

City of Beaver, Utah

GENERAL PLAN

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**ORDINANCE NUMBER 50
(GENERAL PLAN)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BEAVER, UT, ADOPTING THE
BEAVER CITY GENERAL PLAN, RELATING TO GENERAL LAND USE PLANNING.

Preamble

In order to provide for the health, safety and general welfare of the citizens of Beaver, UT, the City Council is committed to establish a general plan which will specify goals, relating to land use, housing, the environment, transportation and public facilities and services, which the residents of Beaver hope to achieve during the next twenty years and policies which will facilitate those goals.

WHEREAS, the City desires to adopt a general plan to be known as the general plan of the City of Beaver, UT; and

WHEREAS, the City Council is authorized to adopt a general plan; and

WHEREAS, the general plan may address issues, among others, related to land use, transportation, the environment, housing and public facilities and services; and

WHEREAS, the Planning Commission has held several publicly noticed meetings in part to discuss the provisions of the general plan; and

WHEREAS, Utah State Code sections 10-9-301 through 10-9-306, set forth procedures for the adoption and content of a general plan; and

WHEREAS, the Planning Commission of the City of Beaver held a duly advertised and noticed public hearing for the purpose of receiving public comment regarding the content of the general plan; and

WHEREAS, the City Council of the City of Beaver held a duly advertised and noticed public hearing for the purpose of receiving public comment regarding the content of the general plan;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaver, Utah, as follows:

- (1) The general plan attached is hereby adopted as the General Plan of the City of Beaver, Utah.
- (2) Pursuant to Utah Code 10-9-303(6)(b), all building and land uses shall be in compliance with the General Plan. No building permit or other land use permit shall be issued except in compliance with the General Plan.
- (3) All ordinances adopted subsequent to this General Plan shall comply with the goals and policies as set forth herein.
- (4) This ordinance shall take effect immediately on passage.

Introduction

Authority and Purpose

The Land Use Development and Management Act

The Municipal Land Use Development and Management Act of the State of Utah provides each city the opportunity to establish a planning agency and a planning process to guide future growth in accordance with a framework of officially adopted goals and policies directed to land use, circulation, housing, environmental quality, wise use and conservation of resources, safety, and other relevant physical, social, and economic factors. To carry this out, Section 10-9-301 of the Utah Code directs the Planning Commission to prepare, and the legislative body to adopt a comprehensive, long term, General Plan for the city and any land outside its boundaries, in which the Planning Commission's judgement, bears relationship to its planning.

According to the Utah Code Section 10-9-302 (2)(a) The General Plan may include a land use element, transportation and circulation element, environmental element, public services and facilities element, rehabilitation, redevelopment and conservation element, economic element, recommendations for implementation and any other elements considered appropriate.

In addition to the "proposed general distribution and location and extent of the uses of the land....", this Land Use Element includes policies which when followed and when correlated with all other elements of the plan will bring about the uses designated and services required. The policies of the various Elements should be mutually reinforcing. In no case should conflicting policies be recommended or adopted. The Land Use Element attempts to integrate the policies of all the Elements of the Beaver City General Plan.

Role of the General Plan

The General Plan plays several major roles. The City Council and its appointed Boards and Commissions use it as a "yardstick" against which all planning decisions are measured, including those by Federal and State Officials. Simply, development that is in harmony with the General Plan should be encouraged; development that is not, may need to be modified. Following this process, the Plan is transformed from "paper to reality."

It is used by citizens and potential residents in making personal decisions and economic commitments. It plays a key role in helping business and industry make decisions in terms of establishing or relocating in the city, or expanding existing facilities.

Value of the General Plan

The Value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the city. While it is conceived and created, to a great degree, by the City Council, with guidance from the Planning Commission, its ultimate long-term support and success must come from the city as a whole.

With challenges posed to the city from Federal and State land management programs, few long term employment opportunities, and expansive distances between necessary services, the residents cannot absolve themselves of their civic responsibility. It is hoped that this document will encourage involvement by all citizens to make Beaver City an even better place to live up to the year 2010 and beyond.

Preparation

Preliminary drafts of the General Plan's goals and policies were published in _____. Revisions to the Plan's goals and policies were published in _____. Each revision of the Plan Elements has reflected continuing public comment and review by those responsible for the Plan's implementation.

Related Plans and Programs

Though the Land Use Element is largely governed by the Utah Code and the local legislative body, there are a number of other plans and programs that also are considered in the formulation of land use policy.

