

# Land Use Element

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## Introduction

The Land Use Element is designed to promote sound land use decisions throughout the city. The pattern of land uses--their location, mix and density is a critical component of any planning area. The Land Use Element is organized to plan sufficient land for residential, commercial, industrial, and public uses; locate these uses appropriately to enhance community character; preserve important natural resources; and enable the city to efficiently insure adequate public services are provided for city residents. Appendix F, page 115, includes information concerning current infrastructure development in the city, while Appendix A, page 90, gives appropriate levels of service for future infrastructure development. This element includes the Existing Land Use Map & Future Land Use Map (pages 29 & 30) which indicates existing and future land uses within the General Plan Area and the Infrastructure Map (page 31) which shows the location of all existing infrastructure development.

## Key Land Use Element Issues

1. Accommodation of Growth in Accordance with the city's Goals and Policies and Regional General Welfare. The Land Use Element establishes a planned pattern for development of the city for the Next twenty years, and beyond. It reflects the city's historical development patterns, and the pattern, amount and types of new development occurring today. The Element provides an advanced view of what the city should become in the years ahead and acts as a guide for informed decision making in development matters, keeping in mind important concerns such as infrastructure availability, development compatibility and the city's desire to retain the natural environment.
2. Land Use Compatibility. The development and mapping of the Land Use Categories reduces the potential for incompatible land uses within the land use district or adjacent to one another. The goals, policies, and implementation measures of the Plan provide additional guidance for ensuring compatibility between dissimilar land uses.
3. Preservation of Natural Environment and Open Space. The preservation of natural environment and open space is one of the overriding concern of Beaver City's citizenry. The General Plan must recognize the importance of the natural environment and incorporate these goals and objectives into each Element of the Plan and into regulations for each land use category and the total implementation structure of all ordinances.
4. Joint Planning. Resolution of growth issues with municipalities and other service providers within the planning area is an essential feature of the Land Use Element in order to provide for orderly contiguous growth of areas surrounding these more urbanized areas and resultant coordination of the land use intensities, approval process, establishment of appropriate levels of service standards and coordination of capital improvement provision and a smooth transition for boundary adjustment where appropriate. The formal joint planning process will be accomplished through intergovernmental agreements and following specified plan amendment procedures.

## Population and Employment Growth

Beaver City is projected to experience moderately high growth over the time period of this General Plan (see Table 2). As such, the ratio of land designated for residential, commercial, and other uses, should be balanced to meet the modest growth projections. Such planning will ensure that the city

will not jeopardize the achievement of other important Beaver City objectives by only incurring those public improvement costs necessary to accommodate the anticipated growth. The plan is designed to accommodate the anticipated 20 year population and employment projected for the city in locations which maximize the value and minimize the effects of growth on the city's environment and quality of life. Within the city, development intensities will be planned to support this level of growth. This will ensure that the city is accommodating its regional fair share of projected population and employment growth.

No source specific only to Beaver City is available which gives labor market and employment data. However, Beaver County information is available and it is hoped that this information will aid Beaver City in planning for the future. Table 3 contains county data regarding employment in mining, construction, Manufacturing, Transportation/Communications and Public Utilities (TCPU), Trade, Finance/Insurance and Real Estate (FIRE), Service and Government. This data shows that in the time period from 1982-1993 manufacturing has seen the greatest increase and mining has seen the greatest decrease as percentage employed. Because of these shifts in employment in the area, this plan will encourage greater manufacturing employment opportunities. Table 4 shows the relationship between city and county income levels.

The majority of land (33.39%) within Beaver City boundaries is currently in single family residential use. While many residential lots incorporate pasture or agricultural facilities, a surprisingly small percentage (8.63%) of total land area is agriculturally oriented in primary use. A large amount of agricultural land does however surround the city. One third of the area of town is used as roadway right-of-way and only seventeen acres in town are considered unbuilt. (see Appendix C, page 106, & map, page 29)

In order to be an effective tool in guiding future land uses and growth in the community, the general plan should utilize mapping which specifies the type, intensity and location of land uses in town. The land use designations should, in general terms, identify in policy form the nature of the designation and list typical activities which are permissible in the general area. (See Appendix G, page 123)

**Table 2 - Historic and Projected Population Growth<sup>5</sup>**

<b>Year</b>	<b>Beaver City</b>	<b>Beaver County</b>	<b>Southwestern Utah</b>
1970	1,453	3,800	35,240
1980	1,792	4,378	55,509
1990	1,998	4,765	83,263
2000	2,245	5,417	122,785
2010	2,485	6,209	170,963
2020	2,606	6,500	207,680

**Table 3 - Nonagricultural Payroll Employment in Beaver County<sup>6</sup>**

<b>Category</b>	<b>1982</b>	<b>%</b>	<b>1984</b>	<b>%</b>	<b>1988</b>	<b>%</b>	<b>1993</b>	<b>%</b>
Mining	22	2.13	14	1.06	2	0.15	6	0.42
Construction	29	2.81	180	13.72	27	2.09	35	2.47
Manufacturing	37	3.58	31	2.36	76	5.90	89	6.28
TCPU	121	11.73	221	16.85	181	14.06	150	10.58
Trade	293	28.41	313	23.87	348	27.03	427	30.13
FIRE	29	2.81	28	2.13	30	2.33	38	2.68
Services	126	12.22	154	11.74	203	15.77	162	11.43
Government	374	36.27	370	28.22	420	32.63	510	35.99
<b>TOTAL</b>	<b>1031</b>	<b>100.00</b>	<b>1311</b>	<b>100.00</b>	<b>1287</b>	<b>100.00</b>	<b>1417</b>	<b>100.00</b>

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<sup>5</sup>Governor's Office of Planning and Budget

<sup>6</sup>"Utah's Southwestern District", first quarter 1993

**Table 4 - Income Level Comparison<sup>7</sup>**

<b>Income Category</b>	<b>Beaver City (\$)</b>	<b>Beaver County (\$)</b>
Median Household	20,893	21,092
Median Family	25,403	25,000
Median Nonfamily	7,901	8,402
Per Capita	8,435	8,558

### **Health Care**

Beaver City sports a range in medical amenities and is home to the Beaver Valley Hospital, a 20 bed facility. Other health care facilities in town include the Beaver Medical Clinic a Southwest Utah Mental Health facility and a 30 bed long term care facility.

The Beaver Medical Clinic is a family practice clinic which is equipped to handle emergencies in addition to routine examinations and immunizations. The Clinic has 2 doctors on staff.

Southwest Utah Mental Health is a mental health provides outpatient counseling, drug and alcohol assessment and counseling, individual therapy, child play therapy, family counseling, marital counseling and victim counseling. It is also a referral service for the perpetrators of men's anger or violence and sexual abuse. In addition the facility staff provides various programs for adolescent education and awareness.

### **Education**

Utah leads the nation with 85.1 percent of its eligible population graduating from high school, and is third in the with 22.3 percent obtaining a Bachelor's Degree or higher (see Table 5). No data is available specific to Beaver City, however Beaver County data may be helpful. Beaver County's percentage of high school graduates, 83.4 percent, is comparable to the Utah figure.

Beaver City Public Schools:

Belknap Elementary  
Beaver High School

A study by the State Board of Education on graduating seniors in 1984 revealed that 279 out of 362 (77.1 percent) senior students reported they were college bound. On the State level, 11,785 out of 19,250 (61.2 percent) graduating seniors reported they were college bound.

Education levels are important to expanding companies looking for new industrial sites for two reasons. The first is the company wants to be assured of hiring quality workers, and achieved education levels is a good indication. Second, management employees that must relocate at the new site want to be assured that their own children will have educational opportunities. The following table compares achieved educational levels, by the percent of residents for each category, in contiguous states and the country.

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<sup>7</sup>United States Bureau of the Census, 1990 Census

**Table 5 - Achieved Educational Levels 1990<sup>8</sup>**

<b>Criteria</b>	<b>Beaver County</b>	<b>Utah</b>	<b>Arizona</b>	<b>Colorado</b>	<b>United States</b>
<b>25 Years and Older</b>					
High School Graduates	83.4	85.1	78.7	84.4	75.2
Bachelors Degree or higher	9.0	22.3	20.3	27.0	20.3

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<sup>8</sup>United States Bureau of The Census, 1990 Census

## Goals and Policies

### **Growth Management**

**GOAL 1:** To preserve the character and the integrity of Beaver City by permitting orderly growth through synchronization of development with the availability of public facilities such as roads, sewers, water service and schools needed to support it.

- Policies:**
- 1.1 Develop and implement a Public Facilities Ordinance which requires the construction of adequate infrastructure within a defined period of time as a condition of development approval.
  - 1.2 Prepare an Annual Growth Monitoring Report to the community that includes the status of all projects, the status of capital improvements for roads, sewers, water, schools and libraries, and a status report on the development trends in Beaver City.
  - 1.3 Incorporate into the annual Capital Improvement Program a timetable for eliminating any infrastructure deficit and provide for an annual goal for such reduction.
  - 1.4 Continue to pursue a policy of cooperation with governmental entities that administer and control areas bordering Beaver City. Encourage a full exchange of information between Beaver City and surrounding governmental entities on all policies/activities which may have cross-boundary impacts.
  - 1.5 Ensure that demand for public facilities and services does not exceed the ability to provide and maintain such facilities and services; necessary facility improvements should precede or be coordinated with future development.
  - 1.6 Ensure that facilities and services are provided in a timely manner through collection of developer fees.
  - 1.7 Consider school adequacy when evaluating development proposals under the land use plan.
  - 1.8 Consider water and sewer availability when evaluating development proposals under the land use plan.
  - 1.9 Consider adequate access routes when evaluating development proposals under the land use plan.
  - 1.10 Review annexation activities with a view toward eliminating unnatural pockets of county property within natural city boundaries and incorporation of segments surrounding the city which benefit from city services.
  - 1.11 Encourage "pay as you go" fees for development.

