

Goshen General Plan
2021 – 2031

Acknowledgements

The Goshen General Plan of 2021 is a comprehensive document resulting from the collaboration of many important groups and individuals. Beginning in December of 2020, local leaders and representatives from Mountainland Association of Governments regularly met, gathered, and discussed information relevant to the Plan. Further, Mountainland Association of Governments conducted a survey of residents to get their input on a variety of aspects of life in the Town of Goshen. This General Plan would not exist if not for the great support and involvement of the parties identified below.

Thank you to all.

Mayor
Town Council
Planning Commission
Mountainland Association of Governments

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Introduction

About the General Plan

General Plans are meant to serve as long-range planning guides for future development within cities and towns. They typically direct a city for a period of 20 years, though they may be reviewed more frequently. In creating these plans, local governments engage in broad visioning exercises designed to produce goals and strategies that will protect the needs, interests, and safety of their residents. Town decision-makers will honor citizen interests by following the recommendations and working towards the goals contained in the General Plan. Amendments to the General Plan may be initiated by the Mayor and Town Council, Planning Commission, or Town residents.

Goshen Town, in keeping with State law, began updating its general plan in January of 2021. The end of the process culminated in a vote by the Planning Commission and Town Council to adopt the plan, which will serve as the guiding planning document in the Town for the next ten years. The Goshen Town General Plan reflects collaboration between the Mayor and Town Council, Planning Commission, Town Staff, and planning professionals at Mountainland Association of Governments. The Mayor and Town Council, Planning Commission, and Town Staff will be referred to as the "Executive Committee" throughout this document.

State Law & the General Plan

The Municipal Land Use, Development, and Management Act (MLUDMA) requires all municipalities in Utah to complete a General Plan (Utah State Code, 10-9a-401). All General Plans must include the following elements:

Land Use
Moderate Income Housing (for municipalities other than towns)
Transportation

The State of Utah permits municipalities to integrate additional elements to better serve town or city residents. Goshen Town opted to include the following elements in their revised General Plan:

Annexation
Community Vision
Economic Development
Environment
Public Facilities

These elements are identified as "chapters" in this General Plan. The purpose of each chapter is described briefly below.

Goshen's *Community Vision* serves as a guiding mission statement for the General Plan. The specific goals and approaches of each chapter reflect the Community Vision statement. The general feel and emphases included in the statement are represented throughout the General Plan.

Land Use offers strategies for developing land in a manner that complements existing uses. This chapter addresses the interaction between commercial, residential, industrial, and special land uses. The chapter also seeks to provide a template for responsible development

Transportation provides information about the different transportation elements throughout the Town and how to improve them. This includes all systems such as roads, sidewalks and public transportation. By maintaining and improving all transportation systems, Goshen will be able to provide a safe community for both residents and visitors.

Public Facilities provides a plan for municipal utilities, public properties, and other facilities required to meet the needs of the community. This chapter contains goals and strategies for Goshen's public facilities in general, including elements such as parks, water treatment facilities, and a natural gas system.

Housing examines housing options for all cohorts of Goshen's population, including the moderate-income housing element as required by state law. This chapter includes goals for preserving historic homes in Goshen and encouraging the maintenance of vacant lots.

Economic Development provides information on the current state of Goshen's economy. This includes present strengths and weaknesses, opportunities to capitalize on in the future, and roles within the region. Successfully implementing the goals and ideas in this chapter will ensure that Goshen can grow while maintaining their agrarian base.

Environment gives a brief summary of climate, vegetation, natural and geological resources, and natural hazards in the region. The chapter contains goals for preserving open spaces and working towards a Town-wide recycling system.

Annexation contains strategies for annexing land outside current Town limits. This chapter identifies ideal areas for annexation while considering the cost and impact of utility services such as water and sewer.

History of Goshen

In the spring of 1856, Phineas Cook and other men rode into Goshen Valley while following the tracks of stray cattle. On the southern tip of Utah lake, they discovered a swamp with a meadow area about five miles long and one mile wide. The area was watered by snow runoff from the eastern mountains that entered the valley on the southern end. Cook immediately made the trip to Salt Lake City and asked Brigham Young for permission to establish a new colony in the valley.

By the end of the summer, Phineas Cook and a group of 25 men had returned to the valley to begin construction on an irrigation dam over Current Creek. One year later, in the spring of 1857, ten families moved to Goshen to plant crops and build a fort. A few months later, twenty-five additional families joined the officially founded settlement. Some early residents claim that the town received its name because of a strong resemblance to the "land of Goshen" given to Jacob and his sons by Pharaoh and Joseph as related in Genesis. Others have argued that the town was named after Phineas Cook's hometown of Goshen, Connecticut.

As the settlement grew, town members disputed the Town's location. Brigham Young, a frequent visitor to the Town on his trips to southern Utah, suggested that the residents build on

higher ground. This is where the Town is located today. Most of the families that desired to live in Goshen Valley moved to the townsite in 1868.

Goshen's Community Vision is to
Create a thriving, family friendly community by
maintaining a rural culture, strengthening small
businesses, and preserving Town heritage.

The objectives of the Community Vision are reflected throughout the General
Plan and are supported by the goals and strategies of each chapter.

Land Use

1.1 Overview

1.1.1 Introduction

1.2 Existing Conditions

1.2.1 Zone Descriptions

1.3 Public Input

1.4 Goals

1.5 Approach and Opportunities

1.1 Overview

1.1.1 Introduction

Goshen Town was founded as an agricultural town. Although the Town has since attracted different kinds of industries and hopes to plan for their future growth, much of the Town is still used for agricultural purposes. This chapter will discuss existing zoning districts in Goshen, resident input regarding future growth and design standards throughout the Town, goals to achieve collective Town desires, and various approaches to achieve these goals.

1.2 Existing Conditions

This section details all current land use designations. The following is a list of zones provided by Goshen Town.

1.2.1 Zone Descriptions

Residential R

The purpose of this zone is to provide a residential environment within the Town that is characterized by smaller lots and higher densities. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, and existing horse properties. No more than 2 large animals (animals no larger than 200 pounds) will be allowed in the R-1 zone.

Conditional uses include manufactured and modular homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, and utilities (lines and right-of-way only).

The minimum lot area for any lot or parcel of land shall be one-third acre. The minimum frontage for any lot shall be 80 feet of continuous lot frontage along the street line and must abut a public access. Setbacks are as follows: Front: 30', Side: 10', Rear: 35', Corner lot: 30' on streetside. No building shall be erected to a height greater than 35'.

Residential 1 (R-1)

The purpose of this zone is to provide areas where residential uses and open spaces can be encouraged and maintained. Single family dwellings will be constructed on individual lots with lawns, gardens, small orchards, pastures, and small fields. This district is intended to include activities normally related to the conduct of residential uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and

structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, and government buildings

Conditional uses include mobile homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), nurseries, cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, churches, synagogues, temples, playgrounds, and athletic fields.

The minimum lot area for any lot or parcel of land shall be one acre. The minimum frontage for any lot shall be 80 feet of continuous lot frontage along the street line and must abut a public access.

Setbacks are as follows: Front: 30', Side: 10', Rear 35', Corner lot: 30' on streetside. No building shall be erected to a height greater than 35'.

