



- Ensure that all future residential and nonresidential developments within the Town incorporate amenities that reflect and contribute to the small town image and natural landscape of Big Water.
- Plan, construct and maintain public infrastructure and facilities, including our roads, streets, trails, walkways, and community buildings as attractive public spaces consistent with the surrounding natural characteristics of the region.

RESIDENTIAL DEVELOPMENT

The Town of Big Water will provide residential opportunities consistent with Title 10, Chapter 9 of the Municipal Land Use Development and Management Act of the Utah Code.

- Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.



- Continually evaluate the land use regulations of the Town to ensure they work to achieve the purposes of this Plan.
- The General Plan, and Zoning District Map, utilizes the following residential land use categories as a decision making guide;



- i. Big Water Town provides the RE-2 Residential Zone to implement the policies of the Low Density Residential category.
 - ii. Big Water Town provides the RE-1 and R-1 Residential zone to implement the policies of the Medium Density Residential category.
 - iii. Big Water Town provides the R-2 Residential/Mixed Use zone to implement the policies of the High Density Residential and Mixed Use policies.
 - iv. Residential Zones ie: RE-2 etc to be defined in the Zoning Ordinance
- The General Plan, with the accompanying Zoning Ordinance will be implemented by the application of the appropriate Residential Zoning District(s).
 - The Town, in determining the appropriate Residential Zoning District to implement the General Plan will be guided by, and will find, from the Rezone Application and other materials and the facts presented that;
 - a. The character of the surrounding area and uses will not be negatively affected.
 - b. The proposed Zoning District is compatible with existing uses and Zoning District(s).
 - c. The Town, and other service providers, has the ability to provide the required infrastructure and services.
 - d. The location, topography and configuration of the property are suitable for the proposed Zoning District and proposed uses.
 - e. The property can be adequately and efficiently serviced by necessary and required infrastructure and services.
 - f. The proposed Zoning District will not negatively affect the community health, welfare and safety.
 - g. The General Plan will be implemented and the community will benefit from the proposed Zoning District and the proposed uses and activities.



- All new residential developments, through appropriate subdivision design, development standards and the provision of required amenities and facilities, will strengthen the small rural town image of Big Water.
- Big Water will revise the residential and nonresidential development standards and requirements of the Town, including the Zoning Ordinance, Subdivision Ordinance, Design and Construction Standards so as to provide the necessary infrastructure, facilities, and amenities required by the citizens of the Town and foster the small town image.
- Continually evaluate the desirability of making revisions to the Town's land use regulations so as to provide a mix of dwelling unit types and lot sizes within the Town.
- As the Town is becoming a vacation/resort community, ordinances will be revised to accommodate the need.

COMMERCIAL DEVELOPMENT

- Promote commercial and industrial development to provide employment opportunities as well as enhance the economic base of Big Water.
- Coordinate with the Utah Department of Transportation and other Federal, State, and County agencies to provide access from Highway US-89 to commercial developments.
- Allow commercial activities, including retail uses; to meet the daily needs of Big Water citizens for employment, education and recreation.



- Formulate and update Commercial development standards so that new commercial uses are encouraged to locate in areas that encourage protection of the existing residential uses and preservation of sensitive land areas to include view corridors.



- Light Industrial uses, as provided in the Town of Big Water Zoning Ordinance, will only be allowed within the light industrial/manufacturing zoning district(s). Big Water will reevaluate this policy periodically, and as development requests for Light Industrial uses are presented, balancing the need for areas available for light manufacturing uses and existing vacant lands within the industrial/ manufacturing zoning district(s).
- All areas zoned for Light Industrial Uses must be found to be consistent with the Zoning District Map.
- Heavy Industrial uses, as provided in the Town of Big Water Zoning Ordinance, will only be allowed within the existing industrial zoning district(s), and the other areas identified in the Zoning District Map for Heavy Industrial Uses. Big Water will consider the need for areas for Heavy Industrial Uses annually, and as development requests for Heavy Industrial uses are presented, balancing the need for areas available for heavy manufacturing uses and existing vacant lands within the industrial/manufacturing zoning district(s).
- Future land use management must go through Planning and Zoning.





OPEN SPACE DEVELOPMENT AND PRESERVATION

OPEN SPACE/ NIGHT SKY

- Implement an open space and night sky program to create, preserve and enhance open space, night sky and wildlife habitat.
- Establish open space guidelines and maintenance options for existing and future open space areas.
- Provide within the Ordinance structure of the Town, workable and accepted open space preservation and maintenance options for the protection and long term maintenance of open space areas.

INTERCONNECTING PATHWAYS & TRAILS

Provide a plan of interconnecting pathways and trails that create a sense of community between neighborhoods and enhances the quality of life for Town residents.

- Formulate a coordinated, multiple use trails plan, with accompanying trail design standards that may be implement on Town owned property and as a requirement of development approval, as needed and required.



NATURAL RESOURCES AND HAZARDS

- Protect air quality, groundwater and surface water resources, drinking water resources, and soils within the Town, consistent with Federal and State requirements.
- Require new developments to reduce the risk to people and property from natural hazards.
- Maintain high standards for ensuring clean culinary water.
- Encourage and adopt programs and development options that promote water conservation.





PUBLIC SAFETY AND TRANSPORTATION

PUBLIC SAFETY

- Identify and evaluate potential public safety hazards within the Town, including vehicular and pedestrian hazards and identify corrective actions.
- All development applications will require configurations, designs and other development options that maximize safety of Town residents and property.

TRANSPORTATION

- Formulate a unified transportation plan and transportation system that provides for the economic, efficient, comfortable and safe movement of people and goods in and through the Town.
- Develop a transportation system incorporating many modes of travel, including private vehicle, pedestrian, and bicycles.
- Walking and biking will be a practical and enjoyable means of travel within the Town with the provision of safe sidewalks and a multiple use trail system.
- The Town will require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approvals.



COMMUNITY QUALITY & IMAGE

- Maintain a community that is unimpaired by traffic, noise, pollution,
- Strive for a balanced system of open lands, natural areas, and recreation spaces that enhance and protect the landscape.
- Manage land and water to preserve, protect, and enhance important natural areas through appropriate management and land use requirements.

GROWTH MANAGEMENT AND DEVELOPMENT BEYOND TOWN BOUNDARIES

- As a first priority the Town will make infrastructure and service investment decisions that meet the needs of existing Town residents.
- Encourage coordination with Federal and State agencies, Kane County and other local governments in the area to ensure that the Big Water General Plan goals are met. Work with all agencies to ensure developments occurring outside the boundaries of the Town are compatible with the goals and character of the Town and does not create a negative impact on the Town.
- Annexations should provide a real and measurable benefit to the Town. The Town may require an “annexation impact statement” with all annexations of 5 acres, or larger.