### **Adequacy of Public Services, Facilities, and Utilities**

**GOAL 2:** Work with utilities and other service providers to ensure adequate and safe public infrastructure and public services for city residents, including upgrading and expansion of existing deficient systems.

- Policies:**
- 2.1** Work with service providers to determine standards for the following regulated utilities and services:
    - \*Water--Supply and Treatment
    - \*Sewage--Collection and Treatment
    - \*Storm Drains/Flood Control
    - \*Natural Gas
    - \*Electricity
    - \*Schools
    - \*Libraries
    - \*Hospitals
    - \*Ambulance
    - \*Paramedics
    - \*Communication Services (other than cable television franchises)
    - \*Solid Waste Collection, Conversion, Reduction and Disposal
    - \*Roads
  - 2.2** Establish and maintain a record of the capacity, utilization, and availability of the above mentioned services, utilities, and facilities serving the planning area.
  - 2.3** Prepare, monitor, and update a comprehensive capital improvements plan involving all service providers. Use this plan to identify all planned and proposed capital improvements, including new facilities and expansion of existing facilities and undergrounding of utilities.
  - 2.4** Maintain law enforcement and fire protection personnel and service standards to ensure that all residents, businesses, and visitors to the city are protected.

### **Types and Mix of Land Use to be Designated in the Planning Area**

**GOAL 3:** To achieve the development of a well-balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, institutional and educational land uses.

- Policies**
- 3.1** Encourage the development, in conjunction with the Housing Element, of a broad range of housing types to meet the needs of the existing and future residents of Beaver City, including, but not limited to, the development of single-family detached homes, condominiums, apartments, and manufactured housing.
  - 3.2** Promote the development of service and neighborhood commercial activities to meet existing and future needs. These centers must be nonintrusive, sensitive to surrounding residential land uses.
  - 3.3** Encourage light industrial, manufacturing, office, and research and development activities that will not adversely impact the environment, while providing employment opportunities.

- 3.4 Explore the use of utility rights-of-way for tree farms, nurseries, row crops, trails, and greenbelts.
- 3.5 Encourage the development of equestrian-oriented housing in areas that are presently equestrian-oriented, and ensure that other surrounding land uses are compatible with the adjacent equestrian zones.
- 3.6 Establish an Open Space District to acquire parcels that may not be suitable for development.
- 3.7 Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
- 3.8 Promote the development of commercial and industrial activities.
- 3.9 Discourage the development of strip commercial centers away from Main Street.
- 3.10 Promote the retention and expansion of existing agricultural businesses.

### **Distribution and Intensity of Land Use Development**

**GOAL 4:** To achieve a balanced physical environment through sensible land use planning.

- Policies:**
- 4.1 Promote the development of community centers which encourage a pedestrian orientation and can accommodate a clustered mix of commercial, entertainment, recreation, town square/meeting place(s), and multi-use complexes.
  - 4.2 Actively pursue agribusiness development city-wide.
  - 4.3 Promote development of a historical district's which would include special lighting standards, restaurants, specialty shops, and encourage tourism.
  - 4.4 Promote the revitalization of community centers having historical and/or community-wide interest.
  - 4.5 Establish a potential pattern of attractive greenbelts, golf courses, open space, and entertainment/recreational amenities along Highways.
  - 4.6 Promote methods to enhance the availability of land for residential development within the framework of the land use element, zoning ordinance, and housing element.
  - 4.7 Locate higher density residential development and housing for the elderly in close proximity to public transportation and commercial land uses, and in close proximity to public services and recreational opportunities, and/or target the future provision of such services to accommodate existing or new housing for the elderly.

## Quality and Maintenance of Development

**GOAL 5:** To ensure that development in the city is consistent with the overall community character and that it contributes in a positive way toward the city's image.

- Policies:**
- 5.1** Establish a land use pattern that is constructed around a framework of established greenbelts and a linear system of equestrian, pedestrian and bike trails.
  - 5.2** Promote the development of key gateway design identification measures that will promote a positive community image and implement community design themes where appropriate.
  - 5.3** Promote setbacks, landscaping, or other measures to provide physical and visual buffers between land uses to minimize potential land use conflicts between dissimilar uses.
  - 5.4** Promote the upgrading of Main Street commercial development.
  - 5.5** Identify and prevent further development of unsightly and inefficient land use patterns.
  - 5.6** Enforce building and safety codes and regulations concerning the upgrade, rehabilitation, or removal of deteriorated and dilapidated buildings, structures and sites.
  - 5.7** Maintain and enhance the desirable rural qualities found in the existing neighborhoods which are rural in character.
  - 5.8** Regulate lighting in new and existing development so that it does not unduly contribute to nighttime visual pollution and glare, and is compatible with surrounding land uses (tailor standards for lighting so they are compatible with the setting).
  - 5.9** Develop ordinances which support landscaping, art, signage and other design amenities that complement and enhance the streetscape and the design of new development.

## Preservation of Natural Resources

**GOAL 6:** To provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.

- Policies:**
- 6.1** Allow only responsible and sensitive development of hillside areas.
  - 6.2** Ensure that development, grading, and landscaping are sensitive to the natural topography and major landforms in the planning area.
  - 6.3** Encourage the utilization of adjacent county and BLM lands by actively encouraging multiple use.

## **Human Services and Facilities Required to Serve Existing and Future Development**

**GOAL 7:** To encourage adequate social service programming for existing and future residents responsive to the needs of diverse populations, including, but not limited to, families with children, seniors and the frail elderly, minorities, persons with disabilities, immigrants, and the homeless.

- Policies:**
- 7.1** Support a cooperative relationships between the city, private agencies, and other social service providers to avoid duplication in the provision of similar social services.
  - 7.2** Provide human service information to the community through community-based organizations and coordination with private service providers.
  - 7.3** Promote services which are responsive to the needs of families and children.
  - 7.4** Promote city programs which utilize volunteer assistance for such things as park maintenance.
  - 7.5** Monitor availability of and encourage development of Headstart and literacy programs.
  - 7.6** Support the establishment of after-school parks and recreation programs that would accommodate children in elementary school and junior high-school.
  - 7.7** Support the development of recreation programs targeted to meet the needs of senior citizens, handicapped, youth, teens, and to prevent the proliferation of gangs.

## **Health Care Services and Facilities**

**GOAL 8:** To promote the provisions of a broad range of high quality health care services to meet the existing and future needs of city residents.

- Policies:**
- 8.1** Provide health care services and programs which serve all segments of the population.
  - 8.2** Seek health care facility and program funding from city, state, federal, and private sources.
  - 8.3** Support the development of medical care facilities throughout the city.
  - 8.4** Promote the development and continuation of programs for seniors, children, families, and handicapped persons, including, but not limited to:
    - \*Transportation/Dial-a-Ride for the elderly and handicapped
    - \*Anti-Drug & Alcohol and illiteracy prevention education programs
    - \*Daycare programs and facilities for children, seniors, and those with special daycare needs
    - \*Wellness and medical screening programs to avoid major health care emergencies.

- 8.5 Advocate and assist in the coordination of programs for emergency management.

## **Education**

**GOAL 9:** To encourage improved educational and training opportunities and services for the people throughout the planning area.

- Policies:**
- 9.1 Promote job education and training at the secondary school and college level.
  - 9.2 Support substance abuse and rehabilitation programs at high school, and the work forces through coordination with city staff, service organizations, school districts, the sheriff's department, and related agencies.
  - 9.3 Work with the school districts to promote improvement of the level of aptitude of high school students both academically and vocationally to surpass state and national standards.
  - 9.4 Promote the establishment of Head Start or similar programs.
  - 9.5 Promote the establishment of trade-technical schools.

## **Historic Buildings and Features**

**GOAL 10:** To continue to preserve and maintain special historical features and landmarks as focal points in the planning area.

- Policies:**
- 10.1 Identify historical areas and structures of local significance to Beaver City.
  - 10.2 Encourage design measures for new development in historic areas, such as requiring adequate physical and visual buffers between historical areas and other land uses, and the use of compatible or similar construction materials and architectural styles so as not to detract from the integrity of historical features.
  - 10.3 Preserve and maintain historic neighborhoods and reinforce the historic theme by requiring new development to be compatible with existing historic structures and historical points of interest.
  - 10.4 Permit non-conforming uses, as appropriate, for buildings of historical and/or architectural significance.
  - 10.5 Encourage the use of historic lighting styles in historical districts to create a special sense of place.

## **Signage and Billboards**

**GOAL 11:** To ensure that signage throughout the city is visually attractive and minimizes distraction.

- Policies:**
- 11.1 Enforce a comprehensive sign ordinance which calls for the elimination of non-conforming signs and which promotes distinctive signage for principal entries to

the city, unique districts, neighborhoods, and public buildings and parks.

- 11.3** Regulate new billboards in the city and encourage the elimination of existing billboards city-wide

## **Landscape Architecture**

**GOAL 12:** To promote superior landscape design which emphasizes aesthetics, function, and water conservation.

- Policies:**
- 12.1** Encourage landscaping around residential, commercial, and industrial buildings and parking areas to enhance views from roadways and surrounding uses.
  - 12.2** Utilize landscaping techniques to screen incompatible land uses and create transition and buffer zones between conflicting use areas.
  - 12.3** Encourage major landscape themes to provide visual relief in the more urbanized areas.
  - 12.4** Develop landscape themes to accentuate the major public gateways to the city.
  - 12.5** Develop city-wide landscape and tree planting and replacement guidelines which promote low maintenance, drought-tolerant and fire-resistant species.
  - 12.6** Encourage incorporation of indigenous vegetation and compatible drought tolerant vegetation into landscape themes throughout the planning area.

## **Architecture**

**GOAL 13:** To achieve architectural themes and form which promote human scale and provide a comfortable human interaction with buildings.

