UINTAH COUNTY GENERAL PLAN

2017 UPDATE

DEVELOPING ALL OUR RESOURCES

UINTAH COUNTY GENERAL PLAN 2016

Uintah County residents value the County's unique character, stunning natural landscapes and its abundance of natural resources. They take pride in a County that has a rich, colorful history and a bright, promising future. Residents feel that these attributes are important to preserve for future generations and should be considered as part of land use and economic development decisions.

The County strongly supports protecting and maintaining the rights of County residents and businesses to responsibly use and develop these resources.

(For further information about Uintah's natural resources, please refer to the Uintah County Resource Management Plan and Appendix).

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A. PURPOSE & APPROACH

I. ROLE OF THIS PLAN

Uintah County recognizes the need for proactive county-level planning and land use management. Utah State Law (Title 17 Chapter 27a) allows local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings.

This Plan will serve as a framework for County decision makers as they consider future land use, development, and other decisions. The Plan is designed to provide a formal policy foundation for enhancing County and community relations, pursuing economic development activities, coordinating infrastructure planning, encouraging natural resource use, and fostering County and federal/state cooperation.

It is anticipated that the Plan will be updated and revised as circumstances change, new data becomes available, and new challenges and opportunities arise. The process for amending the Plan, as outlined in Utah state law and County ordinances requires adequately noticed public hearings and formal action by the Uintah County Planning Commission and Uintah County Board of County Commissioners.

II. DEVELOPMENT OF THIS PLAN

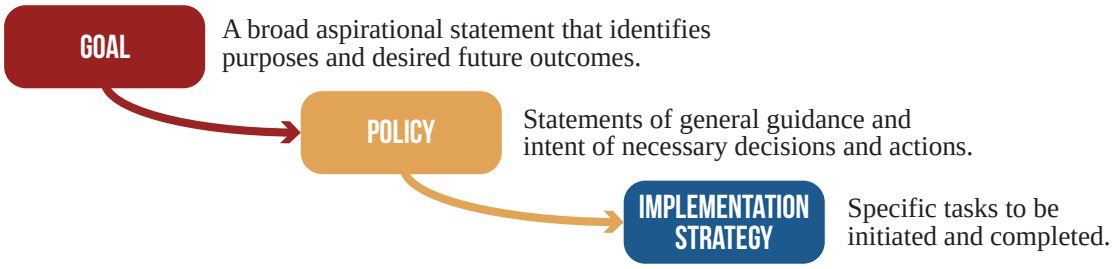
The Uintah County Planning Commission and Board of County Commissioners placed a high priority on public involvement in the development of this plan. Public participation strategies utilized in the formulation of this Plan were provided in four different ways:

- online public surveys
- subject matter stakeholder interviews
- focus group meetings and surveys; and
- public open house events and public hearings

The public participation occurring during the formulation of this Plan was instrumental in shaping the Plan content and direction. (Further discussion of the development of this plan and public input results can be found in the Uintah County General Plan 2017 Appendix).

III. PLAN STRUCTURE AND APPROACH

Each element of the General Plan provides background and context materials, as well as goals, policies, and implementation strategies that the County will pursue to promote the achievement of this Plan.



B. UINTAH COUNTY SOCIOECONOMIC PROFILE

Uintah County residents value the County's unique character, stunning natural landscapes and its abundance of natural resources. They take pride in a County that has a rich, colorful history and a bright, promising future. Residents feel that these attributes are important to preserve for future generations and should be considered as part of land use and economic development decisions. The County strongly supports protecting and maintaining the rights of County residents and businesses to responsibly use and develop these resources. (For further information about Uintah's natural resources, please refer to the Uintah County Resource Management Plan and Appendix).

I. LAND JURISDICTION

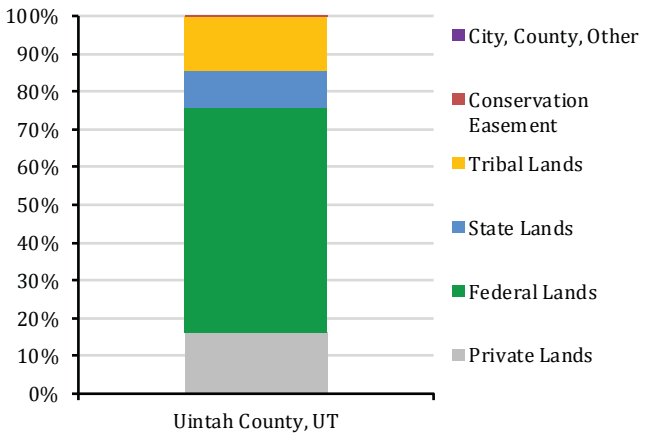
- Only 15% of land in Uintah County is privately held by non-governmental entities. The Bureau of Land Management is the largest holder of lands with almost 48% under their jurisdiction.
- The energy resources in Uintah County create the primary industry in the region. However, because the County only has direct influence over 15% of all land within its border, the County will need to maintain partnerships with a number of entities. Many policy decisions regarding public lands will be made without the direct control of Uintah County. These decisions can have significant impacts on the growth and economy of the County.
- Demand for energy from the Basin is expected to continue. Therefore, successful intergovernmental collaboration will continue to be critical to the feasibility of the energy and extraction industries.
- In spite of the significant federal land holdings, the total federal Payment in Lieu of Taxes to Uintah County only constitute about 5% of the county's annual operating revenue. This disparity highlights the need for coordination with federal land agencies to utilize public land for economic development.
- In 2015, it was estimated that the Native American component of Uintah's population was 7.5%, while over 16% of the total land area is under tribal jurisdiction.

Uintah County Landownership

Private lands	437,190 (15.2%)
Federal lands	1,709,996 (59.4%)
United States Forest Service	268,809 (9.3%)
Bureau of Land Management	1,376,957 (47.8%)
National Park Service	54,124 (1.9%)
Other Federal ownership	10,106 (0.4%)
State lands	261,667 (9.1%)
Institutional Trust Lands (SITLA)	234,962 (8.2%)
Other State ownership	26,705 (0.9%)
Tribal lands	472,014 (16.4%)
Total Area	2,880,868

Source: EPS (2016)

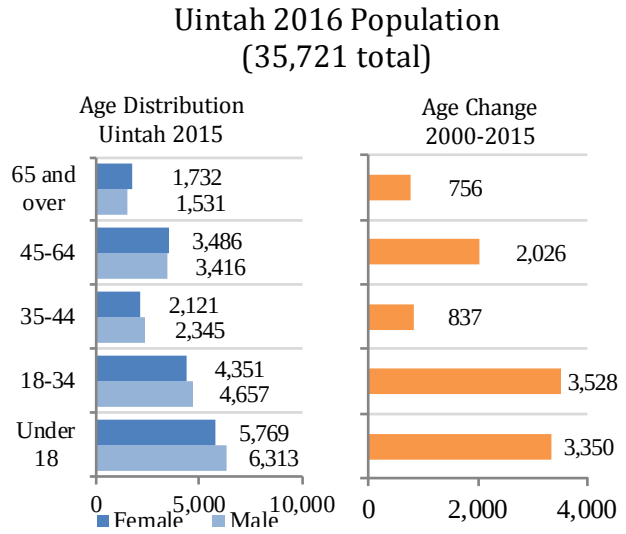
Land Ownership, Percent of Land Area



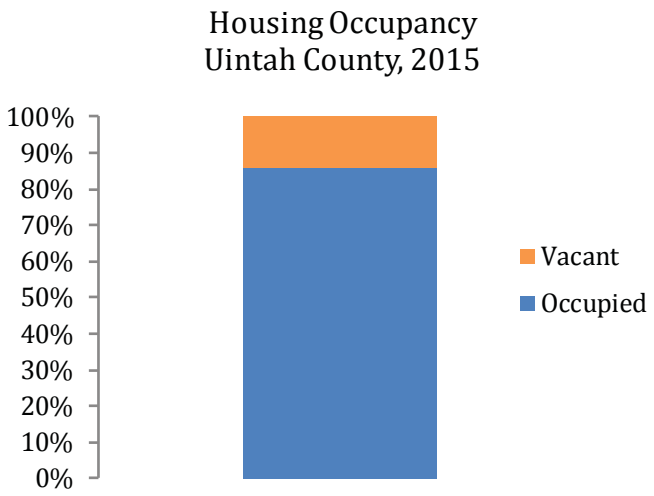
USGS, Gap Analysis Program 2016. Protected Areas Database of the United States v.1.4

II. POPULATION AND HOUSING

- In 2016, the Utah Population Committee estimated that the population of Uintah County is 36,580. (The US Census estimates a population of 35,721 in 2016). Approximately 2/3 of the population is located in the unincorporated areas of the County. [see chart]
- In recent years, the majority of the population growth in the Uinta Basin was in Uintah County. Approximately two of every three new residents located in Uintah County.
- The median age of the County is rising, but at a rate slower than neighboring counties (from 29.0 in 2000 to an estimated 29.7 in 2015).
- Uintah County saw population growth of 41% since 2000, and 70.2% since 1990. Almost half of that growth was due to migration.
- The fluctuations in the energy and natural resource extraction markets has a direct impact on the population of Uintah County. Forecasting will become more stable as the population grows and the economy diversifies.
- In 2015, the American Community Survey estimated that 7.5% of the population in the County is Native American, and an additional 8.0% identify as Hispanic.
- Population trends in Uintah County show growth in the proportion of young families. This is likely an indicator of Uintah County's relatively diversified economy.
- The fluctuating nature of Uintah County's primary economy creates challenges for the housing industry.
- The median monthly mortgage was $1,324 (in 2015). It is estimated that one in four residents pays more than 30% of their household income to their mortgage. (The statewide average in 2015 was $1,428).
- The median gross rent was $972 (as of 2015). It is estimated that almost one in three residents pays more than 30% of their income to rent. (The statewide average in 2015 was $887).
- There are 11,972 total housing units in Uintah County. Three out of four housing units are owner-occupied. (The statewide average in 2015 was 69%). [see chart]



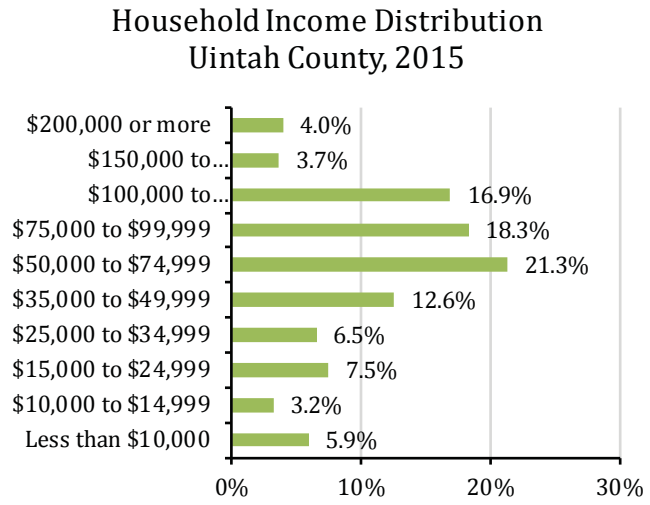
US Dept of Commerce, 2016. Census Bureau, American Community Survey



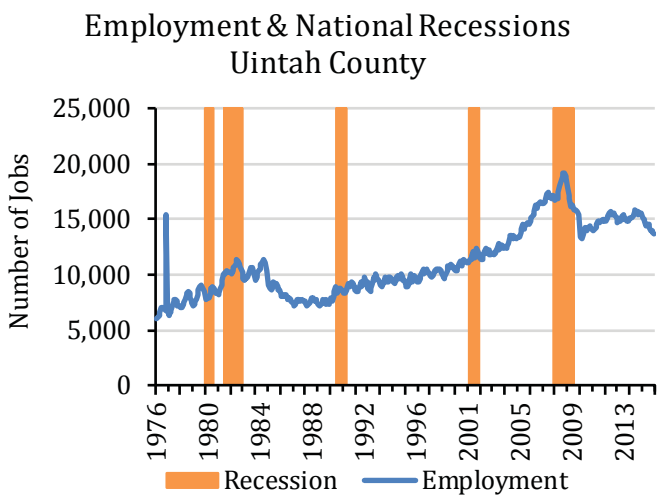
US Dept of Commerce, 2015. Census Bureau, American Community Survey

III. INCOME AND EMPLOYMENT

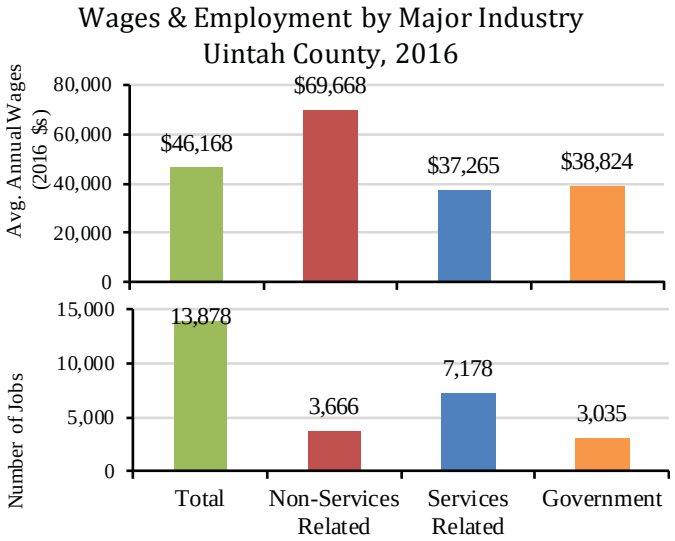
- When the energy and extraction industries are healthy, the household incomes in the Uinta Basin are some of the highest in the State.
- The average wage data in Uintah County is heavily influenced by the energy and extraction industries. There are almost twice as many jobs in the service industries, but they pay almost half as much as non-service jobs. (Note that "service industries" are defined by economists as those who's end-product is generally intangible). [see chart]
- In 2014, almost 75% of all income received by county residents was generated by employment (i.e. wages). The rate of hardship- and age-related payments (i.e. retirement income, Social Security) to Uintah County residents were lower than other counties in eastern Utah. This is often an indicator of a strong and diversifying economy.
- In the County, 9.3% of individuals, and 6.1% of families lived under the poverty level in 2015. (The statewide average for families in 2015 was 9.1%). [see chart]
- The Uintah County economy seems to be more impacted by the cycles of energy prices than it is by general recessions.
- Uintah County is one of the few counties in the region where government isn't the most significant sector of the economy. (Government employment is second to natural resource extraction).