Residential 2.5 (R-2.5)

The purpose of this zone is to complement and enhance the rural atmosphere of the community through larger lot sizes while including activities normally related to the conduct of residential uses. These lots may be used for horse properties, hobby farms, and other compatible uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, government buildings, horse properties, and agriculture.

Conditional uses include mobile homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), private stables, corrals, chicken coops, or pens, nurseries, cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, churches, synagogues, temples, playgrounds, and athletic fields.

The minimum lot area for any lot or parcel of land shall be two- and one-half acres. The minimum frontage for any lot shall be 200 feet of continuous lot frontage along the street line and must abut a public access.

Setbacks are as follows: Front: 30', Side: 20', Rear 35', Corner lot: 30' on streetside. No building shall be erected to a height greater than 35'.

Residential Agriculture (R-5)

The purpose of this zone is to complement and enhance the rural atmosphere of the community by allowing larger lot sizes. These lots may be used for horse properties, hobby farms, and other compatible uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, and horse properties.

Conditional uses include manufactured and modular homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), nurseries, cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, churches, synagogues, temples, playgrounds, and athletic fields.

The minimum lot area for any lot or parcel of land shall be five acres. The minimum frontage for any lot shall be 200 feet of continuous lot frontage along the street line and must abut a public access. Setbacks are as follows: Front: 30', Side: 20', Rear 35', Corner lot: 30' on streetside.

Commercial Residential (CR-1)

The purpose of this zone is to provide areas within the Town where general retail and service uses can be established. This will be done by creating a shopping and business area with well-maintained stores and business offices.

Whenever commercial uses are adjacent to established or future residential areas, special care should be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include but are not limited to the following: increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as minor offices or higher density residential uses.

Allowed uses in this zone include bus transportation, highway and street rights-of-way, electric transmission right-of-way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities right-of-way, storm drain right-of-way, lumber and other building materials, general merchandise, groceries, automotive, marine craft, aircraft, and accessories, apparel and accessories, furniture, home furnishings, and equipment, restaurants, miscellaneous retail, finance, insurance, and real estate services, personal services, business services, repair services, professional services, government services, business, professional, and labor organizations and services, and parks.

Conditional uses include motor vehicle transportation, telephone exchange stations, telephone relay towers, microwave or other, other telephone and radio communication, television transmitting stations and relay towers, other television communication, utilities (lines and rights-of-way only), department stores, mail order houses, second hand auto parts, arm and garden supplies, fuel and ice, contract construction services, protective functions and related activities, kindergarten schools, elementary schools, junior high schools, senior high schools,

day nursery child care, denominational and sectarian schools, miscellaneous services, public libraries, motion picture theaters, tennis courts, riding academics, school, and stables, playgrounds/athletic fields, public swimming pools, and agricultural related activities.

The minimum lot area shall be one-third acre. The minimum size for a CR-1 development shall be five acres. The minimum frontage for any lot shall be 60 feet of continuous lot frontage along the street line. Setbacks are as follows: Front: 30', Side: 20', Rear: 35', Corner lot: 30' on streetside.

Light Industrial (L-1)

The L-1 Light Industrial Zone is established to provide areas within the Town where manufacturing, processing, warehousing, and fabrication of goods and materials can be carried on appropriately with minimum conflict or negative effects upon surrounding properties. Because of the adverse effects which occur when permitted to commingle, residences, schools, churches, and most retail and service commercial establishments have been excluded from the L-1 Light Industrial Zone.

Allowed uses in this zone include apparel and other finished products made from fabrics, leather, and similar materials, lumber and wood products, furniture and fixtures, paper and allied products, printing, publishing, and similar industries, stone, clay, and miscellaneous plastics, professional, scientific, and controlling instruments, miscellaneous manufacturing, highway and street rights-of-way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities right-of-way, storm drain right-of-way, wholesale trade, and automotive, marine craft, aircraft, and accessories.

Conditional uses include motor vehicle transportation, telephone exchange stations, telephone relay towers, microwave or other, other telephone and radio communication, television transmitting stations and relay towers, other television communication, utilities (lines and rights-of-way only), and repair services.

The minimum lot area shall be one acre. The minimum size for an L-1 zoning designation shall be five acres. The minimum frontage for any lot shall be 100 feet of continuous lot frontage along the street line. Setbacks are as follows: Front: 30', Side: 20', Rear: 35', Corner lot: 30' on streetside.

Agriculture and Open Space (A-1)

The A-1 Agriculture and Open Space Zone is established to provide areas where agricultural and residential uses and open spaces can be encouraged and maintained. This district is intended to include activities normally related to the conduct of agricultural and low-density residential uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens and agriculture.

Conditional uses include Mobile homes on a single parcel of land, manufactured and modular homes on a single parcel of land, home occupation and home industry, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), nurseries,

cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, and day nursery child care in single family dwellings only. No more than twelve (12) children (including children who reside in the dwelling) will be allowed at any given time. Other uses include churches, synagogues, and temples, playgrounds / athletic fields, fairgrounds, tennis courts, riding academics, schools, and stables, swimming pools, parks, and agricultural related activities.

The minimum lot area shall be five acres. Setbacks are as follows: Front: 30', Side: 20', Rear: 35'.

1.3 Public Input

1.4 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Provide for residential, commercial, and industrial areas in Goshen that support and complement the unique rural quality and character of the Town.

Goal 2: Promote and encourage high quality, well planned residential development with open spaces in the Town.

Goal 3: Encourage the establishment of a centralized business district with low impact type businesses to enhance the Town's sales and property tax revenues, provide the highest quality goods and services for residents, and enhance the community's visual appeal.

1.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

Goal 1: Provide for residential areas in Goshen that support and complement the unique rural quality and character of the Town.

The Town will continue to enforce zoning code that helps maintain an aesthetic standard in residential areas. For instance, industrial uses of any kind will not be permitted in residential zones. The Town will also plan to utilize, maintain, and enforce minimum standards to prevent fire hazards in vacant lots.

Goal 2: Promote and encourage high quality, well planned residential development with open spaces in the Town.