- Policies:**
- 13.1** Provide design flexibility for urban design and architectural concepts in order to avoid architectural monotony and lack of design innovation.
  - 13.2** Encourage the use of materials that complement adjacent buildings and their surroundings.
  - 13.3** Encourage design solutions that consider physical scale of the area and adjacent buildings.
  - 13.4** Examine potential opportunities for community theme elements within individual residential areas, neighborhood centers, recreation centers, landscaped street mediums, and other community facilities.

## **Infrastructure**

**GOAL 14:** To achieve a coordinated and efficient infrastructure system which is visually

unobtrusive while designed to meet the current and future needs of the planning area.

- Policies:**
- 14.1** Encourage placement of transmission power lines and other mechanical equipment underground, where feasible, to maximize safety and minimize visual distraction.
  - 14.2** Require that all new onsite connections and utilities are installed underground and prepare and implement an undergrounding program for existing development, where possible.
  - 14.3** Develop coordinated planning programs to ensure the efficient placement and consolidation of utility facilities within new development.

## **Joint Planning**

**Goal 15:** To insure that the plans and policies of Beaver Cities, Beaver County and other "affected entities" are compatible.

- Policies:**
- 15.1** The city shall negotiate the designation of certain areas of the county within the Beaver City Annexation Policy Declaration Map, as Joint Planning/Urban Expansion Areas, in which Beaver City and County shall develop plans which are consistent with all planning entities plans.
  - 15.2** The joint planning process shall be undertaken in two steps:
    - 15.2.1 The city and county shall create an interlocal agreement which establishes the process and subjects of the joint planning negotiations. This agreement may include provisions naming negotiators, identifying services and facilities to be discussed, and any other appropriate issue;
    - 15.2.2 When the negotiations have been completed and agreed to by both parties, the proposed joint plan will be subject to the General Plan amendment process of both the city and the county. This shall include all statutory notice and public hearing requirements and any other matters as indicated in the General Plan.
  - 15.3** The Joint Planning Areas shall be subdivided into the following:
    - 15.3.1 Joint Planning Area/Urban Expansion; and
    - 15.3.2 Joint Planning Area/Rural Protection
  - 15.4** When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to:
    - 15.4.1 the manner in which zoning, subdivision and other land use approvals will be coordinated;
    - 15.4.2 the manner in which appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated;
    - 15.4.3 the grounds for the manner in which the rate, timing and sequencing of boundary changes will be coordinated;
    - 15.4.4 the manner in which the provision of capital improvements to an area will be coordinated;

15.4.5 the extent to which the city may exercise extra jurisdictional responsibility.

**15.5** The need for joint planning may be based upon the following factors, among others:

15.5.1 Contemplated changes in municipal and special purpose district boundaries;

15.5.2 The likelihood that development, the provision or extension of capital improvements, or land use regulations will have significant impacts across a jurisdictional boundary;

15.5.3 How public facilities and services are and should be provided and by which jurisdiction(s).

### **Implementation of the Land Use Element**

The primary tools with which the city should undertake to implement the Land Use Element of the plan include:

- \*\* A comprehensive zoning ordinance and accompanying zoning map
- \*\* Subdivision regulations
- \*\* Special Standards Districts
- \*\* Development agreements
- \*\* Capital facilities improvements program
- \*\* Community facilities program
- \*\* Building and housing codes
- \*\* Redevelopment
- \*\* Annexation and Sphere of Influence programs
- \*\* Growth management monitoring system and ordinance
- \*\* Impact fee ordinance
- \*\* Recycling and conservation programs
- \*\* Community monitoring guidelines for toxic/hazardous waste disposal transport and storage

# Existing Land Use Map

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# **Future Land Use Map**

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# Infrastructure Map

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# Circulation Element

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## Purpose

The purpose of the Circulation Element is to provide and clarify the policies of the City of Beaver regarding the smooth flow of traffic along city streets. This plan gives definition to which streets in Beaver are intended for local traffic and which are intended to bring outside traffic to and from the commercial areas of the city.

## Classification

Several systems are used to classify roadways. Systems have been developed which assign roadway construction/maintenance responsibility, funding distribution and administration, and numbering designations. For transportation network planning as well as specific design purposes, highways are most effectively classified by function. Roadways have two basic functions:

- 1) Provide mobility from point to point
- 2) Provide access to adjacent land uses.

From a design standpoint, these two functions have proven to be incompatible. For land access, low speeds are desirable, usually accompanied by inconsistent flows; for mobility, high speeds and uniform flows are desirable.

For example, freeways are designed and constructed to satisfy demand from the traveling public for high mobility. Rapid travel between points in a safe and uniform manner is the primary objective. Access to land uses is tightly controlled, limited only to spaced interchanges to preserve the high-speed, high-volume characteristics of the facility. Extremely dangerous conditions would result if low-speed, land access traffic were permitted on these roads. Conversely, local roadways are developed with the primary objective to provide convenient access to the adjacent land areas.

Roadway function establishes the type of transportation service that is provided. Directly, related to the type of transportation service provided is the degree of access control. Increasing control of access allows traffic to travel in a more uniform manner, allowing design speeds to be increased. Table 6 shows the relationship between categories, functions and access control.

Four basic functional categories are used to classify roadways (see Tables 6 & 7). These categories are defined as:

- 1) Major Arterial Streets
- 2) Arterial Streets
- 3) Collector Streets
- 4) Local Streets

These groups make up the hierarchy of functional classes which relate directly to the different levels of travel demand from the public. Travel demand is easily identified according to the types and lengths of trips which individuals attempt to make.

**Table 6 - Functional Classification Definitions/Principles**

<b>CATEGORY</b>	<b>PRIMARY FUNCTION</b>	<b>DEGREE OF PRIVATE ACCESS CONTROL</b>
<b>Major Arterial Streets Freeways Expressways Major at grade arterial streets.</b>	<b>Mobility</b>	<b>Total Very High  Very High</b>
<b>Arterial Streets</b>	<b>Mobility</b>	<b>High</b>
<b>Collector Streets</b>	<b>Mobility/Accessibility Transition</b>	<b>High</b>
<b>Local Streets</b>	<b>Accessibility</b>	<b>Minimal</b>

Major Arterial Streets

The Major Arterial System is a system of streets and highways which can be identified as unusually significant to the region in which it lies in terms of the nature and composition of the travel which it serves.

The Major Arterial System should serve the major centers of activity of a highly urbanized area, the highest traffic volume corridors, and the longest trip desires, and should carry a high proportion of the total urban travel on a minimum of mileage.

The Major Arterial System should carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass the central city. In addition, significant intra-area travel such as between central business districts and outlying residential areas, between major inner-city communities or between major suburban centers, should be served by this class of facilities.

Due to the nature of the travel served by the Major Arterial System, almost all fully and partially controlled access facilities will be part of this functional class. however, this system is not restricted to controlled access routes. Design types which are often included under the Major Arterial System are

- 1) Interstate Highways
- 2) Freeways and Expressways
- 3) Partially Controlled Access Roadways

The spacing of urban Major Arterials will be closely related to the trip end density characteristics of particular portions of the urban area. While a firm spacing rule cannot be established that is applicable in all circumstances, the spacing of Major Arterials may vary from less than one mile in the highly developed central business area, to five miles or more in the sparsely developed fringes.

For Major Arterials, the concept of service to abutting land is subordinate to the provision of travel service to major traffic movements. it should be noted that only partially controlled access facilities are capable of providing any direct access to land, and such service should be purely incidental to the

primary functional responsibility of this classification.

### Arterial Streets

the Arterial Street System should interconnect and augment the Major Arterial Street System to provide service trips of moderate length and somewhat lower level of travel mobility. This system also distributes travel to geographic areas smaller than those identified in the Major Arterial Street System.

The Arterial System includes facilities that place more emphasis on land access than the higher system, and offers a lower level of traffic mobility. Such facilities provide intra community continuity, but ideally should not penetrate identifiable neighborhoods.

The spacing of Arterial Streets may vary from 1/8 to 1/2 mile in the Central Business District (CBD) but not more than one mile in suburban areas. these streets are usually located along the section line grid system.

### Collector Streets

The Collector Street System differs from the Arterial Street System in that the facilities on the Collector system may penetrate neighborhoods, distributing trips from the arterial system through the area to the ultimate destination, which may be on a local or collector street. In some cases, due to the design of the overall street system, a minor amount of through traffic may be carried on some collector streets. The Collector Street System provides both land access service and local traffic movement within residential neighborhoods, commercial and industrial areas.

### Local Streets

The Local Street System comprises all facilities that are not included within the higher classification systems. This system provides direct access to abutting land. Access to the higher roadway systems with through traffic movement is deliberately discouraged.

**Table 7 - Functional Classification Characteristics**

<b>CHARACTERISTICS</b>	<b>MAJOR ARTERIAL STREETS</b>	<b>ARTERIAL STREETS</b>	<b>COLLECTOR STREETS</b>	<b>LOCAL STREETS</b>
<b>Service Performed</b>	Traffic movement, no direct land access.	Traffic movement, minimal land access.	Land access and some traffic movement.	Direct land access.
<b>Typical Trip Lengths</b>	Interstate and regional.	Sub-regional and inter-community.	Within communities community.	Within neighborhoods and business centers.
<b>Spacing</b>	2-4 Miles	1 Mile	1/4 - 1/2 Mile	Every Block
<b>Continuity</b>	Totally interconnected over the entire region.	Interconnected with principal arterials and continuous within sub regions.	Interconnected with major and minor arterials and usually continuous within neighborhoods.	No continuity required.
<b>Access type and spacing</b>	Interchanges at 1 mile (freeway or expressway) and major signalized intersections (expressway only) as warranted.	Signalized intersections at consistent spacing, e.g. 1/2 mile (1/4 if warranted). Private lot access restricted.	Signalized and stop sign controlled intersections at 1/8 mile. Some private lot access restriction.	Stop sign controlled intersections. Unrestricted private lot access.

