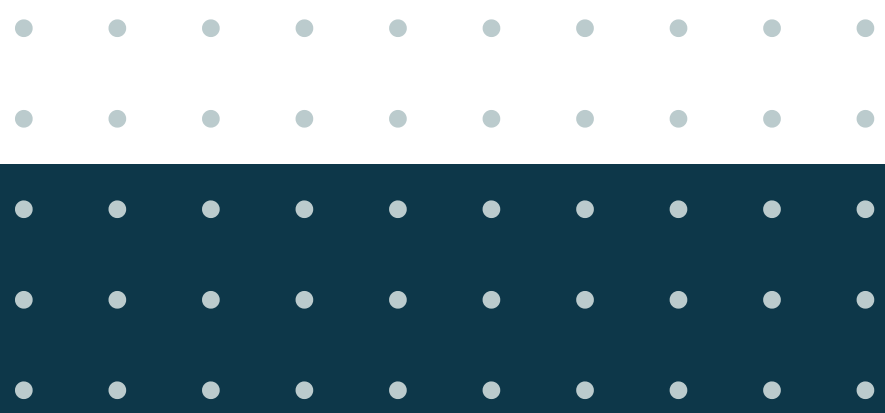




GENERAL PLAN & ZONING CODE UPDATES

*Kick-Off Meeting
January 27, 2026*



Planning Outpost

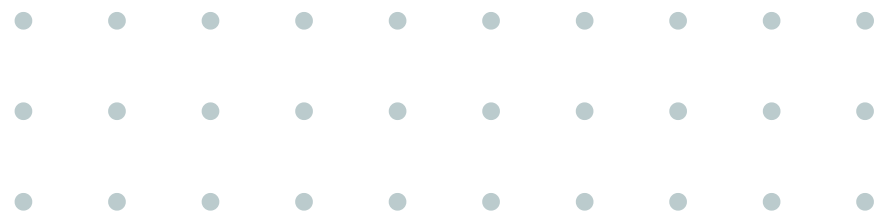


Planning Outpost

PLANNING OUTPOST

Planning Outpost, LLC is a boutique land use and municipal consulting firm specializing in serving local governments throughout the Intermountain West. Some of our primary services include:

- Drafting General Plans, Small and Specific Area Plans, county and city-wide strategic plans.
- Implementation tools such as Updating Codes, Zoning and Subdivision Ordinance revisions.
- Fee Studies/ Cost of Service
- Business Process Improvements
- Public engagement services
 - Plan Development
 - Leading/Execution
 - Reporting Outcomes



Planning Outpost



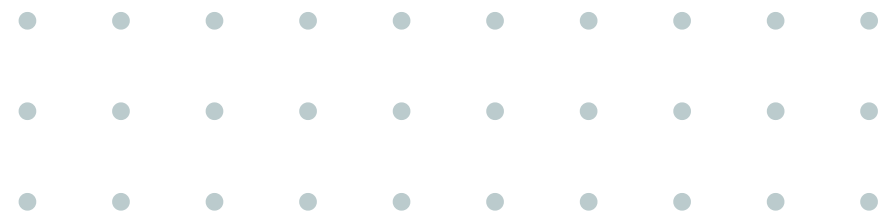
Planning Outpost

01. PROJECT OVERVIEW

02. PUBLIC ENGAGEMENT PROGRAM

03. PROJECT SCHEDULE

04. INPUT & DISCUSSION



AGENDA

01.

PROJECT OVERVIEW

*General Plan & Zoning Code
Updates*



Planning Outpost

PROJECT OVERVIEW



PROJECT OBJECTIVES

Davis County General Plan and Resource Management Plan refresh & update:

- In the context of a **public engagement plan** so that it reflects the current desires and vision of the County and its residents **revise plan elements as needed to reflect recent changes in state law and mandated standards**
- **Adoption of a General Plan & Resource Management Plan that is compliant with Utah State Code.**

Davis County Code Title 14 and Title 15 Comprehensive Update:

- In the context of a **public engagement plan** so that it reflects the current desires and vision of the County and its residents rewrite these sections of the County Code to reflect recent changes in state law and mandated standards
- **Adoption of updated Chapters of the County Code that are compliant with Utah State Code, and which better implement the County's General Plan.**



WHAT A GENERAL PLAN IS...

A general plan is a long-range, strategic document that guides a county's growth, development, and **vision typically over 10 to 20 years** serving as a comprehensive guide for decision-making by officials, staff, developers, and residents.

WHAT IS A GENERAL PLAN IS NOT...