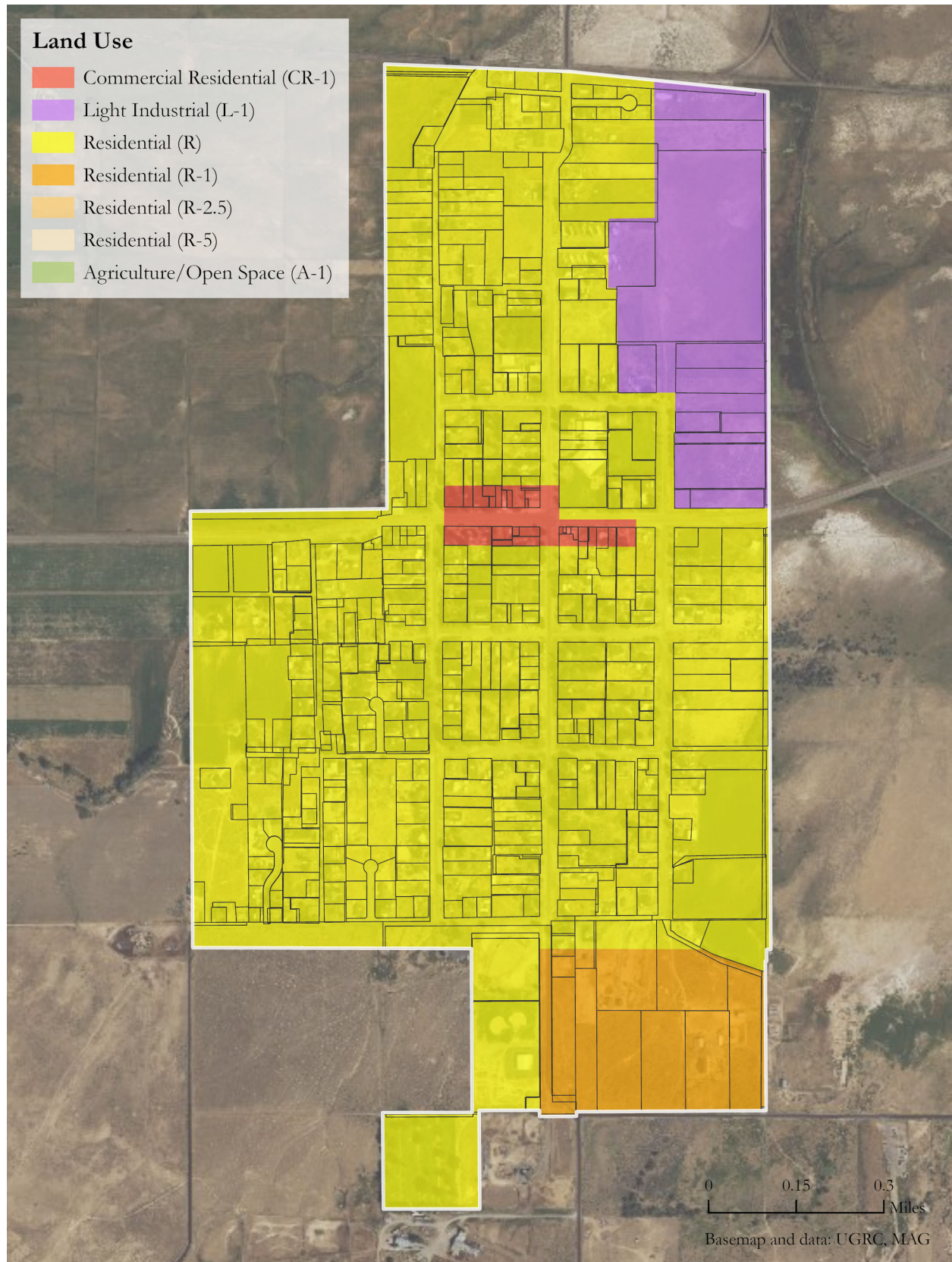
Goshen Town officials will seek out residential and subdivision development companies who have previously worked in rural areas and are more interested in the community than in

profit alone. Individual developers will be required to work closely with Town officials who understand the Town plan for residential development. All residential zoning regulations will be strictly enforced.

Goal 3: Encourage the establishment of a centralized business district with low impact type businesses to enhance the Town's sales and property tax revenues, provide the highest quality goods and services for residents, and enhance the community's visual appeal.

Business owners and developers who wish to locate in Goshen will be strongly advised to locate on and around Main Street. The Town will also encourage and seek out smaller, sustainable businesses to enhance the community's rural charm and support small businesses owners.

Map 1.1: Land Use



Transportation

2.1 Overview

2.1.1 Introduction

2.2 Existing Conditions

2.2.1 Road Classifications

2.2.2 Non-Motorized Trails and Pathways

2.3 Public Input

2.4 Goals

2.5 Approach and Opportunities

2.1 Overview

2.1.1 Introduction

This chapter is designed to give guidance and direction to town leaders as they plan for the movement and circulation of goods, people, and materials. Information is provided on transportation elements such as roads, sidewalks, and public transportation. If all transportation systems are improved and well maintained, traffic patterns and designations can positively impact every facet of the community.

This chapter should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the Town.

2.2 Existing Conditions

2.2.1 Road Classifications

Each of the following classifications represent a different roadway type and feature a short description of typical characteristics. These classifications represent definitions provided by the United States Federal Highway Administration (FHWA). The hierarchy of facility classification is designed for safety purposes, allowing for the separation of vehicles traveling through the Town from vehicles stopping at a destination within the Town.

US Highway

Main Street is classified as a US Highway. In rural settings, these types of roadways are typically designed to accommodate relatively high travel speeds, with minimum interference to through movement. The spacing of minor arterial streets may vary from 1/8- to 1/2-mile in the central business district (CBD) and 2 to 3 miles in the suburban fringes. Normally, the spacing should not exceed 1 mile in fully developed areas.

Access should be strictly limited on arterial facilities in order to preserve the best possible traffic flow and increase safety. Subdivision lots should internally drain onto other collector roads before emptying onto an arterial. Commercial projects should be planned with consideration of safety and access to any arterial. Projects should work together to minimize access to arterial facilities.

Because these facilities are designed for traffic with higher speeds, pedestrian facilities such as sidewalks, trails and paths should be separated from the traffic flow through the use of planter strips, detached sidewalks and landscaping.

Major Local Road

Center Street, 350 South, Sandhill Road, and Goshen Canyon Road serve as major local roads. Collector roadways funnel traffic from local roads and direct them to the arterial network. In rural environments, collectors primarily serve intra-county travel (rather than statewide) and include those routes on which (independent of traffic volume) travel distances are shorter than on arterial routes. Consequently, more moderate speeds may be posted. Access should be limited where possible on collector facilities in order to preserve traffic flow and promote safety.

Pedestrian access is integral to collector systems. All pedestrian facilities should link to other sidewalks, trails, or paths to increase pedestrian accessibility to all community services.

Local

All other roads in Goshen are classified as local roads (see Map 2.1). Local roads are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. They are often designed to discourage through traffic. Local roads are often classified by default. In other words, once all arterial and collector roadways have been identified, all remaining roadways are classified as local roads.

Since this class typically serves the transportation needs of residents in a particular area of the Town, such as a neighborhood, a local collector is the backbone of the local street system. Although local collectors are meant to service mainly residential developments, they also provide transportation to complementary uses such as parks, churches, and schools. Access is not limited on minor collectors, but traffic flow and safety are important considerations.

Pedestrian access is integral to local roadways. All pedestrian facilities should link to other sidewalks, trails, or paths to increase pedestrian accessibility to all community services.

2.2.2 Non-Motorized Trails and Pathways

A non-motorized trail or path is a facility designed for use by pedestrians, bicyclists, horses, and other non-motorized modes of transportation. Usually, these facilities are a part of town- or city-wide non-motorized transportation systems. These systems are designed to provide non-motorized access to all areas of the community and linkages to local, regional, and state non-motorized facilities. Facilities may differ in size and material and should be incorporated into all new subdivision designs.

Goshen Town has received funding for a trail that will run the length of Center Street. The Town expects this trail to be built and fully functioning by 2024.

2.3 Public Input

2.4 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Develop a balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding land development patterns and community goals, and enhances regional circulation facilities.

Goal 2: Improve and maintain existing roads, trails, and sidewalks to ensure quality and safety for all users.

2.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

Goal 1: Develop a balanced transportation system that accommodates vehicular, public, and active transportation, reinforces surrounding land development patterns and community goals, and enhances regional circulation facilities.

The addition of the shared use sidepath on Center Street (see Goal 2) will contribute greatly to developing a balanced transportation system in Goshen. The Town additionally looks forward with anticipation to a time when public transportation may become available, providing connectivity to Santaquin and the I-15 corridor.

