

UINTAH COUNTY GENERAL PLAN

APPENDIX TO THE 2017 UPDATE



TABLE OF CONTENTS

1	STATE STATUTE.....	2
2	DEVELOPMENT OF THIS PLAN	4
3	GLOSSARY of PLANNING TERMS	13

STATE STATUTE

Effective 5/10/2016

17-27a-401. General plan required -- Content -- Resource management plan -- Provisions related to radioactive waste facility.

- (1) To accomplish the purposes of this chapter, each county shall prepare and adopt a comprehensive, long-range general plan:
- (a) for present and future needs of the county;
 - (b)
 - (i) for growth and development of all or any part of the land within the unincorporated portions of the county; or
 - (ii) if a county has designated a mountainous planning district, for growth and development of all or any part of the land within the mountainous planning district; and
 - (c) as a basis for communicating and coordinating with the federal government on land and resource management issues.
- (2) To promote health, safety, and welfare, the general plan may provide for:
- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and renewable energy resources;
 - (e) the protection of urban development;
 - (f) the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
 - (j) an official map.
- (3)
- (a) The general plan shall contain a resource management plan for the public lands, as defined in Section 63L-6-102, within the county.
 - (b) The resource management plan shall address:
 - (i) mining;
 - (ii) land use;
 - (iii) livestock and grazing;
 - (iv) irrigation;
 - (v) agriculture;
 - (vi) fire management;
 - (vii) noxious weeds;
 - (viii) forest management;
 - (ix) water rights;
 - (x) ditches and canals;
 - (xi) water quality and hydrology;
 - (xii) flood plains and river terraces;
 - (xiii) wetlands;
 - (xiv) riparian areas;
 - (xv) predator control;
 - (xvi) wildlife;
 - (xvii) fisheries;
 - (xviii) recreation and tourism;
 - (xix) energy resources;

- (xx) mineral resources;
 - (xxi) cultural, historical, geological, and paleontological resources;
 - (xxii) wilderness;
 - (xxiii) wild and scenic rivers;
 - (xxiv) threatened, endangered, and sensitive species;
 - (xxv) land access;
 - (xxvi) law enforcement;
 - (xxvii) economic considerations; and
 - (xxviii) air.
- (c) For each item listed under Subsection (3)(b), a county's resource management plan shall:
- (i) establish findings pertaining to the item;
 - (ii) establish defined objectives; and
 - (iii) outline general policies and guidelines on how the objectives described in Subsection (3)(c)(ii) are to be accomplished.
- (4)
- (a) The general plan shall include specific provisions related to any areas within, or partially within, the exterior boundaries of the county, or contiguous to the boundaries of a county, which are proposed for the siting of a storage facility or transfer facility for the placement of high-level nuclear waste or greater than class C radioactive nuclear waste, as these wastes are defined in Section 19-3-303. The provisions shall address the effects of the proposed site upon the health and general welfare of citizens of the state, and shall provide:
 - (i) the information identified in Section 19-3-305;
 - (ii) information supported by credible studies that demonstrates that the provisions of Subsection 19-3-307(2) have been satisfied; and
 - (iii) specific measures to mitigate the effects of high-level nuclear waste and greater than class C radioactive waste and guarantee the health and safety of the citizens of the state.
 - (b) A county may, in lieu of complying with Subsection (4)(a), adopt an ordinance indicating that all proposals for the siting of a storage facility or transfer facility for the placement of high-level nuclear waste or greater than class C radioactive waste wholly or partially within the county are rejected.
 - (c) A county may adopt the ordinance listed in Subsection (4)(b) at any time.
 - (d) The county shall send a certified copy of the ordinance described in Subsection (4)(b) to the executive director of the Department of Environmental Quality by certified mail within 30 days of enactment.
 - (e) If a county repeals an ordinance adopted under Subsection (4)(b) the county shall:
 - (i) comply with Subsection (4)(a) as soon as reasonably possible; and
 - (ii) send a certified copy of the repeal to the executive director of the Department of Environmental Quality by certified mail within 30 days after the repeal.
- (5) The general plan may define the county's local customs, local culture, and the components necessary for the county's economic stability.
- (6) Subject to Subsection 17-27a-403(2), the county may determine the comprehensiveness, extent, and format of the general plan.
- (7) If a county has designated a mountainous planning district, the general plan for the mountainous planning district is the controlling plan and takes precedence over a municipality's general plan for property located within the mountainous planning district.
- (8) Nothing in this part may be construed to limit the authority of the state to manage and protect wildlife under Title 23, Wildlife Resources Code of Utah.

Amended by Chapter 265, 2016 General Session

DEVELOPMENT OF THIS PLAN

Uintah County placed a high priority on data quality and public involvement for the development of this plan. This was gathered through six different avenues:

- **Natural resource issue database.** Information on current local policy and on environmental conditions was gathered and compiled into a database. This information can be found online at (<http://www.basinpublicresources.com/>).
- **Online public surveys.** A website was created for the initiative (<http://UintahGeneralPlan2016.com>). It was advertised through the County’s social media channels, local radio, signs, and over 4,600 postcard invitations. There were 27 questions on community issues (housing, land use, transportation, etc), and 27 individual surveys (one for every issue addressed in the Resource Management section). There were 234 respondents to the community survey, and each resource issue generated a different number of responses.
- **Subject matter stakeholder interviews.** Individual interviews were conducted with different stakeholder groups and subject matter experts. These interviews were conducted via telephone or in-person by the project consultant. The results of these interviews were incorporated into the plan, but the commenters were promised anonymity.
- **Focus group surveys.** County staff conducted individual presentations and conducted surveys with a number of groups. The County Planning Commission and Public Lands Committee served as the primary focus groups.
- **State Agency review.** As drafts were developed for each natural resource issue, they were reviewed and edited by state agency subject matter experts.
- **Public open house events and hearings.** Open house events were held in different locations throughout the County. The Planning Commission and County Commission meetings also followed standard noticing protocol.
 - Public open house #1, Fort Duchesne - November 9, 2016.
 - Public open house #2, Vernal – November 10, 2016.
 - Uintah Public Lands Committee meeting, Vernal – January 17, 2017.
 - Government Agency meeting, Vernal – January 18, 2017.
 - Uintah Planning Commission hearings, Vernal – July 19, 2017.
 - Uintah County Commission meeting, Vernal – July 31, 2017.

PUBLIC OPINION

The findings of these efforts shaped the policies recommended by this plan. The most influential findings included:

- Three out of four survey respondents indicated that they are “satisfied” or “very satisfied” with their quality of life in Uintah County.
- 90% of survey respondents indicated that “maintaining rural character” is important to them in Uintah County.
- When asked about which issues needed more attention from the County, the top three answers included: economic growth (58%), parks and recreation (53%), and farmland preservation (46%).

- When asked about the efficiency of transportation system in the County, 70% of residents stated that it was “efficient” or “very efficient”. Respondents were less favorable on road maintenance.
- There seems to be strong support for transportation corridor preservation.
- Every response to the public survey was positive on whether the library was a good investment of resources.
- High speed internet was the utility identified as needing more investment.
- 10 of 178 responses stated that the County should not invest its time and resources into diversifying the local economy. Tourism, manufacturing and technology were felt to be the most viable industries to recruit.

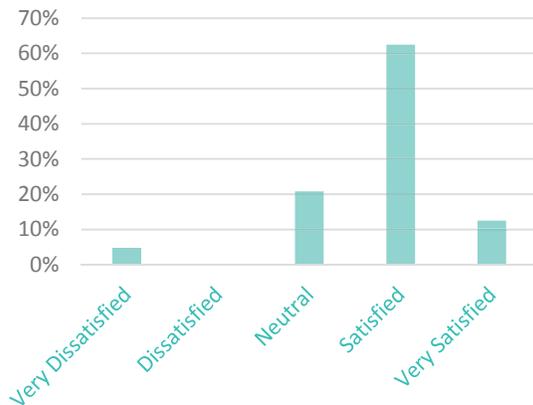
GENERAL PUBLIC SURVEY RESULTS

How satisfied are you with the quality of life in your community?

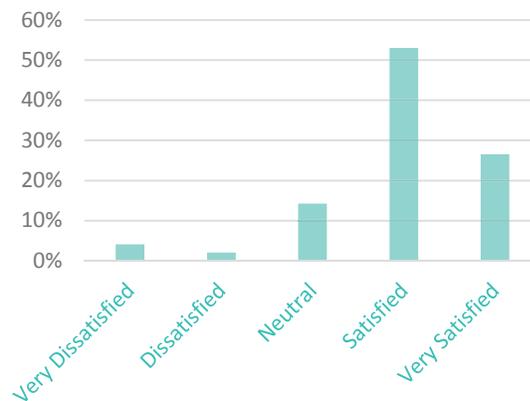
180 out of 183 people answered this question



(YOUTH) How satisfied are you with the quality of life in your community?

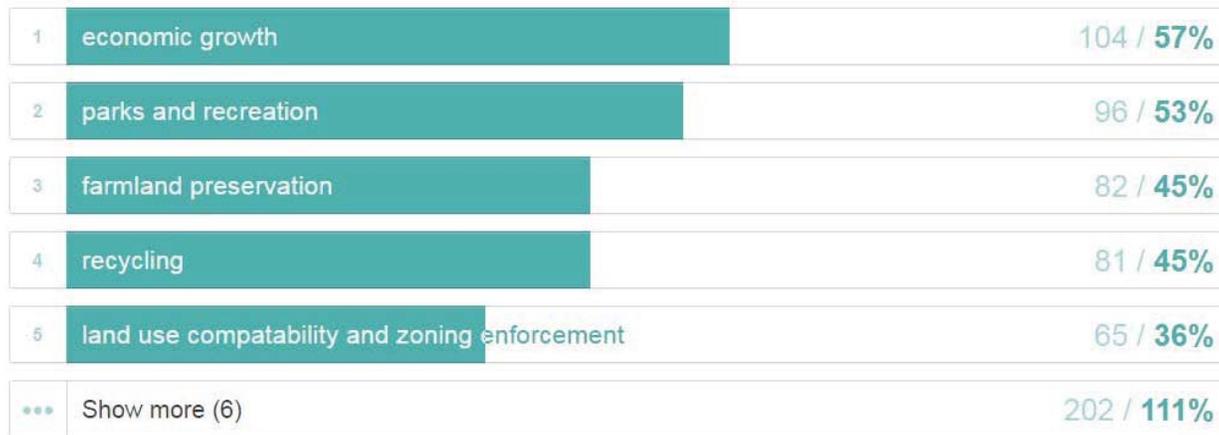


(CHAMBER) How satisfied are you with the quality of life in your community?