1. Beaver City Zoning Ordinance The zoning ordinance will serve as the primary implementation tool for the Land Use Element and the goals and policies contained herein. The zoning map should be consistent with the land use map contained in the General Plan. The land use designations contained in this element and the areas designated for each category correspond to one or more zoning districts.
2. Beaver City Subdivision Ordinance. The subdivision ordinance is another main tool in reaching the goals as stated in the general plan. This ordinance should be used to see to it that infrastructure is developed within city subdivisions which will help satisfy public service goals of the general plan and that neighborhoods accomplish a main goal of retaining as much as possible a country type setting in Beaver City.
3. Beaver City Nuisance Ordinance. The nuisance ordinance can serve to upgrade deteriorating or blighted areas of town which have a negative impact on Beaver City's reputation and marketability. This ordinance can, among other things, enhance the desirable qualities found in existing neighborhoods.

Relationship to the Zoning Map

As mentioned above, the Zoning Ordinance is one of the primary tools used in implementing the General Plan. Like the General Plan, the Zoning Ordinance has an accompanying map which identifies classifications for each portion of land within the city. These two maps should correspond in relationship to compatibility of land use or zoning designation. Please refer to the current Zoning Map on page 11 which shows zoning designations as of the date of the adoption of this General Plan.

Relationship to the Annexation Policy Declaration Map

Currently Beaver City provides services to areas lying outside and abutting current city boundaries. Because of this and because there are areas near the city which are desired for annexation at some point, an Annexation Policy Declaration with accompanying map, has been prepared (See map page 12).

Utah State Code allows this and in fact requires an Annexation Policy Declaration for any annexation which includes more than 5 acres. Annexation regulations are found in Title 10, Section 2 of the Code.

Because of the above requirement and because it is expected that Beaver City will grow past its current boundaries, the planning work within this general plan includes the entire area shown on the Annexation Policy Declaration Map (See map page 12). In general terms this includes areas northeast of town and southwest of town including the airport. This type of planning effort is also provided for in the Utah State Code under Title 10, Section 10-9-302 (b).

Use of a Tier System for Growth Management

In June of 1993 Beaver County adopted a new general plan. Included within that plan were goals and policies related to the development of a tier system technique for growth management. The tier system designates certain areas as urbanizing, planned urbanizing, and future urbanizing based upon proximity to necessary services and other considerations. Refer to Appendix A, page 90, for greater detail on the criteria for tier delineation.

This type of system, along with other growth management goals and policies stated within this plan, will aid Beaver City in providing for the best development and wisest use of scarce funding sources. This can be accomplished by allowing development progressively outward rather than "leap frog" type development practices which tend to be more costly in terms of public service availability.

Beaver City will utilize a complimentary tier system in an effort to provide for the highest coordination of planning efforts in and around Beaver City. Refer to Appendix A, page 90, for greater detail on the criteria used for tier delineation. The delineation of Beaver City Tiers is shown on the Tier/Capitol Improvement Growth Areas Map on page 13.

History

The first white men in the Beaver Valley were probably travelers on the Spanish Trail. Historians believe that a branch of the Spanish Trail broke off the main trail at Fremont Pass, and passed through North Creek, near Beaver City.

Beaver's first settlers began their journey from Parowan. They arrived in the Beaver Valley in February of 1856. The town itself was surveyed in 1858. The settlement's early growth was in part due to the abandonment of the San Bernardino, California Mission in 1858 and of Circleville in 1866. Beaver Valley was plagued with Indian problems periodically between its settlement and 1870. As the town continued to prosper, the raids subsided.

In 1873 Fort Cameron was built just outside Beaver City. The fort operated successfully until 1883. The L.D.S Church acquired the buildings at Fort Cameron in 1898 for an extension of the B.Y.U. Academy. In 1908 the school became an independent school and the name was changed to the Murdock Academy. The Murdock Academy operated successfully until the 1920's when free high schools were introduced. The Murdock Academy closed its doors in 1922.

Agriculture was Beaver City's first important industry. Local climate conditions required the irrigation of farmland. The early pioneers dammed the Beaver River and used the waters for irrigation. Later, other streams were also used to irrigate crops.

Other industries in Beaver City include weaving and tailoring, the carding of wool, tanning of hides, creameries and dairies, and sawmills. One of the city's most important industrial concerns was the Beaver Woolen Mills. Established in 1870, the Beaver Woolen Mills was a major influence in Beaver City until it closed its doors at the turn of the century.

