehensive storm water system to ensure public safety. | 0-5 years | Engineer/Staff/ Town Council |

8. Town Services and Facilities

Garden City is organized as a Town with a five-member council form of government. It provides a limited number of services to its residents. The City Office is located at 69 North Paradise Blvd. Services provided directly by the Town include public works administration (Water treatment and delivery, street maintenance, snow removal, equipment maintenance), development services (code enforcement, business licensing, community development). Services received in whole or in part through contracts or other arrangements include: building inspection (Rich County Building Inspector), Police (Rich County Sherriff's Department), ambulance service (Rich County), garbage collection (Rich County Landfill), public health (Rich County Health Department), fire protection (through the Fire District), public education (Rich County School District), senior citizen center (Rich County), state road maintenance (Utah Department of Transportation).

Many of the services for which the Town is directly or indirectly responsible could not be provided without the help of its citizens. The Town works closely with its citizens in providing many other services and in conducting various activities.

Planning Consideration

In providing services to the community, the Town should continue to cooperate and share services to the fullest extent possible with other jurisdictions. The economies of scale available through cooperative ventures will help the Town hold down costs generated through expansion. As time progresses, police, fire, road maintenance, and other services will require an ever increasing portion of the Town's budget. The public will demand more services and better infrastructure, but will not want to pay for them. These conditions present fiscal problems to the Town which will at times be difficult to solve. Garden City should develop an open communication with its citizens in order to educate, and relay pertinent information relative to the community's future financial needs and should take the necessary steps to protect and enhance its revenue stream to offset the increasing demands on its budget. The Town should plan for the following:

- Take advantage of the many services that a digital world has to offer. Many Cities already provide its citizens with opportunities to electronically pay for services provided by the Town, including: building permits, business licenses, water payments, and sports sign-up fees. Garden City should evaluate and plan for these same opportunities to be made available for its citizens in the future.
- A proactive approach should be used to coordinated planning with the Rich County School District to ensure the future educational needs of the community will be satisfied. Also, the Town should stay current with the local school conditions; such as overcrowding, lack of proper facilities and equipment, by periodically obtaining information about school conditions from the various school administrators and/or district administration. By being proactive, inadequacies can be met and remedied quickly with a coordinated effort.

- A periodical evaluation to the impact fees to determine their appropriateness (how they are used, reason for their use, and reasonableness of the fee amounts), and whether or not the objectives of the impact fee system are being met.
- Work with Rich County to update the Federal Emergency Management Agency flood plain map so they reflect the most current flood plain information for the Town.
- Strive to always improve communications between elected officials and citizens (public involvement), thereby improving the effectiveness of the Office of Mayor, Town Board, and Planning Commission.
- Continue to do its best to improve the development of the Town's streets/roads and their maintenance techniques.
- Implement a system for the coordination of construction projects and utilities in order to minimize future conflicts, unnecessary expenses, and disruption of the various utility services in the Town.

Goals, Objectives, and Policies

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| GOAL 1: Improve and maintain a high standard of service for the administration of the affairs of the Town Office. | | |
| Objective 1: Provide opportunities for public involvement in the administration of the affairs of the City. | | |
| Policy/Action | Timing | Agency |
| Policy A: Offer opportunities for workshops, special meetings, hearings, and generally have an open-door policy to all Town stakeholders on issues that concern the health, safety, welfare, and quality of life of Garden City. | Continuously | Staff/Planning/ Town Council |
| Policy B: Encourage the formation of citizen groups, or organizations, on issues the Town would like input that would be representative of the community. | Continuously | Staff/Planning/ Town Council |
| Policy C: Consider communicating with citizens, businesses, and government organizations through the use of newsletters or other written communications. | Continuously | Staff/Planning/ Town Council |
| Objective 2: Facilitate open channels of communication between the staff and elected officials. | | |
| Policy/Action | Timing | Agency |
| Policy A: Establish procedures or policies that will allow open communication between the Mayor/Town Council, department heads, and other personnel of the town. | 0-3 years | Staff/Planning/ Town Council |
| Policy B: Hold, at a minimum, an annual workshop involving the Town Council, Planning Commission, and other representatives wherein expectations, procedures, policies, and other issues concerning the Town can be discussed | Every Year Around Budgeting Time | Staff/Planning/ Town Council |
| Objective 3: Ensure the proper tools of management are available and used in the administration of the affairs of the Town. | | |
| Policy/Action | Timing | Agency |
| Policy A: Develop and annually update a Strategic Plan that will serve as a guide for the Town Council and staff with regard to the Council and staff's mission and goals to be accomplished | 0-2 years | Staff/Planning/ Town Council |
| Policy B: Ensure proper management philosophies and policies are used by management to empower, and enable all Town employees to creatively solve problems | Continuously | Staff/Planning/ Town Council |
| Policy C: Develop a standard operating procedures manual for all work performed by Public Works, Pool, Library, and City Office staff. | 0-2 years | Staff/Planning/ Town Council |
| Objective 4: Facilitate communication between the Town Council, Planning Commission, and other organizations sponsored by the Town. | | |
| Policy/Action | Timing | Agency |
| Policy A: Assign a representative from the Town Council to serve as liaison to other organizations that have been established to assist in the affairs of the Town. | Continuously | Staff/Planning/ Town Council |
| GOAL 2: Provide services and facilities as needed and desired by the citizens of the Town. | | |

