

# MUTTON HOLLOW TOWNSHIP

## GENERAL PLAN

Feb 99

General Plan Committee:

Greg Childs    Mark Pinnau  
Jayne Taylor    Frank Romney

Township Planning Commission:

Porter Heusser (Chair)    Jay Gatten  
Dean Smith    Greg Childs  
Stan Moss    Everett Watts  
Frank Romney

## **INTRODUCTION**

The General Plan represents the vision, goals and aspirations related to property and neighborhood ambiance of the Mutton Hollow Township citizens. It is a guide for use by the Township Planning Commission in formulating recommendations for consideration by the County Commission. It is intended that the General Plan be reviewed periodically and updated as necessary to take into account changing conditions in the Township.

## **PURPOSE**

The purpose of the General Plan is summarized as follows:

1. To improve the physical environment of the Township.
2. To promote the public interest while respecting and protecting the rights of property owners.
3. To guide the Township's physical development.

## **OBJECTIVE**

The Township is already a developed community and therefore requires a minimum number of covenants. The Township should remain a "rural residential" community with the goal of improving property values and a healthy environment for its residents. Future development should discourage fast through traffic.

## **TOWNSHIP MAP**

A Township map is attached for reference purposes. Layton and Kaysville City borders are depicted.

## **TOWNSHIP PLANNING COMMISSION**

The purpose of the Mutton Hollow Township Planning Commission is to ensure future plans for the Township are in concert with the desires of the Township Residents, while protecting the rights of individual property owners and to accept and review applications for rezoning. The Commission is only empowered to make recommendations to the County Commission.

## **POPULATION AND GROWTH ANALYSIS**

The Township contains a limited amount of undeveloped land , therefore, potential population growth in the Township is limited.

## **HOMESITE LOT SIZE**

A majority of residents have indicated preference for large lot sizes and desire that primarily, building lots remain at a one acre minimum. However, since a substantial number of residents consider 1/2 acre to be appropriate, all rezoning requests will be considered on an individual basis.

## **ECONOMICS**

It is not anticipated that Township projects requiring significant funding will be approved. Since the Township has no tax base any required funding will need to be raised through Township sponsored fund-raisers or provided by Davis County.

## **ROADWAYS AND PEDESTRIAN TRAFFIC**

Whenever possible roadways should encourage slow traffic. Marked pedestrian walkways in the roadways are preferred over sidewalks. It is also desirable that stop signs, signal lights and street lighting be installed at appropriate locations to enhance safety and facilitate traffic flow.

## **AESTHETICS AND SIGNS**

Current county Regulations cover signage. In absence of a regulation for a particular application the Township Planning Commission will approve or disapprove of signs.

## **OPEN SPACE**

The Township has no method of purchasing property for use as open space. Consequently, open space between structures is always encouraged.

## **PUBLIC UTILITIES**

Public utilities which are developed or altered should be encouraged to be located underground.

## **COMMERCIAL DEVELOPMENT**

The proximity to two developed cities makes the need for retail development unnecessary. All applications for home or limited use business, not covered by existing regulations, must receive Township Planning Commission approval. Parking, traffic and pedestrian traffic must be given consideration. Any business which will increase pollution of any nature is discouraged.

## **AMENDING THE PLAN**

Amendments to the General Plan will be addressed by the Township Planning Commission. Members or individual residents or landowners may petition the Commission for changes at regular scheduled Commission Meetings. Upon Commission approval the recommended change will be presented the entire Township for the residents consideration. The Commission will then vote to present the change to the County Commission for their approval.