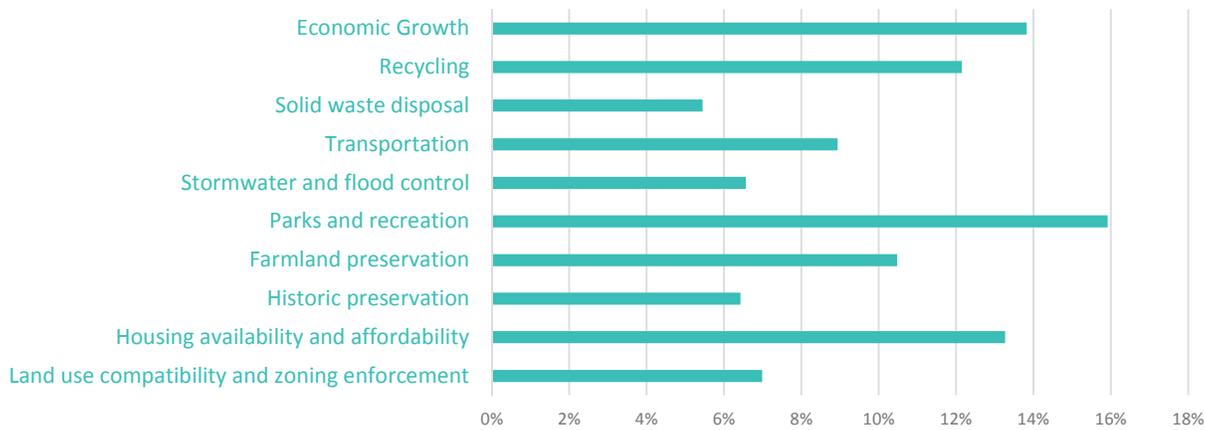


Which of these topics do you feel needs more attention in the County?

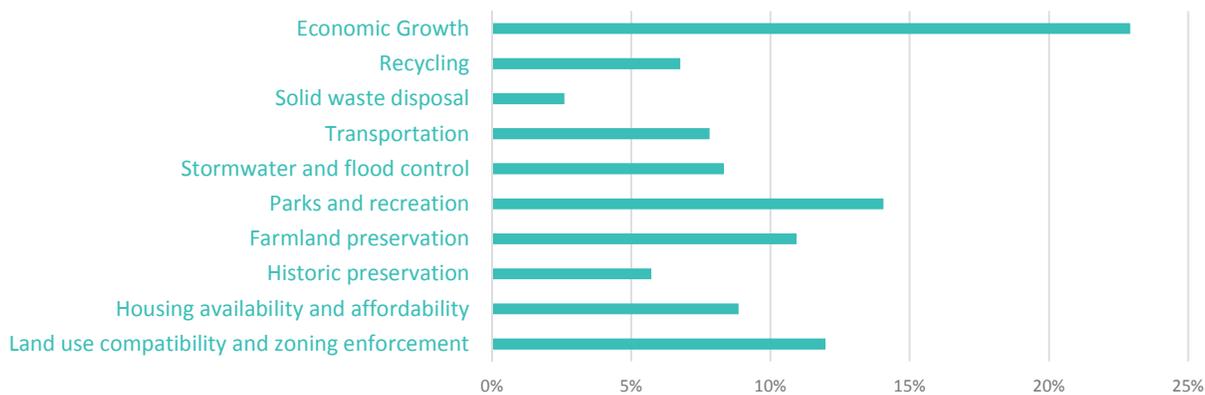
182 out of 183 people answered this question



(YOUTH) Which of these topics do you feel needs more attention in the County?



(CHAMBER) Which of these topics do you feel needs more attention in the County?



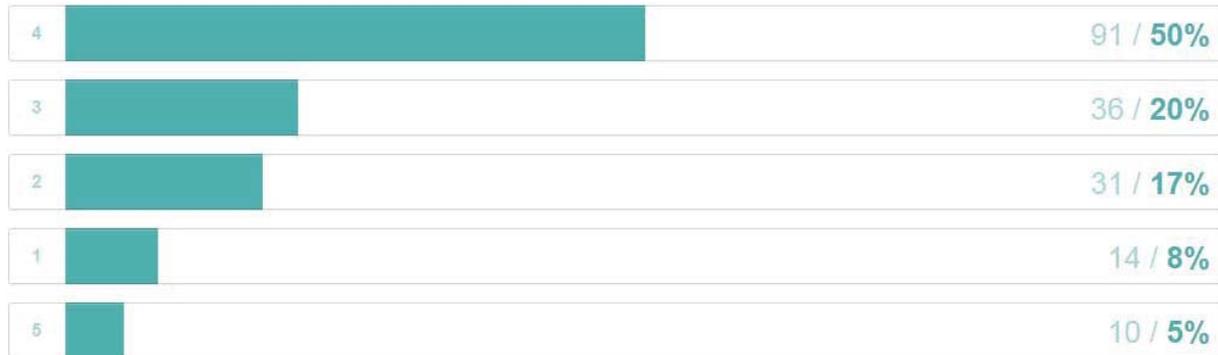
How would you rate the efficiency of highways and major roads in the County?