- ✓ **NOT COUNTY LAWS OR THE SAME AS “THE ZONING CODE”**
- ✓ **NOT JUST A LAND USE MAP**
- ✓ **NOT A GUARANTEE FOR A REZONING OR SPECIFIC BUSINESSES**

DAVIS COUNTY'S UNIQUE PLAN

Will not be about managing growth in unincorporated areas—
but about defining clear roles & limits

- ✓ County to continue to focus on administration, health & community services, public safety & emergency management.
- ✓ Cities are to manage their own growth & services
- ✓ Clear boundaries eliminate ambiguity
- ✓ Incorporating updates to the existing plans to bring current with State Code requirements (e.g. Resource Management Plan)

HOW DO WE IMPLEMENT THE PLAN?

Update the County's Zoning Ordinance to reflect the General Plan's vision.

- ✓ ENSURE COMPLIANCE WITH STATE CODE
- ✓ AUDIT CODE FOR GAPS IN ALIGNMENT WITH GENERAL PLAN
- ✓ DIRECT GROWTH APPROPRIATELY TOWARD CITIES FOR ANNEXATION



02.

PUBLIC ENGAGEMENT

Program



Planning Outpost

GENERAL PLAN

PUBLIC ENGAGEMENT PLAN



KICK-OFF MEETING

- Joint Planning Commission & County Commission Meeting
- Project Overview & Timeline



COMMUNITY MEETINGS

- Land Use & Priorities Open House
 - MARCH 11, 2026
- Final Plan Forum
 - Early Summer



PROJECT WEBSITE & DEDICATED ENGAGEMENT SPECIALISTS

- Project Website* (24/7)
- Specialists to answer questions



STAKEHOLDER MEETINGS

- An in-person & an online stakeholder meeting



WORK SESSIONS & PUBLIC HEARINGS

- Joint PC & CC Work Session
- PC & CC Public Hearings

WE ARE
HERE

*Visit morgancounty.planitusa.com
for project website example

ZONING CODE UPDATE

PUBLIC ENGAGEMENT PLAN



LAND USE ORDINANCE UPDATE WORK SESSIONS

- In conjunction with Staff, we help facilitate work sessions with the Planning and County Commissions. These meetings can either be a joint work session or for the individual Commission.

**WORK
SESSION
#1**

**WORK
SESSION
#2**

**WORK
SESSION
#3**



STAKEHOLDER MEETINGS

- An In-person & an Online Stakeholder Meeting



PROJECT WEBSITE & DEDICATED ENGAGE- MENT SPECIALISTS

- Specialists available to answer questions
- Project Website (24/7)



PUBLIC HEARINGS

- Planning Commission & County Commission Public Hearings

03.

PROJECT SCHEDULE

& Deliverables



Planning Outpost

MONTH ●



Phase 1:

INITIATE PROJECT MANAGEMENT

Deliverables:

- Project Work Plan
- Scope Matrix
- Fine Tune Schedule
- Finalize Public Engagement Plan
- Project Status Update

Phase 2:

EXISTING CONDITIONS & INITIAL ANALYSIS

Deliverables:

- Existing Conditions
- Update County Demographics
- Code Audit & Gap Analysis

Phase 3:

PUBLIC ENGAGEMENT

Deliverables:

- Public Engagement Program
- Project Website
- Open Houses
- Work Sessions
- Dedicated Engagement Specialists

Phase 4:

DRAFT PLAN & ORDINANCE REVISIONS

Deliverables:

- Draft General Plan Elements & Recommendations
- Draft Ordinance Revisions
- Work Sessions with Planning & County Commissions
- Obtain Feedback from Residents

Phase 5:

PLAN ADOPTION & IMPLEMENTATION

Deliverables:

- Final draft of the General Plan, Maps, & Appendices
- Final Work Sessions with PC & CC
- Public Hearings and Facilitate Plan Adoption Process
- Final draft of County Code Sections 14 & 15 Revisions

DAVIS COUNTY GENERAL PLAN &
ZONING CODE UPDATES

PROJECT SCHEDULE



04.

INPUT & DISCUSSION

What else should we know?



Planning Outpost



THANK YOU



Planning Outpost
Valerie Claussen, MPA, AICP
(801) 732-7200
daviscounty@planningoutpost.com



STRENGTHS

What do we already have in our community that's working well or makes us proud?

SW

WEAKNESSES

What are the things inside our community that aren't working as well as they should, or that hold us back?

OPPORTUNITIES

What good things outside our community could we take advantage of or bring here?

OT

T

THREATS

What challenges or outside pressures could hurt our community in the future?