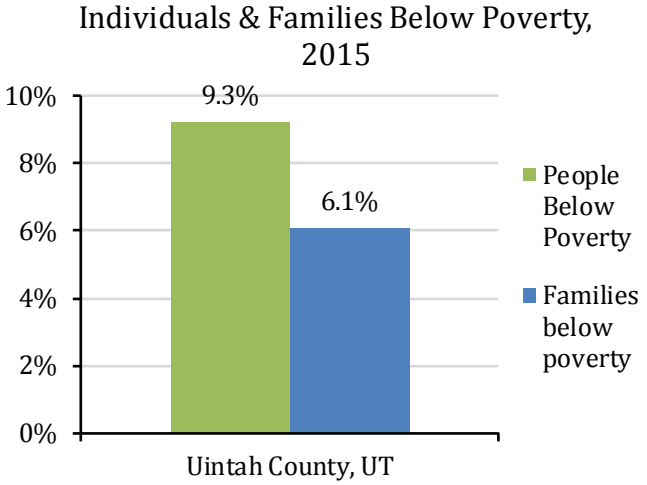
US Dept of Commerce, 2016. Census Bureau, American Community Survey



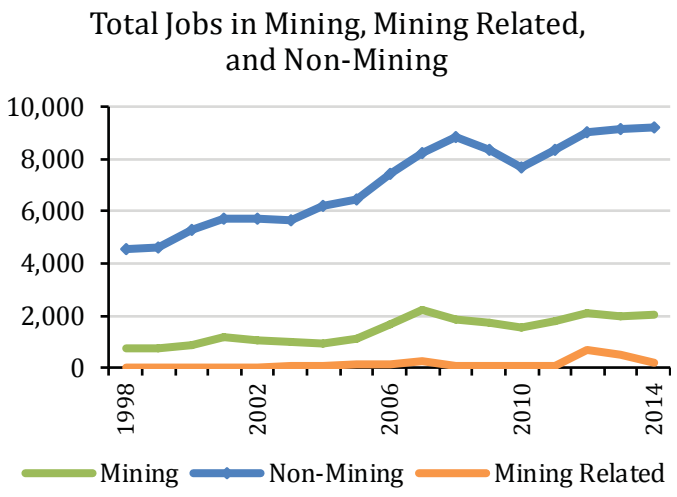
US Dept of Commerce, Bureau of Economic Analysis, Local Area Unemployment Statistics, 2016



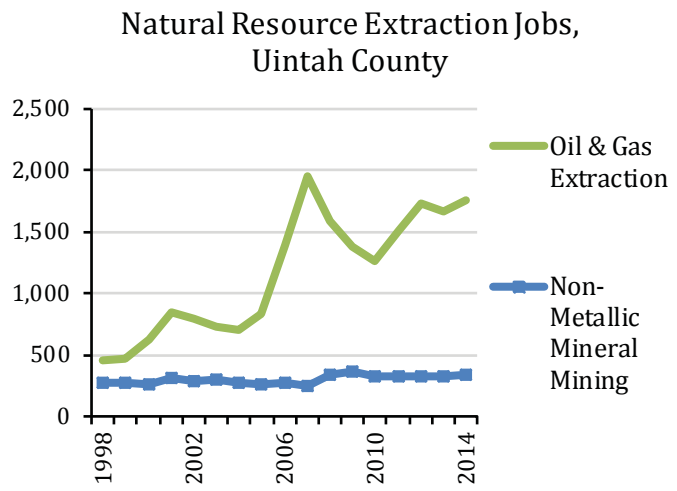
BEA, Quarterly Census of Wages, 2016



US Dept of Commerce, 2015. Census Bureau, American Community Survey



US Dept of Commerce, 2016. Census Bureau, County Business Patterns



US Dept of Commerce, 2016. Census Bureau, County Business Patterns

IV. NATURAL RESOURCE EXTRACTION AND AGRICULTURE

- Natural resource extraction remains a significant industry in Uintah County. However, in recent decades our economy has become more diversified.
- In 2016, it was estimated that natural resource extraction and direct support jobs, constituted almost 16% of all jobs in the area (US Census, County Business Patterns). The County experiences significant increases in oil and gas and mineral mining jobs when the market for oil is good.
- In recent years, Uintah County has generated between 45 and 50% of all mineral lease revenues in the state. Those funds not directly returned to Uintah County are reallocated to rural communities via the Community Impact Board (CIB). In the last five years, this Board has provided over $69,000,000 in grants to significantly fund infrastructure projects in the County.
- Mineral Lease monies have a great impact on the socioeconomics of Uintah County. Uintah County receives its allotted share of federal mineral lease monies, collected from oil, gas, and mining companies operating on federal lands within the county boundaries. Subsequently the money is allocated to single-purpose special service districts established to mitigate the various impacts of energy development.
- In Uintah County, six Special Service Districts have been created (Uintah Transportation Special Service District, Uintah Impact Mitigation Special Service District, Uintah Recreation Special Service District, Uintah Health Care Special Service District, Uintah Animal Control and Shelter Special Service District, and the Uintah Fire Suppression Special Service District). Through these special service districts and CIB monies, roads have been established and maintained, local higher education scholarships have been established, and public facilities have been assisted in being built such as the Community Center, Conference Center, Public Safety Complex, Senior Center, and Library.
- Agriculture has historically been an important element of the Uintah County culture, but the amount of direct employment in agriculture has been declining. In 2016, agriculture represented 6.4% of total employment.
- In 2015, agriculture earnings represented less than 1% of all earnings in Uintah County.

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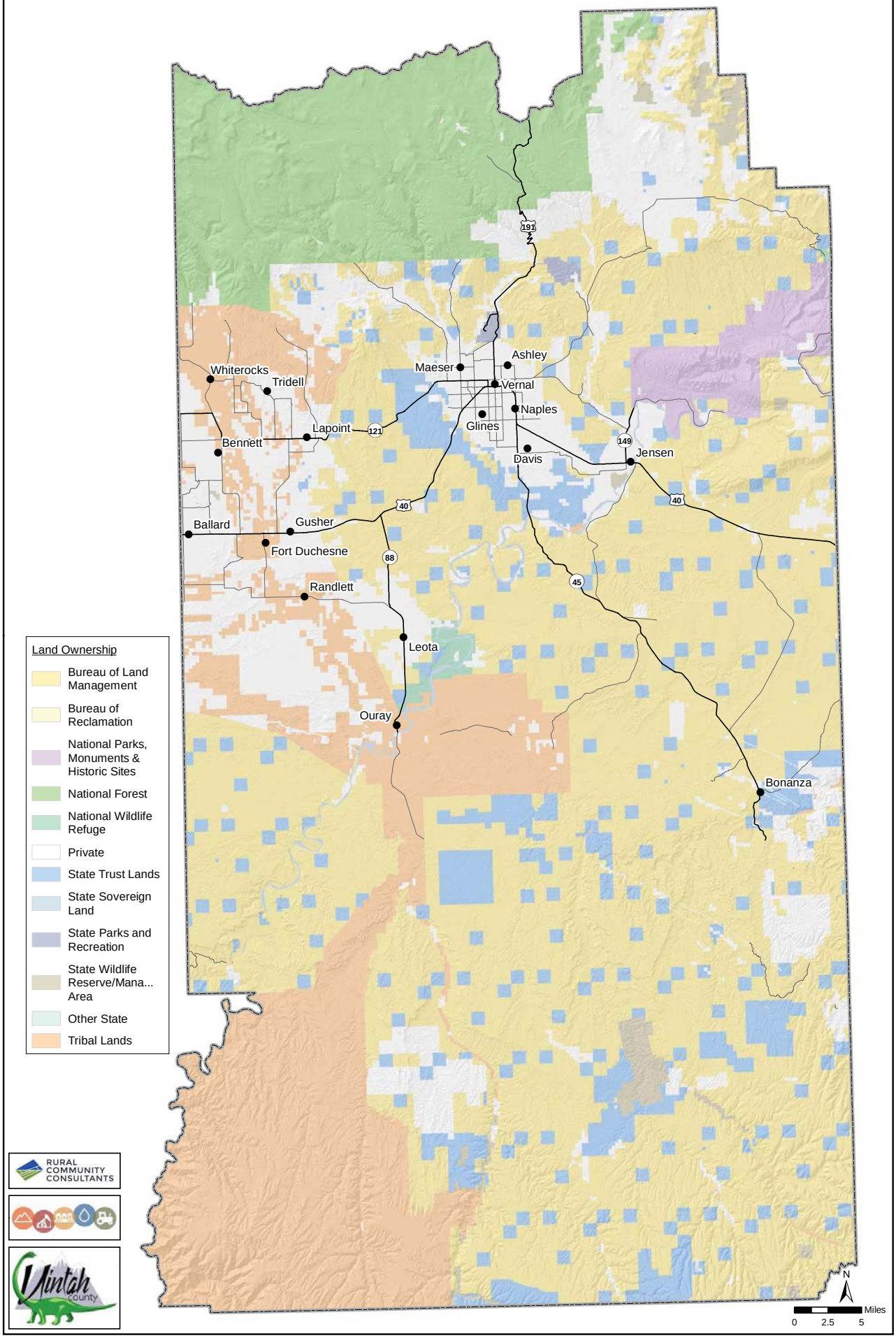
Uintah County Land Ownership



C. VISION FOR COORDINATION

Uintah County recognizes and values the diverse interests and independent nature of the various communities located within the County, and also recognizes State and Federal Agencies as important partners in planning efforts. Uintah County supports and encourages inter-local partnerships as an effective way to approach planning, health and human services, public safety, recreation, transportation and economic development issues and opportunities.

I. FEDERAL COOPERATING AGENCY RECOGNITION

Goal: Uintah County intends to be recognized as a Cooperating Agency with state and federal land managers. Uintah County will actively participate as a cooperating or coordinating agency, in all planning and permitting matters occurring on state and federal lands.

Policy A. For all planning and permitting matters occurring on state or federal lands, and as authorized by the National Environmental Policy Act ("NEPA"), the Federal Land Policy and Management Act ("FLPMA"), and the National Forest Management Act ("NFMA"); the County shall take the necessary steps to be recognized as a cooperating or coordinating agency.

Strategy 1. As a cooperating or coordinating agency the County shall enter into Memorandums of Understanding ("MOUs") with the lead agency that clearly defines the roles, obligations, and responsibilities of both the County and the agency.

Strategy 2. The County will actively participate in all planning and permitting matters occurring on state or federal lands.

II. AFFECTED ENTITY COORDINATION

"Affected entities" shall include all incorporated municipalities, the Ute Indian Tribe, and the other organizations identified by UCA including Title 17, Chapter 27a et. seq.

Goal: Uintah County will actively encourage and promote cooperative relationships with affected entities.

Policy A. Cooperate with entities with jurisdictional interest within the County.

Strategy 1. Identify and provide opportunities for all "affected entities" to participate in County General Plan and Land Use Application procedures.

Strategy 2. Coordinate capital facility planning and projects with all Affected Entities.

Strategy 3. Work to establish reciprocal coordination with various providers to insure that all infrastructure and services are provided in a timely and cost effective manner.

Strategy 4. Work with utility providers to locate under-served areas within the county and develop a strategy to provide those services. There is immediate need for expansion of the electrical grid in the oil and gas fields.

Strategy 5. Continue hosting a development coordination committee that meets regularly to review proposed developments.

III. PUBLIC PARTICIPATION

Goal: Provide opportunities for the public to be involved in decision making processes.

Policy A. Uintah County will promote and provide a variety of mechanisms and opportunities to encourage and receive public participation and comment from county residents in plan development, major capital improvement projects, and amendment procedures.

Strategy 1. Develop up to date communication strategies to help disseminate information regarding community services, activities, public education and other significant County issues.

D. VISION FOR THE GENERAL PLAN

Uintah County understands that well-prepared land use plans can assist the County in directing growth and development for the benefit and enjoyment of all County residents.

Uintah County's land use plans are amended as necessary, and in a timely manner, to address emerging growth and development issues and opportunities. It is important that County land use plans and standards provide sufficient direction for all areas of the unincorporated County, particularly developed/developing areas.

I. UPDATED GENERAL PLAN

Goal: The County's General Plan (including the necessary mapping) effectively supports orderly future residential, commercial, industrial, agricultural and recreational land uses by identifying appropriate locations for such uses.

Policy A. The County will complete a regularly scheduled review of the County's General Plan, and its accompanying maps and other materials to ensure the General Plan remains current and responsive to all County issues.

Strategy 1. The General Plan and its associated mapping and other materials will be used to guide all planning decisions, and land use application decisions. Land use applications that are found to be inconsistent with the General Plan, and its associated mapping and other materials, shall not be approved until such applications comply with the General Plan, as adopted.

Strategy 2. Plan amendments will be needed to provide additional plan specificity and clarifications, as determined necessary, so the Plan continues as a responsive policy and guidance document.

II. LAND USE ORDINANCES

Goal: Uintah County's Land Use Ordinances ensure that all new growth and development can occur in an orderly, efficient, and fiscally responsible manner.

Policy A. Formulate, maintain and adopt Land Use Ordinances to implement the County General Plan as needed, and as opportunities arise.