Goal 2: Improve and maintain existing roads, trails, and sidewalks to ensure quality and safety for all users.

With the help of Mountainland Association of Governments, The Town plans to implement bicycle and pedestrian improvements along a one-mile segment of Center Street, running from the north to the south end of Goshen, in the form of a shared-use sidepath and improved crossings. The trail will create new and improved connections to many destinations important to Goshen residents and particularly improve pedestrian and bicycle safety, especially at major crossings such as SR-6 and Main Street.

The purpose of this project is to improve access and safety for pedestrians and bicyclists of all ages and abilities in Goshen and is congruent with goals and plans found in the TransPlan50 Regional Transportation Plan. This route was identified in the TransPlan50 as a Phase I project and has the potential to tie into the regional trail network via the abandoned rail corridor north of Goshen. Funding for the trail will become available in 2023.

The Town will continue to safely allow and enforce Town laws concerning the use of ATVs on all public roadways. The Town will also ensure that equestrians maintain the ability to ride horses throughout public areas of Goshen in safe, sanitary conditions.

Map 2.1: Road Classification



Public Facilities

3.1 Overview

3.1.1 Introduction

3.2 Existing Conditions

3.2.1 Water

3.2.2 Electrical and Gas Services

3.2.3 Community Buildings

3.2.4 Schools

3.2.5 Cemetery

3.2.6 Medical Facilities

3.2.7 Parks and Recreation

3.2.8 Emergency Response

3.2.9 Public Services

3.3 Public Input

3.4 Goals

3.5 Approach and Opportunities

3.1 Overview

3.1.1 Introduction

Public facilities encompass the public's investment in developing the complex urban infrastructure that is necessary to support the physical operation of Goshen Town. The Public Facilities Chapter outlines a plan for municipal utilities, public properties, and other systems required to meet the needs of the community. This section should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the Town.

The location, size, timing, and financing of major streets, water, sewer, drainage, electric systems, parks and playgrounds, police and fire stations, and libraries must be planned well in advance of their construction. Planning for these facilities will help minimize cost, optimize usefulness, and maximize benefits. The features of the Public Facilities Chapter provide a broad perspective of the existing and planned infrastructure of the Town. This can be used by decision makers in both the public and private sectors to anticipate and prepare for future development.

3.2 Existing Conditions

To better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details all public facilities and services provided to the community.

3.2.1 Water

The Goshen Municipal Water System sources its water from Ercanbrack Spring in Juab County and a deep-water well located at the Town water tanks site. The culinary water system is equipped to supply water within and without the Town's political boundaries, and approximately ten homes have current connections outside of the political boundaries. About 380 active culinary water connections currently exist, including residential, commercial, industrial, and institutional uses.

Goshen does not currently supply secondary water, although some areas of the Town utilize ditch irrigation provided by the Goshen Irrigation Company.

Private development participates in improvements to the water system through water development impact fees, construction of additional facilities, and the provision of additional resources.

Water Storage

Goshen owns two concrete water storage tanks located within the Town boundaries. Tank capacities are 250,000 gallons and 500,000 gallons.

Sewage and Water Treatment

All residential, industrial, and commercial uses in Goshen currently rely on a septic sewer system.

Storm Drainage and Flood Control

Risk of flooding is low in Goshen. Some residences around the school and church have storm drains installed.

3.2.2 Electrical and Gas Service

Goshen's electrical services are provided by Rocky Mountain Power. The Town does not currently supply natural gas to residents but will likely receive a natural gas system by 2023.

3.2.3 Community Buildings

Senior Center

The Goshen Senior Center, located at 79 South Center Street, is a wonderful asset to the community. Built in the late 1980s, the building features a large room with tables and armchairs where the Town's senior population holds various activities, including a bi-weekly luncheon.

Family History Center

Goshen's Family History Center is located at 70 South Center Street. The Center has access to the Family History Center Portal which gives users free access to premium family history software and websites that generally require paid subscriptions. Volunteers may work at the Center, which is open daily in the evenings.

Religious Buildings

One church meetinghouse exists in the Town that serves members and is owned by the Church of Jesus Christ of Latter-day Saints. The building is located at 75 South Center Street.

3.2.4 Schools

Managed by the Nebo School District, Goshen Elementary School is located at 60 North Center Street and educates children in kindergarten through sixth grade. The Town does not currently house junior or senior high schools.

3.2.5 Cemetery

The cemetery in Goshen is located at 10500 West 15800 South and has been in use since 1880. Prior to that year, the first settlers of the Town buried their dead at the Original Goshen Pioneer Cemetery. When the cemetery was relocated to its present address, some of the remains were moved as well. However, the headstones and remains of 18 men, women, and children are still located at the Original Goshen Pioneer Cemetery.

3.2.6 Medical Facilities

Goshen does not currently have any medical facilities.

3.2.7 Parks and Recreation

Two parks are available for public use: Main Street Park (located at 10 West Main Street) and Goshen's Ballfields (located at 460 South Center Street). Main Street Park features a historical marker, benches, and a covered picnic area. The Town's Ballfields include two baseball diamonds, a concessions building, and an open play area. The baseball fields are used by the public and recreational youth baseball teams sponsored by the Town.

3.2.8 Emergency Response

The Goshen Fire Department is comprised of about 12 volunteers. The fire station is located at 460 South Center Street. Funding for the Fire Department is provided by the Town and Utah County. The Utah County Sheriff's office, located in Spanish Fork, provides law enforcement services for Goshen.

3.2.9 Public Services

Goshen provides street garbage can pick-up as a free public service to its residents. Any items placed in the right of way that have no disposal restrictions will be collected by the Town. Snow removal is not currently provided by the Utah Department of Transportation.

3.3 Public Input

3.4 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Improve and maintain the existing culinary water system.

Goal 2: Provide recreational facilities for residents by redeveloping and upgrading existing parks.

Goal 3: Integrate and maintain a natural gas system for Town residents.

Goal 4: Obtain funding for and implement a Town-wide sewer system in the next ten years.

3.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

Goal 1: Improve and maintain the existing culinary water system.

The Town will continue to conduct regular drinking water studies to maintain a high standard of quality for residents. Existing water lines will be replaced by the end of 2022. Public officials may refer to the Culinary Water Master Plan for all details of the current culinary system. The Town hopes to establish a secondary water system by 2026 in addition to the existing culinary water system.

Goal 2: Provide recreational facilities for residents by redeveloping and upgrading existing parks.

Goshen has been updating its existing parks by pouring cement and installing a new stage at the baseball field park. In the coming years, the Town will build additional fencing,

sprinklers, and a new playground. The Town will continue to perform regular park maintenance to maintain the beauty and accessibility of the parks.

Goal 3: Integrate and maintain a natural gas system for Town residents

The plan to integrate and maintain a natural gas system will be completed in 2022 by Dominion Energy.

Goal 4: Obtain funding for and implement a Town-wide sewer system in the next fifteen years.

The Town will begin to coordinate with appropriate officials to fund and implement a sewer system in approximately 2036.