**Future Needs**

During the ten years from 1980 to 1990 the Beaver City population increased by a total of 206 individuals or 11.5 % of the total population. During the ten year period between 1990 and 2000, the estimated increase represents 12.4 % or 247 persons. This anticipated increase, along with a similar increase of 10.7% between 2000 and 2010, represents a significant change in the total population for the city.

The Beaver City population during the 1990 Census of Population is listed as 1,998. During the next twenty year period, the population is expected to increase by 487 persons to 2,485 residents. This increase represents a 24.4% change. 85% of the city's housing stock is comprised of single family units with the remaining 15% in multi family units or trailer parks.

The future added resident ADT(average daily trips) on the roadways of Beaver will be in the neighborhood of 1,522 by the year 2010. In addition to this resident traffic, continued traffic volumes to Elk Meadows and other attractions are expected to continue. Average daily volumes on SR 153 east from Beaver, toward Elk Meadows, increased from 530 in 1989 to 1,630 in 1991. Traffic volumes measured at the junction of SR 153 and SR 160 inside Beaver City were measured at 2,755 in 1991. The projected increase of population in Beaver City, as well as continued traffic flow with destinations east of town, impact the city and it's residents.

No data specific to the number of accidents within the Beaver City boundaries is available. Beaver County data will be used to show the amount and intensity of traffic accidents in the area. The total number of traffic accidents on Beaver County roadways in 1992 is listed at 211. The number of injury

accidents was 44 for the same period with fatal accidents totaling 5.

The goals as stated in this plan are intended to address the needs of the community through the designation of a street system and specific means to alleviate possible future traffic problems. The Circulation Map on page 40 indicates the designation of streets and suggested ROW sections for each type of designation.

## Goals and Policies

### **Movement of Goods and Services**

- GOAL 1** To provide a circulation system to move people and goods safely and efficiently throughout Beaver City and the general planning area.
- Policies**
- 1.1** Preserve the quality of residential neighborhoods by discouraging the flow of truck and through traffic in these areas consistent with circulation and emergency needs.
  - 1.2** Encourage consistent through street name and numbers.
  - 1.3** Work cooperatively with State agencies to integrate the city's circulation system with that of the surrounding region.
  - 1.4** Maximize and improve the operating efficiency and safety of the existing roadway system.
  - 1.5** Limit the number of intersections and driveways on all major roadways to promote a safe, efficient and steady flow of traffic.
  - 1.6** Develop and maintain an appropriate truck route program which will accommodate the needs of the commercial and industrial uses within the city, and the general planning area; but will also provide for the protection and preservation of the city's circulation system and residential areas. Avoid establishing truck routes in areas which contain natural, scenic or other resources.
  - 1.7** Adopt a program of street and highway landscaping (street trees) to enhance the appearance of the city's circulation system.
  - 1.8** Require access to higher density land uses and commercial developments from major, secondary and limited secondary roadways, and not from low density residential neighborhoods.
  - 1.9** Establish hillside street standards which are sensitive to topographical constraints, necessary grade separations and other special needs.
  - 1.10** Encourage curvilinear street designs in hillside areas to contour to the topography and to create a more pleasant street environment.
  - 1.11** Seek alternative funding opportunities to provide adequate transportation and circulation facilities, i.e. maintenance equipment and tree planting.
  - 1.12** Maximize use of all major, secondary and limited secondary roadways while minimizing use of all collectors and local streets. Protect residential neighborhoods from intrusion of undesirable through traffic.
  - 1.13** Develop design standards for roadway and intersection improvements to safely and efficiently accommodate existing and projected traffic patterns and circula-

tion.

- 1.14 Establish roadway alignments and require appropriate dedication of right-of-way for all major and secondary highways.
- 1.15 Encourage a "Safe Routes To School" program.
- 1.16 Where alignments are known, the preservation/acquisition of corridor rights-of-way should be immediately established or obtained.

### **Collector Streets**

**GOAL 2** Identify, protect and develop arterial and collector streets for adequate traffic flow.

- Policies**
- 2.1 Give top priority in relationship to maintenance, traffic enforcement and expansion to arterial and collector streets.
  - 2.2 To ensure proper circulation, these roads should be periodically reviewed regarding level of service.
  - 2.3 Monitor traffic patterns to identify the development of future collector road needs.
  - 2.4 Investigate the location of parallel collector roads for future needs.

### **Transportation Alternatives**

**GOAL 3** Reduce excessive speeding within the city limits by making traffic control devices more effective.

- Policies**
- 3.1 Adjust existing signs for better viability.
  - 3.2 Identify new locations for traffic control devices.
  - 3.3 Install "reduced speed ahead" signs.
  - 3.5 Paint pedestrian cross walks in sensitive areas, i.e. school, churches, etc.

### **Parking Facilities**

**GOAL 5** To provide for, and ensure, an adequate supply of off-street private and public parking to meet the needs of local residents and visitors to the city and the planning area.

- Policies**
- 5.1 Adopt regulations which specify minimum parking requirements for various types of land uses. Periodically review and update these standards as commuting patterns, vehicle sizes and land uses change over time.
  - 5.2 Consider providing public parking resources in response to the demand for

such facilities, (including park-and-ride facilities), through development exactions, special assessment districts or other appropriate funding mechanisms.

- 5.3** Adopt regulations to require developers to screen and/or buffer large parking areas from public view through the use of landscape setbacks, earth berms and hedge screens, (to headlight level), and trees and landscaping in parking areas.
- 5.6** Encourage enclosed bicycle lockers at major facilities.
- 5.7** Consider shared parking between adjacent users.

### **Regional System Impacts**

**GOAL 6** Periodically review the need for a regional transportation system.

**Policies 6.1** If needed, encourage intergovernmental coordination and cooperation among all agencies and levels of government for the planning, management and financing, and implementation of transportation system improvements.

### **Implementation of the Circulation Element**

The primary tools with which the city should undertake to implement the circulation element of the plan should include:

- \*\* Standards for right-of-way dedication and acquisition
- \*\* Roadway improvement standards and programs
- \*\* A comprehensive zoning ordinance including standards for parking and access
- \*\* Development agreements
- \*\* Capital improvement programs
- \*\* Transportation facility improvement financing programs

# Circulation Map

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**REMOVE BLANK SHEET**

**AND**

**INSERT MAP**

# Housing Element

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## Supplemental Goals and Plans Related to the Affordable Housing Needs of Beaver City

In 1996 the Utah State Legislature past H.B. 295 which directed that each municipality adopt a plan for “moderate income housing” as part of the jurisdiction’s General Plan; and to afford a reasonable opportunity for a variety of housing to meet the needs of people desiring to live there.

The Legislature defines “Moderate Income Housing” as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income (of the area) for households of the same size”

The Legislature also defines “Plan for Moderate Income Housing” or “Plan” as being a written document adopted by the legislative body that includes, but is not limited to:

1. An estimate of the existing supply of moderate income housing located within the jurisdiction;
2. An estimate of the need for moderate income housing for the new five years
3. A survey of total residential zoning
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing
5. A description of the jurisdiction’s program to encourage an adequate supply of moderate income housing

As directed by the Legislature, Beaver City has completed a “needs assessment” using the modeling software supplied by the State; figures obtained from the 1990 census, the State Office of Budget and Planning, the Five County Association of Governments, and local figures collected from those involved in housing within Beaver City.

Beaver City adopted a new General Plan in 1993 that contained a “Housing Element”. This Element is being prefaced by this “Supplemental Amendment” section in the General Plan. The existing “Housing Element” recognizes the need for “affordable housing” and is therefore still relevant to the housing issues.

## DATA

Beaver City currently has 1524 acres zoned for residential, rural residential or multi-family residential. Of this area, approximately 700 acres is developed.

It is estimated that there are currently 90-100 vacant building sites within the “old” part of the City, and 50 sites available in new subdivisions. It is believed that there exists adequate property, both currently developed and raw ground, to allow many development options and to facilitate grow for many years to come.

## INFRASTRUCTURE

Beaver has Water Rights and a developed water system to provide for future growth.

The sanitary sewer system needs addition lagoons. The lagoons were full during the fall of this year (1998) and Beaver City will be looking at solutions to the problem and the future growth in the next few months.

**NEEDS ASSESSMENT**

The results of the affordable housing analysis are:

<b>Beaver City Affordable Housing Needs Analysis</b>			
<i>Estimated Affordable Housing Supply (year end 1996)</i>			
Affordable Housing Category	80%	50%	30%
	% of Median Income		
Household Income	\$29,300	\$18,313	\$10,988
Maximum Purchase Price	\$1,500	\$900	\$500
Maximum Monthly Rent	\$605	\$335	\$145
Current Supply (year end 1996)			
1990	(27)	(25)	(74)
Net Change - 1990 to 1996	4	10	(20)
Current Supply	(23)	(15)	(94)
Projected Supply (year end 2001)			
Current Supply	(23)	(15)	(94)
New Demand (1997 to 2001)	(61)	(36)	(51)
Projected Supply	(84)	(51)	(146)
Annual Average	17	10	29

As the chart shows, Beaver City lacks, and

will lack affordable housing for all three categories identified in the analysis. The analysis shows that Beaver City lacks the following calculated dwellings:

<b><i>Current Supply (1996)</i></b>	<b><i>2001 Supply</i></b>
<i>80% of median income lacks 23 dwellings</i>	<i>80% of median income lacks a projected 84 dwellings</i>
<i>50% of median income lacks 15 dwellings</i>	<i>50% of median income lacks a projected 51 dwellings</i>
<i>30% of median income lacks 94 dwellings</i>	<i>30% of median income lacks a projected 146 dwellings</i>

Having recognized the needs, Beaver City has set the following goals specific to the requirements of H.B. 295, defining and setting goals related to the improvement of “affordable housing stock.” The Goals and Objectives of the Beaver City General Plan, Housing Element need to be reemphasized and

housing needs to be made a priority of the City.