Strategy 1. Amend and revise Land Use Ordinances to address emerging growth and development issues and opportunities, consistent with the General Plan.

Strategy 2. Provide Land Use Ordinances that strike a reasonable balance between public interests (including the public health, welfare, and safety) and private property rights.

Strategy 3. Infrastructure, services, and long-term maintenance obligations should be provided without negatively impacting the fiscal resources of the County or any Affected Entity or service provider.

Strategy 4. Avoid land use conflicts through well-reasoned and sound Land Use Ordinance standards that include clear siting, design, access, screening and buffering, and other development and configuration standards.

Strategy 5. Decide Land Use and Development Applications with findings of compliance with the County's Land Use Ordinances.

Strategy 6. Update Land Use Ordinances, as necessary to provide clear and efficient review and approval standards for all Land Use and Development Applications, including rezone, permitted, and conditional use applications.

ECONOMIC DEVELOPMENT

E. VISION FOR ECONOMIC DEVELOPMENT

Uintah County wants to be known for its strong economic base and clear economic direction, underpinned by the efforts of private enterprise. The County's economic development efforts should help build a diverse economy whose growth is resilient and independent of the fluctuations of the energy sector.

I. FINDINGS

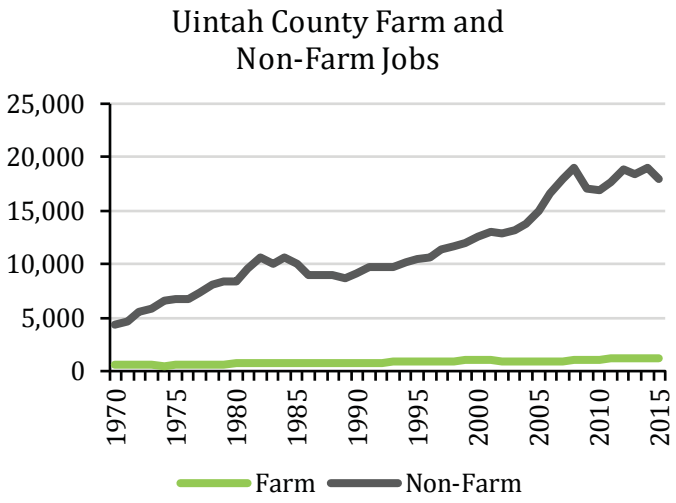
- The County's economic system is currently driven by natural resource-related businesses and industries.
- The Census estimates that the percentage of jobs in Uintah County that are in the travel and tourism industry is currently 12% (the statewide estimate is closer to 10%). This estimate includes employment that also serves the local community (i.e. gas stations, clothing stores, restaurants).
- A survey was conducted as part of the General Plan development. 94% of responses stated that the County should invest its time and resources into diversifying the local economy.
- In the same survey, the public felt that the most viable industries to recruit included travel and tourism (32%), manufacturing (29%), and technology (20%).
- Uintah County will need to be creative to overcome the difficult challenge of developing and marketing outdoor recreation amenities that are near to energy-related activities.

II. ECONOMIC DIVERSITY

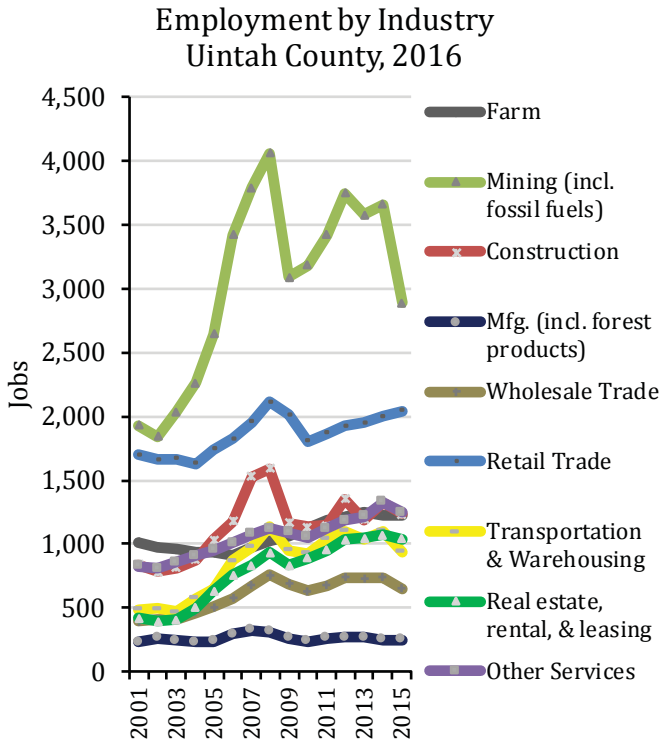
Goal: Make Uintah County attractive for a wide range of economic sectors.

Policy A. Continue the County's proactive approaches to economic development to encourage and provide a strong, diverse, and resilient regional economy.

Strategy 1. Create a liaison relationship between local businesses and local, regional, and state agencies to ensure that the County better understands how they can help or are hindering economic development and business opportunities.



US Dept of Commerce, Bureau of Economic Analysis, Regional Economic Accounts, 2015



US Dept of Commerce, Bureau of Economic Analysis, Regional Economic Accounts, 2015

III. BUSINESS-FRIENDLY REGULATION

Goal: Help facilitate business development through land use standards and approval processes that are clear, predictable, consistent, fair, timely, and cost-effective.

Policy A. As part of the General Plan review the County will evaluate its plans, policies, and implementation actions to insure they are working to achieve a strong, diversified and resilient local economy. Amendments to achieve the County's economic development goals should be made as necessary and in a timely manner.

Strategy 1. As part of the review of the General Plan, involve commercial and industrial developers to ensure that properly zoned land with adequate infrastructure is available for accommodating business and other non-residential activity.

Policy B. To support its economic development priorities, the County will maintain Land Use Ordinances conducive to business recruitment and relocation efforts.

Strategy 1. Review the land use code and consider ways to increase clarity, predictability, consistency, and efficiency in reviewing land use applications.

Strategy 2. Review the land use code to find ways to reduce the number of times a land use applicant is required to appear before a decision-making body while still allowing for a thorough review of the application.

IV. STRATEGIC INFRASTRUCTURE INVESTMENTS

Goal: Uintah County will invest in and encourage the development and maintenance of infrastructure to support a vibrant local economy. (See also the Capital Facilities & Infrastructure and Transportation sections of this plan).

Policy A. Uintah County will prioritize investments in water, energy, communications, housing, and transportation infrastructure that lead to a sustainable economy.

Strategy 1. Continue to explore and evaluate the benefits of all transportation options (including enhanced air, rail, pipeline and interstate roadway systems) to expand existing, and encourage future economic development opportunities.

Strategy 2. Uintah County should continue to identify additional prime areas for economic development, and design and implement strategies to provide the necessary utilities and infrastructure to incentivize these areas for the desired uses.

Strategy 3. The County will carefully plan and budget for its infrastructure needs so that these can be built as needed, independent of any fluctuations of the local economy.

Strategy 4. Work with utility providers to identify areas that are under-served.

Strategy 5. Work with utility providers to ensure that they are able to meet the needs of county businesses and residents.

Policy B. Promote and facilitate partnerships in economic development planning activities including the development and expansion of required telecommunication and technology infrastructure networks.

Strategy 1. Work with the GOED Broadband Outreach Center to encourage the development and expansion of high speed internet services.

V. REGIONAL COORDINATION

Goal: The County will work with the municipalities to be a great place to do business. (See also the Coordination, Cooperation, and Participation section of this plan).

Policy A. Uintah County will provide the leadership necessary to coordinate with other local governments.

Strategy 1. Coordinate with municipalities, utility companies and special service districts to provide the needed infrastructure to accommodate growth.

Strategy 2. Coordinate with municipalities on annexation of efficient and appropriate growth areas accommodating both residential and non-residential development.

Strategy 3. Coordinate with municipalities to create and implement County and City land use regulations that are compatible in the periphery/transition areas.

VI. NATURAL RESOURCE DEVELOPMENT

Goal: Continue to encourage and support natural resource and energy development. (See also the Uintah County Resource Management Plan and Appendix).

Policy A. The county should ensure that its codes and ordinances are compatible with the needs of industry.

Strategy 1. Review codes and ordinances regularly to ensure they are drafted in a way that promotes natural resource and energy development.

Strategy 2. Consult with leaders in the natural resource and energy development industry.

Policy B. Implement the policies and objectives in the Uintah County Resource Management Plan 2017.

Policy C. Uintah County encourages businesses to develop energy and natural resources by using the best and most cost-effective technology and mitigation techniques available.

Strategy 1. Support natural resource development that benefits the public and generates revenues for public service providers to help pay for public infrastructure improvements needed to achieve economic diversity.

Strategy 2. Explore the feasibility of incorporating renewable energy in the County.

VII. RECREATION & TOURISM

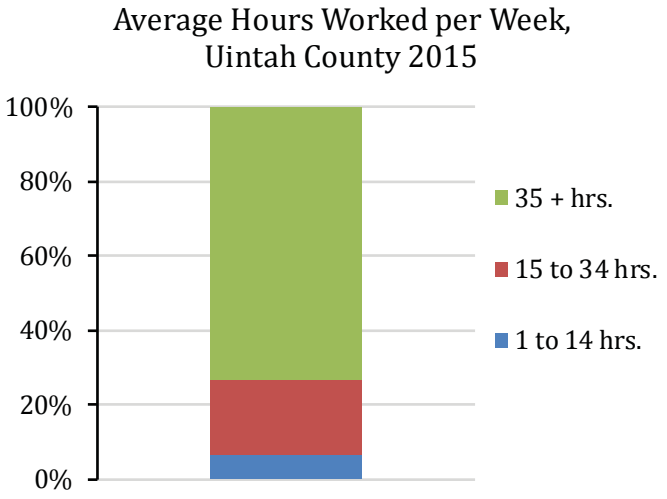
Goal: Uintah County's recreation and tourism industry contributes to economic diversity.

Policy A. Encourage the expansion of recreation and tourism businesses, facilities, venues and amenities.

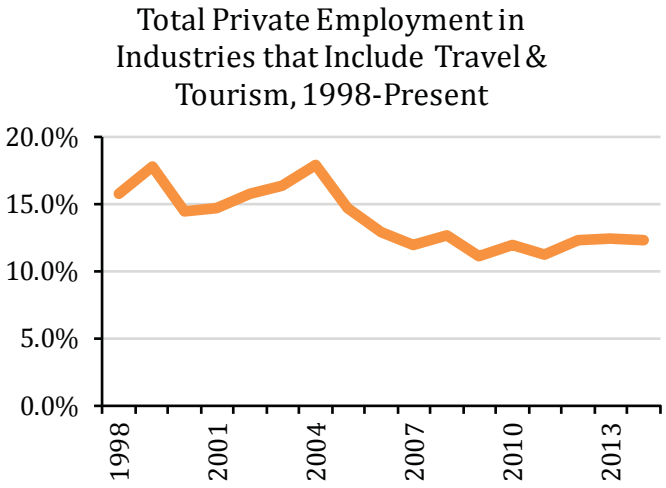
Strategy 1. Conduct a branding initiative in order to improve tourism. This brand should focus on specific recreation opportunities (i.e. destination for rodeos, outdoor recreation).

Strategy 2. After designating a community branding theme, the County, in coordination with municipalities, should consider improving community aesthetics by developing design standards along major transportation corridors within the developed areas of the Ashley Valley.

Strategy 3. Develop facilities near and dedicated to recreation areas. These facilities could include utilities, lodging, restrooms, retail, or other development to support the recreational use.



US Dept of Commerce, 2015. Census Bureau, American Community Survey



US Dept of Commerce, 2016. Census Bureau, County Business Patterns

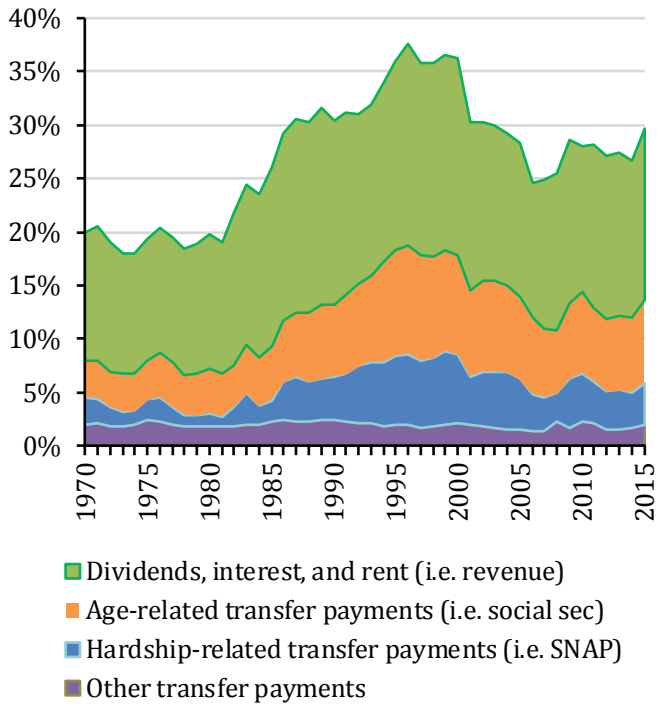
F. VISION FOR HUMAN SERVICES

Uintah County recognizes the need for quality health and human services including, but not limited to, education, emergency and medical response, law enforcement, health care, arts, and recreation.