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| Objective 1: Provide essential and desired services and facilities to the citizens of the Town as cost effective, efficient, and high quality as possible. | | |
| Policy/Action | Timing | Agency |
| Policy A: Properly maintain and expand, as needed, the Town's water system. | Continuously | Staff/Planning/ Town Council |
| Policy B: Provide for the proper planning and implementation of storm water facilities in areas of the Town where needed | Continuously | Staff/Planning/ Town Council |
| Policy C: Ensure proper police and fire protection and paramedic/ambulance service by maintaining existing and/or establishing new contracts, new programs, and purchasing adequate equipment in order to carry out the needed protection of the public | Continuously | Staff/Planning/ Town Council |
| Policy D: Identify major transportation and utility corridors that may be needed in the future so the Town can take actions to protect the corridors from development and plan for proper land use adjacent to them | 1 year | Staff/Planning/ Town Council |
| Policy E: Research the feasibility to provide the Town's residents, businesses, and government entities an opportunity to recycle trash by establishing a Town-sponsored recycling program | Continuously | Staff/Planning/ Town Council |
| Policy F: Follow sound fiscal policies in providing municipal services | Continuously | Staff/Planning/ Town Council |
| Policy G: Determine the adequacy of the operations of the various departments of the Town and make changes as necessary to meet the needs of the community over the next 10 or 20 years | Continuously | Staff/Planning/ Town Council |
| Policy H: Provide support and/or establish Town arts, cultural and historic preservation organizations and assist in providing physical facilities to properly house them | Continuously | Staff/Planning/ Town Council |
| Policy I: Provide additional opportunities for the Town's civic and volunteer organizations to assist in keeping the community a clean and wholesome place in which to live | Continuously | Staff/Planning/ Town Council |
| Policy J: Where appropriate and cost effective, consider consolidating and/or contracting with other government agencies for various municipal and other needed services | Continuously | Staff/Planning/ Town Council |
| Policy K: Ensure all existing streets in the Town are adequately maintained and that new streets are provided as the need arises, and that funds are made available to construct them | Continuously | Staff/Planning/ Town Council |
| GOAL 3: Ensure and support adequate public educational programs and schools within reasonable traveling distance for the Town's residents. | | |
| Objective 1: Establish avenues of coordination and a spirit of cooperation between the Rich County School District, Town government, and the Town's sites which will serve the community-wide needs of Town residents. | | |
| Policy/Action | Timing | Agency |
| Policy A: Encourage the Rich County School District to coordinate with the Town on the expansion of existing schools, and/or the acquisition of any future school sites that may be located within the Town | Continuously | Staff/Planning/ Town Council |

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| Policy B: Ensure both public and private school sites, or expansion of existing schools within Garden City, are considered in the planning process to enable cooperation in resolving potential transportation, safety, and other problems | Continuously | Staff/Planning/ Town Council |
| GOAL 4: Provide for the safety of everyone in the Town by preventing or adequately responding to public safety emergencies resulting from both man-made and natural disasters. | | |
| Objective 1: Protect the Town's residents, and other public/ private entities and their employees, from injury, loss of life, and property damage, resulting from natural or man-made catastrophes or hazardous conditions, through appropriate programs, ordinances, and enforcement policies and procedures. | | |
| Policy/Action | Timing | Agency |
| Policy A: Mitigate fire hazards, when appropriate, with proper policy enforcement, installation of fire-restrictive materials, and installation of early-warning systems; sprinkler systems are encouraged in multiple family and some other residential dwellings, especially those in high hazard areas and environments | Continuously | Staff/Planning/ Town Council |
| Policy B: Adopt the most recent fire codes for new and existing structures to reduce impacts of planning growth as it relates to the fire department capabilities | Yearly | Staff/Planning/ Town Council |
| Policy C: Teach fire-prevention programs, home fire drills and fire safety training by offering classes every year to the community | Continuously | Staff/Planning/ Town Council |
| Policy D: Incorporate fire prevention/policy measures into the site plan review process | Continuously | Staff/Planning/ Town Council |
| Policy E: An Emergency and Preparedness Plan should be written, reviewed, and if necessary, revised annually | Continuously | Staff/Planning/ Town Council |
| Policy F: Provide information to citizens regarding the availability of emergency preparedness classes and training | Continuously | Staff/Planning/ Town Council |
| Policy G: Review existing ordinances and make appropriate revisions or establish new ordinances which govern use, storage, transportation, and disposal of hazardous materials | Continuously | Staff/Planning/ Town Council |
| Policy H: Consider a policy pursuing the correction of code violations, such as excessive weeds, junk cars, and debris | Continuously | Staff/Planning/ Town Council |