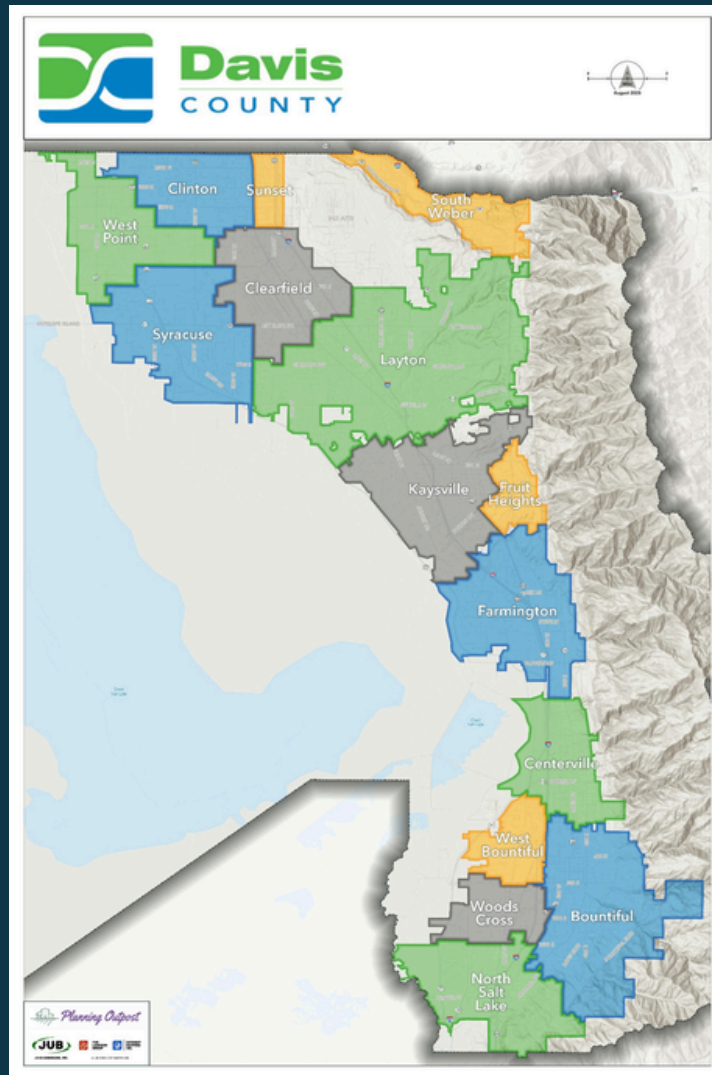




GENERAL PLAN UPDATE

*Planning Commission
September 3, 2026*



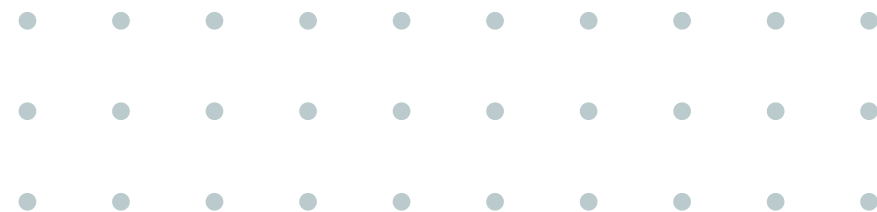
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01. WHAT IS A GENERAL PLAN?

02. PUBLIC ENGAGEMENT

03. FINAL PLAN OVERVIEW



01.

WHAT IS A GENERAL PLAN?

Brief Explanation



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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**

GENERAL
PLAN

State Code Compliance Chart

Required Element	Main Plan Location(s)
Land Use	Community Development: Land Use Element
Transportation & Circulation	Community Connectivity: Transportation Element
Water Use & Preservation	Community Vitality & Sustainability: Water Use & Preservation
Resource Management Plan	Community Vitality & Sustainability: Amendments to the 2017 Resource Management Plan

02.