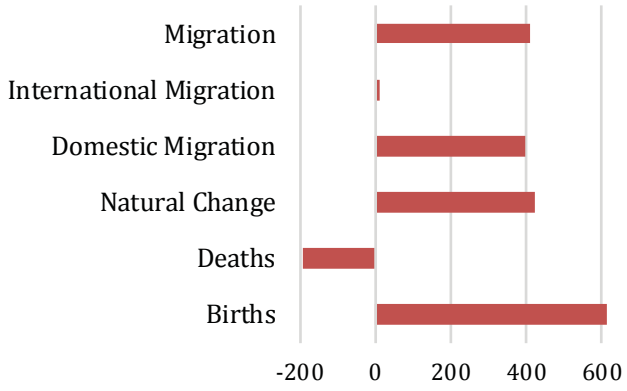
I. FINDINGS

- During the public comment period of the General Plan process, three out of four survey respondents indicated that they are "satisfied" or "very satisfied" with their quality of life in Uintah County.
- County growth could outpace current resource commitments for emergency services. The Levels-of-Service for fire protection and suppression services is an emerging and critical public service issue. Most of the County's service is provided by a volunteer fire department.
- The volume of age-related transfer payments (i.e. Medicare and retirement) are expected to increase as the "baby boom" generation continues to retire.
- The American Community Survey estimates that 13.2% of Uintah County residents in the workforce do not have a high school degree, and 15.9% have a bachelor's degree or higher. (It is estimated that the statewide attainment rates are 9% with no high school degree, and 31% with a bachelor or higher)

Non-Labor Income Share of Total Personal Income, Uintah County, UT



Uintah Average Annual Components of Population Change, 2000-2015



US Dept of Commerce, 2016. Census Bureau, Population Division

II. HUMAN SERVICES

Goal: Residents of Uintah County have access to services that keep pace with population growth.

Policy A. Maintain and improve, as necessary and feasible, the levels of service, type, availability, and variety of County health and human services to address the unique needs of all sectors of the County's population including services to meet the needs of children, youth, homeless, indigent, and senior citizen.

Strategy 1. Support the expansion of County and community cultural arts programs and organizations.

Strategy 2. When opportunities become available, support non-profit and compassionate service organizations through funding and friendly regulations.

Strategy 3. Evaluate all land use regulations so that required childcare centers and services, residential facilities for elderly persons, residential facilities for persons with a disability and other necessary residential facilities are provided in full compliance with all applicable local, state and federal requirements.

Policy B. Encourage the expansion of recreational opportunities.

Strategy 1. Support and participate in the Dino Trails committee and other similar groups that help to expand recreational opportunities.

Strategy 2. Collaborate with the Uintah Recreation Special Service District to expand recreational opportunities for county residents.

III. EMERGENCY SERVICES

Goal: Uintah County is capable of responding quickly and effectively to a variety of emergencies.

Policy A. The County will coordinate with local communities and service providers to proactively plan for increased service demands as population and business growth continues. These planning initiatives should include identifying the types of services necessary, the associated Levels of Service, service areas, the location of facilities, and to the fullest extent possible preliminary cost estimates.

Strategy 1. Develop and maintain a County-Emergency Operations Plan.

Strategy 2. Support and participate in the Local Emergency Planning Committee (LEPC).

Strategy 3. Implement Geographic Information System ("GIS") tracking of emergency services to develop better data to study future demand and current efficiencies.

Strategy 4. Coordinate the County's emergency preparedness plan with the plans of hospitals, schools, major businesses, utilities, the Red Cross, churches, and other service providers.

Strategy 5. Work together and conduct training in preparation for a coordinated response during a major emergency.

School Enrollment Data, Uintah County

	TOTAL	% TOTAL		
Preschool:	910	9%	Public:	52%
			Private:	48%
K-12:	7,587	76%	Public:	93%
			Private:	7%
College:	1,319	13%	Public:	88%
			Private:	12%
Graduate:	222	2%	Public:	49%
			Private:	51%
2014 TOTAL:	10,038			

IV. EDUCATION

Goal: County residents obtain the knowledge and skills necessary to be productive citizens.

Policy A. Support a broad spectrum of educational and vocational opportunities including primary, secondary and post-secondary educational programs and facilities. Encourage educational programs in business, health and human services, recreation and tourism, agricultural, and natural resources fields and professions.

Strategy 1. Support public and private efforts to provide classroom and "in-the-field" training opportunities for all County residents and business owners.

Strategy 2. Encourage and support natural resource-based educational and vocational training programs and degrees.

Strategy 3. Encourage and support entrepreneurial opportunities in the private sector including business education and management training.

Strategy 4. Encourage, create and maintain an environment that is conducive to owner-operator businesses including small business education and management training.

2017, UINTAH COUNTY CURRENT ZONING DISTRIBUTIONS

ZONE	ACRES	PERCENTAGI
A-1	36,766.2	1.3%
A-1D	6,116.3	0.2%
A-3	79,317.4	2.8%
A-4	111,435.5	3.9%
ASP	36,355.2	1.3%
C-1	888.6	0.031%
C-2	41.4	0.001%
CP-1	320.4	0.011%
I-1	2,767.5	0.096%
I-2	1,451.6	0.051%
MG-1	2,150,626.3	75.0%
MH	84.3	0.003%
R-1	139.5	0.005%
R-2	302.8	0.011%
R-3	64.5	0.002%
RA-1	15,067.9	0.5%
RFM	426,358.9	14.9%
TTR	18.6	0.001%
TOTAL	2,868,123.0	100.0%

G. VISION FOR LAND USE

Uintah County facilitates orderly and fiscally responsible residential, commercial, industrial, agricultural and recreational growth and development. Land use regulation will be implemented to help protect the health safety and welfare of the community as a whole. The land use policies of Uintah County should help to maintain property values.

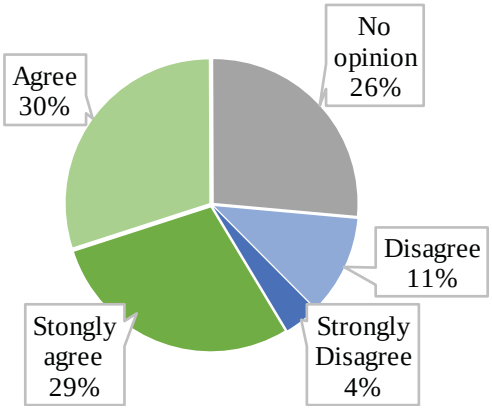
I. FINDINGS

- Approximately 2/3 of the population is located in unincorporated areas of the County.
- The public survey conducted as part of the General Plan process found that 90% of respondents indicated that "maintaining rural character" was important in Uintah County.
- In the same survey, respondents stated that issues that needed more attention from the County included "farmland preservation" (46%), and land use compatibility and zoning enforcement (36%).
- The prior General Plan identified a number of "opportunity areas" that the community has identified as areas with excellent development potential for the County's intended use.
- Uintah County has an ample supply of undeveloped land zoned for both industrial and commercial uses.
- Preserving "rural character" in Uintah County is a priority of the community.

INDUSTRIAL and COMMERCIAL LAND UTILIZATION, 2017

	SQUARE FT	ACRES
I-1 AND I-2 TOTAL	183,782,834	4,219
I-1 AND I-2 DEVELOPED	76,534,920	1,757
% DEVELOPED	41.6%	41.6%
COMMERCIAL TOTAL	55,277,640	1,269
COMMERCIAL DEVELOPED	21,780,000	500
% DEVELOPED	39.4%	39.4%

(Public Survey) "New development should occur as redevelopment and infill in existing towns, instead of expanding outwards onto open land."



LAND USE

The Counties Land Use Authorities will consider the General Plan prior to considering a land use or zoning amendment application. Applicants requesting a land use permit or zoning amendment that does not conform to the General Plan shall first submit a General Plan amendment to support the proposed action.

The foundational basis of the County's future land use designations can be found in the following table.

II. GENERAL PURPOSE STATEMENTS OF FUTURE LAND USE DESIGNATIONS

FUTURE LAND USE DESIGNATIONS	GENERAL PURPOSE STATEMENTS
Agriculture	The purpose of this designation is to provide areas in which agricultural uses are prioritized. Agricultural areas are designed and intended to protect agricultural uses from the encroachment of urban development until such time as residential, commercial or industrial uses in such areas become necessary and desirable. Uses permitted in agricultural areas, in addition to agricultural uses, must be incidental thereto, and should not change the basic agricultural character of the zone. Conversion of agricultural zones to zones allowing urban uses should be accomplished in an orderly and progressive manner. Agricultural areas are characterized by large lots intermixed with single-family dwellings.
Flood Protection Overlay	Flood protection overlay areas are encouraged in areas with a high flood potential to ensure that the flood plain area in the more developed areas of the county is not over-developed, to protect the major water resources for the area and to protect against the loss of life and property during a flood event.
Mining & Grazing	The mining and grazing area is primarily for mining and for livestock grazing purposes. These areas are characterized by large tracts of desert and open range land, interspersed with an occasional mine, cabin, dwelling or corrals. The extraction of oil and natural gas is also prevalent in these areas.
Recreation, Forestry, and Mining	This designation is for areas in which the primary use of the land is for recreation, forestry, grazing, wildlife and mining purposes. In general, this designation covers the mountainous portion of the unincorporated area of the county, and is characterized by naturalistic land areas, mountains, canyons, and high grazing lands interspersed by ranches, recreational camps and resorts, outdoor recreational facilities, mines, and facilities related thereto.
Residential Agricultural	The purposes of this designation is to allow residential uses with an average density of up to three (3) dwellings units per gross acre. This development is typified by single-family, detached homes with limited options for attached housing interspersed with agricultural lands. The clustering of homes is encouraged to help maintain agricultural areas and open lands.
Moderate-Density Residential	This designation allows residential uses with an average density of up to five (5) units per gross acre. The purpose of these areas is to insure the orderly and timely conversion of certain open land areas within the county into residential districts. These areas are mainly for detached single family residences located on smaller lots characterized by landscaped yards and quiet residential conditions favorable to family life.

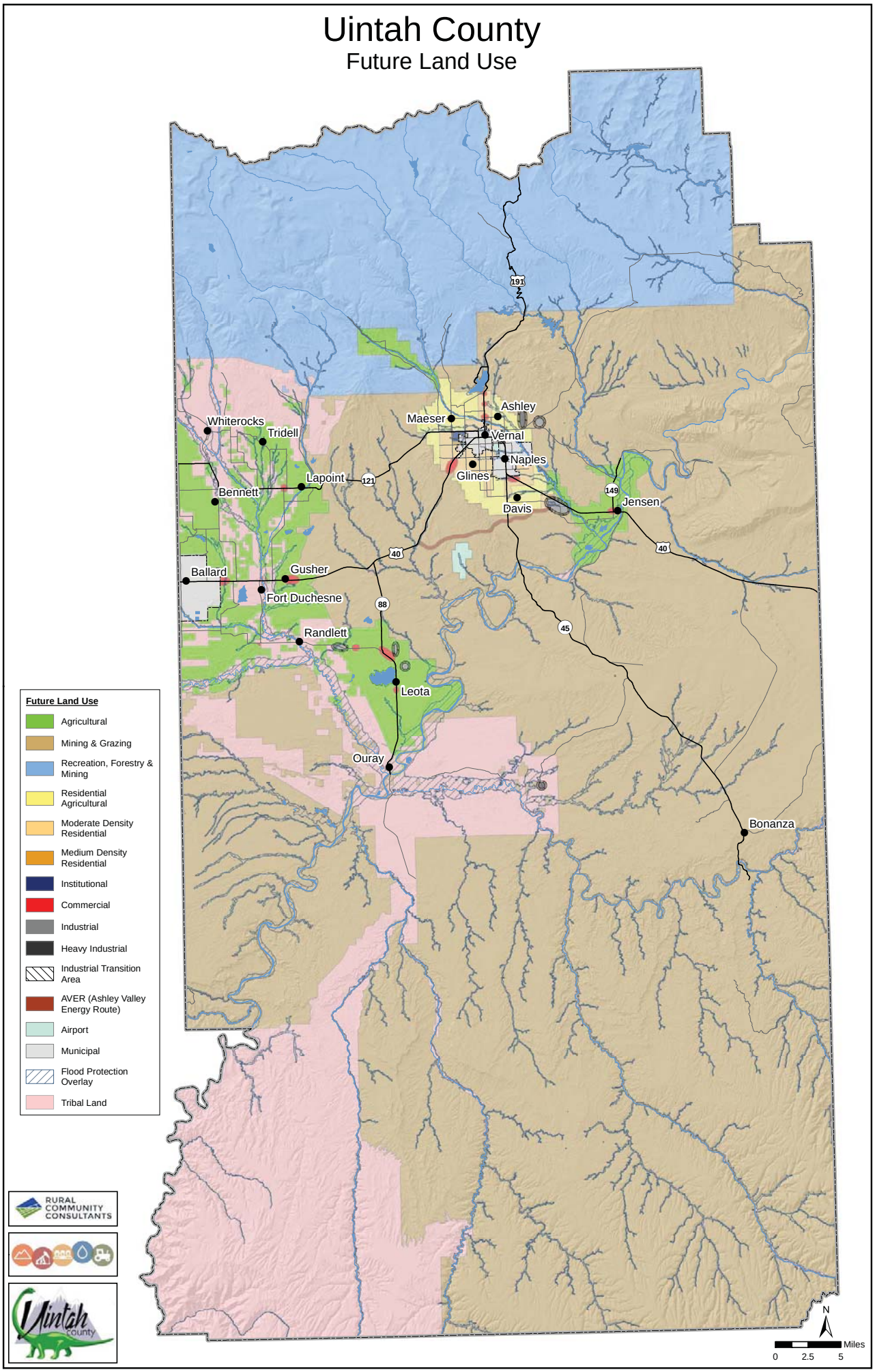
FUTURE LAND USE DESIGNATIONS	GENERAL PURPOSE STATEMENTS
Medium-Density Residential	This designation is for residential uses with a density up to eight (8) dwelling units per gross acre—primarily consisting of single-family and multi-family homes on small lots. This designation is intended to be dispersed throughout the county in more areas than are specified on the Future Land Use Map where necessary infrastructure and utilities exist.
High-Density Residential	High density Residential is not shown on the Future Land Use Map. However, it is intended to be dispersed throughout the county. The purpose of this designation is to provide for various types of multi-family housing that is dispersed throughout the County. It is recommended that up to 30 units of high density housing be allowed in each square mile section of the unincorporated county where necessary infrastructure, utilities, and services are provided. High Density areas with more than 30 units are expected near schools and commercial areas. Limited commercial development should be allowed.
Institutional	These areas are for the development of higher education facilities and other uses that are needed to support these institutions including limited retail commercial and high density housing.
Commercial	The purpose of commercial areas are to provide suitable locations for the various types of commercial activity needed to serve the people and commerce of the county. These areas should provide for a wide range of facilities for the sale of retail goods and personal services. Residential units may be incorporated into commercial developments. Higher development standards are expected, in comparison to industrial areas.
Industrial	This land use designation allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site.
Heavy Industrial	This designation allows for the higher intensity industrial uses. These uses often have associated odors, noise, vibrations, and negative social and welfare impacts that are not compatible in proximity to residential and commercial uses.
Industrial Transition Area	These areas are designed to help create a buffer between industrial areas and other incompatible uses (commercial, residential, agricultural, etc.). Buffers could include necessary transitional screening treatments, use separations, and additional site development standards.
Ashley Valley Energy Route (AVER)	Uintah County is working with the Transportation Special Service District to identify and preserve a corridor intended to redirect heavy truck traffic away from the Vernal downtown area. The design and implementation of this corridor should emphasize efficiency of traffic with minimal interruption by development with direct access to the corridor. Any development along the corridor should focus on industrial uses rather than commercial. Development should not compete with Vernal area businesses or impede through traffic.