182 out of 183 people answered this question

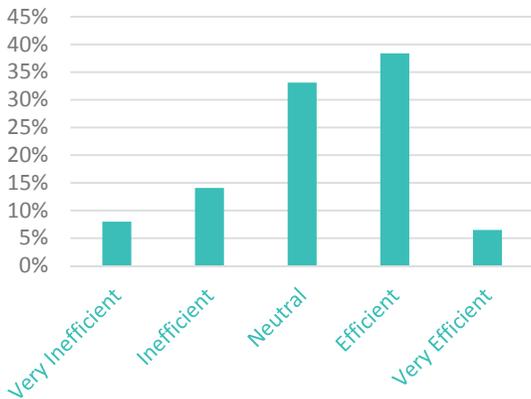
Average: 3.29



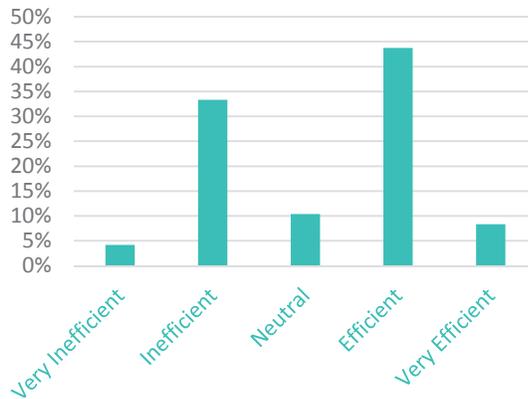
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(YOUTH) How would you rate the efficiency of highways and major roads in the County?



(CHAMBER) How would you rate the efficiency of highways and major roads in the County?



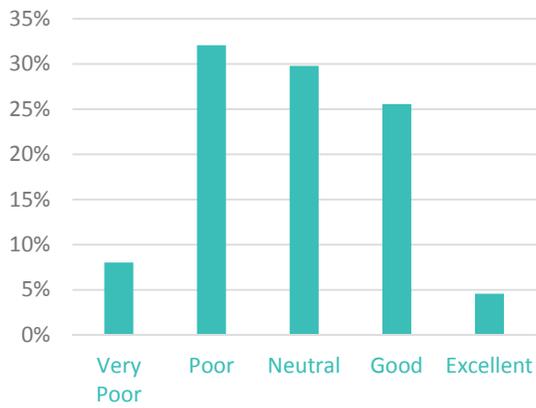
How would you rate the maintenance of local roads in the County?

182 out of 183 people answered this question

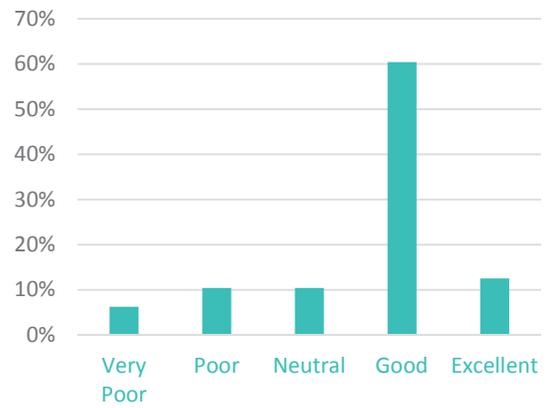
Average: 3.19



(YOUTH) How would you rate the maintenance of local roads in the County?

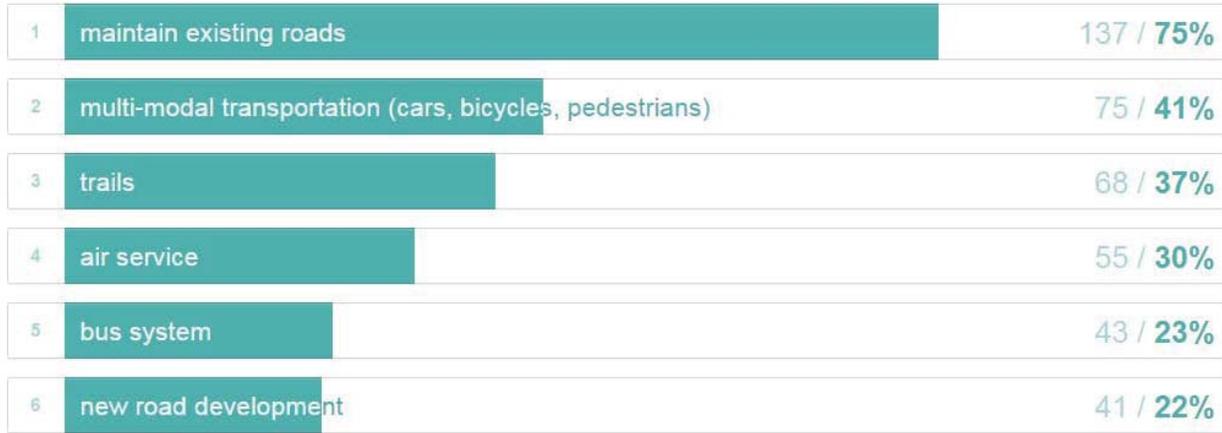


(CHAMBER) How would you rate the maintenance of local roads in the County?

