

BEAR RIVER (UTAH) [109]

LAND MANAGEMENT AND DEVELOPMENT CODE, 1997-1998.

1 microfilm reel

DESCRIPTION: Utah law defines the process by which zoning ordinances are to be established in cities and towns (Utah Code, Unannotated, 1991, 10-9-4; 201; 204; 302-304; 402). According to these guidelines, Bear River established a planning commission to prepare and recommend a general plan for community development and land use and to draft a zoning code. After developing a master plan, the commission presented it at a public hearing and then recommended it to the town board for approval. The commission used the master plan as the basis for drafting the land management and development code. In this code, they presented proposed zoning ordinances in both map and full text format. The proposed Bear River City land management and development code was approved and adopted by the town board March 5, 1998. Both the general plan and the zoning ordinance are contained in this series.

The planning commission thoroughly evaluated Bear River and its citizens' needs and interests in drafting the master plan. The plan includes reports of existing conditions as they applied to housing, socioeconomic factors, soil evaluation, public services, schools, utilities, transportation, and recreational facilities. On each of these and on additional subjects, the planning commission included a report of the commission's findings, proposed goals, and suggested policies. Bear River adopted a plan designed to preserve the community's rural setting by establishing policies that would limit growth and promote open space.

The Land Management and Development Code establishes zoning districts and specifies regulations for each of these districts. The code also includes official zoning maps and charts showing land use by zone. The code outlines the goals and objectives of the commission's general plan, defines terms, describes the planning commission's functions and responsibilities as well as those of a board of adjustment which was established to carry out and enforce the zoning code.

ARRANGEMENT: The Bear River City planning commission's general plan is followed by an official copy of the land management and development code. The code is arranged chronologically by code and section number.

RELATED RECORDS: The PLANNING COMMISSION MINUTES, series 23353, summarize the planning board's monthly discussion of the proposed general plan and zoning ordinances. The code was approved by the Bear River town board and this discussion is in series 23354 TOWN BOARD MINUTES. Other ordinances adopted by the Bear River town board are in ORDINANCES, series 22124.

PROCESSING NOTE: The Bear River Land Management and Development Code was microfilmed by Utah State Archives in December 2000 and processed by Rosemary Cundiff in February 2001.

PREFERRED CITATION: Cite the Utah State Archives and Records Service, the creating agency name, the series title, and the series number.