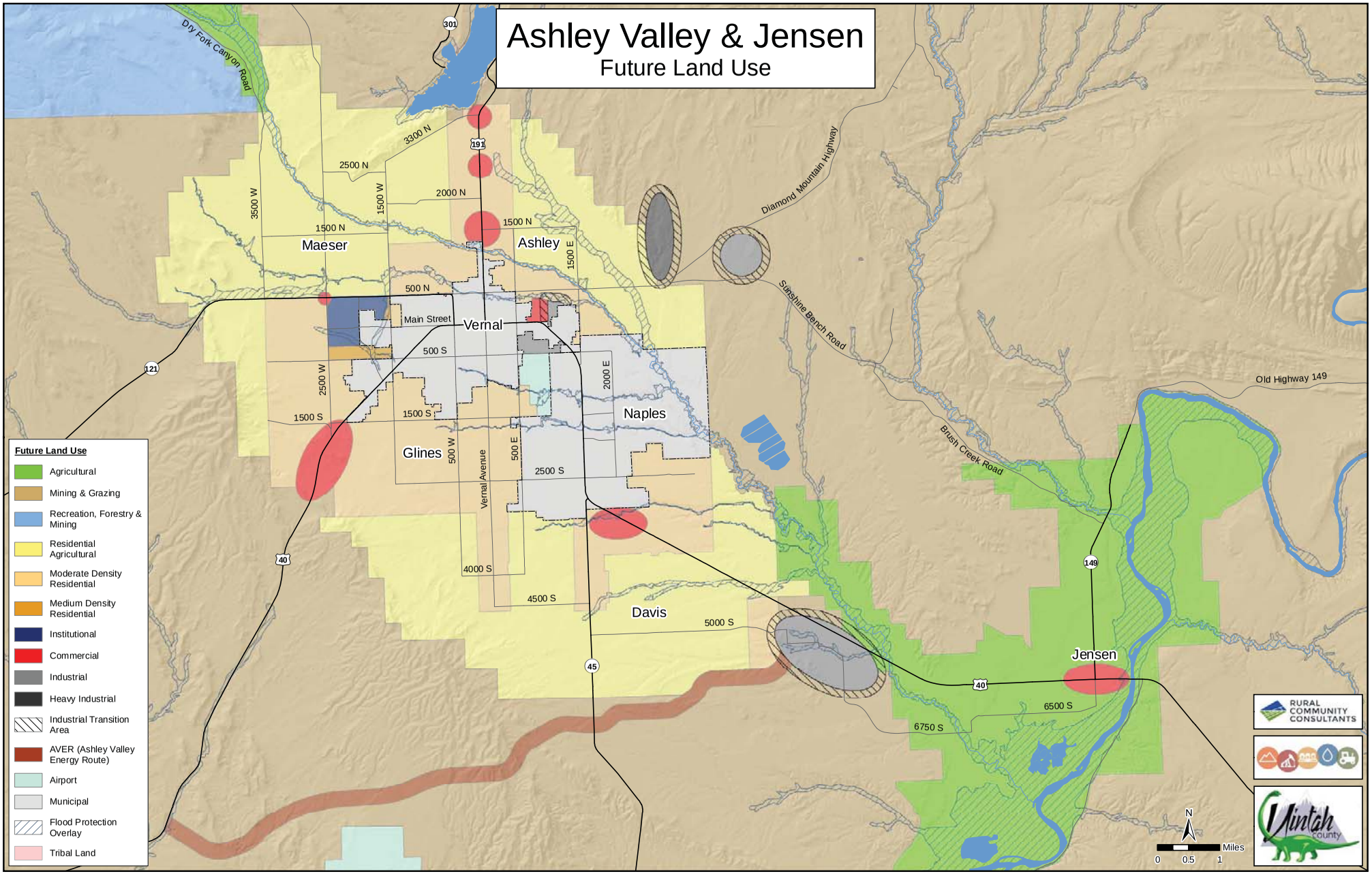
III. FUTURE LAND USE MAP

The Future Land Use Map serves as a guide to where and in what development patterns future growth should occur. The map guides decisions about proposed intensities of development, the locations of future development, and general transportation corridors. The map lays the foundation for making changes to zoning in the future, but it is not zoning or the zoning map.

Uintah County

Future Land Use




Ashley Valley & Jensen
Future Land Use
Future Land Use
Agricultural
Mining & Grazing
Recreation, Forestry & Mining
Residential Agricultural
Moderate Density Residential
Medium Density Residential
Institutional
Commercial
Industrial
Heavy Industrial
Industrial Transition Area
AVER (Ashley Valley Energy Route)
Airport
Municipal
Flood Protection Overlay
Tribal Land
Maeser
Ashley
Vernal
Naples
Glines
Davis
Jensen
Dry Fork Canyon Road
Diamond Mountain Highway
Sunshine Bench Road
Brush Creek Road
Old Highway 149
Main Street
Vernal Avenue
3500 W
2500 W
1500 W
500 W
500 E
1500 E
2000 E
3300 N
2500 N
2000 N
1500 N
500 N
500 S
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2500 S
4000 S
4500 S
5000 S
6500 S
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1
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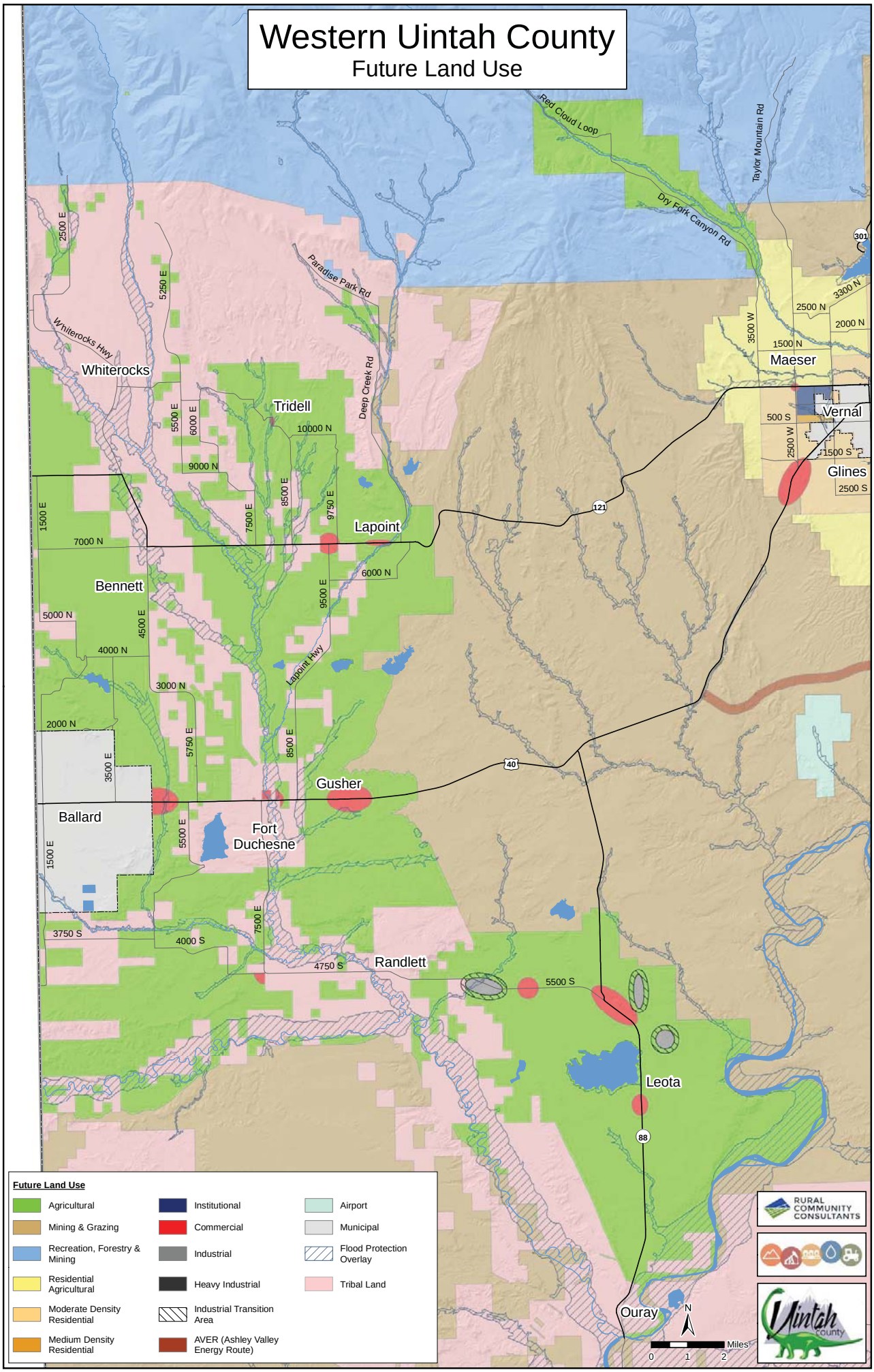
Uintah County


Western Uintah County
Future Land Use
Red Cloud Loop
Dry Fork Canyon Rd
Taylor Mountain Rd
Paradise Park Rd
Deep Creek Rd
Whiterocks Hwy
Lapoint Hwy
Whiterocks
Tridell
Lapoint
Bennett
Gusher
Ballard
Fort Duchesne
Randlett
Leota
Ouray
Maeser
Vernal
Glines
2500 E
5250 E
5500 E
6000 E
9000 N
10000 N
1500 E
7000 N
7500 E
8500 E
9750 E
6000 N
9500 E
5000 N
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4000 N
3000 N
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3500 E
5750 E
8500 E
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3750 S
4000 S
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5500 S
3300 N
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1500 N
3500 W
500 S
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121
40
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301
Future Land Use
Agricultural
Mining & Grazing
Recreation, Forestry & Mining
Residential Agricultural
Moderate Density Residential
Medium Density Residential
Institutional
Commercial
Industrial
Heavy Industrial
Industrial Transition Area
AVER (Ashley Valley Energy Route)
Airport
Municipal
Flood Protection Overlay
Tribal Land
N
Miles
0
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RURAL COMMUNITY CONSULTANTS
Uintah County

IV. OPEN SPACE

Goal: The Land Use Plan preserves the rural nature and character of Uintah County.

Policy A. Support the preservation and enhancement of open space including agricultural lands, parks, high quality natural areas, and sensitive lands.

Strategy 1. Open space should be provided along creeks, lakes and rivers.

Strategy 2. Support the preservation of agricultural lands.

Strategy 3. Mountains and foothills should be protected.

Strategy 4. Encourage the development of 10 acres of park land per 1,000 residents.

Strategy 5. Encourage and participate in the planning of trails and other open space.

Strategy 6. Flood zones should be preserved and protected.

Strategy 7. Natural open spaces and agricultural uses may be appropriate as transitional areas between incompatible uses.

Policy B. Utilize open space to reduce flood risk.

Strategy 1. Flood protection overlay areas are encouraged in areas with a high flood potential to ensure that the flood plain area in the more developed areas of the county is not over-developed, to protect the major water resources for the area and to protect against the loss of life and property during a flood event.

Strategy 2. Establish flood protection areas according to the FEMA Flood Map.

V. AGRICULTURE

Goal: Uintah County's support of agriculture enhances rural character while maintaining property rights of producers. (See also the Uintah County Resource Management Plan 2017).

Policy A. Support agriculture with incentives and land use flexibility.

Strategy 1. Provide Land Use Ordinance standards and requirements that work to compliment the County's agricultural and other economic development interests.

Strategy 2. Support the preservation of prime agricultural lands (prime agricultural land is defined as: land that has the best combination of physical and chemical characteristics for producing food, feed or forage). Approaches and strategies include, but are not limited to:

- owner-initiated agriculture protection areas (APAs),
- cluster-type development options,
- conservation easements,
- private land trust options,
- low density developments, and
- transfer of development rights.

Policy B. Support agriculture-related programs including, but not limited to, the County's noxious weed, mosquito abatement, animal control, FFA, 4H and USU Extension programs.

Strategy 1. Continue the County's participation in the Cooperative Weed Management Association.

Strategy 2. Support efforts to educate the public regarding the needs of agriculture, grazing, and ranching enterprises.