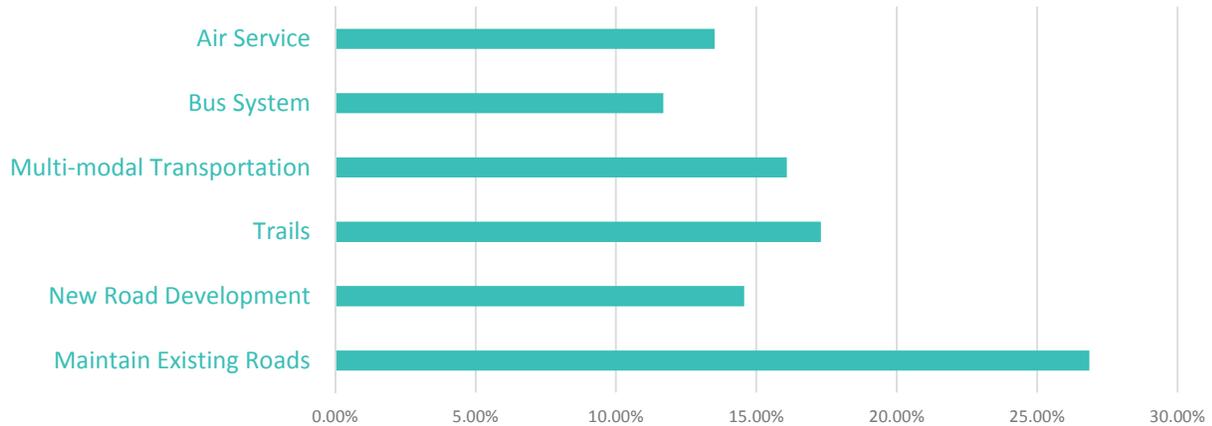


Which transportation options should be prioritized by the the County?

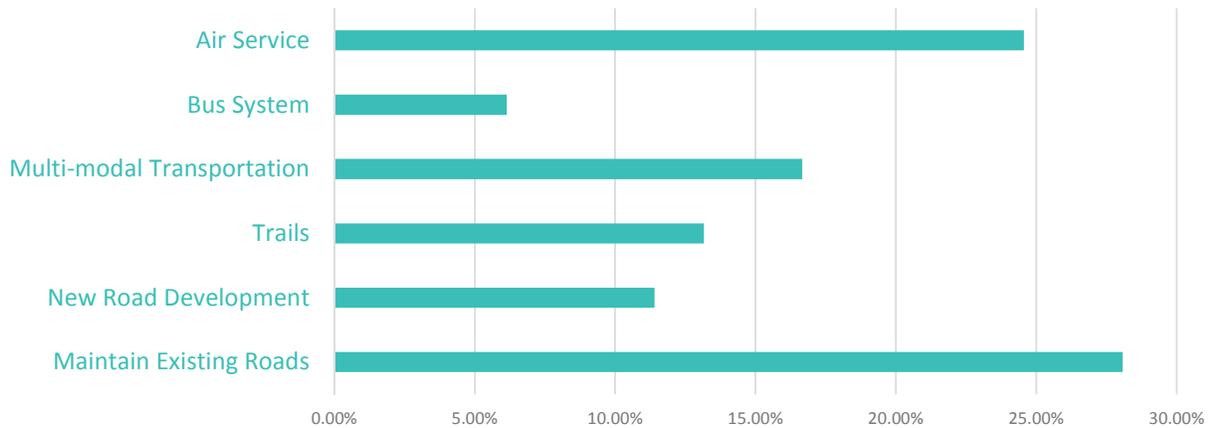
183 out of 183 people answered this question



(YOUTH) Which transportation options should be prioritized by the County?



(CHAMBER) Which transportation options should be prioritized by the County?

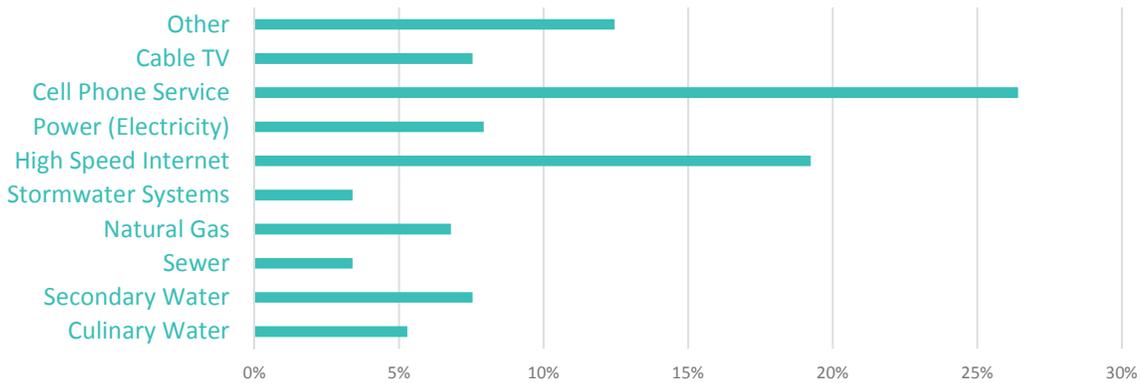


When considering utility infrastructure, which of the following is in most need of expansion or improvement?

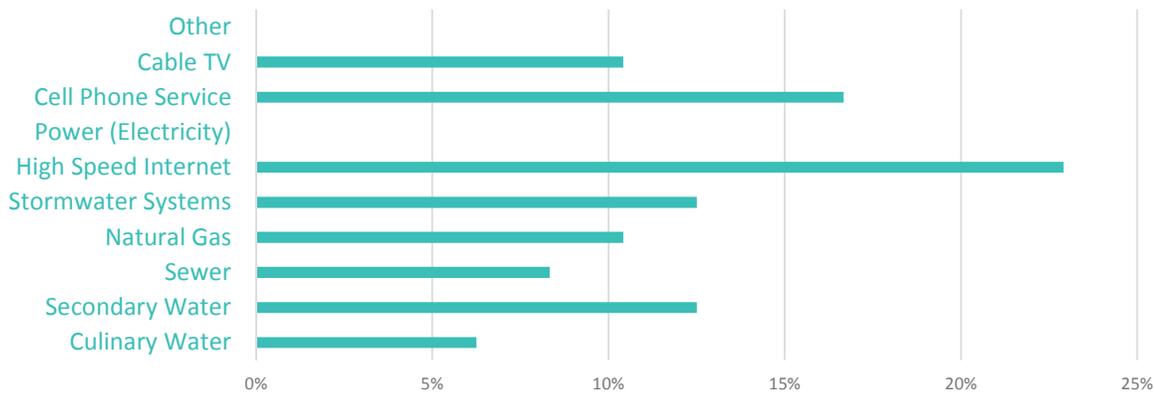
175 out of 183 people answered this question



(YOUTH) When considering utility infrastructure, which of the following is in most need of expansion or improvement?