Map 3.1: Public Facilities



Housing

4.1 Overview

4.1.1 Introduction

4.2 Existing Conditions

4.2.1 Single and Multi-Family Housing

4.2.2 Value of Existing Housing Stock

4.2.3 Age of Existing Housing Stock

4.2.4 Condition of Existing Housing Stock

4.3 Moderate Income Housing

4.3.1 Estimate of Existing Housing Supply

4.3.2 Estimated Need of Moderate-Income Housing

4.3.3 Survey of Residential Zoning

4.4 Public Input

4.5 Goals

4.6 Approach and Opportunities

4.1 Overview

4.1.1 Introduction

This chapter will discuss Goshen's existing housing stock, resident input regarding current and future housing in Goshen, goals formed by the Town to assist in future growth, and options to approach and accomplish these goals. This chapter should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the Town.

4.2 Existing Conditions

****Note: some 2020 census data is not yet available. The following paragraphs and some subsequent information will be filled in as soon as the data is published.**

4.2.1 Single and Multi-Family Housing

4.2.2 Value of Existing Housing Stock

4.2.3 Age of Existing Housing Stock

4.2.4 Condition of Existing Housing Stock

4.3 Moderate Income Housing

Affordable housing is crucial in allowing individuals, households, and communities to flourish and prosper. The purpose of the moderate-income housing element is to ensure that Goshen provides reasonable opportunities for a variety of housing to meet the needs of the future population.

In 1996, The Utah Legislature passed House Bill 295, requiring Utah cities and counties to include an affordable housing element in their General Plans. According to the State of Utah, moderate-income housing is defined as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.” As of 2020, the median income for Goshen was \$__. The State recommends Goshen use 80% of this figure, or \$__, to determine whether housing within the Town is affordable. Homeownership should be encouraged to allow persons earning a moderate income to fully participate in and benefit from all aspects of neighborhood and community life.

Utah State Code requires that the General Plan must include sections for the following five issues:

1. An estimate of the existing supply of moderate-income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually.
3. A survey of total residential zoning.
4. An evaluation of how existing zoning densities affect opportunities for moderate-income housing.

5. A description of the municipality's program to encourage an adequate supply of moderate-income housing.

4.3.1 Estimate of Existing Housing Supply

An inventory of the housing stock in Goshen has shown that the Town is comprised primarily of single-family homes with a limited supply of multi-family housing and mobile homes. The composition of those units can be found in the Single and Multi-Family Housing section of Existing Conditions.

The 2020 Census presents that Goshen is comprised of 319 total housing units with 207 occupied and 12 vacant.

4.3.2 Estimated Need of Moderate-Income Housing

Goshen does not currently have a pressing need for moderate-income housing. However, the Town will ensure that zoning permits and encourages the creation of affordable housing as needs arise.

4.3.3 Survey of Residential Zoning

The Town of Goshen has listed the following four Residential Zone types in their Town Code:

Residential R

The purpose of this zone is to provide a residential environment within the Town that is characterized by smaller lots and higher densities. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, and existing horse properties. No more than 2 large animals (animals no larger than 200 pounds) will be allowed in the R-1 zone.

Conditional uses include manufactured and modular homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, and utilities (lines and right-of-way only).

The minimum lot area for any lot or parcel of land shall be one-third acre. The minimum frontage for any lot shall be 80 feet of continuous lot frontage along the street line and must abut a public access. Setbacks are as follows: Front: 30', Side: 10', Rear: 35', Corner lot: 30' on streetside. No building shall be erected to a height greater than 35'.

Residential 1 (R-1)

The purpose of this zone is to provide areas where residential uses and open spaces can be encouraged and maintained. Single family dwellings will be constructed on individual lots

with lawns, gardens, small orchards, pastures, and small fields. This district is intended to include activities normally related to the conduct of residential uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, and government buildings

Conditional uses include mobile homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), nurseries, cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, churches, synagogues, temples, playgrounds, and athletic fields.

The minimum lot area for any lot or parcel of land shall be one acre. The minimum frontage for any lot shall be 80 feet of continuous lot frontage along the street line and must abut a public access.

Setbacks are as follows: Front: 30', Side: 10', Rear 35', Corner lot: 30' on streetside. No building shall be erected to a height greater than 35'.

Residential 2.5 (R-2.5)

The purpose of this zone is to complement and enhance the rural atmosphere of the community through larger lot sizes while including activities normally related to the conduct of residential uses. These lots may be used for horse properties, hobby farms, and other compatible uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, government buildings, horse properties, and agriculture.

Conditional uses include mobile homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), private stables, corrals, chicken coops, or pens, nurseries, cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, churches, synagogues, temples, playgrounds, and athletic fields.

The minimum lot area for any lot or parcel of land shall be two- and one-half acres. The minimum frontage for any lot shall be 200 feet of continuous lot frontage along the street line and must abut a public access.

Setbacks are as follows: Front: 30', Side: 20', Rear 35', Corner lot: 30' on streetside. No building shall be erected to a height greater than 35'.

Residential Agriculture (R-5)

The purpose of this zone is to complement and enhance the rural atmosphere of the community by allowing larger lot sizes. These lots may be used for horse properties, hobby farms, and other compatible uses.

Allowed uses in this zone include single family dwellings (detached), accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to the following: accessory buildings such as garages, carports, greenhouses, gardening sheds and similar structures which are customarily used in conjunction to the principal use or structure. Other allowed uses include vegetable and flower gardens, supplemental residential use, electric transmission right of way, gas pipeline right-of-way, gas pressure control stations, water pipeline right-of-way, irrigation distribution channels, combination utilities of right-of-way, storm drain right-of-way, parks, and horse properties.

Conditional uses include manufactured and modular homes on a single parcel of land, home industry, highway and street right-of-way, telephone exchange stations, telephone relay towers, microwave or other, other telephone or radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities (lines and right-of-way only), nurseries, cemeteries, protective functions and related activities, kindergarten and elementary schools, junior and senior high schools, churches, synagogues, temples, playgrounds, and athletic fields.

The minimum lot area for any lot or parcel of land shall be five acres. The minimum frontage for any lot shall be 200 feet of continuous lot frontage along the street line and must abut a public access. Setbacks are as follows: Front: 30', Side: 20', Rear 35', Corner lot: 30' on streetside.

Effect of Zoning on Housing Opportunities

Strategies to Meet Future Needs of Moderate-Income Housing

4.4 Public Input

4.5 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Encourage regular maintenance and utilization of vacant lots with a focus on infill development on frontaged vacant lots.

Goal 2: Encourage the preservation of Goshen's heritage through the restoration and preservation of historic homes.

4.6 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

Goal 1: Encourage regular maintenance and utilization of vacant lots with a focus on infill development on frontaged vacant lots.

The Town will encourage all private landowners to maintain and rid their vacant lots of nuisances for the health and safety of Town residents. Any unused debris, unsafe conditions (including fire hazards, sharp objects, etc.), or areas where vegetation has overgrown the lot are considered nuisances. Additionally, unprotected or unused swimming pools, old machinery (such as farm equipment), and similar items are considered attractive nuisances, or objects that could be attractive to children and cause potential harm.

Goal 2: Encourage the preservation of Goshen's heritage through the restoration and preservation of historic homes.

Although no homes in Goshen are currently listed on Utah's National Historic Register, the Town can encourage historic preservation of homes through resident recognition and appreciation. For example, the Town may award "yard of the month" to citizens who do an excellent job at maintaining their historic properties.