VI. RESIDENTIAL

Goal: Uintah County is an attractive place to live and work because of a well-planned mix of housing types and price ranges in diverse and vibrant neighborhoods near employment and services. (See also the Housing section of this plan).

Policy A. Support the proper placement of industrial, commercial and residential land uses and developments.

Strategy 1. Protect land uses from encroachment by incompatible land uses through transitional uses and site development standards. (For example, protect appropriately located/operating commercial and industrial uses from residential encroachment).

Strategy 2. Allow home occupations in all residential and agricultural zones subject to the County's adopted land use ordinances.

Strategy 3. Encourage the expansion of natural gas infrastructure for heating homes, as an alternative to wood stoves. (Residents switching to natural gas would ultimately reduce PM2.5 levels in the county).

Policy B. Areas preferred for growth are those that utilize

existing infrastructure.

Strategy 1. Require that residential uses be located within existing communities and/or within areas where infrastructure and services are provided at levels of service sufficient to meet the anticipated demands. Required infrastructure and services shall include: (1) culinary water; (2) sanitary sewer; (3) storm water drainage; (4) roads and streets; (5) electricity; (6) natural gas; (7) public safety; and (8) fire protection and suppression.

Policy C. The County encourages ample housing choices that are designed and priced to fit the range of local earning power, ages, and abilities.

Strategy 1. Utilize various incentive programs such as those administered by the Utah Division of Housing and Community Development for the development of low- and moderate-income housing.

Strategy 2. High density residential housing developments, including manufactured home parks and travel trailer courts, should be dispersed throughout the County.

Strategy 3. Amend subdivision ordinances to incentivize proposed developments to have a mix of housing types and densities to fulfill the demand for high density development to be available and dispersed throughout the County.

Policy D. Uintah County promotes clean and orderly neighborhoods.

Strategy 1. Initiate a public information campaign promoting the benefits of clean-up efforts explaining the health and safety risks from refuse, noxious weeds, and inoperable vehicles.

Strategy 2. Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review county staff capacities, including enforcement personnel and attorney staff time
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for county-initiated efforts on properties in violation

Policy E. Identify areas where residential development is preferred based on the following criteria:

- availability of services,
- separation of incompatible uses,
- compatibility with all municipal future land use and zoning patterns,
- high density housing is recommended near Main Street and USU Campus,
- mixed density housing recommended near Highway 40 west of Vernal,
- higher density residential uses in proximity to commercial uses to encourage walkability, and
- higher and medium density housing near major roadways and schools.

Strategy 1. Encourage residential development in the following opportunity areas (see also the Uintah County Opportunity Areas map, p.27):

- **Highway 40 West of Vernal**. High and medium density housing is planned for this area as recommended by the Planning Commission near the commercial zones along Highway 40. Mixed use developments are encouraged when the commercial and high density residential zones abut. Medium density offers a transition zone between the high density and the moderate density residential zones.
- **Highway 121 and 2500 West**. High and medium density housing along with a commercial zone is planned for this area as part of the USU Campus and Main Street plan previously prepared by Uintah County. The proposed zoning in this area will allow for mixed use development to support the USU Campus and create a walkable neighborhood along Main Street.
- **North Vernal Avenue**. High and medium density housing is proposed near the commercial zone planned for North Vernal Avenue. Moderate density housing is proposed around the commercial and medium density zones to provide a transition into the low density zones.
- **500 North and 500 East**. Medium density housing is proposed in this area. The flood plain along Ashley Creek will provide a buffer between this zone and lower density residential zones. This zone is located near jobs and services in Vernal and is close to Main Street.
- **Vernal Avenue and 1500 South**. Medium density housing is proposed in this area next to the Vernal City

limit. The proposed zoning is similar to adjacent zoning in Vernal City. Housing of this density provides another pocket of increased density to be spread throughout the county.

- **Jensen**. Additional housing density is recommended for Jensen if sewer becomes available.

VII. COMMERCIAL / INDUSTRIAL

Goal: Uintah County's land use plans and standards work to compliment the County's economic development interests.

Policy A. Provide areas zoned for commercial activity as identified in this Plan, and its associated mapping.

Strategy 1. Require that commercial and industrial land uses be located where infrastructure and services are provided at levels of service necessary to meet their demands. Required infrastructure and services shall include: (1) culinary water; (2) sanitary sewer; (3) storm water drainage; (4) electrical service; (5) roads and streets; and (6) fire protection and suppression services.

Strategy 2. When a proposed land use does not comply fully with the county requirements, the County's Land Use Authorities shall either deny the application or require conditions to make the land use comply with the General Plan and Zoning Code.

Strategy 3. Protect appropriately located and operating commercial and industrial uses from encroachment by incompatible land uses.

Policy B. Identify areas where commercial development is preferred based on the following criteria:

- Located near available and necessary utilities and services
- Located near areas adjacent to Vernal, Naples, Ballard and Maeser
- Preferred near major intersections, major thoroughfares and arterial roads
- Commercial areas adjacent to high and medium density housing to support residents
- Commercial areas adjacent to high density housing to allow for mixed use and walkable neighborhoods
- Create pockets of commercial development instead of long strip mall type development
- Pockets of commercial should be planned at key intersections in rural areas
- Development along major roads should have limited access points in order to minimize negative traffic impacts

Strategy 1. Encourage commercial development in the following opportunity areas (see also the Uintah County Opportunity Areas map, p.27):

- **North Vernal Avenue**. This location provides commercial land along North Vernal Avenue and creates a small pocket of commercial to support north Ashley Valley and helps to create small pockets of commercial that are spread throughout the county. The commercial uses in this area will help support the adjacent medium density housing.
- **Highway 121 and 2500 W**. This location provides commercial land in the Maeser area, near Uintah High School and near the USU Campus. This location is near the intersection of a major thoroughfare and arterial road. The commercial activities could help support the adjacent higher and medium density housing and the needs of the Maeser area and the university.
- **West Highway 40 and 2500 South**. This location allows for a natural expansion of existing commercial land and is adjacent to a major highway. The commercial activities in this area will help support adjacent higher and medium density housing and allow for mixed use and walkable neighborhoods.
- **East Main Street**. This location provides for infill of commercial to match commercial areas in Vernal City.
- **South of the Intersection of Highway 40 and Highway 45**. This location is near the intersection of major thoroughfares and will create a small pocket of commercial to support south Ashley Valley and help to create small pockets of commercial that are spread throughout the county.
- **Intersection of Highway 149 and Highway 40 in Jensen**. This location is at the intersection of major thoroughfares and provides retail services for tourist and Highway 40 users. This location also helps to create a small pocket of commercial to support the Jensen area and Dinosaur National Monument and helps to create small pockets of commercial that are spread throughout the county.
- **Commercial areas along Highway 88 near Pelican Lake**. Commercial opportunities in this area would become more viable if Seep Ridge Road is extended south to Interstate 70.

Policy C. Identify areas where industrial development is preferred based on the following criteria:

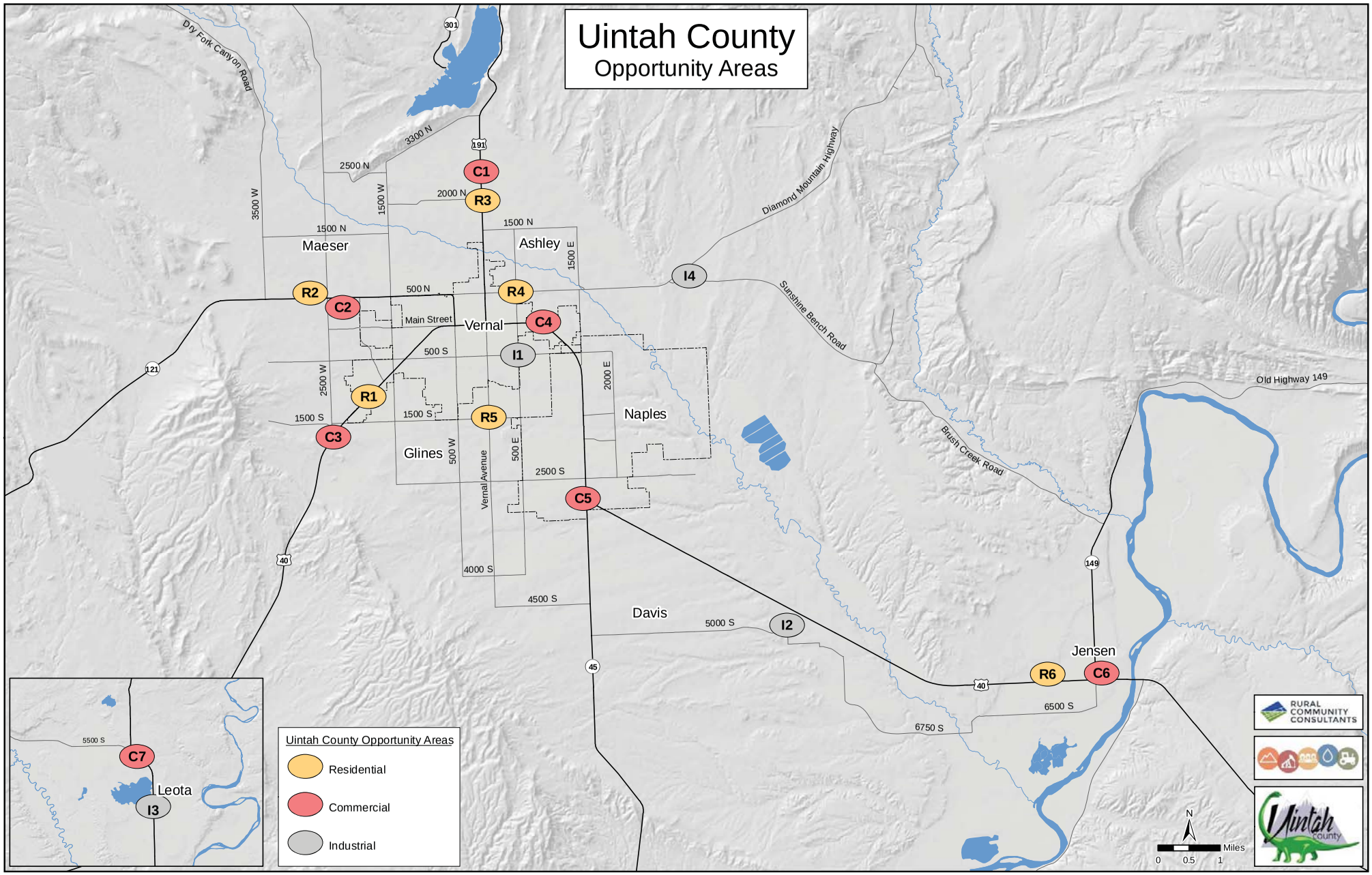
- The County currently has 4,219.1 acres of industrial land, 41.6% of that industrial property is currently developed. The County should consider avoiding zoning more property to industrial unless it is in an identified development opportunity area. Industrially-zoned property should always include transitional uses between nearby residential and commercial areas.
- Located where impacts can be mitigated.
- Protect industrial land uses from encroachment by incompatible uses.
- Industrial park developments are encouraged in lieu of scattered development or strip development.
- Complement natural resource exploration interests.
- Provide buffers that could include less-impactful and transitional land uses (i.e. commercial) between industrial land uses and residential uses.
- Place industrial uses near major highways and thoroughfares.
- Limit industrial uses along Highway 40 between Ballard and Ashley Valley.

Strategy 1. Encourage industrial development in the following opportunity areas (see also the Uintah County Opportunity Areas map, p.27):

- **500 East and 500 South near the Airport**. This location provides infill of industrial area to match the industrial area in Vernal and Naples and places industrial land uses around the airport.
- **Highway 40 near Ashley Valley Industrial Park**. This location places industrial uses next to Highway 40 and the proposed Ashley Valley Energy route and allows for the creation of a large centralized industrial park. Future industrial development will be next to existing industrial developments. This area is adjacent to mostly undeveloped property and will allow for buffers to be established.
- **Avalon and Leota Area**. This area is highly impacted by the oil and gas industry and is appropriate for limited industrial development.
- **Areas west of Buckskin Hills**. With the necessary utilities, this location could become a place to cluster industrial. This area is mostly surrounded by public lands, therefore, impacts to surrounding uses will be minimized.

VIII. OPPORTUNITY AREAS MAP

Though Uintah supports responsible development throughout the county, the Opportunity Areas Map is intended to illustrate areas that specifically support the county's larger land use goals.


Uintah County
Opportunity Areas
Dry Fork Canyon Road
3300 N
2500 N
2000 N
1500 N
3500 W
1500 W
Maeser
Ashley
1500 E
Diamond Mountain Highway
Sunshine Bench Road
500 N
Main Street
Vernal
500 S
2500 W
2000 E
Naples
1500 S
Glines
500 W
500 E
Vernal Avenue
2500 S
4000 S
4500 S
Davis
5000 S
Brush Creek Road
Old Highway 149
Jensen
6500 S
6750 S
5500 S
Leota
C1
C2
C3
C4
C5
C6
C7
R1
R2
R3
R4
R5
R6
I1
I2
I3
I4
Uintah County Opportunity Areas
Residential
Commercial
Industrial
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Miles
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1
RURAL COMMUNITY CONSULTANTS
Uintah county

CAPITAL FACILITIES AND INFRASTRUCTURE

H. VISION FOR CAPITAL FACILITIES

Uintah County residents and businesses benefit from coordinated planning infrastructure and services including utilities, transportation (including trails) and communication/information systems. Improving and maintaining these services is a priority for the County and will be pursued as resources permit.