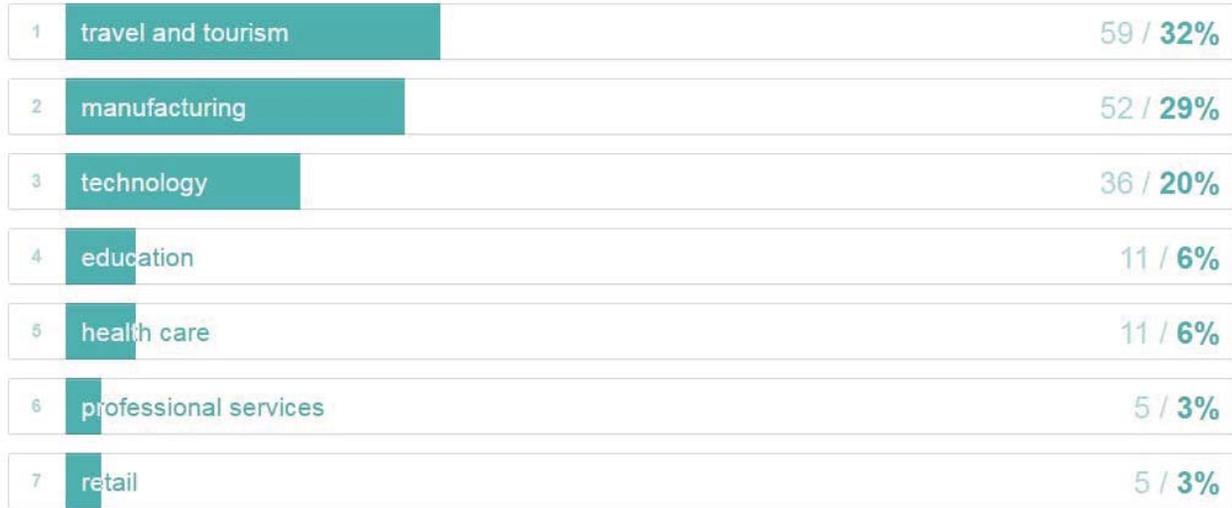


(CHAMBER) When considering utility infrastructure, which of the following is in most need of expansion or improvement?

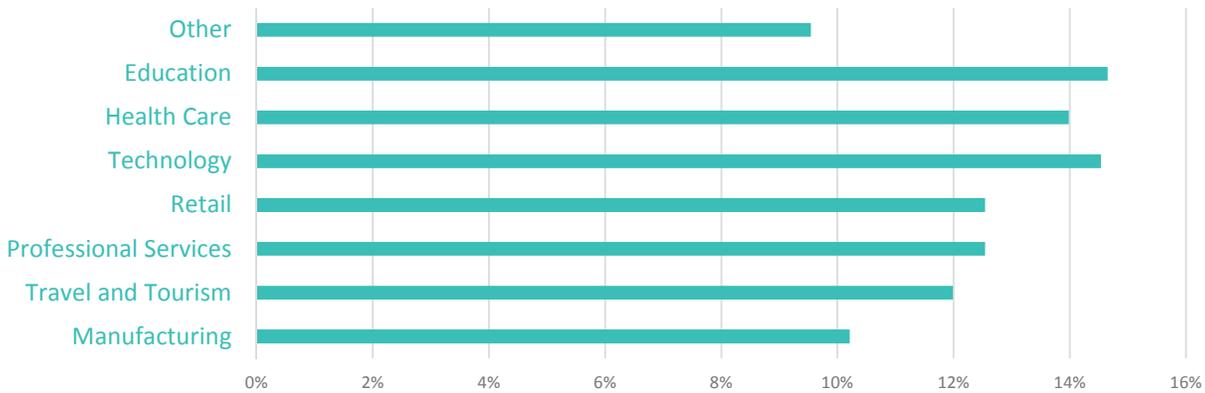


What industries should be prioritized for diversification of our economy?

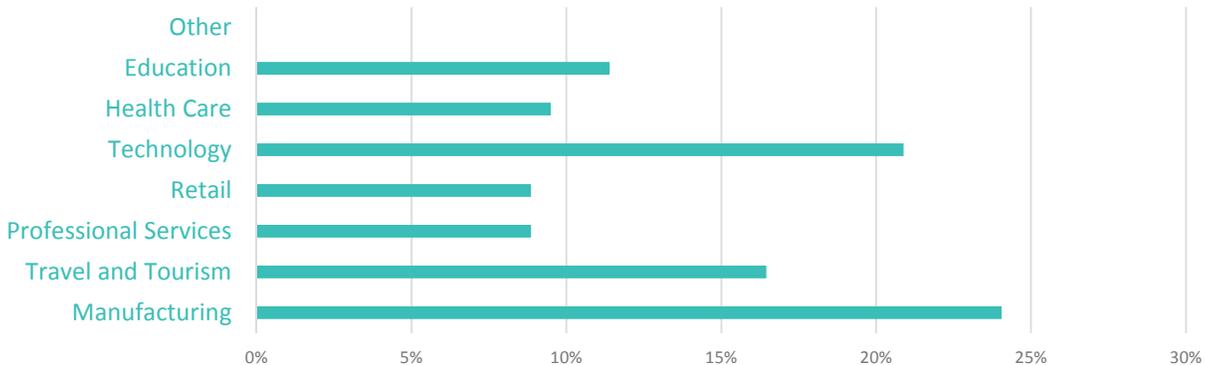
182 out of 183 people answered this question



(YOUTH) What industries should be prioritized for diversification of our economy?



