

2026 General Plan Amendments/Areas for review

1. Projected Land Use Map R-P bubbles
 - A. 2020 General Plan R-P Purpose
 - B. Acres: approximately 22 west side, 3.3 acres east side
 - C. Current Use: Ag and vacant
2. 2100 E South Weber Drive
 - A. PLUM: Highway Commercial
 - B. ZONE: CH
 - C. 3 acres
 - D. Current owner discussed office
 - E. Issues: Limit hotels, currently CUP required
3. Entrance to City
 - A. Commercial use north of 2600
 - B. S-curve uses
 - C. 475 East/ Old Fort Road
4. Central Park/ Future Downtown
 - A. Master Plan/ Small Area Plan
 - B. Small commercial/ residential hub
 - C. Transition to surrounding uses
5. Update Undeveloped Land Map
6. Sensitive Lands Map – update, too vague, what are standards to develop in these areas?
 - A. Hazard mapping, community hazards (fire, wind, sand, fault lines)
7. Gravel Pit
 - A. Development timeline
 - B. Future use of gravel pit?
8. Annexation
 - A. South Bench (Evergreen)
 - ◆ Costs? Viability? Land use?
9. Transportation connection to Layton
10. Review Transportation Map – update

11. Commercial uses east of Highway 89/ Future Commercial Area?

General Topics for discussion

- A. Do Agricultural and Residential Low Density areas still make sense for those uses?
- B. SWOT
 - 1. Strengths
 - 2. Weaknesses
 - 3. Opportunities
 - 4. Threats
- C. City build out income for services – where to change land uses to keep taxes lower
- D. Use of overlays for specifications/standards
- E. Background Data
 - 1. Dwelling unit summary and buildout numbers and timing
 - 2. Population projections
 - 3. Cost of development types