

# SCIPPIO TOWN GENERAL PLAN

## INTRODUCTION

The Scipio Town General Plan is designed to be the basis for present and future Town development, growth, and improvement. It provides a general outline for recommendations by the Planning and Zoning Commission to the Mayor and Town Council (elected officials with responsibility for making decisions about town issues). This 2018 revision provides guidelines for current Town goals and policies.

*It is important for Scipio Town to establish and enforce land use controls. Zoning ordinances, including annexation and subdivision policies, define the amount, location, quality, rate, and type of future developments. The Scipio Town General Plan and the more extensively detailed Scipio Town Ordinances provide protection for individual residents (and the Town) to prevent undesirable developments and encroachments.*

## OBJECTIVES OF THE PLAN

Objectives of the Scipio Town General Plan are:

- To strengthen Scipio Town control over its affairs
- To preserve a rural community atmosphere for Scipio
- To maintain and protect an agricultural livelihood environment
- To promote civic pride in the appearance and cleanliness of Scipio
- To promote high-quality development with good zoning ordinances
- To use land, public facilities and services, and tax revenues efficiently
- To have goals and objectives that reflect the desires of most residents

## WHY UPDATE THE PLAN

An update of the Scipio Town General Plan serves to:

- Promote focus on current goals, objectives, and visions of the future
- Influence private and public decisions that determine Scipio's future
- Ensure that the Plan conforms with Utah State Laws, which allow exercise of land use controls in accordance with the above objectives
- Improve the Town environment in which health, safety, and welfare of Scipio residents are promoted

## OVERALL GOALS AND CURRENT OBJECTIVES

*BASIC PUBLIC SERVICES* should be evaluated and allocated to ensure that current residents and businesses are covered adequately and safely before additional development is approved. Expansion of land use and business development within the town boundaries (and the Scipio area) can be approved when capacities of the present and projected service entities will not be negatively impacted. Because Scipio has limited water resources, culinary water pricing and water conservation approaches should be evaluated on a continuing basis. No substantive changes to roads, culinary water, or other infrastructure systems are currently planned within the present town boundaries indicated on the attached "SCIPIO TOWN" map.

*HOUSING* must conform to R-1 Zoning requirements within the town boundaries. Septic tank leach-lines *and drainage* must be contained within the lot boundaries.

*APPROVED SMALL BUSINESSES* can be allowed within town boundaries. Scipio Town Council will evaluate applications for business licenses on a case-by-case basis. Major business development within the Town boundaries is restricted to the Highway Commercial Zoning.

*NEW LARGE BUILDINGS AND ENTERPRISES* such as feedlots, dairy operations, and other significant refuse/odor generating ventures should be constructed and pursued outside the peripheral town streets (800 N, 200 E, 300 S, and 300 W). Limited or seasonal ranching operations and present uses of larger buildings may be continued but their relocation to areas outside the noted town streets is encouraged.

*DOMESTIC ANIMAL POPULATIONS ON LOTS* can be accommodated by a good neighbor approach in a rural agricultural community. Defining the numbers and types of animals per lot should not be necessary if Scipio residents are sensitive to the behavior, numbers, noise levels, and odors of their animals so that their neighbors are not impacted negatively.

*ANIMAL PET CONTROL* is a sensitive issue. Dogs must not be allowed to run free outside of an owner's property or personal control during the daytime, and they must be kept securely within an owner's property at nighttime.

*Anyone should be able to walk on Town streets without fear of harassment and/or assault by dogs. Serious losses can occur when packs of otherwise docile dogs maim and/or kill domestic animals.*

*PARKS AND RECREATION* facilities and programs should be developed and operated in a fiscally responsible manner. Cultural, educational, and social activities should be developed as wanted by the majority of Scipio residents.

*CIVIC PRIDE* promotes the overriding concerns of general health, safety, and welfare of residents. Priorities include encouragement of efforts to:

- Have a cleaner looking town with regular Scipio cleanup days
- Keep trees, shrubs, bushes, etc. trimmed to maintain safe visibility at intersection corners
- Remove dead limbs/trees that can fall and cause injury and property damage
- Remove unused appliances, equipment, vehicles, campers, trailers, uninhabited mobile homes, etc. that harbor pests and give a blighted appearance to lots and roadways
- Remove debris and rocks along roadways to allow mowing and utility access