(CHAMBER) What industries should be prioritized for diversification of our economy?



GLOSSARY OF PLANNING TERMS

Provided here are a list of general land-use terms and acronyms for the easy reference. Some terms listed are not included within the writing of this document though should be understood by those in and around land use and general planning.

Accessory Structure: A detached subordinate structure located on the same lot as the principal structure.

Acre: A unit of area used in land measurement and equal to 43,560 square feet. This is approximately equivalent to 4,840 square yards, 160 square rods, 0.405 hectares, and 4,047 square meters.

Affordable Housing: Housing that has its mortgage, amortization, taxes, insurance, and condominium and association fees constituting no more than 30% of the gross household income per housing unit. If the unit is rental, then the rent and utilities constitute no more than 30% of the gross household income per rental unit.

Agriculture Use: The use of land for farming, dairying, pasturage, general ranching, timber, grazing, apiculture (bees), aquaculture (fish), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities.

Agricultural Conservation Easement: Easements that specifically restrict farmland from development or specified farming practices and give farmers income, property, and estate tax reductions.

Alley: A permanently reserved public or private secondary means of access to a property.

Americans with Disabilities Act (ADA): A congressional law passed in 1990, which provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities as well as clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities.

Arterial: A major street, which is normally controlled by traffic signs and signals, carrying a large volume of through traffic.

Benchmark: A performance-monitoring standard that allows a local government to periodically measure the progress of a local comprehensive plan's goals and policies; also, a fixed and recorded elevation point from which another, relative elevation can be surveyed.

Berm: A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.

Bubble Diagram: A design concept plan for which detail is not the goal. Layouts using bubbles and boldly drawn lines to outline the basic locations for existing or proposed design elements. Often used at the beginning of the design process to outline the skeletal (basic) concept layouts.

Buffer Zone: An area separating two incompatible types of development or separating a development and sensitive natural resources.

Build Out: The maximum, theoretical development of land as permitted under zoning regulations.

Cluster Development Zoning (Clustering): Concentrating the total allowable dwelling units on a tract of land into higher densities on a smaller portion of the tract, leaving the remaining land as open space. For example, in a five-acre minimum lot zoned area, 10 units would be constructed on 50 acres; however, 10 units could also be 'clustered' on 20 acres (allowing minimum two-acre lots), leaving the remaining 30 acres as common open space.

Collector: A Street designed to carry a moderate volume of traffic from local streets to arterial streets; or from arterial streets to arterial streets.

Common (Open) Space: A substantially undeveloped area, usually including environmental features such as water areas or recreational facilities. (May include town squares, village greens, parks, or green belts intended for the common use of residents). Same as 'open or green space'.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Rural Development (HUD), the state departments of Administration and Commerce that provides money for community rehabilitation and development.

Community Development Zone: Zones meeting certain requirements and designated by the state Department of Commerce for the purpose of administering tax benefits designed to encourage private investment and to improve both the quality and quantity of employment opportunities.

Comprehensive (General or Visionary) Plan: A county, city, town, or regional development plan creating a visionary ‘general plan’. Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

Conditional Use: A land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.

Conservation Areas: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.

Conservation Development Zoning: A type of cluster development zoning that emphasizes a PUD (planned unit development) for preserving open space, wetlands, natural landscaping, floodplains, or other prioritized resources as well as for preventing storm water runoff.

Conservation Easement: A recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features.

Conservation Reserve Program: A federal Department of Agriculture program that pays farmers to convert ‘erodible’ cropland into vegetative cover.

Constraints: A planning term used to describe potential problems, issues, restrictions, hindrances, and setbacks in a project or process.

Dedicated Lands: The transfer of property from private to public ownership.

Design Guideline: An activity standard that preserves the historic or architectural character of a neighborhood, site, or building.

Design Review: An aesthetic evaluation, considering landscape design, architecture, materials, colors, lighting, and signs, of a development’s impact on a community

Design Standards: General criteria established to limit the impact of land uses or development requiring specific dimensional standards or construction techniques.

Down Zoning: A change in zoning classification that permits development that is less dense, intense, or restrictive. See also “up zoning”.

Dwelling Unit: The space in a building that comprises the living facilities for one family. See also “multifamily,” “single-family attached,” and “single-family detached dwelling”.

Easement: Written and recorded authorization by a property owner for the use of a designated part of the property by others for a specified purpose.

Ecological Impact: A change in the natural environment that could disrupt wildlife habitat or vegetation, or that could cause air, water, noise, or soil pollution.

Enterprise Development Zone: Zones meeting certain statutorily defined criteria and designated by the state Department of Commerce for providing tax incentives to new or expanding businesses whose projects will affect distressed areas. An enterprise development zone is “site specific,” applying to only one business, and is eligible for a set maximum tax credit. The department is allowed to vary zone benefits to encourage projects in areas of high distress.

Environmental Corridors: Linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.

Environmentally Sensitive Zones: Areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.