Economic Development

5.1 Overview

5.1.1 Introduction

5.2 Existing Conditions

5.2.1 Main Industries in and Around Goshen

5.2.2 Commercial Entities with Current Business Licenses in Goshen

5.2.3 Public Events

5.2.4 Opportunities for Growth

5.3 Public Input

5.4 Goals

5.5 Approach and Opportunities

5.1 Overview

5.1.1 Introduction

The economic development chapter discusses the present state of Goshen's economy, including its strengths and weaknesses, its role throughout the region, and opportunities to capitalize on in the future. This chapter should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the Town.

5.2 Existing Conditions

5.2.1 Main Industries in and Around Goshen

Agriculture and Farming

The agriculture and farming sector includes all activities or uses as characterized by the cultivation of crops, including but not limited to flowers, vegetables, foliage, fruits, forage, and timber; and farming or ranching activities or uses related to animal husbandry, aquaculture, or game and fish propagation.

Alfalfa hay is the main crop of the Goshen area. Due to the dry climate in the Delta region, farmers can control hay moisture content when it is baled, which is vital in preventing mold growth. Other crops farmed in the area are corn, grain, wheat, and barley.

Delta is also home to several dairy farmers who sell products both locally and regionally. Most of the cattle are kept within the Town limits.

Mining

The mining sector includes all surface mining, underground mining and auger mining, processing, sale or transporting of coal and coal by-products as well as descriptions of all active mines in and around the Town.

One mine between Goshen and Eureka is currently active. Silver, gold, and other precious metals are mined there.

Utilities

The utilities sector comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply, and sewage removal. Within this sector, the specific activities associated with the utility services provided vary by utility: electric power includes generation, transmission, and distribution; natural gas includes distribution; steam supply includes provision and/or distribution; water supply includes treatment and distribution; and sewage removal includes collection, treatment, and disposal of waste through sewer systems and sewage treatment facilities.

Rocky Mountain Power currently provides all electrical services in Goshen. Dominion Energy will provide all natural gas services in Goshen starting in 2022.

Construction

The construction sector comprises land disturbing activities and land disturbing activities associated with the construction of infrastructure and structures and excludes routine ditch or road maintenance or minor landscaping projects.

Farnsworth Construction is located at 100 South Center Street and has been in business since 2003. The company is primarily involved in building and remodeling homes in the region.

Retail Trade

The retail trade sector comprises establishments selling products primarily to individuals rather than corporations. This includes grocery and general merchandise stores as well as more specialized businesses like bicycle shops or furniture stores.

Retail in Goshen includes Ryder's Gas Station and Convenience Store, which is located at 150 West Main Street.

Educational Services

The educational services sector comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated. They may also offer food and/or accommodation services to their students.

Educational services in Goshen include the Goshen Elementary School located at 60 North Center Street.

Arts, Entertainment, and Recreation

The arts, entertainment, and recreation sector include a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.

The rodeo area and baseball fields provide areas for recreation and Town events.

Food Services

The food services sector comprises establishments providing customers with prepared meals, snacks, and beverages for immediate consumption.

Ryder's Convenience Store is currently the only food service available in Goshen.

5.2.2 Commercial Entities with Current Business Licenses in Goshen

As of October 2021, 13 establishments had commercial business licenses for use within the Town of Goshen. These establishments and their contact information can be found in the following table.

Business	Address	License Holder	Contact
Eastwood Service and Repairs	274 S 100 E	Debra Eastwood	801-6673591
Cosmic Shaman, LLC	255 W 200 S	Shelby Leidtke	801-688-8564
Finsters Welding	129 N Center St	Craig Finster	801-667-9925
Dark Guard Dog Training	268 S Center St	Jake Sitka	

Big Country Outfitters	83 W 100 S	Josh Caldwell	
Melanie's Machine Quilting	25 W 370 N	Melanie Oldroyd	
Sorensen Guide Service	228 W 350 S	Shawn Sorensen	
Sorensen Lawn Service	228 W 350 S	Shawn Sorensen	
Hair and Nails by Nikki	151 W 200 S	Nicole Hansen	801-362-0253
Klay Steele Hunting	49 S 200 W	Klay Steele	
Gunner Steele Hunting	83 E Main St	Gunner Steele	801-857-7419
Gary Steele Hunting	49 S 200 W	Gary Steele	
Blake Price Hunting	323 S 160 W	Blake Price	801-376-2951

5.2.3 Public Events

Goshen holds several annual events that attract people throughout the community. These events are sponsored by the Town and private entities. Goshen's Annual Town Celebration and the Goshen Valley Riding Club Rodeo occur during the week before July 24th at the rodeo area. The Town's Hispanic community also holds rodeos throughout the summer and fall. Since 2018, a local bicycle club has come to the Goshen baseball fields to ride a six-mile circuit south of the Town on the country roads. Occasionally, motorcycle and classic car cruises pass through Goshen's Main Street. With adequate publicity and appropriate efforts to advertise the events and celebrations, these gatherings have the potential to become a source of revenue for the city.

5.2.4 Opportunities for Growth

The Town is in need of better broadband connectivity for individuals. Improving connectivity through systems such as Google Fiber will allow individuals to work from home if they desire. If more people have the option to work remotely, they will have more opportunities to shop and play within the Town, thereby increasing Town revenue and building a stronger community.

The Town is additionally considering the possibility of building a motocross track between Goshen and Mona to attract dirt bikers. If the track is built and becomes successful, the Town could potentially build a small convenience shop or general store in the area to generate additional revenue.

5.3 Public Input

5.4 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Encourage small businesses to locate in Goshen according to current zoning

Goal 2: Foster an environment that is attractive and desirable to new businesses.

5.6 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

Goal 1: Encourage small businesses to locate in Goshen according to current zoning.

The Town will direct small businesses and developers to locate on Main Street to create a central business district within the Town. Businesses such as auto shops and agricultural stores will be encouraged to locate in industrial zones.

Goal 2: Foster an environment that is attractive and desirable to new businesses

The Town will encourage beautification and revitalization of Town and private properties. Goat head weeds are a specific nuisance that the Town hopes to be rid of in areas where new businesses will potentially locate in the future.