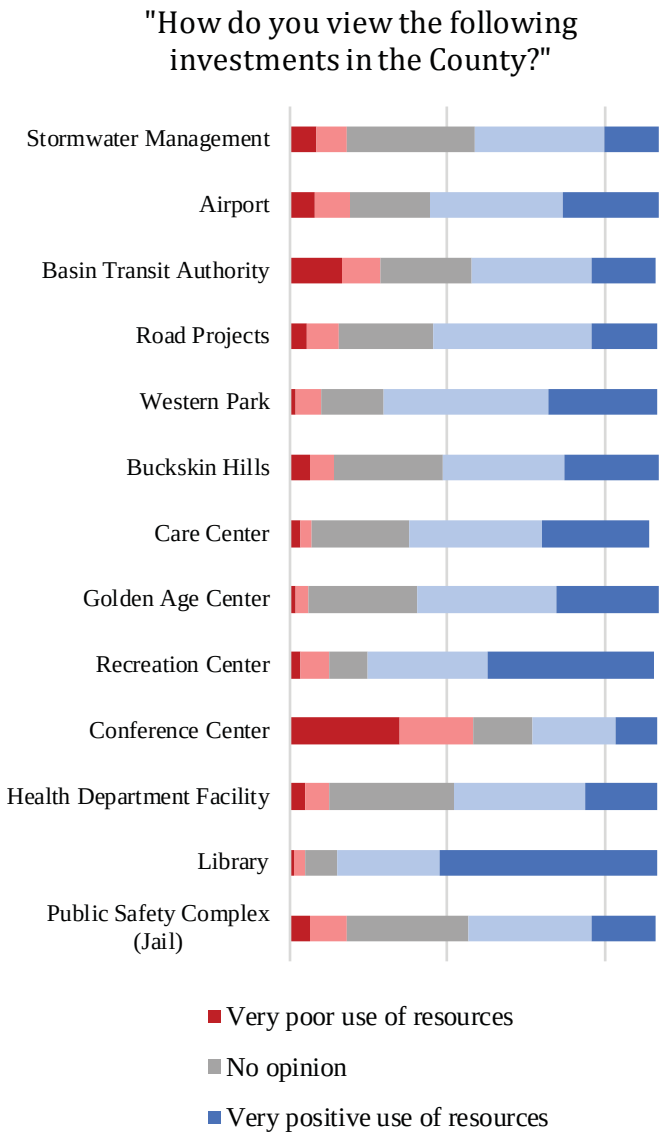
I. FINDINGS

- A public survey conducted as part of the General Plan process found that when asked about which issues needed more attention from the County, economic development (57%) was the most common answer, and the second-most common answer was "parks and recreation" (53%).
- In the survey, support for most of the listed projects was positive with support for the library being especially strong.
- High speed internet was the utility identified as needing more investment in the public survey.
- A needs assessment for the condition of the landfill in LaPoint found that, as of 2006, the facility had sufficient land to meet the needs of the County for the next 50 years.
- In the public survey, 45% of residents stated that the County needs to give more attention to recycling.
- Utility providers have expressed concern that the County's standards for shared underground utility corridors tend to be crowded and difficult to work with.
- Uintah County is a member of the Seven County Infrastructure Coalition. The purpose of this body is to partner with neighboring communities to develop regionally-significant projects (such as pipelines, new rail lines, etc).

II. PUBLIC SERVICES

Goal: Uintah County's infrastructure programs and services will be prepared for anticipated changes in the County.

Policy A. The costs of new development in Uintah County are primarily the responsibility of the developer.



Strategy 1. Ensure that the County's Land Use Ordinances clearly identify that the applicant for any land use application approval is responsible for all required infrastructure at the required levels of service.

Strategy 2. Ensure that all Land Use Applications demonstrate that necessary infrastructure and services are available, or will be available, at Levels of Service necessary to meet the requirements of the proposed use.

Policy B. The County will proactively plan for growth in infrastructure and services.

Strategy 1. The County General Plan and its associated mapping identify preferred development areas, based on the availability of existing, or planned, infrastructure and services.

Strategy 2. The County should work with private business to develop a recycling program to extend the life of County landfill(s).

Strategy 3. Ensure the efficient and coordinated placement and "stubbing-out" of all utility facilities within new developments. Utilities are to be installed to allow for future development of adjacent properties.

Strategy 4. Work with utility providers to establish and maintain a record and GIS database of the capacity, utilization and availability of the public utilities and facilities serving the planning area to ensure adequate capacity, and identify items for the Capital Facilities Plan.

Strategy 5. Utilize public easements and public lands for multiple uses when possible, such as utility and road right-of-ways for trails, federal lands for recreation and utility facilities and parks for storm water retention and groundwater recharge.

III. PROJECT FINANCING

Goal: Uintah County will leverage its own resources so that major investments are financed responsibly.

Policy A. Uintah County supports innovative solutions to infrastructure problems and opportunities, including participation in intergovernmental and public-private partnerships.

Strategy 1. As necessary, and to the benefit of County residents and businesses, the County should enter into service agreements with other service providers to insure that all necessary services are efficiently provided.

Strategy 2. Ensure new and expanded public facilities and services are provided and financed through development service fees.

Strategy 3. The County should investigate the feasibility of implementing a storm water collection system.

Strategy 4. Obtaining funding from the Community Impact Board should be leveraged at a rate equal to the amount generated within the County.

IV. REGIONAL INFRASTRUCTURE PROJECTS

Goal: Regional projects in the Uinta Basin benefit business and residents of the County.

Policy A. It is the policy of Uintah County to support regional infrastructure opportunities.

Strategy 1. The following projects should be strongly considered for support by the County:

- Upgrade the "Swinging Bridge" near the Utah/Colorado border near the Browns Park National Wildlife Refuge. This bridge currently provides a seasonal connection between Diamond Mountain and the Clay Basin gas fields.
- Extend the Craig rail line with a standard-gauge freight-only railway into the Uinta Basin that would connect the Basin to the national railway network and afford free movement of railway trains from the national network in and out of the Basin.
- Develop oil and gas pipelines that connect to interstate pipelines.
- Create a multi-basin CO2 pipeline between areas such as Green River, Bakken, and Permian Basins.

- Extend the Pariette Wash Road east. This road would cross the Green River and tie into the existing Seep Ridge Road.
- Implement a Book Cliffs water supply line. This line could be located within the existing Seep Ridge Road and could be used to supply the required raw water for tar sands mining operations.
- Develop the Book Cliffs transportation corridor beyond the county line to intersect with I-70.
- Expand the Book Cliffs power corridor to enhance current levels-of-service.

V. LOCAL PUBLIC PROJECTS

Goal: Uintah residents will continue to benefit from strategic infrastructure investments.

Policy A. Uintah County will support the plans and projects for each special service district.

Strategy 1. The County is particularly supportive of the following projects:

- Indoor and outdoor sports/recreation facilities
- Airport Infrastructure Improvements
- Extension of Seep Ridge Road
- Water Treatment Facilities
- Secondary Water Systems
- Sewer System Expansion
- Fishing Pond
- Trails
- Fire Stations

VI. WATER

Goal: Uintah County residents and businesses will benefit from high-quality water services and predictable rates.

Note that these policies relate to development on private lands in the County. The County's policies relevant to water source protection and other water-related issues can be found in the Uintah County Resource Management Plan 2017.

Policy A. Uintah County protects and enhances water quality and quantity by promoting the efficient management and use of water resources.

Strategy 1. Continue the County participation in all relevant water resource planning processes.

Strategy 2. Secure and maintain "cooperating agency" status (and/or equivalent) and involvement as relevant water resource issues and projects arise.

Strategy 3. Support water conservation programs and activities.

Strategy 4. Encourage vegetation and resource management plans and programs that promote healthy water systems. Retain natural drainage ways.

Strategy 5. Protect water rights and interests. Water available to the County should be used within the County.

Strategy 6. Continue to support wellhead, watershed and water source protection programs and activities as determined to be in the best interest of County residents.

Strategy 7. The County supports land use designations and developments that are compatible with water resource development and will not limit hydrologic opportunities.

Strategy 8. Encourage the reuse of water, and support water conservation and reclamation programs, particularly those utilizing secondary/gray water.

I. VISION FOR CAPITAL TRANSPORTATION

A well-planned, well-maintained, and safe transportation/ road system is a high priority in the County. Maintaining and expanding thoroughfares is critical, and the County explores the development of new routes and corridors before the system begins to fail.

I. FINDINGS

- Residents depend on the existing network of roads, streets, highways, trails, and utility corridors to access health and human services, employment opportunities, recreational sites and facilities, natural resources, and regional and interstate economic markets.
- There are a total of 6,514 miles of roads in Uintah County.
- The public survey conducted as part of the General Plan process found strong support for corridor preservation.
- In the same survey, when asked about the efficiency of the transportation system in the County, 70% of residents stated that it was "efficient" or "very efficient".
- Motorized and non-motorized trails remain an interest for County residents.

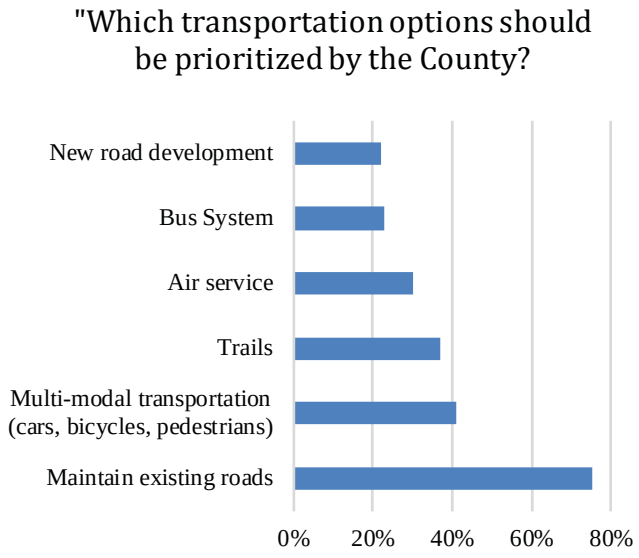
II. TRANSPORTATION SYSTEMS

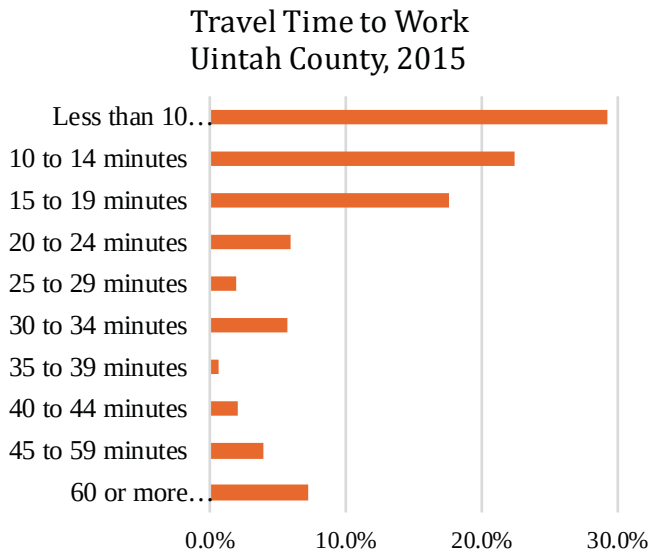
Goal: Provide a variety of transportation systems for the residents and visitors of Uintah County.

Policy A. Continue to explore a variety of transportation options (including air, rail, roadway systems, trails and others).

Strategy 1. Coordinate with the Utah Department of Transportation (UDOT), communities in the County, and all relevant special service districts to maintain a progressive County Master Transportation Plan. In addition to identifying existing and future roads and transportation corridors, specific elements to be incorporated include:

- All-Terrain Vehicle (ATV) and Off-Highway Vehicle (OHV) use within urbanized areas,
- Guidelines regarding motorized/non-motorized uses,
- Trails
- Recommendations relating to the purchase of future rights-of-way,
- Identifying road extensions to provide more cross-county options,
- Subdivision interconnectedness, and
- Considerations relative to the designation of sufficient truck routes to accommodate the needs of the commercial and industrial uses within the County and the general planning area in a manner that minimizes impacts to residential areas. Consider prohibiting through truck traffic on local streets that are not designed to support truck traffic in order to preserve pavements and reduce impacts to residential areas.





Policy B. Managing road department expenses is a fiscal priority of the County.

Strategy 1. Use the County's Master Transportation Plan and to prioritize one-year, five-year and ten-year road construction and maintenance projects.

Strategy 2. Maintain an up-to-date transportation improvements plan.

Strategy 3. Develop, maintain, and enforce standards for dedicated County roads. This may include considerations for road maintenance and service (e.g., low maintenance, winter maintenance and full maintenance).

Strategy 4. Uintah County should coordinate with UDOT, communities, Ute Tribe, and relevant special service districts to prepare and adopt a road maintenance program. This program should include an analysis of existing road classifications and designations based on existing and projected (future) use levels.

Strategy 5. The County should consider allowing a wider range of roadway sections for local streets to enhance safety, walkability and minimize long-term maintenance costs.

Strategy 6. Vacate unnecessary county roads.

III. PUBLIC TRANSPORTATION

Goal: Support the Basin Transit Association in providing public transportation.

Policy A. Encourage additional public transportation options and opportunities through private/public partnerships and programs.

Strategy 1. Support efforts to inventory and coordinate bus transit services.

IV. AIRPORT

Goal: Encourage airport planning and development that relates directly to County economic development strategies.

Policy A. Encourage continued operation of the airport to provide appropriate levels and types of service.

Strategy 1. The County should work to provide cooperative working relationships with the Federal Aviation Administration (FAA) and neighboring communities.

Strategy 2. Complete the airport expansion project.

Strategy 3. Construct a new airport terminal.

Strategy 4. Ensure that local airline service is reliable and responsive to local needs.

V. NON-MOTORIZED INFRASTRUCTURE

Goal: Ensure that county residents have viable transportation options. (Note that the County is currently conducting a trails planning effort. The plan will be implemented once adopted).

Policy A. Explore corridor acquisition, funding, and construction strategies for non-motorized infrastructure (such as trails, bikeways, and pedestrian networks).