Beaver City's first commercial establishment was the Beaver City Co-op. Besides being the first commercial establishment in Beaver City, the Co-op occupied the first building of any significance in Beaver City. The Co-op was established in 1872.

In 1867, the Legislature of the Territory of Utah passed an act to incorporate Beaver City. Originally Beaver City consisted of six square miles. This was later changed to two square miles.

Statement of Custom and Culture

Beaver has long been noted for the fine culture that is so rarely available in small rural communities. The old Opera House, which was the center of entertainment in the earlier days, has been refurbished and now has a beautiful little theater where the Beaver Civic Arts are responsible for at least 3 fine productions each summer season. These productions use our own local talent both for performers and directors in which our small city has an abundance. This has become a real tradition, with an occasional production during the Christmas season.

The high school has several theater productions both drama and musical each year and we have always been proud of our outstanding choruses and bands.

The people of Beaver have always supported the youth of our community, realizing they are the most important asset we have. It is customary that all sport activities such as football, basketball, baseball, volleyball and track are supported by the entire community. When our teams are playing championship games, our little city is like a ghost town, as everyone follows the team giving whole hearted support, and we do take our share of the championships.

In the summer we have 3 outstanding race meets, June, July and August, with the big celebration being the 24th of July. Parade, program, children's races and other activities on the city park and the Dairy District Derby horse racing in the afternoon and most likely a rodeo, dance and fireworks in the evening. The same time of year is a great home coming for all who have moved and love to return. Class reunions are a great custom. Many golf tournaments are held on our beautiful 9 hole course nestled at the mouth of Beaver Canyon known as Canyon Breeze. The Southern Utah Amateur is always held in July, with entries coming from all over the intermountain area to participate. The ladies golf association sponsors a fine tournament each year.

Our city offers a variety of religious choice but is predominantly LDS. These various religious organizations along with the city and civic organizations provide many activities for our youth. On most summer's evening you can attend a softball game, both girls and boys teams. Both city and church have teams giving boys and girls the opportunity to participate.

Little league is of great importance with adults giving of their time and talent to teach our youth.

For a small city, we have a beautiful swimming complex. Swim teams play an important part in our community.

A few miles to the East lie the beautiful Tushar Mountains with a beautiful ski resort offering both winter and summer sports. Horse back riding, hiking, bicycling, beautiful lakes and streams for fishing and providing game for hunting. The deer hunt being a great tradition, with hunters from most of the western states coming to enjoy camping, hunting and just the great outdoors with blue sky and fresh air.

Vision Statement

In order to determine goals with which future growth and development may be directed, a community must first determine the overall purpose or vision of the general plan. At the outset of the general plan process, a "Vision Statement" was drafted to define that purpose or vision. During the drafting of the "Vision Statement" as shown below, particular attention was paid to strong and weak points of Beaver City as well as traditional values, custom and culture, future economic realities and current issues the city faces. After careful consideration the community of Beaver City, UT resolves:

"To maintain a clean and attractive community based on a high quality country atmosphere with emphasis on well rounded community services and programs"

General Community Goals

- 1. Retain a country atmosphere**
- 2. Encourage development of high quality jobs and business**
- 3. Encouragement clean industry to locate in town**
- 4. Provide local ordinances based on sound planning principles**
- 5. Plan for the provision of all necessary city services**
- 6. Encourage a variety of retail shopping opportunities**
- 7. Encourage greater interaction with those traveling along I-15**
- 8. Retain the city's youth through greater employment opportunities**
- 8. Establish a variety of areas suitable for a variety of housing types**
- 10. Encourage recreational facilities and enterprise**
- 11. Maintain a clean community**