Environment

6.1 Overview

6.1.1 Introduction

6.2 Existing Conditions

6.2.1 Climate and Vegetation

6.2.2 Environmental Resources

6.2.3 Natural Hazards

6.2.4 Geological Hazards

6.3 Public Input

6.4 Goals

6.5 Approach and Opportunities

6.1 Overview

6.1.1 Introduction

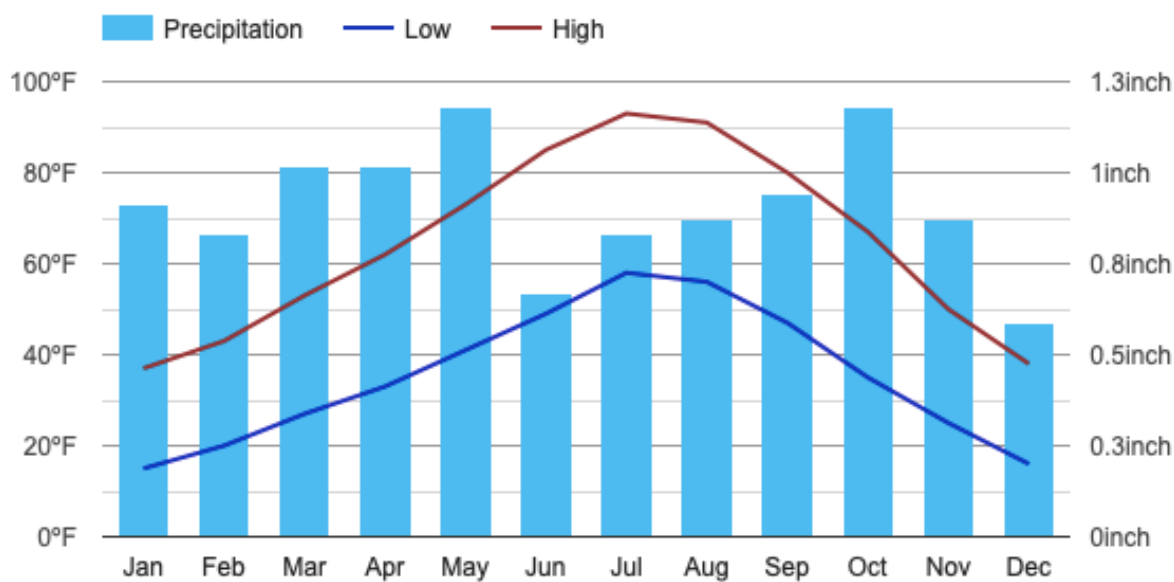
The exceptional natural environment of Goshen contributes to a high quality of life for residents. Therefore, preserving and maintaining the Town's natural resources remains a crucial objective. This chapter addresses issues and concerns relating to Goshen's environment, provides information about current conditions, incorporates public input, lists goals for preservation and maximization of natural resources, and lays out approaches and strategies for implementation of those goals. This chapter should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the Town.

6.2 Existing Conditions

6.2.1 Climate and Vegetation

Climate

The climate in Goshen is semi-arid, characterized by low humidity, wide temperature ranges, and low seasonal precipitation. The closest meteorological station that can provide additional weather data is located in Elberta, approximately three miles west of Goshen. Although the station is not within Goshen, it provides a reliable source for weather data as the station exists at a similar elevation and orientation. The data in the following table reflects weather patterns in Elberta, as no weather data for Goshen is available.



US Climate Data, 2021

Vegetation

Goshen's natural vegetation in high elevation areas includes grasses, sagebrush, and juniper trees. Vegetation found in mid to low elevation areas includes wetland reeds and Russian olive trees. The main crop produced in the Town is alfalfa hay.

6.2.2 Environmental Resources

Air and Water

Goshen is isolated from Utah's more urbanized Wasatch Front and other metropolitan areas, and therefore enjoys naturally clean air. The Town also benefits from access to the nearby Goshen Reservoir, which is used for agricultural irrigation and domestic purposes, such as pasture flooding and garden watering.

In 2022, Goshen will receive natural gas, which will reduce the amount of wood and coal burning in the Town, thereby improving overall air quality.

Soils

A survey of the soils in and around Goshen shows several different soil types, dominated by a variant of fluvial soils.

6.2.3 Natural Hazards

Floods

According to the Federal Emergency Management Agency (FEMA), Goshen is outside of Utah Lake's official floodplain. Risks for flooding in the Town are minor.

Fires

The potential for wildfires in and around Goshen is high due to the dry climate and low fuel moisture. Goshen has potential for several fires per year. Areas of the town with juniper and oak trees, which burn easily, are at a higher risk for fires. According to the Federal Emergency Management Agency (FEMA), the majority of land in Goshen has a fire risk index of about -65.1, while some areas of the Town have a risk index of up to -670.3. Low numbers on the fire risk index indicate wetter areas with low fire risk, with the lowest rating at -1.1. High numbers imply dry areas and increased fire risk, with the highest rating at -670.3.

6.2.4 Geological Hazards

Hazard levels from geologic and/or geographic phenomena are relatively high for Goshen. Thus, potential hazards caused by regional soils and geology must be taken into account when considering development proposals. Goshen's efforts to minimize soil and geologic hazards to people and properties can include the following:

- Special review procedures and ordinances in addition to land use ordinance bulk standards for building on hillsides or other environmentally sensitive areas.
- Requiring developers to identify and assess soils and geologic hazards prior to development through the preparation, submission, and review of thorough geotechnical reports.
- Preparing construction policies for roads and other improvements on sensitive water rich soils.
- Regulations that limit development densities on lands that contain severe hazards or constraints.
- Selecting construction sites that have been carefully evaluated by professional geologists and/or engineers.

Earthquakes

While there are no known active faults within the incorporated Town, Goshen is surrounded by earthquake potential. The closest fault is located at the base of the Long Range

Mountains to the south and east of the Town. Several faults along the Wasatch Mountains and at the center of Utah Lake, all of which could have damaging effects on Goshen during an event. The largest earthquake near Goshen was recorded as a 3.14 level earthquake.

Landslides and Liquefaction

Goshen sits at the southern end of Goshen Bay, which is part of Utah Lake. Close proximity to the lake creates a high liquefaction potential for much of the northern half of the community and moderate potential for the remaining area. As the elevation increases to the south, liquefaction becomes a minor issue.

6.3 Public Input

6.4 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Preserve Goshen's open spaces and natural resources, including wetlands and farmlands.

Goal 2: Anticipate and work towards a Town-wide household waste recycling program.

6.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

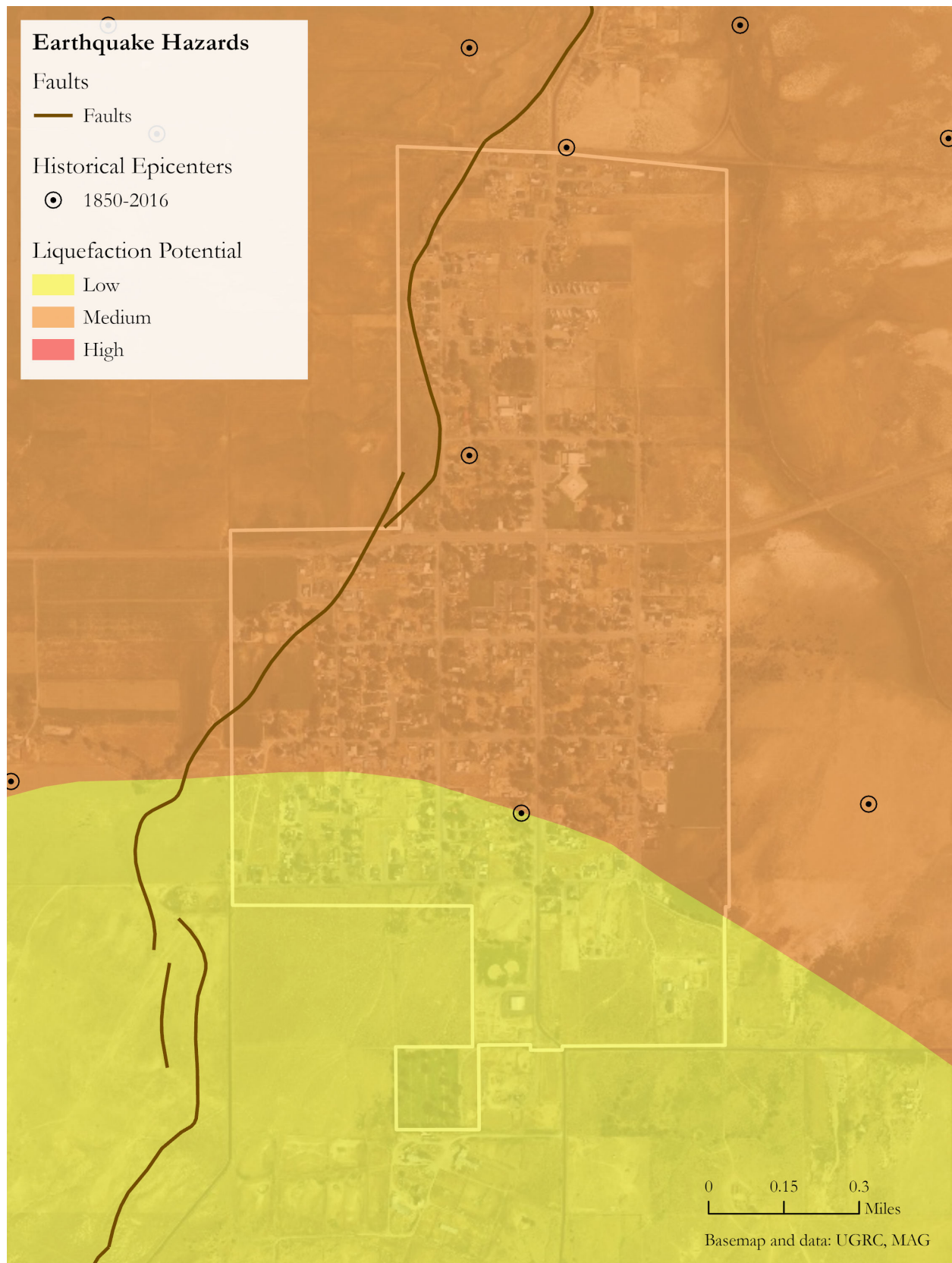
Goal 1: Preserve Goshen's open spaces and natural resources, including wetlands and farmlands.