Strategy 1. Uintah County should consider bike lane shoulders with road construction projects.

Strategy 2. Partner with interested communities, agencies and organizations and land owners to prepare and adopt a County/community-level recreation trails and alternative transportation corridor plan.

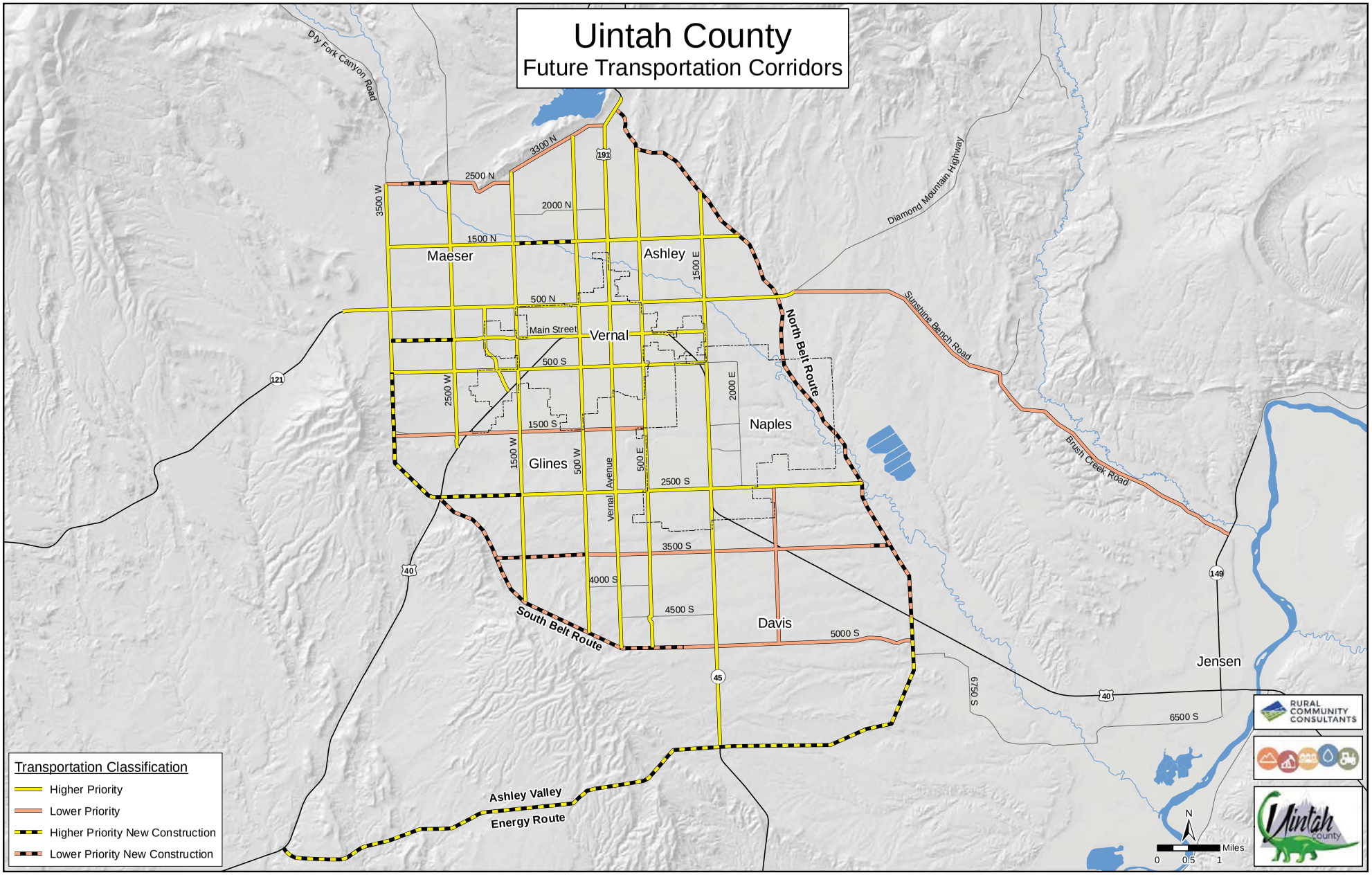
Strategy 3. Encourage development proposals that include dedication of easements that maintain access through historic corridors and connect to existing and planned trails.

Strategy 4. Leverage public/private and County/agency partnerships in the development and implementation of site-specific trail and associated recreation plans. (An example of this type of effort is the Buckskin Hills Recreation and Trails Plan).

Strategy 5. Encourage and support public outreach efforts designed to educate the public and property owners regarding the pros and cons of developing recreational trails and public access corridors.

Strategy 6. Develop and adopt adequate trail and public access corridor use guidelines. Once trails are developed, monitor uses and users to ensure adjacent properties are not adversely affected.

Strategy 7. The County should support the installation of sidewalks near schools.


Uintah County
Future Transportation Corridors
Dry Fork Canyon Road
Diamond Mountain Highway
Sunshine Bench Road
Brush Creek Road
North Belt Route
South Belt Route
Ashley Valley
Energy Route
Maeser
Ashley
Vernal
Naples
Glines
Davis
Jensen
3300 N
2500 N
2000 N
1500 N
500 N
Main Street
500 S
1500 S
2500 S
3500 S
4000 S
4500 S
5000 S
6150 S
6500 S
3500 W
2500 W
1500 W
500 W
Vernal Avenue
500 E
1500 E
2000 E
121
191
40
45
149
Transportation Classification
Higher Priority
Lower Priority
Higher Priority New Construction
Lower Priority New Construction
N
Miles
0
0.5
1
RURAL COMMUNITY CONSULTANTS
Uintah County

HOUSING

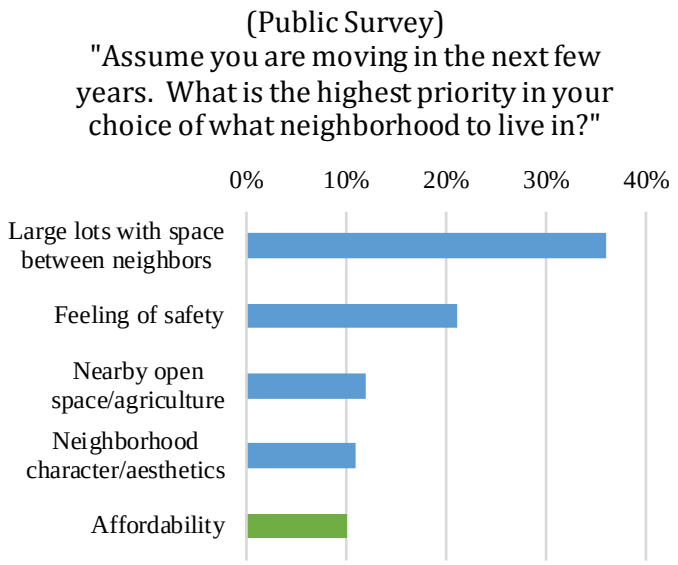
I. VISION FOR CAPITAL HOUSING

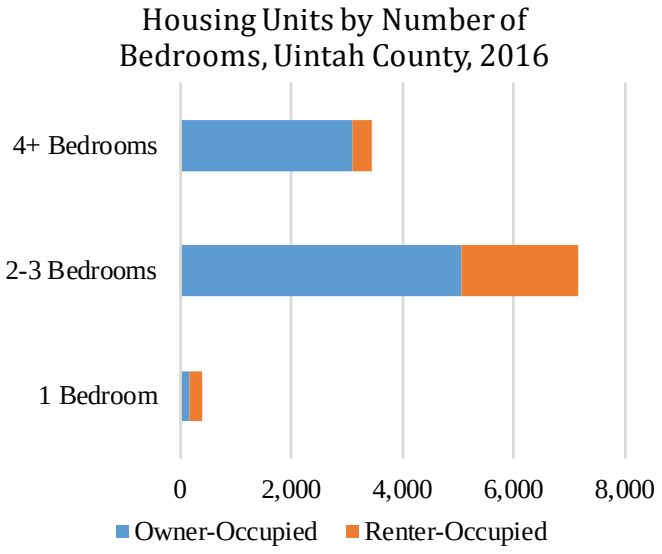
Uintah County recognizes the need to support the development of housing for all income groups. The residential construction market will always be able to respond to demand for high-income housing, and there are public grants available for low-income needs. However, due to increasing land values and material costs, it is also expected that there will always be a demand for moderate income housing that is difficult for the market to meet. This problem is particularly prevalent in the Uinta Basin because of the cycles of the energy economy.

I. FINDINGS

- The State requires counties to develop a moderate income housing element of their general plan. As support for this requirement, the Utah Division of Housing and Community Development provides the UAHFT Housing Estimating Model. This model was utilized as part of this plan (utilizing 2010 US Census data and local indicators current to October 2016).
- There are 11,972 total housing units in Uintah County, and three out of four of these units are owner-occupied. (The statewide average in 2015 was 69%).
- The median household income for the county is approximately $62,363. The State's definition of "moderate income" is 80% or less than this amount ($49,840). Therefore, the maximum recommended rent for this income is $1,200/mo and the maximum mortgage amount is approximately $158,000. It is estimated that the County's monthly average for contracted rents are $864.
- In recent years, the median sale price for a single-family home fluctuated between $219,000 in late 2014, to $169,000 currently (Oct 2016). Over that same time period, the average time of a single family home on the market was 156 days, and is now almost 216 days. The total housing stock is assumed to have a 12% vacancy rate.
- Only 1.8% of homes in Uintah County are second homes. (By contrast, the rate of second home ownership in the Uinta Basin is 14.2%).
- A public survey was conducted as part of the General Plan process. 78% of respondents reported that they are not likely to move to a different home within the County in the next five years.

It appears as though moderate income households within Uintah County currently have sufficient affordable rental and homeownership opportunities (as of 2016). The abundance of affordable housing indicates that the current zoning, land use, and regulations do not inhibit affordable housing opportunities for this segment of the population. Nevertheless, the intent of Uintah County is to help ensure that the private market will be able to provide a reasonable opportunity for a variety of housing, including moderate income housing. Therefore, Uintah County will continue to embrace programs and policies that help persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life. (See also the residential policies in the Land Use section of this Plan).





II. HOUSING DIVERSITY

Goal: Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.

Policy A. Encourage a variety of development options to lower cost and enhance community character.

Strategy 1. The County could rezone for densities necessary to assure the production of moderate income housing in targeted areas of the County.

Strategy 2. Consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity.

Strategy 3. Allow flexibility in subdivision design (e.g. clustered-style development) that helps to lower development costs and allows for creative development.

Strategy 4. Consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing.

III. EXISTING HOUSING STOCK

Goal: The County is known for the good upkeep and appearance of residential properties.

Policy A. Uintah County encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.

Strategy 1. Encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing by providing information on housing weatherization programs available through the Uinta Basin Association of Governments and other home improvement assistance programs.

Strategy 2. Consider utilization of affordable housing programs administered by the Department of Workforce Services.

Strategy 3. Consider adopting a property maintenance ordinance establishing basic standards for keeping properties well-maintained (e.g. no broken windows, no trash or junk).

J. RESOURCE MANAGEMENT PLAN

I. OVERVIEW

Over 70 percent of the land within Uintah County is public land (defined herein as federal or state managed, non-private, non-Tribal properties). Due to the County's historical use of these lands and the accompanying resources, decisions made by public land agencies directly impact County residents and the economy. With respect to "public land management", the County continues to support "multiple-use" management practices, responsible public-land resource use and development, and improved public and private access to and across public lands.

The abundance and availability of natural resources within the region provide a variety of economic development opportunities including, but not limited to, mineral extraction; gas, oil, oil shale and tar sands development; timber production; agriculture and grazing; tourism and outdoor recreation. Uintah County will continue to encourage the responsible use and development of these resources and support associated industries and businesses. The County also supports the development of additional natural resources as they become available and as new technology is available.

Uintah County depends on the use and development of natural resources for economic stability. Decisions affecting public land resource use and development directly impact the County. In this regard, it is in the County's interest that federal and state resource management plans provide better access to public land resources and allow responsible resource exploration and development. In order to effectively articulate and protect their interests, the County will proactively participate in all relevant public land and resource planning processes. It is expected that the Federal Agencies will follow the local policies found in The Uintah County Resource Management Plan 2017, in accordance with all applicable federal laws.

II. ISSUES ADDRESSED

- Agriculture
- Air Quality
- Cultural, Historical, Geological, and Paleontological Resources
- Ditches and Canals
- Economic Considerations
- Energy Resources
- Fire Management
- Fisheries
- Floodplains and River Terraces
- Forest Management
- Irrigation
- Land Access
- Land Use (Policy)
- Law Enforcement
- Livestock and Grazing
- Mineral Resources
- Mining
- Noxious Weeds
- Predator Control
- Recreation and Tourism
- Riparian Areas
- Threatened, Endangered, and Sensitive Species
- Water Quality and Hydrology
- Water Rights
- Wetlands
- Wild and Scenic Rivers
- Wilderness
- Wildlife

Development Opportunities

- Energy Resources
- Recreation & Tourism
- Ditches & Canals
- Mineral Resources
- Livestock & Grazing
- Economic Considerations
- Irrigation
- Agriculture
- Fisheries
- Mining

Ecosystem Management

- Riparian Areas
- Forest Management
- Predator Management
- Air Quality
- Noxious Weeds
- Threatened Species
- Floodplains & River Terraces
- Water Quality
- Wildlife
- Wetlands

Oversight and Protection

- Water Rights
- Fire Management
- Land Access
- Wild & Scenic Rivers
- Cultural Archeological
- Law Enforcement
- Wilderness
- Land Use

ACKNOWLEDGMENTS

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Mark Raymond- Former Commissioner

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PDS

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UINTAH COUNTY GENERAL PLAN 2016