

Table of Contents

List of Tables	7
List of Appendices	8
List of Maps	9
Introduction	10
Authority and Purpose	10
The Land Use Development and Management Act	10
Role of the General Plan	10
Value of the General Plan	10
Preparation	10
Related Plans and Programs	11
Relationship to the Zoning Map	11
Relationship to the Annexation Policy Declaration Map	11
Use of a Tier System for Growth Management	12
History	13
Statement of Custom and Culture	14
Vision Statement	15
General Community Goals	16
Location and Setting	17
Physical Characteristics and Regional Setting	17
General Demographic Profile	18
Population and Housing	18
Current Zoning Map	20
Annexation Policy Declaration Map	21
Urban Growth Boundary Map	22
Land Use Element	23
Introduction	23
Key Land Use Element Issues	23
Population and Employment Growth	23
Health Care	26
Education	26
Goals and Policies	28
Growth Management	28
Adequacy of Public Services, Facilities, and Utilities	28
Types and Mix of Land Use to be Designated in the Planning Area	29
Distribution and Intensity of Land Use Development	30
Quality and Maintenance of Development	31
Preservation of Natural Resources	31
Human Services and Facilities Required to Serve Existing and Future Development	31

Health Care Services and Facilities	32
Education	33
Historic Buildings and Features	33
Signage and Billboards	34
Landscape Architecture	34
Architecture	34
Infrastructure	35
Existing Land Use Map	37
Future Land Use Map	38
Infrastructure Map	39
Circulation Element	40
Purpose	40
Classification	40
Major Arterial Streets	41
Arterial Streets	42
Collector Streets	42
Local Streets	42
Future Needs	43
Goals and Policies	45
Movement of Goods and Services	45
Collector Streets	46
Transportation Alternatives	46
Parking Facilities	46
Regional System Impacts	47
Implementation of the Circulation Element	47
Circulation Map	48
Housing Element	49
affordable housing analysis	50
Employment/Economics Summary for Beaver County	52
Housing Needs	56
Homeless	57
Supporting Services	57
Goals and Policies	59
Development of New Housing	59
Availability of Land for Residential Development	60
Affordable Housing	60
Maintenance of Existing Affordable Housing	60
Meeting Housing Needs	61
Equal Housing Opportunities	62
Development in Natural Resource Areas	62
Childcare	63
Implementation of the Housing Element	63
Safety Element	64
Soils	64
Geologic and Seismic Conditions	64
Flooding Hazards	65
Emergency Services	65
Police & Fire Protection	65

Medical Services	65
Goals and Policies	67
Development in Areas Subject to Risk from Natural Hazards	67
Emergency Preparedness	68
Interagency Coordination	68
Fire Hazards	68
Hazardous Materials	69
Groundwater Resources	70
Safety of Public Services, Utilities, and Facilities	70
Gangs	71
Community Maintenance	71
Implementation of the Safety Element	72
Soils Map	73
Flood Plain Map	74
Public Services Map	75
Economic Development and Community Revitalization Element	76
Costs of Doing Business	76
Power	76
Service Availability	76
Water	77
Sewer	77
Solid Waste	77
Communications	78
Natural Gas	78
Banking	78
Taxes	78
General Sales Tax	78
Use Tax	78
Corporate Income Tax	78
Inventory Tax	79
Unemployment Compensation Tax	79
Construction Work in Progress	79
Auto Registration	79
Property Tax	79
Personal State Income Tax	79
Development Permit Process	80
Redevelopment Efforts	80
Goals and Policies	81
Business and Economic Activity Diversification	81
Growth Guidance	81
Economic Development Organization	82
Provision and Financing of infrastructure	82
Fiscal Balance	82
City Marketing	83
Revitalization	83
City Center	84
Long Range Financial Planning	84
Implementation of the Economic Development and Community Revitalization Element	85
Historic Points of Interest & Main street Overlay Map	86
Noise Element	87

Characteristics of Sound	87
Effects of Noise	87
Physiological Effects	87
Psychological Effects	87
Behavioral Effects	87
Subjective Effects	88
Noise and Land Use Compatibility Guidelines	88
Environmental Protection Agency	89
Federal Highway Administration	89
Goals and Policies	90
Noise Level Control Standards	90
Implementation of the Noise Element	90
Parks and Recreation Element	91
City Facilities	91
Goals and Policies	92
Development of a Comprehensive System of Parks and Recreational Facilities to Meet Existing and Future Needs of Residents	93
Park Standards	92
Park Improvement and Maintenance	93
Development of Community Centers	93
Provision of Recreational Opportunities For All Age Groups and Economic Backgrounds	93
Private Developers and Public Agencies Cooperation	94
Cultural Opportunities	95
Implementation of the Parks and Recreation Element	95
Parks & Recreation Map	96
Trails Map	97
Appendices	98
Acknowledgments	160
Adoption	161

List of Tables

Population Increase By Age Group	19
Historic and Projected Population Growth	25
Nonagricultural Payroll Employment in Beaver County	25
Income Level Comparison	26
Achieved Educational Levels 1990	27
Functional Classification Definitions/Principles	41
Functional Classification Characteristics	43
Beaver City Housing Data	51
Beaver County Housing Data	55
Number of Permit-Authorized Dwelling Units	56
City Power Sources	76
Existing Land Uses	113
Beaver County Population Projections by Age Group 1990-2020	119
Beaver County Population Projections By Sex and Five Year Age Group	120
Beaver County drinking water systems by jurisdiction	125
Graduates for Each High School Since 1988	127
Jurisdictions With Sewer Systems	128
Density/Intensity and Policy Intent by Land Use Category	132
Mountain States General Sales and Use Taxes	146
Comparison of Corporate Income Tax Rates for Utah and Western States	147

List of Appendices

Appendix A - Tier Growth Boundaries	99
Appendix B - Census Data	108
Appendix C - Existing Land Uses by Acreage	113
Appendix D - Future Service Demand	115
Appendix E - Population Projections	120
Appendix F - Infrastructure Assessment	122
Appendix G - Land Use Density/Intensity Policy	132
Appendix H - Beaver/Cove Fort Soil Survey	135
Appendix I - Comparative Tax Tables	146
Appendix J - Trails Information	148

List of Maps

Current Zoning Map	20
Annexation Policy Declaration Map	21
Urban Growth Boundary Map	22
Existing Land Use Map	37
Future Land Use Map	38
Infrastructure Map	39
Circulation Map	48
Soils Map	73
Flood Plain Map	74
Public Services Map	75
Historic Points of Interest & Main street Overlay Map	86
Parks & Recreation Map	96
Trails Map	97