Floodplains: Land that has been or may be covered by flood water during a 'regional flood'. The floodplain includes the floodway and flood-fringe, and is commonly referred to as the 100-year floodplain.

- **Flood-fringe:** That portion outside of the floodway covered by water during a regional flood. This term is generally associated with standing water, but may under local floodplain zoning ordinances, be developed for specified purposes if development is protected from flooding.
- **Floodway:** The channel of a river or stream and those portions of the floodplain adjoining the channel required to discharge a regional flood. This term is generally associated with flowing water and is required by local floodplain zoning ordinances to remain undeveloped and free of obstructions.

Historic Zones: An area designated by a government authority, having buildings or places that are important because of their historical architecture or relationship, or because those areas were developed according to a fixed plan based on cultural, historical, or architectural purposes.

Home Owner's Association (HOA): A nonprofit organization made up of property owners or residents who are then responsible for costs and upkeep of semiprivate community facilities.

Impact Fees: Cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a political subdivision to offset the community's costs resulting from a development.

Industrial District: A district where the manufacturing, processing, research, development or storage of basic products from raw materials. This District may include but is not limited to flammable, explosive, or undesirable and offensive materials or conditions.

Infrastructure: Public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, lighting, and other public services.

Land Exchange: A transaction where a public agency or nonprofit organization exchanges a land parcel for another land parcel with high conservation value.

Land Trust: A private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.

Lot: A parcel of land that is occupied or intended for occupancy, including one main building and any accessory buildings, open spaces, or parking spaces.

Lot Averaging: The design of individual adjoining lots within a residential subdivision where the average lot is the minimum prescribed area for the zoning district. This is often used on the developed portions of cluster or PUD developments.

Manufactured Housing: A structure, containing within it plumbing, heating, air-conditioning, and electrical systems, that is transportable in one or more sections of certain sizes and is built on a permanent chassis, and when connected to the required utilities, is designed to be used as a dwelling with or without a permanent foundation. Such housing must comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act.

Mixed-Use Development: A development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

Moratorium: A temporary development freeze or restriction pending the adoption or revision of related public policies or provisions of public infrastructures or services.

Multifamily Dwelling: A building or portion occupied by three or more families living independently of each other.

National Environmental Policy Act (NEPA): A congressional act passed in 1969, establishing a national environmental policy. NEPA requires federal agencies to consider the environmental effects of decisions early in their decision-making processes and to inform the public of likely impacts. Environmental impact statements (EISs) are prepared consistent with this law.

Node: Design element which signifies an important object, place, or concept for past, present, or future planning.

Open Lands: The combination of Public Lands and Agriculture/Ranch Lands.

Open Spaces: See “common spaces”.

Parcel: See “lot”.

Pedestrian Friendly: Development primarily accessible to pedestrians rather than, or in addition, to automobiles and with an emphasis on walks, trails, or pathways rather than street parking.

Planned Unit Development (PUD): Land under unified control to be developed in a single development or a programmed series of phases. A planned development includes the provisions, operations, maintenance, facilities, and improvements that will be for the common use of the development districts, but which will not be maintained at general public expense.

Public Lands: State and Federal Lands available for public use. These lands include but are not limited to BLM, Forest Service, and Flaming Gorge NRA.

Regional Plan: A plan that covers multiple jurisdictions, often within the administrative area of a regional planning commission, and that can be prepared jointly by cooperating municipalities, regional planning commissions, state agencies, or other entities.

Right-of-Way (ROW): A strip of land occupied by or intended to be occupied by a street, crosswalk, walkway, utility line, or other access.

Riparian Areas: The shore area adjacent to a body of water.

Scenic Easement: An easement intended to limit development in order to preserve a view or scenic area.

Scenic Corridor: A linear landscape feature that is visually attractive (for example, stream corridors or hillside bluffs).

Secondary Dwelling Unit: An additional dwelling unit in a freestanding building or above a residential garage and located within or on the same lot as the principal dwelling unit.

Smart Growth: An approach to land-use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to town centers and older neighborhoods. In developing new areas, the approach is more town center complimenting, is transit and pedestrian friendly oriented, and has a greater mix of housing types, commercial, and retail uses. Smart-growth approaches preserve open space and other environmental amenities using mixed use and clustering practices where possible.

Spot Zoning: A change in the zoning code or area maps that is applicable to no more than a few parcels. Generally regarded as undesirable because it violates equal treatment; areas given a spot zone change should have approved reasoning beneficial to the community and or region to avoid the feel of favoritism.

Traffic Calming: The process of increasing pedestrian safety via decreasing automobile speed and volume. This is also a valuable tool for rural economic growth allowing curb appeal to stand out in the small businesses of a rural community.

Transfer of Development Rights: A technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement.

Up Zoning: Changing the zoning designation to allow higher densities or less restrictive use.

Urban Forest: All trees and associated vegetation in and around a city, village, town, or concentrated development.

View shed: A view or collection of elements within a view that are deemed scenic and/or of value. Similar to the preservation of a view corridor whereas a certain line of sight is desirable and beneficial to the area.

Watershed: The area where precipitation drains to a single body of water such as a river, wetland, or lake.

Wellhead Protection: A plan to determine the water collecting area for a public well, identify the pollution sources within that area, and detect, prevent, and remedy potential contamination to the collecting area.

Wetlands Inventory Map: A map of wetlands classified according to their vegetation, hydrology, and types of human influence, used to identify wetlands for protection.

DEVELOPING ALL OUR RESOURCES

UINTAH COUNTY GENERAL PLAN 2016