PUBLIC ENGAGEMENT

Events to Date and Final Steps



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DAVIS COUNTY

GENERAL PLAN

PUBLIC ENGAGEMENT PLAN



KICK-OFF MEETING

- CC Meeting
 - JAN 27, 2026



COMMUNITY MEETINGS

- Open House
 - MARCH 11, 2026
- Final Plan Forum
 - AUG 19, 2026



PROJECT WEBSITE & DEDICATED ENGAGEMENT SPECIALISTS

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



WORK SESSIONS

- PC Work Session
 - AUG 12, 2026
- CC Work Session
 - AUG 18, 2026



PUBLIC HEARINGS

- PC Public Hearing
 - SEPT 3, 2206
- CC Public Hearing
 - SEPT 15, 2026



WE ARE
HERE

*Visit daviscounty.planitusa.com for
project website

03.

GENERAL PLAN

Overview

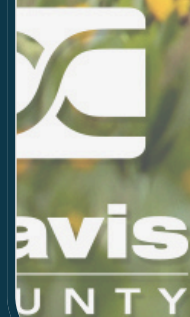


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DAVIS COUNTY GENERAL PLAN

COMMUNITY VISION

Davis County will remain a safe, welcoming, and resilient place to live, where residents enjoy strong communities, reliable services, and access to the hillsides, shorelands, and open spaces that define the county. The County will protect these shared landscapes and countywide systems, while its cities lead in planning and providing urban neighborhoods, centers, and services.