Location and Setting

Physical Characteristics and Regional Setting¹

Beaver City is located in the Southwestern quarter of the State in the eastern portion of Beaver County which is bounded by Nevada on the west, Iron County to the South, Piute and Sevier Counties on the East and Millard County to the north. The City is nestled against the foothills of the Tushar Mountains. The Tushar range is part of the High Plateaus section of the Colorado Plateau, which consists of a series of rolling hills, upland summits separated from the surrounding lowlands by impressive scarps. The Tushar range is home to one of Utah's highest peaks, "Mt. Delano", with an elevation of 12,173 feet. The individual plateaus within this area are separated by river valleys which have been eroded along fault zones. Beaver City enjoys a variety of terrain, on all sides, which include mountains, dessert, bogs, and meadows. In addition the Beaver River borders the south and east city boundaries. The Tushar Mountains are riddled with many small lakes which adds to the breathtaking beauty available to city residents and visitors to the area. Soils in the area are generally classified as mollisols. Characteristics of mollisols include a thick dark and relatively fertile surface soil which has been formed under grassland vegetation or in forested zones where grasses are an important factor. Mollisols support rangeland, wildlife habitat, recreation, and timber in the higher elevations and non-irrigated cropland, rangeland and wildlife habitat in the lower elevations. Beaver City lies within a Pinyon/Juniper vegetation zone. Beaver City as well as much of the State lies within the Intermountain Seismic Belt which extends from northern Arizona through Utah, Idaho, Wyoming and Montana. However, because of it's location, the chances of major damage in an earthquake event are minimal. Beaver City lies in an area which supports deer herds, upland game, pheasants and waterfowl which adds to it's overall appeal.

Access to Beaver City is excellent because it lies along Interstate 15. Interstate 15 links Utah to points south and terminates in Southern California, putting Los Angeles within an eleven hour drive of Beaver City. Salt Lake City lies three hours to the north with Denver approximately seven hours to the east via Interstate 70.

¹Atlas of Utah

General Demographic Profile

Population and Housing

According to the 1990 decennial Census conducted by the United States Bureau of the Census (see Appendix B, page 101, for details), Beaver City's population had reached 1,998 which represents an 11.5% increase over the 1980 Census figure of 1,792. The median age of the city's population was 31 years and the median household income was \$20,893.

Of 775 total housing units 662 were single family dwellings, 52 were included in multi family structures (either 2-4 units, 5-9 units, or 10+ units) and 61 mobile homes. The number of persons per household in owner occupied dwellings was 3.03 while the number in rental units was slightly smaller at 2.79. The city as a whole has an average number of persons per household of 2.99.

With a total of 775 housing units² and a total current land area of 870.37 acres the city has a density of 1.1 dwelling units per acre. This figure of course varies depending on specific sites in town. Currently in town 290.69 acres are developed as single family, 2.6 acres for multi family and 12.41 acres are being utilized in trailer park use (see Appendix C, page 106). (see Appendix B, page 101, for demographic detail)

According to population studies conducted in the state³, Beaver City is expected to increase in population to 2,606 by 2020 or approximately 30% over the same time period.. By classifying and projecting the total population by the types of age-specific services each group consumes, the county can adopt goals and policies now that will enable it to adequately deal with the increased future demands in areas such as child care, education, employment and health care. For example, the following sample age categories have specific needs (see Appendix D, page 108, for detail):

0-4 Day care and preschool users.

5-17 In addition to after-school day care, all children must have access to tot lots, play fields, public schools and libraries for their development. Adolescents between the ages of 15-17 impact the high schools, local transportation systems, public parks and recreational facilities.

30-39 In light of surging home prices, the 30-39 year age group represents the first time home buyers of the 1990's. Necessary proximate services include supermarkets, shopping centers, churches and banks. The desirability of the area hinges upon the perceived quality of schools, employment opportunities, and the surrounding housing values.

Demographic information at the detail needed to evaluate age group categories is only available on a county scale (see Table 1, below & Appendix E, page 113). Information for this portion of the profile is from county data provided by Utah State Office of Planning and Budget⁴. According to these projections age groups from 18-29 and 65+ will have the greatest increase. However as can be expected all age groupings will see an increase for the time period from 1990-2020.

²Five County Association of Governments Comprehensive Housing Affordability Strategy, 1993-1994

³Source: Governor's Office of Planning and Budget

⁴State of Utah, Economic & Demographic Projections 1992, Table D-4, pgs. 124-125

Table 1 - Population Increase By Age Group

Age Group	1990	2020	% increase
0-4	382	540	41
5-17	1270	1445	14
18-29	610	1006	65
30-39	625	742	19
40-64	1102	1535	39
65+	775	1235	59
Total	4765	6503	36

The increases shown above indicate that all municipal services throughout the county will need expansion, and that the greatest expansion should occur in possibilities of access to higher education, employment opportunities and affordable housing for the 18-29 age group health care and social services for the 65+ age group.

Current Zoning Map

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Annexation Policy Declaration Map

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Urban Growth Boundary Map

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