## **SUPPLEMENTAL GOALS**

### **Goal 1. Zoning and Lot Sizes**

A. An evaluation of how existing zoning densities and lot sizes affect the prices of housing; and the consideration of a new minimum lot size amendment to the Zoning Ordinance and re-zoning selected areas or parcels for lower densities and smaller lot sizes.

### **Goal 2. Flexible and Varied Zoning**

A. An evaluation and consideration of amending the Zoning Ordinance to allow cluster development and flag lots.

### **Goal 3. Housing Authority**

A. The restructuring of the “Beaver City Housing Authority” to create a working agency within Beaver City to explore and develop the opportunities for “affording housing”, and to promote economic development to supply better paying jobs which better support the costs of housing.

### **Goal 4. Funding Alternatives**

A. Active utilization of State and federal funds; tax incentives; Utah Housing Finance Agency programs; and programs administered by the Utah Department of Community and Economic Development.

### **Goal 5. Property Value Preservation**

A. Insure that real property values are preserved; and educate the public to the fact that affordable housing can be provided without hurting property values.

One of the major goals the people of Beaver City have stated is that Beaver City should have housing available for a variety of personalities and personal housing needs. In society today, a variety in housing opportunities is becoming more and more important as the structure of the typical household changes and as economic realities become more challenging.

The total number of households in Beaver City, according to the 1990 Census, was 657. The median household income was listed as \$20,893. Future housing requirements for Beaver City can be established by using this and other information as shown in table 8 below (data for Beaver City) and Table 9 on page 45 (data for Beaver County).

**Table 8 - Beaver City Housing Data**

<b>MARKET ANALYSIS</b>	
<b>Beaver City - Analysis Parameters (Conventional Loan)</b>	
<b>Total Households</b>	<b>657</b>
<b>Median Household Income</b>	<b>\$20,893</b>
<b>Mean Housing Cost</b>	<b>\$55,000</b>
<b>Length of Mortgage</b>	<b>30 years</b>

<b>Down Payment Percentage</b>	<b>10 %</b>
<b>Annual Percentage Rate</b>	<b>7.5 %</b>
<b>Housing Debt Ratio</b>	<b>29 %</b>
<b>Average Monthly Personal Debt</b>	<b>\$275</b>
<b>Median Mortgage (Census)</b>	<b>460</b>
<b>Calculated Median Mortgage (based on median household income)</b>	<b>\$504.91 - \$275 (personal debt = \$229.91)</b>
<b>Calculated Median Mortgage (based on mean housing costs)</b>	<b>\$346.11</b>
<b>Very Low Income (&lt;50%)</b>	<b>&lt; \$10,446</b>
<b>Low Income (50% - 80%)</b>	<b>\$10,447 - \$16,714</b>
<b>Moderate Income (81% - 95%)</b>	<b>\$16,715 - \$19,848</b>

The above data indicates that the median household income minus the average monthly personal debt can not support the calculated median mortgage cost. The Census median mortgage data, versus income difference demonstrates that many are spending their extra income on housing. According to 1993 estimates, the median cost of a home in Beaver City is \$61,000. Taking the 1993 estimate for average housing cost and using the same format for analysis as listed above, the average calculated mortgage based on mean unit housing cost is \$383.87. This calculation also illustrates that a median income household with average monthly personal debt can not support the mean housing cost.

### **Beaver County Data**

#### **Employment/Economics Summary for Beaver County**

The early settlers of Beaver County were cattle men that came from Parowan in 1852, interested in grazing the Beaver Valley. They built log cabins along the Beaver River and began cultivating the area. In 1852, lead was discovered and the settlers attempted to produce bullets. An element in the lead made the production of bullets difficult. This element turned out to be silver. The discovery of silver led to an economic boom in Beaver County. Prospectors began scouring the countryside for new mineral deposits and by 1920, there were 15 separate mining districts in the county. The railroad was later extended into Milford, which was done primarily to facilitate the transportation of ore to Salt Lake City.

Cattle were shipped by the Union Pacific Railroad from Milford to various markets throughout the west. By the turn of the century, Milford had become the largest cattle shipping center west of Omaha, Nebraska.

Agriculture and transportation continue as important sources of economic activity, but mining has been replaced by recreation and tourism. The Elk Meadows Ski Resort and the county's excellent fishing and hunting attract many out-of-state visitors. Minersville Reservoir is another recreational area that attracts visitors to Beaver County. Many private and public agencies are now in the process of improving the reservoir's water quality. The State of Utah intends to enhance the Minersville Reservoir park.

Over the past ten years Beaver County has seen a moderate growth of 8.84 percent. According to projections published by the Utah Office of Planning and Budget in 1992, Beaver County can expect to see a modest increase in population over the next 30 years. In 1990, the total population in Beaver County was 4,765. By 2020, the population is projected to be 6,500. This is a 36.41 percent increase. The average annual percent change in population during the period of 1980 to 2020 is projected to be 1.1%. This compares to an 1.7 percent increase for the State of Utah during this same period. A moderate increase in the construction of housing in Beaver County is necessary to meet the needs of the population growth.

The number of multiple-family units in Beaver County has increased by more than five percent during the past ten years. However, duplexes or apartment units have not been constructed in Beaver County since 1989. The use of manufactured homes has increased since 1980 and this trend is expected to continue in slow developing Utah areas in the future. From 1988 to the 1st quarter of 1993 permits have been issued for 61 single family homes or manufactured homes. Only four permits for apartment units were issued during this time period.

In 1991 the total construction value was \$2,156,700. In 1992, Beaver County's total construction value was \$2,228,200, a 3.3 percent increase from 1991. Gross taxable retail sales, services and business equipment purchases totaled \$30,013,775 in 1992.

Limited employment opportunities in Beaver County cause substantial out-migration of residents. The population loss and the unsatisfactory housing are a direct result of the current economy, which can be remedied if employment and income improve.

Over the next 30 years a decrease in people ages 40-49 is expected. This age group drives much of the economy. The median age in Beaver County is expected to increase from 31 in 1990 to 33 in 2020. The main reason for this increase is that many retired families are moving into Beaver County. Policy makers will need to combat this problem by providing employment, job training, affordable housing, family service education and health care.

The majority of jobs in the county consist of service and trade business. These jobs provide income, but at wages which make it difficult for families to be self-supporting and obtain adequate housing.

Non-agricultural employment increased within the county by 9.45 percent from 1990 to 1991. In 1991, the majority of non-agricultural employment is found in the government sector, which accounts for 35 percent of the total. This is followed by retail trade at 28.1 percent, services at 13.4 percent and transportation, communications and public utilities (T.C.P.U) at 11.2 percent. Construction, mining, manufacturing and finance, insurance, real estate (F.I.R.E.) make up the remaining 12.3 percent. The trend over the past few years has been growth in the manufacturing and government sectors, while mining, construction and transportation, communications, public utilities (T.C.P.U.) have declined. The labor force in 1990 was 1,938 compared to 1,986 in 1991. This is a 2.47 percent increase.

Agricultural production has been a reliable resource in Beaver County. In spite of a relatively short growing season, both grazing and croplands are very productive. Hog production farms and a processing plant are expected to be established in the near future between Minersville and Milford. If this project is completed, it will create approximately 1,500 jobs, 400 alone for the processing plant. This will increase the housing stock, services, infrastructure, recreation, etc. in Beaver County. However, many of these jobs will not produce high paying wages and therefore jurisdictions will have to encourage low income housing. Statistics from Utah Job Service indicate that an additional 1.5 to 2.4 secondary jobs will also be generated for every new primary position created. Using these figures, the hog production project can generate roughly 4,000 new employment opportunities in the region. The hog project will strongly affect the surrounding area over a five to six year period.

Additional development planning, policies and services must be adopted immediately.

Other new mineral projects and the increasing size of the Blundell Geothermal facility could also affect the population size of Beaver County. Beaver County needs to be prepared for the up coming growth. It is anticipated that over 700 new homes will be constructed if the above businesses establish themselves in the county. Many of these homes will need to be affordable for very-low, low, and moderate income people.

The areas that seem to offer the most promise of providing new employment are recreation, tourism, agriculture, government and light manufacturing. Due to Beaver City's proximity to I-70 and I-80, light manufacturing and product distribution are future possibilities.

The unsatisfactory economic conditions that result in unemployment and underemployment are the basis of most of the problems in Beaver County. These will be best resolved through long-term economic planning and coordination.

<b>25 - 34 AGE CATEGORY (Typical First-Time Buyer Age Category)</b>	
<b>MINIMUM INCOME REQUIREMENT</b>	<b>% INCOME MINIMUMS OF \$25,000</b>
<b>\$25,713.95</b>	<b>30%</b>
<b>*\$27,277.21</b>	<b>**28.18%</b>

**\* Based on 1993 median housing costs.**

**\*\* Minimum Incomes of \$27,000**

The above table indicates that in order for the typical first-time home buyer to purchase the average priced home in Beaver City, the household income must be at least \$25,713.95. Since the Census income breakdowns do not specify to the point needed, the nearest income category was used. Review of this information illustrates that homes purchased with personal debt is low, relative to employment and income levels with 30 percent of the typical first-time home buyers being able to purchase mean housing. In 1993 only 28.18 percent of the typical first-time home buyers could purchase the average home in Beaver City. However, many homes in Beaver City are in the \$30,000 to \$40,000 range and are affordable. Housing diversity is still needed. As economic possibilities improve, the condition of the housing stock and overall housing diversity should improve.

The development of affordable housing has been arduous. Slow economic growth, low wages and financing barriers add to the problem, especially for younger households who typically are first-time home buyers.

Primary housing problems in the Beaver County appear to be

1. Large numbers of units considered unfit for occupancy (county-wide).
2. Lack of adequate rental units.
3. The inability of people to pay high enough rent to make construction of additional units profitable for land owners or developers. This is slowly changing because low vacancy rates and economic growth have spurred the demand for apartments.
4. Current zoning philosophies make it difficult for the development of multi-unit complexes and other typical low/moderate income housing.