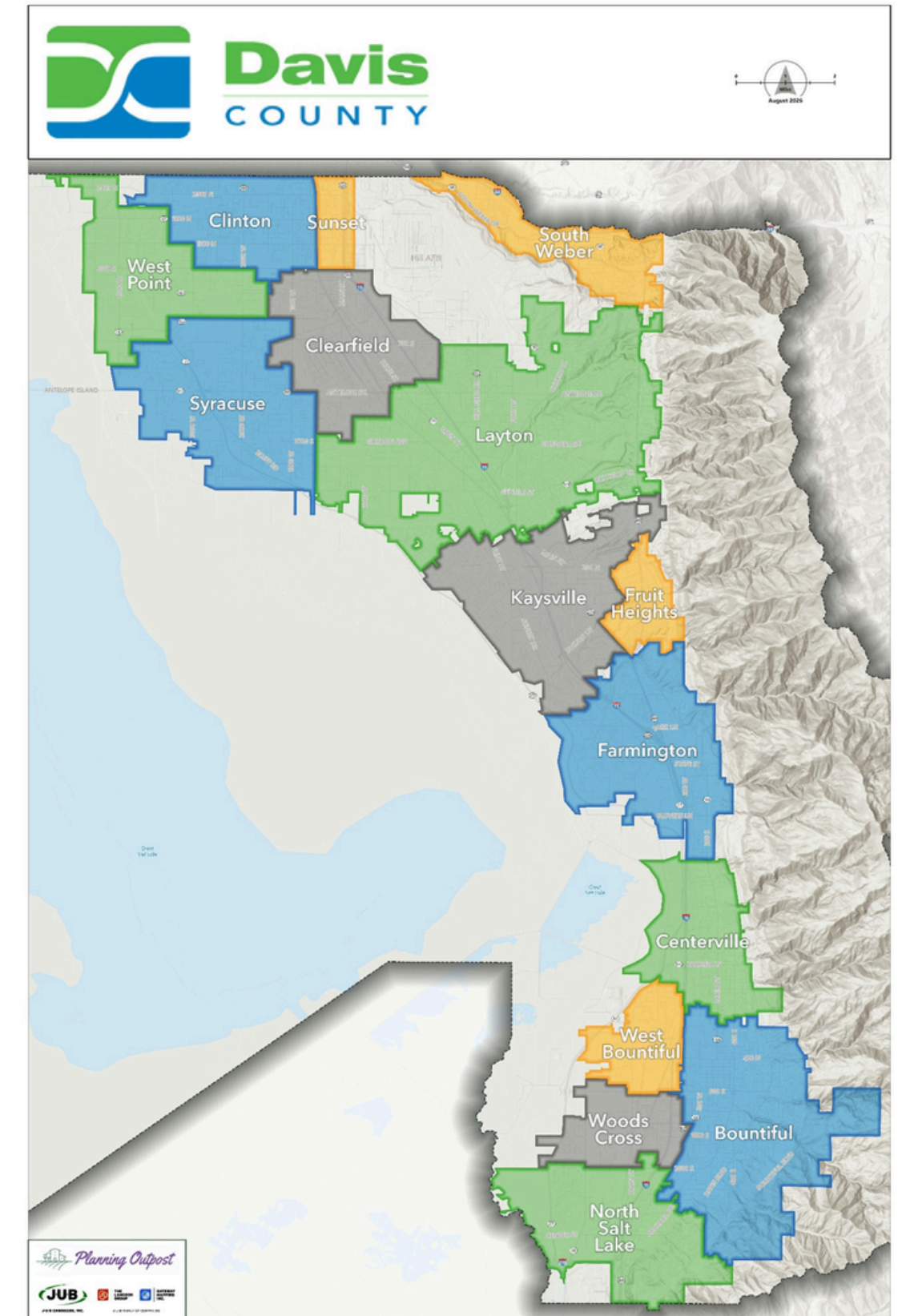


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DAVIS COUNTY'S UNIQUE PLAN

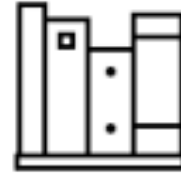
Is not be about managing growth in unincorporated areas– but about defining clear roles & limits

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



GENERAL PLAN

“BOOKSHELF”



Supporting Plans on the County's Planning “Bookshelf”

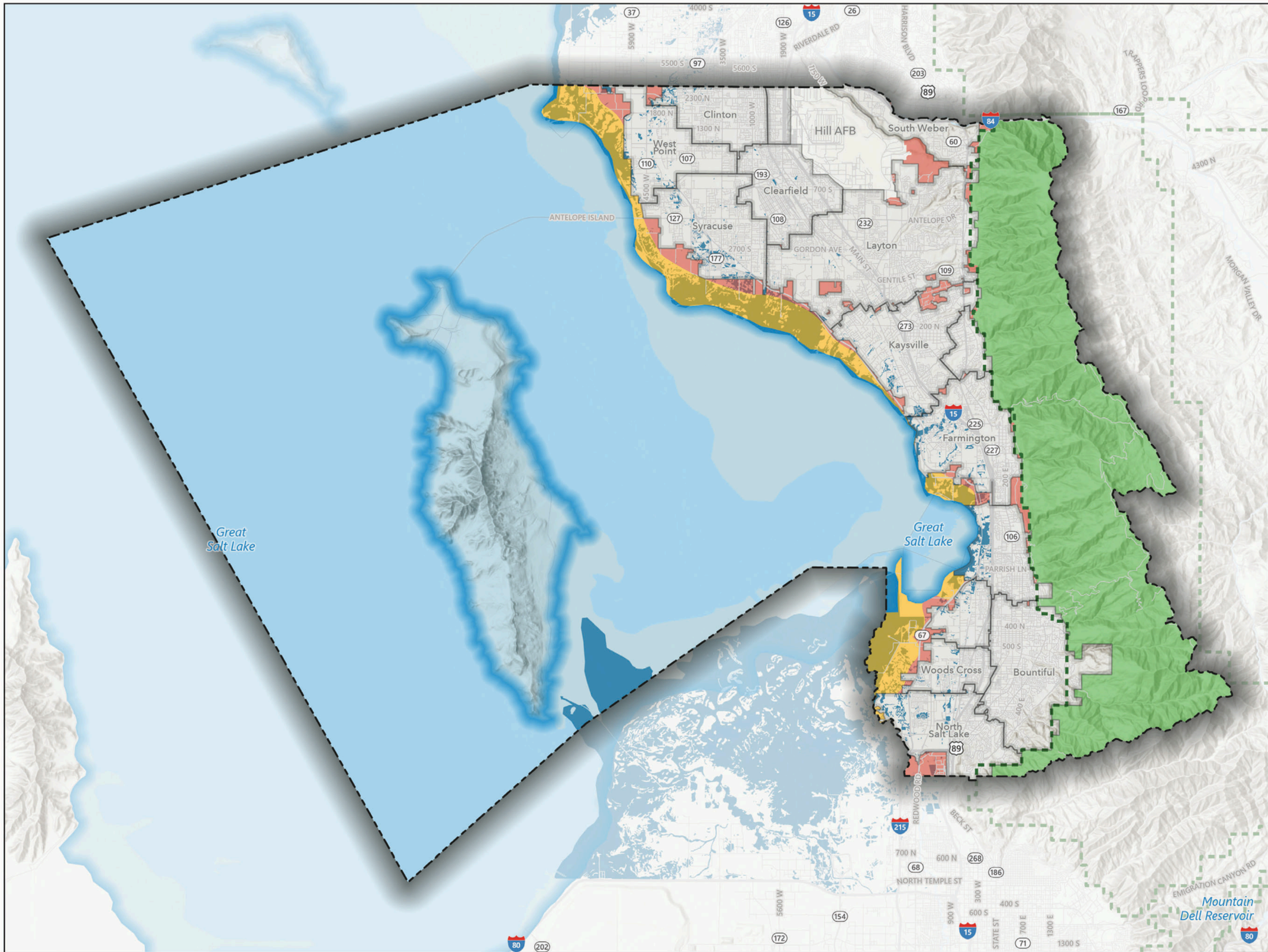
The supporting plans listed below provide detailed maps, standards, and strategies that implement those policies for specific topics and places.