The Town will work to enforce all zoning ordinances that restrict the use and development of open spaces and natural resources. Development will be encouraged mainly in the Town's central business district, or Main Street.

Goal 2: Anticipate and work towards a Town-wide household waste recycling program.

Goshen estimates that recycling bins will be available for resident use within the next five to ten years. The Town will advocate for a recycling program to be established as soon as funding permits.

Map 6.1: Earthquake Hazards



Annexation

7.1 Overview

7.1.1 Introduction

7.2 Existing Conditions

7.2.1 Future Annexation Petition Considerations

7.2.2 Municipal Services and Tax Implications

7.2.3 Affected Entities

7.3 Public Input

7.4 Goals

7.5 Approach and Opportunities

7.1 Overview

7.1.1 Introduction

Annexation is the governmental process of bringing parcels of land into the jurisdiction of a municipal body. In the United States, this process most commonly happens with cities and adjacent or nearby parcels of unincorporated land. This process is employed when landowners wish to receive the benefits of a municipality or when a municipality wishes to increase its size, typically for revenue purposes or to respond to overwhelming public opinion. Refer to Utah Code 10.2.4 for the legislation relating to annexation, when it can be employed, petition requirements, public noticing, and other topics.

This chapter focuses on the formalization of Goshen's annexation policy. The chapter should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the Town.

7.2 Existing Conditions

7.2.2 Future Annexation Petition Considerations

Goshen will annex lands when such annexation helps the Town realize the goals of the Land Use Chapter. To that end, the Town supports entering beneficial annexation agreements, inter-local agreements, and boundary management pacts with adjoining public entities. Annexed property should be developed in accordance with Town requirements as set forth in the Land Use Chapter of the General Plan. The Town will also adhere to the following annexation guidelines.

1. Areas to be annexed must be contiguous to the corporate limits of the Town at the time of submission of the annexation request.
2. Proposed annexations will not be approved if they create an island or peninsula of the unincorporated areas.
3. Areas to be annexed must be contiguous to the corporate limits of another incorporated town or be a part of a previously filed annexation petition that has not been denied, accepted, or approved.
4. When feasible, the Town favors annexation along boundaries of water, sewer improvements, or special service districts.
5. The Town shall not annex territory for the sole purpose of acquiring revenue.
6. The annexation petition must comply with the requirements of Section 10-2-403, Utah Code Annotated, as amended from time to time.

The Planning Commission shall review all proposed annexations and make a recommendation to the Town Council (as set forth in the State Statute) concerning the parcel to be annexed and any effects on the Town's current land usage (as set forth in the Land Use Chapter of the General Plan).

Goshen will consider annexation only in those areas where the Town has the potential to provide urban services, either directly or through inter-local cooperative agreements. These areas may include locations served by the Town's current and future water system, sewer system, and police and fire protection services.

Development in geologically and environmentally sensitive lands will be limited. New development will be prohibited in areas with elevation higher than 5,000 feet unless the development would not adversely impact the following factors: fault and earthquake hazards; subsurface rock and soil types; slope of the land; groundwater recharge areas and local

groundwater conditions; flood hazards and erosion types; flood plains; elevation; cost of Town services; wildlife habitat; and water quality.

7.2.3 Municipal Services and Tax Implications

Services will be extended to annexed areas based on current needs at the cost of the developer. All extensions of municipal services must comply with all Town ordinances and the General Plan and will be paid for by the developer. The developer or property owner will finance the services.

Each proposal for annexation will be evaluated on its potential tax base with regard to anticipated costs for services. The evaluation method will be based on the Town's previous fiscal year budget divided by the number of single privately owned dwellings and business structures, prorated by the anticipated privately owned dwellings and business structures within the proposed annexation area to establish a cost for service. The anticipated tax base will be estimated from the prior three years' building permits average (cost of construction estimate) multiplied by the number of expected new constructions of single privately owned dwellings and business structures in the proposed annexation.

7.2.4 Affected Entities

Utah County

The County's policy is that municipal development should take place in cities and towns. The Town will be able to serve all the potential land to be annexed in Goshen.

Utah State Lands

Several areas in the annexation district include designated state lands. Development in these areas would be compatible with the State's goal of preserving open space.

Nebo School District

The school district is involved in the boundaries of the annexation area. Thus, Nebo School District will provide school service to the proposed area.

Bureau of Land Management (BLM)

Several areas within the annexation district include BLM land. Development in these areas would be compatible with BLM's goal of preserving open space and maintaining a positive impact on the land.

7.3 Public Input

7.4 Goals

Goshen's community vision is to create a thriving, family friendly community by maintaining a rural culture, strengthening small businesses, and preserving Town heritage. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

Goal 1: Goshen will anticipate and prepare for higher housing density that will come through future annexations.

Goal 2: Developers and property owners will be required to supply their own amenities and resources (water tanks, etc.) when developing a property.

7.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the Town may choose to explore to ensure maximum effectiveness.

Goal 1: Goshen will anticipate and prepare for higher housing density that will come through future annexations.

The Town will adhere closely to the current zoning and future zoning maps to ensure efficient, organized development. Preparing for densification may include adding accessory dwelling units to single family homes and developing duplex, threeplex, or fourplex apartments.

Goal 2: Developers and property owners will be required to supply their own amenities and resources (water tanks, etc.) when developing a property.

The Town seeks to work with developers who want to give back to Goshen and help the community grow. Developers who require the Town to provide for them may be denied their proposals.

Map 7.1: Annexation Boundary