5. Single-wide manufactured homes are highly relied upon as low income housing.

Educating elected officials and the public as to the benefits of well planned and diversified low/moderate housing will improve housing in Beaver County.

Based on current population estimates from Utah Department of Planning and Budget, Beaver County's new housing starts must focus on affordable multi-family development in an effort to meet the current housing need as well as the predicted 30 year population growth. In an effort to identify Beaver County's target in terms of housing types with projected population growth, Beaver County's total population can be separated into three general categories: (1) single-family or one-unit detached units; (2) single-family or one-unit attached units; and (3) multi-family or multiple units.

<b>Age Grouping According to Housing Type</b>		
<b>Category 1 Groups</b>	<b>Category 2 Groups</b>	<b>Category 3 Groups</b>
<b>0-17, 40-74</b>	<b>30-39, 75+</b>	<b>18-29</b>

The population by age group can then be divided by the Census estimate of persons per household: 3.38 for categories 1 and 2, 2.1 for category 3, thereby estimating build-out needs by the year 2020. The estimated housing needs are as follows:

**Table 9 - Beaver County Housing Data**

<b>Beaver County</b>	<b>CATEGORY 1</b>	<b>CATEGORY 2</b>	<b>CATEGORY 3</b>
<b>CURRENT LEVELS OF UNITS (1990)</b>	<b>1,980</b>	<b>13</b>	<b>207</b>
<b>PROJECTED UNITS NEEDED BY 2020</b>	<b>0</b>	<b>412</b>	<b>453</b>
<b>PERCENT CHANGE</b>	<b>0 %</b>	<b>3069.23%</b>	<b>118.8%</b>
<b>ESTIMATED UNITS NEEDED BY 2020</b>	<b>0</b>	<b>399</b>	<b>246</b>

Beaver County is 95 housing units above build out for the projected population in 2020. However, this does not consider many older, vacant, single family detached units that are dilapidated and can not be restored. Again, if the new large businesses establish themselves, about 700 new homes will need to be erected. Single family detached units and manufactured homes account for 90 percent of the housing units in Beaver County. The main reason is that a moderate size single family detached home is offered at a reasonable price to the consumer in Beaver County. Many people who want to live in Beaver County usually have no other choice than to own or rent these types of homes. Single-family attached units are virtually not on the market in Beaver County (see Table 10) and many more of these type of homes are needed. As noted, 246 multi-family units may be needed by 2020.

**Table 10 - Number of Permit-Authorized Dwelling Units  
by Type of Structure<sup>9</sup>  
1991 - 1st Quarter 1993**

	<b>Single-Family (includes manufactured homes)</b>	<b>Duplex</b>	<b>Apt. Unit</b>	<b>Total Units</b>	<b>% Single Family</b>
<b>Beaver City</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>100%</b>

As depicted, very few homes are being built in Beaver City. Beaver City needs additional duplex and apartment units.

### **Housing Needs**

Beaver County needs a system by which improvements can be made on the older, larger homes within the housing stock. Education and funding for home maintenance may assist in reducing the increasing levels of deterioration that the older housing stock of Beaver County is experiencing. Rental Rehabilitation Grants and HOME funds can satisfy part of this need.

Beaver County is deficient in rental units for families and single-parent households. Those individuals working service industry jobs or as farm-hands with families need rental homes, especially those with more than two bedrooms. Average rental unit vacancies are two units per week. Often people call the Beaver Press asking for information on rental unit availability. This is evidence that there is a lack of rental units in Beaver County.

More subsidized senior-citizen units and nursing facilities for the frail elderly are needed. Many are finding that they must place their elderly family members who require medically supervised nursing care in Salt Lake City where beds and facilities are more available.

Beaver County currently offers no services for the severe mentally ill, disabled or abused. These individuals are referred to facilities and services offered in Cedar City. In terms of emergency services for the mentally ill, substance abuse victims, runaways and those that are spouse abused. Beaver County needs to address the possibility of providing facilities and services to assist these individuals. Emergency shelters, particularly for the abused, are essential to minimize the disruption that removal from their community and job causes.

In order for these improvements in housing assistance and availability to occur, increased education defining the community benefit of providing low-income housing, community cooperation and incentives are required.

Different ways of educating the public and local officials on housing issues can be done by site visits, the media, proper neighborhood planning and design methods, and mixed-use developments.

Cooperative and community housing assistance is a must, including the development of financial assistance, expansion of programs through the housing authority, better information and outreach efforts, and the development of coordinated housing efforts at a local, state, and regional level.

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<sup>9</sup>Bureau of Business and Economic Research; Vol. 34, No. 3; Vol. 35, No.4; Vol. 36, No. 1

Implementation of incentives by community leaders to produce affordable housing will assist in the development of needed housing. The Goals, Policies and Potential Programs section of the CHAS identifies some of the incentives that can be used.

## **Homeless**

### ***Facilities***

Beaver County's current homeless facilities consist of one-night transient accommodations at local motels in Milford and Beaver. After a one night stay, these homeless are referred to services on the Wasatch Front or Cedar City. Milford provides this service due to its proximity to the railroad which is frequented by the homeless. Both Beaver and Milford have Care and Shares that provide food boxes and commodities to those in need.

### ***Needs***

It is very difficult to estimate the homeless population because there is no reliable nationwide count of the homeless; there is a high turnover of this population; it is difficult to count and locate the homeless; and definitions of homelessness vary greatly.

The Department of Housing and Urban Development uses two ratio methods to estimate the homeless population. The first method is a standard ratio of 25 homeless persons per 10,000 of the general population. Even HUD admits that this ratio is a little high in determining the homeless count. The second approach is the assumption that larger metropolitan areas have a greater number of homeless than rural areas. For rural areas of population up to 250,000, a 6.5 homeless count to every 10,000 population was assigned, compared to 13 homeless per 10,000 in areas of population greater than one million. These methods are inconsistent and it is difficult to approximate the general number of homeless in Beaver County. This information is based upon "Utah's 1992 Homeless Count", Division of Community Development Services, Department of Community and Economic Development, December 1992.

Currently, approximately twelve homeless persons exist in Beaver County at any given time. Homelessness is expected to increase due to the transportation avenues that transverse Beaver County. By the year 2020 the homeless population will be approximately 16 or more. Educating the public and local officials regarding homelessness will assist in addressing the homeless needs. With increasing homeless people in this region, Beaver County will have a need in the near future for a homeless shelter as well as transitional housing.

## **Supporting Services**

The Executive Director of the Beaver County Housing Authority is also the administrator of the Beaver County Hospital. There is housing assistance in Beaver County through the Housing Authority. The only subsidized units provided are the Hilltop Care apartments. This is an 18 unit complex for low income senior citizens. The apartments are currently full with 14 families on the

waiting list as of the spring of 1993. The Beaver County Housing Authority would like to construct an additional ten apartment units.

Daycare and counseling services are available at Southwest Utah Mental Health in Beaver City. This center is for out patients only. If more help is needed the clients are sent to the Horizon Center in Cedar City where beds and additional help are offered for up to 90 days. One long term elderly care facility is located at Beaver Valley Hospital with 28 beds available.

The Five County Association of Governments administers the regional Weatherization Program. The purpose of the program is to provide energy cost reduction assistance to low income households. The program is funded by the Department of Energy and Exxon. The regional weatherization office indicates that nine homes were serviced at a cost of \$13,141 in fiscal year 1991-1992. Two homes were serviced in fiscal year 1992-1993 at a cost of \$3,388.88.

## Goals and Policies

### **Development of New Housing**

**GOAL 1:** To provide opportunities for the production of a range of new housing in the planning area to meet the needs of all income groups.

- Policies:**
- 1.1 Implement the land use plan which provides opportunities for the development of a wide variety of new housing types within the city.
  - 1.2 Evaluate development proposals within the unincorporated portions of the planning area to ensure that development is consistent with the city's land use plan.
  - 1.3 Continue to monitor residential development capacity as provided under the Beaver City General Plan to ensure that these plans will enable the planning area to meet the housing needs of the future population of Beaver City.
  - 1.4 Review and support, as appropriate, programs to increase the supply of housing throughout the region. Give full consideration to all other elements of the General Plan.

- Programs:**
- 1.a **Alternative Development Standards**  
Use planned unit development techniques, such as clustering and use mixing, while considering environmental, market infrastructure and other factors to permit alternative housing design where such projects result in attractive, desirable housing types, including affordable housing.
  - 1.b **Existing Needs Prioritization**  
Prioritized housing projects which fulfill the existing needs of the city's various communities.
  - 1.c **Manufactured Housing**  
Permit manufactured housing on lots located in single-family zones with same development standards as the specific single-family zone.
  - 1.d **Emergency Housing**  
Permit the location and operation of emergency shelters in residential, industrial, or commercial zones, with an approved conditional use permit.

## Availability of Land for Residential Development

**GOAL 2:** To identify adequate housing sites appropriately zoned with development standards, and public services and utilities needed to facilitate residential development.

**Policies:** 2.1 Periodically review and revise planning, zoning, and development regulations to ensure an adequate supply for a variety of housing types and programs.

## Affordable Housing

**GOAL 3:** To designate sites suitable for a variety of housing types for all income levels and to promote the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including low and moderate income, large families, handicapped, families with female heads of households, and the elderly.

**Policies:** 3.1 Periodically review development standards contained in the Beaver City Zoning Ordinance to ensure consistency between the ordinance and the General Plan, including provisions to facilitate affordable housing without diminishing quality.

3.2 Seek development which facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies, and anticipates and facilitates the orderly provision of future development and infrastructure consistent with this General Plan.