- [Resource Management Plan \(2017\)](#) – Establishes findings, objectives, and policies for managing natural resources such as water, wildlife habitat, shorelands, and rangelands at a countywide scale.
- [Shorelands Master Plan \(2001\)](#) – Guides long-term conservation, access, and compatible development along the Great Salt Lake fringe, including wetlands, floodplains, habitat areas, and agricultural buffers.
- [Hillside Master Plan \(2003\)](#) – Provides standards and guidance for development, access, and open space on the foothills and steep slopes that frame the east side of the county.
- [County Trails Plan \(2005\)](#) – Identifies existing and planned regional trail corridors, connections, and trailheads that support recreation, active transportation, and regional linkages.
- [County Active Transportation Plan \(2024\)](#) – Focuses on walking and bicycling networks, safe routes, and related improvements that complement the roadway and transit system.
- [Davis County Transportation Plan \(2004\)](#) – Addresses roadway classifications, major projects, and long-range transportation needs in coordination with regional partners.
- [Davis County Economic Development Strategic Plan \(2022\)](#) – Defines strategies to support employment centers, business growth, and a resilient local economy.
- [Pre-Disaster Mitigation Plan \(2021\)](#) – Assesses hazards and outlines pre-disaster actions to reduce risk and strengthen community resiliency.
- [Comprehensive Emergency Management Plan \(2024\)](#) – Guides preparedness, response, and recovery for emergencies and disasters across the county.

PLAN OVERVIEW

The General Plan is organized into chapters that highlights:

- **Community Engagement & Vision**
 - Public Participation Program
 - County's Values & Vision
- **Community Profile & Development**
 - Housing & Neighborhoods
 - Future Annexation
- **Community Connectivity & Services**
 - Transportation, Trails
 - Public Infrastructure
 - Community Services
- **Community Vitality & Sustainability**
 - Economic Development
 - Sensitive Lands
 - Water Use & Preservation
 - Community Resiliency & Emergency Management
- **Community Implementation**
 - Implementation
 - Amending the General Plan

