Staff Presentation for Potential Davis County Land Use Ordinance Amendment

B1

Current Condition

- Development pressure is high
- Moratorium implemented to consider zoning provisions

Purposes of Proposed Land Use Ordinance Amendments

- Promote Davis County's general plan
- Provide for the health, safety, and welfare of Davis County's inhabitants
- Improve the morals, peace, good order, comfort, convenience, and aesthetics of Davis County and Davis County's present and future inhabitants and businesses

General Plan

- "Davis County supports a policy of contiguous cities within the developable lands where all development occurs within municipalities. The County recognizes that the main purpose of municipalities is to provide services and to give people a voice in local affairs. Allowing development to occur in unincorporated areas of the County defeats both of these purposes and is not in the interest of current or future citizens."

B4

Davis County's Lack of Services

- Unlike the municipalities within Davis County, Davis County does not own or operate a
  - Water System
  - Sewer System
  - Storm Drain System

General plan cont.

Davis County's general plan further provides, in part, as follows: "The County Commission has taken the position that the county should not provide new urban services in unincorporated areas."

Proposed Ordinance Amendments Promote the General Plan

The proposed ordinance amendments promote Davis County's general plan by, among other things, encouraging development to occur within the municipalities located within Davis County, which provide water, sewer, and storm drain services

Promotes the Health, Safety, and Welfare of Davis County's inhabitants

- Promotes Davis County's general plan, which was passed with the health, safety, and welfare of Davis County's inhabitants in mind
- Encourages annexation and development within municipalities, which are much better suited to provide needed services (e.g. water, sewer, storm drain) and protect the general public's interest
- Reduces Davis County's involvement in development
- Facilitates future development, as 10 acre parcels are generally easier to subdivide once annexed into municipal boundaries

B8

Proposed Ordinance Amendments - Create new A-10 Zone and Amend Zoning Map

- Will eliminate all A-1 and A-5 zoning (excepting existing agriculture protection areas).
- Will eliminate all AE zoning (except within the Mutton Hollow Township)
- Will create a new A-10 Zone, which will have a maximum of 1 home per 10 acres)

Possible Outcomes with and without Adoption of Ordinance Amendments

Zone	Parcels	Acres	# Units Current Zoning	# Units ProposedA-10 Zoning
A-1	683	6,758	6,758	
A-5	298	10,981	2,196	
AE	64	239	478	
Totals	1,045	17,978	9,500	1,800
Difference			7,700	
Residents			30,000	6,300

Proposed Ordinance Amendments, If Adopted, Will Not

- Change vested, approved, or existing subdivisions
- Change vested, approved, or existing lots

Planning Commission Recommendations

- Approve the zoning changes as requested by staff subject to the following:
- Obtain written approval from each owner of property in existing agriculture protection areas.
- Identify what properties that are not part of any annexation declaration.
- Work on exceptions to zoning regulations.
- Density to be re-analyzed after health dept. study on septic tanks.

Feedback

- Most people agree that county should not be in development business.
- They want some consideration to give their kids a lot.
- They want to stay in the county where taxes are lower and services not required.