**Programs:** 3.a **Increasing Affordable Programs**  
Promote programs such as low cost loans, equity sharing, density bonuses, and deed restrictions that increase the amount and variety of affordable housing and retain housing affordability for successive buyers and renters.

3.b **State and Federal Programs**  
Participate in state and federal housing assistance programs such as Section 8.

3.c **Public Facilities Funding**  
Utilize public, redevelopment and other funds to upgrade and construct drainage, sidewalk, street lights, public transit, and landscaping improvements.

3.d **Site Accessibility**  
Include provisions for subdivision to be site accessible to the disabled. Site accessibility includes curb cuts, and consider wider private sidewalks, ramps instead of or in addition to steps, and wider entry doors with level thresholds to permit wheelchair access, especially in special types of housing such as senior or handicapped housing.

## Maintenance of Existing Affordable Housing

**GOAL 4:** To maintain and improve the condition of the existing housing stock, particularly the affordable portion of the housing stock, where feasible.

**Policies:** 4.1 Promote the maintenance of existing affordable housing throughout the city,

including dwellings occupied by households utilizing Section 8 programs and other governmental and/or non-profit housing assistance programs.

- 4.2 Utilize a city code enforcement program to bring substandard units into compliance with city codes and to improve overall housing conditions.
- 4.3 Encourage residential rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.
- 4.4 Encourage the retention of existing single-family neighborhoods which are economically and physically sound.
- 4.5 Encourage the retention and maintenance of mobile home parks within the city, where consistent with standards for a suitable living environment and compatible with surrounding land uses.

**Programs:**

- 4.a **Property Maintenance Ordinance**  
Require by ordinance property owners to consistently maintain their property in a clean, safe, and well kept condition. The ordinance should include reasonable and appropriate warning and enforcement procedures, including the power to issue citations and correct problems and bill the owner later.
- 4.b **Code Enforcement**  
Enforce compliance with the city's zoning, fire, health and safety, and building codes. Implement enforcement with code enforcement officers.
- 4.c **Rehabilitation Loans**  
Work with banking institutions to establish and implement a low-interest loan program for lower income home owners enabling them to make needed home repairs. The program should focus on senior citizens, the disabled, and residents of the revitalization target areas.
- 4.d **Weatherization**  
Utilize the services available through the State weatherization program to correct emergency health and safety problems (i.e., leaking roofs, broken hot water heater, heating system repair, broken windows or doors).
- 4.e **Rehabilitation Program Targeting**  
Evaluate the targeting of rehabilitation programs to ensure that all areas in need of assistance are being served. Funding can also be targeted for these areas. Such funds to be utilized would include the Community Development Block Grant (CDBG).
- 4.f **Self Help Programs**  
In addition to loans and grant programs, encourage self help efforts to stretch funding while increasing job training skills.

## Meeting Housing Needs

**GOAL 5:** To address and remove governmental constraints on the maintenance, improvement, and development of housing where appropriate and legally possible.

**Policies:** 5.1 Promote reasonable processing time and fees, including consideration of a prioritized schedule for non-profit affordable housing and other special needs projects.

**Programs:** 5.a **Ordinance, Assessment, and Fee Review**  
Review the impact of proposed ordinances, assessments and fees, as appropriate, on housing affordability and availability.

5.b **Balance Employment Opportunities with Housing Supply**  
Balance the existing and projected supply of housing with city employment opportunities to ensure that people who live in the city have a reasonable opportunity to work there and do not have to commute long distances and contribute to regional traffic congestion and air pollution. Investigate programs which balance the employment opportunities with housing, such as phasing housing development with the development of infrastructure, offices, industrial, commercial and retail uses.

## Equal Housing Opportunities

**GOAL 6:** To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, age, physical handicap, or color.

**Policies:** 6.1 Promote safe and secure housing and neighborhoods, and encourage housing design which serves to deter crime.

6.2 Cooperate with governmental and nonprofit agencies and citizen groups that monitor housing discrimination complaints and practices.

6.3 Affirm a positive action posture which will assure that unrestricted access to housing is available to all segments of the community.

**Programs:** 6.a **Fair Housing Education and Outreach**  
Support education, counseling, and legal referral efforts for residents who have experienced discrimination in violation of state and federal fair housing laws.

6.b **Information**  
Continue to advertise and conduct public workshops, study sessions, and hearings on housing policy. Advertise housing programs widely and maintain a list of contacts for other agencies providing housing services.

## Development in Natural Resource Areas

**GOAL 7:** To provide new housing opportunities which are sensitive to social, aesthetic, and environmental needs.

**Policies:** 7.1 Restrict housing development in areas containing important natural resources

consistent with other goals and policies pertaining to natural resource areas.

- 7.2 Encourage clustering or grouping of structures within areas containing important natural resources in order to preserve those resources.
- 7.3 Ensure the variety and visual appeal of residential development through project specific design review.

**Programs:** 7.a **Site Design Features**  
Implement a revised zoning ordinance which provides for a variety of site design features so that the built environment is more compatible with the natural environment.

### **Childcare**

**GOAL 8:** To encourage the development of affordable and quality daycare for the children of Beaver City.

- Policies:**
- 8.1 Work with the private and public sources of childcare to monitor and evaluate child care needs and develop policy responses to these needs.
  - 8.2 Evaluate the feasibility of including childcare uses and homes in the zoning or conditional use permit ordinance by right in any zone in which they are needed.
  - 8.3 Support the establishment of after-school parks and recreation programs that accommodate elementary and junior high children.
  - 8.4 Facilitate the childcare regulatory process by working with the state to develop a system in which the licensing and inspection and the approvals for local health, fire department and building safety can be coordinated in a reasonable amount of time.

### **Implementation of the Housing Element**

Tools available to Beaver City in the implementation of the Housing Element of the General Plan include:

- \* Zoning Ordinance
- \* Comprehensive Housing Affordability Strategy
- \* Weatherization Program
- \* Home Program
- \* Beaver County Housing Authority

# Safety Element

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## Soils<sup>10</sup>

The area currently within the city limits and the area around the city which is slated for possible annexation contains a variety of soil types and conditions (see map page 64). The general classification for these soils falls into 12 categories and twenty-three sub categories. Properties, including drainage quality, slope and structural make up, of the soils and how those soils can be used is vital in the planning process. Soils and their properties are an important factor in determining the proper location of specific land uses and buildings. For example, many communities are restricting development in hillside areas which may be subject to landslides or in areas which may be prone to flooding or slow runoff. Specific information regarding each type of soil located within the current city boundaries and also in the areas which may be considered for annexation at some point within the next twenty years, is contained in Appendix H, page 126. The specific information was used in this plan to determine areas which may be marginally safe for residential and other development.

## Geologic and Seismic Conditions<sup>11</sup>

### *Liquefaction/Subsidence*

Liquefaction refers to a phenomenon where the surface soils, generally alluvial soils, become saturated with water. Groundshaking packs the sand grains closer together so that there is less pore space available for the water. This increases the water pressure between the sand grains within the alluvium. These soils, therefore, become very wet and mobile causing foundations of structures to move, leading to varying degrees of structural damage. Generally, this phenomenon occurs only below the water table; however, after liquefaction has developed, it can move upward. Liquefaction susceptibility decreases with depth of the water table, and the age, cementation, and compactness of the sediments.

Subsidence may also be a problem in certain areas. Subsidence can be a serious side effect of excessive ground water or petroleum withdrawal where the ground surface sinks.

### *Seismic Effects*

The major cause of structural damage from earthquakes is groundshaking and liquefaction. The amount of ground motion expected at a building site can vary from none to forceful depending upon (1) the distance to the fault, (2) the magnitude of the earthquake, and (3) the local geology. Greater movement can be expected at sites located on poorly consolidated material such as alluvium located near the source of the earthquake (epicenter) or in response to an earthquake of great magnitude. Strong ground shaking can damage large freeway overpasses and unreinforced masonry buildings. It can also trigger a variety of secondary hazards such as liquefaction, landslides, fire, and dam failure.

The city is located in a seismically dynamic region, known as the Intermountain Seismic Belt which extends from northern Arizona through Montana, which has experienced earthquakes since 1953 of 5 or higher on the Richter scale. However, Beaver City lies in an area categorized as moderate when

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<sup>10</sup>United States Department of Agriculture Soils Conservation Service, United States Department of the Interior Bureau of Land Management, Beaver-Cove Fort Area Soil Survey, May 1976

<sup>11</sup>Atlas of Utah, Weber State College, Brigham Young University Press, 1981

evaluating ground shaking effects. The State of Utah considers a fault to be active if it has caused soil and strata displacement in the last 11,000 years.

### ***Hillside Stability***

Landslides are often associated with earthquakes though there are other factors that may influence the occurrence of landslides. These factors include the slope, the moisture content of the soil, and the composition of the soils and subsurface geology. In addition to an earthquake, heavy rain or the improper grading of a construction site may trigger a landslide.

### **Flooding Hazards**

A small portion within the existing city boundaries, at the southern most city limits which is undeveloped and is quite marshy, lies within a 100 year flood plain (see map page 65). However with annexation as the city anticipates, the flood zone lies roughly in the middle of the overall planning area. Flooding can occur as a result of heavy, prolonged rainfall or a smaller precipitation event in a degraded watershed or drainage system resulting from a recent fire or excessive grading.

### **Emergency Services**

The Beaver City area ambulance/paramedic service consists of 16 volunteer registered EMT's and 2 ambulances. Life-flight service to Salt Lake City medical facilities is available at the Beaver Municipal airport.

### **Police & Fire Protection**

Beaver County is divided into two fire districts. One district encompasses the western part of the county and includes Milford and Minersville, and the other district covers the eastern part of the county and includes Beaver City as far west as the Minersville Reservoir.

The Beaver City Fire District is served by a fire chief and 20 trained volunteers. The department has 2 pumper trucks, one rescue truck, and 2 brush trucks. The department received the Utah IIAU Best Volunteer Fire Department Award for 1986.