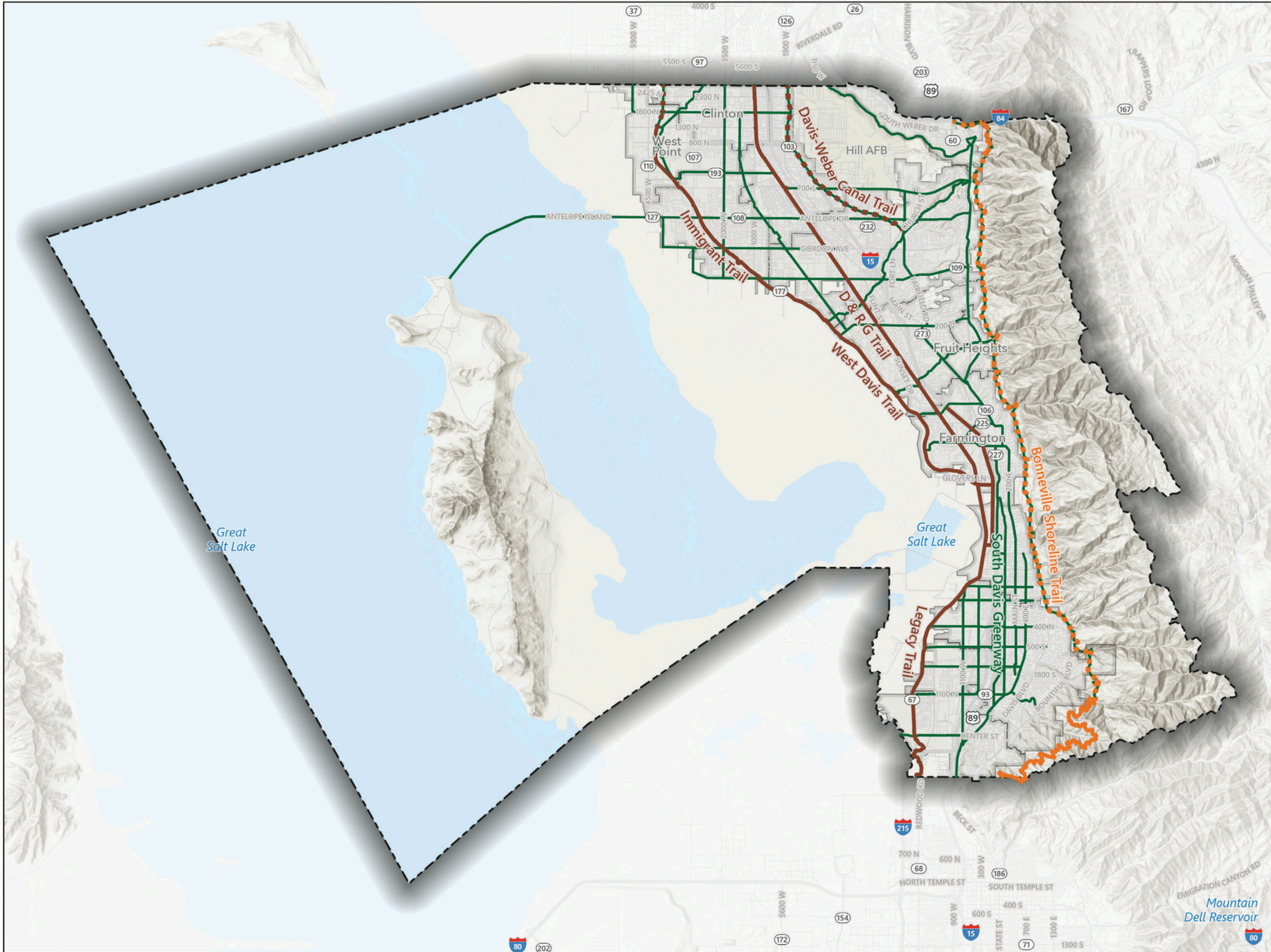


POTENTIAL ANNEXATION MAP



- Unincorporated Wetlands
- Future Annex Property (6,068 ac)
- Forest Service Boundary/ Unincorporated Hillside
- GSL Meander Line
- Wetlands 1996





**DAVIS COUNTY
REGIONAL TRAILS**



September 2026

- Paved Trails, Built
- Paved Trails, Planned
- Unpaved Trails, Built
- Unpaved Trails, Planned
- Planned Regional Trails

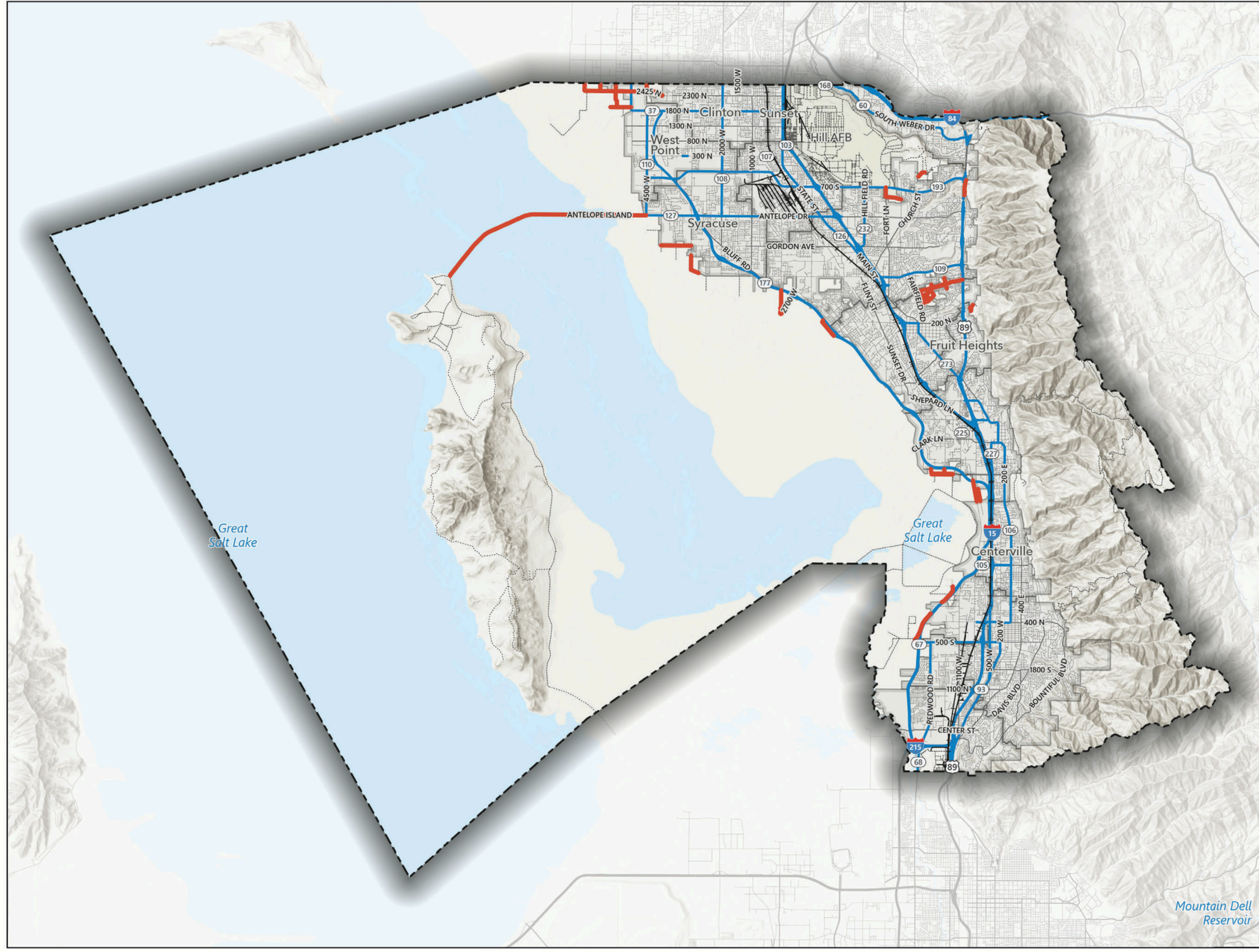


TRANSPORTATION



Road Ownership

	County	(25 mi)
	UDOT	(270.5 mi)
	Municipal	(1,423.6 mi)
	Other	(242.4 mi)



COMMENT REVIEW

FEEDBACK

Davis County Comment Review Feedback Matrix

DOCUMENT/BOARD	COMMENT	RESPONSE
Trails	South Davis Greenway trail needs to be included on the map	This trail has been included in the Trails Map
Future Annexation	The Chevron parcel should be identified as a potential annexation parcel (into North Salt Lake)	This parcel of property has been changed as a "possible future annexation"
Future Annexation	Future annexation (of Hamblin) property is not happening	Consistent with the other unincorporated properties that do not have other identifying sensitive lands (eg hillside or shoreline) this property has the potential to be annexed into a neighboring city. The general plan does not mean that it will
General Plan	Would like to see more on Natural Hazards in the plan (earthquake, fault lines, etc)	Additional information on natural hazards has been included in the Sensitive Lands Chapter
Transportation	West Davis Corridor alignment north through West Point	This alignment has been added to the transportation map
Hillside Protection	We would like to see more clearly articulated that the County is opposed to additional development in the Hillside area.	Additional text in the plan has been added to the Sensitive Lands Chapter regarding the Hillside Protection Priority. Additional policy statements have also been added to Appendix A

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THANK YOU



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