The Beaver City Police Department consists of a Chief of Police and two certified police officers. Their primary duties are to enforce laws and to patrol the corporate limits of Beaver. They have also been deputized by the Beaver County Sheriff. Each officer has a patrol vehicle which is fully equipped with police equipment.

The Beaver County jail has six cells and 12 beds. The jail has consistently operated below capacity. Female and juvenile inmates are accommodated at facilities in Cedar City, Richfield, and Provo.

### **Medical Services**

Beaver City sports a range in medical amenities and is home to the Beaver Valley Hospital, a 20 bed facility. Other health care facilities in town include the Beaver Medical Clinic a Southwest Utah Mental Health facility and a 30 bed long term care facility.

The Beaver Medical Clinic is a family practice clinic which is equipped to handle emergencies in addition to routine examinations and immunizations. The Clinic has 2 doctors on staff.

Southwest Utah Mental Health provides outpatient counseling, drug and alcohol assessment and counseling, individual therapy, child play therapy, family counseling, marital counseling and victim counseling. It is also a referral service for the perpetrators of men's anger or violence and sexual abuse. In addition the facility staff provides various programs for adolescent education and awareness. Medical and other public service facilities are shown on the Public Services Map on page 66.

## Goals and Policies

### **Development in Areas Subject to Risk from Natural Hazards**

**GOAL 1:** To minimize damage and hazards resulting from seismic activity, unstable soils, flooding conditions, and other geologic hazards.

- Policies:**
- 1.1** Ensure that all new development has an adequate water supply and water system approved by the Department of Environmental Quality, road widths, and reasonable secondary emergency access to minimize health and safety risks.
  - 1.2** Prepare a comprehensive emergency preparedness plan consistent with General Plan policy and distribute a summary of the plan indicating evacuation routes and shelters to businesses, residences, and public facilities in the planning area.
  - 1.3** Require geotechnical studies for development proposals as appropriate.
  - 1.4** Work with the Utah Geologic Survey to review development proposals located within or adjacent to potentially active faults.
  - 1.5** Assist developers in obtaining necessary technical and policy information regarding seismic hazards and maintain a list of qualified geotechnical consultants.
  - 1.6** Establish and implement necessary safety measures and standards to ensure that development is appropriately restricted in areas where natural hazards are present (seismic, geologic, flooding, fires, etc.), unless such hazards can be mitigated.
  - 1.7** Review the use of seismic design criteria and standards for linear system facilities, including, transmission lines, water and sewage systems, and highways to ensure that they are adequate in protecting the public. Actual weaknesses or limitations within the system should also be determined and mitigated where feasible.
  - 1.8** Require that soils containing toxic or hazardous substances be cleaned up to the satisfaction of the agency having jurisdiction prior to development or redevelopment.
  - 1.9** Review development proposals located in or immediately adjacent to areas of soil instability, liquefaction areas, expansive or collapsible soils, and steep slopes to determine if a significant constraint exists and to determine appropriate land use and structural design.
  - 1.10** Evaluate and review the potential for inundation from dam or levee failure in the event of a major earthquake.
  - 1.11** Promote open space and recreational uses in designated flood zones unless the hazard can be adequately mitigated.

- 1.12 Take an aggressive stance on clean-up efforts of known contaminated areas.
- 1.13 All structures should meet or exceed state required earthquake resistant design standards.
- 1.14 Develop hillside grading standards to minimize the hazards of erosion and slope failure.
- 1.15 Develop a comprehensive storm/water/erosion control plan.

### **Emergency Preparedness**

**GOAL 2:** To prepare the Beaver City planning area to be self-sufficient in the event of a major emergency.

- Policy:**
- 2.1 Develop an emergency preparedness plan which includes, but is not limited to, the establishment of a volunteer pool to assist in responding to a maximum credible emergency event, and the provision of food and shelter to those in the city (residents and non residents) during the emergency.
  - 2.2 Create a public awareness campaign for every Beaver City family to have provisions for self sufficiency for a period of seventy two (72) hours available at all times.
  - 2.3 Develop a plan in cooperation with hospitals, schools, major businesses, utilities, the Red Cross, churches and other service providers to work together and train in preparation for a coordinated response during a major emergency.
  - 2.4 Work with the school district to develop emergency evacuation plans when such schools are in a dam/flood inundation area.
  - 2.5 Work with special use facilities, especially those containing non-drivers, such as hospitals, convalescent homes, retirement homes, schools and preschools, and other facilities to develop emergency evacuation plans when such facilities are in a dam/flood inundation area.

### **Interagency Coordination**

**GOAL 3:** To coordinate the Beaver City Emergency Preparedness efforts with other agencies outside the city.

- Policy:**
- 3.1 Coordinate intra-county training and emergency preparedness activities.

### **Fire Hazards**

**GOAL 4:** To minimize potential damage and hazards resulting from fire.

- Policies:**
- 4.1 Develop an ordinance prohibiting nontreated wood-shake roofs in all new construction and any replacement roofing.

- 4.2 All new development must be served by a water system that meets the fire flow requirements established by the fire department.
- 4.3 Require all public and private roadways to be constructed according to the minimum standards provided for in this General Plan to ensure that vehicular access for emergency vehicles can be maintained.
- 4.4 Promote adequate fire protection service to ensure the maximum safety feasible throughout the city and work to maintain a less than 6 minute response time in the more urbanized portions of the planning area.
- 4.5 Encourage fire-resistant landscaped buffer zones between high risk fire hazard areas and urban development, and restrict access from development into the public lands during periods of high fire risk.
- 4.6 All new development proposals near the designated wildfire hazard zones should identify evacuation/emergency routes.
- 4.7 Coordinate with the county to locate a fire station in proximity to service Beaver City. Request the county to sponsor a Community Development Block Grant (CDBG) to locate the fire station at the North Interchange of Interstate 15--due to the enhanced access to all parts of the city and valley for emergency response time because of freeway access.
- 4.8 Require dual access, for new subdivision of more than 100 lots for emergency response or evacuation purposes.
- 4.9 Minimize fire risks by conducting controlled burns in a manner consistent with fire department standards.
- 4.10 Evaluate the need for fire-resistant landscape buffer zone for new and existing developments located in high risk fire hazard areas.

## **Hazardous Materials**

**GOAL 5:** To minimize levels of risk to people and property from hazardous waste.

- Policies:**
- 5.1 Work with the fire department and other responsible agencies in identifying those activities that store, transport, or manufacture hazardous materials or wastes within the planning area.
  - 5.2 Promote safe transport of hazardous materials along key transportation routes by establishing designated transportation routes along key arterials.
  - 5.3 Restrict and prohibit land uses and activities that generate excessive amounts of hazardous materials or wastes that cannot be properly maintained or disposed.
  - 5.4 Monitor the safety issues related to the electromagnetic effects of high tension lines.

## Groundwater Resources

**GOAL 6:** To serve and protect the groundwater resources of Beaver City and adjacent drainage areas in a manner which will provide for future use of these resources for domestic and agricultural uses.

- Policies:**
- 6.1** Maintain data and information on any commercial and/or agricultural uses that do not use approved sewer and/or sanitation systems to dispose onsite of wastewater or permit surface water runoff that may degrade local or regional surface and/or groundwater resources.
  - 6.2** Acquire and maintain the most current information available regarding commercial and agricultural land uses that do not dispose onsite of wastewater in permitted sewer and/or sanitation systems.
  - 6.3** Prohibit any use that cannot safeguard surface water and/or groundwater resources and that does not utilize approved onsite or offsite wastewater disposal systems.

## Safety of Public Services, Utilities, and Facilities

**GOAL 7:** To ensure that all public services, utility systems, and facilities are designed and maintained as stated in the Goals and Policies section of the Public Safety element to provide acceptable levels of safety and security.

- Policies:**
- 7.1** Promote the safe use of toxic materials and their safe disposal as outlined in the Goals and Policies section of the Public Safety Element.
  - 7.2** Establish public education, recycling, conservation, and safety programs for the residents and businesses of the planning area in:
    - \* Earthquake safety with respect to public utilities and facilities
    - \* Safe disposal of toxic waste
    - \* Recycling of oil and grease
    - \* Landscape chemicals
    - \* Litter, and anti-graffiti
    - \* Pesticides
    - \* Fire safety
    - \* Other disasters
  - 7.3** Support laws and requirements to monitor, prevent, and correct, as appropriate, contamination of soil, air and water.

## **Gangs**

**GOAL 8:** To prevent the formation, migration and proliferation of gangs to Beaver City.

**Policies:** **8.1** Promote cooperation and coordination between the Sheriff's Department, school districts, social service agencies and the community which will stifle the intrusion of gang related activities into the city.

**Programs:** **Gang Prevention**

**8.a** Prepare and implement a Gang Prevention Plan.

**Graffiti Prevention**

**8.b** Expand the existing drug education and gang education programs to include an element on graffiti prevention.

## **Community Maintenance**

**GOAL 9:** To stimulate pride in the appearance of our community and improve the quality of life.

**Policies:** **9.1** Continue to support the upgrading of neighborhoods.

**9.2** Support code enforcement efforts to remove abandoned vehicles from the street, vacant lots and streams of the valley.

**9.3** Provide a consistent pattern of code enforcement in the city.

**9.4** Promote neighborhood cooperation to clean up areas through neighborhood meetings and contact from the city.

## Implementation of the Safety Element

Many tools can be used in the facilitation and implementation of the Safety Element.

- \* Emergency preparedness and safety programs
- \* Flood zones and dam inundation policies and standards
- \* Wild land fire standards
- \* Toxic and hazardous waste clean-up programs
- \* Grading and drainage standards
- \* Uniform Building Code
- \* Uniform Fire Code
- \* Zoning Ordinance
- \* Capital Improvements Program
- \* Nuisance Ordinance
- \* Neighborhood Watch Programs

# Soils Map

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# Flood Plain Map

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# Public Services Map

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