

UINTAH COUNTY

GENERAL PLAN



2005

Amended on February 27, 2012

For further information contact:
Uintah County Commission
Uintah County Offices
152 East 100 North
Vernal, UT 84078
(435) 781-5380



***Uintah County Planning Project
General Plan Update
2004-2005***

Updating the Uintah County General Plan was a planning effort that involved County and community interests throughout the project. Special thanks to Uintah County residents, project advisory committee members, and County/community officials, departments and organizations who participated in this project.

*Uintah County Board of Commissioners
Uintah County Planning Commission*

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UINTAH COUNTY GENERAL PLAN



The 2005 Uintah County General Plan Update was a proactive effort by County leaders and citizens to address the County's present and future land use needs. The 2005 General Plan updates the 1996 Uintah County General Plan and clarifies/reconfirms the County's land use and development goals and policies.

Utah state statutes provide for the preparation, adoption and implementation of county-level plans. As stated, "county" plans generally apply to the unincorporated areas within a county and may address general health, safety, moral and welfare issues. The updated Uintah County General Plan includes policies covering inter-local cooperation and coordination, land use and development, economic development, health and human services, infrastructure, transportation, natural resources and water resources.

In very recognizable fashion FLPMA created a system of public land management honoring the American philosophy of "laboratories of democracy." In 1932, U.S. Supreme Court Justice Louis Brandeis stated "It is one of the happy incidents of the federal system that a single courageous State may, if its citizens choose, serve as a laboratory; and try novel social and economic experiments without risk to the rest of the country." *New State Ice Co. v. Liebmann*, 285 U.S. 262 (1932) (dissenting opinion). Uintah County, a political subdivision of the State of Utah, is exercising its duty under our system of Federalism to try sound novel approaches to manage public lands within its boundaries. Again, it is incumbent on federal agencies to the maximum extent possible be consistent with this plan. Anything short of this constitutes a violation of federal law and is subject to judicial review.

Primary benefits of the 2005 General Plan are two-fold. First, the County again possesses a document that articulates a consistent and clear direction for future land use and development programs and activities. It is anticipated that the adopted Plan will be proactively supported by County decision makers and further implemented through County land use regulations. For the Plan to remain a valuable planning and decision-making tool, it should be reviewed and amended as necessary to address emerging County issues, interests and opportunities.

Second, the planning process has been a valuable learning experience for Uintah County decision makers, planning staff and citizenry. A diverse group of County interests actively participated in various stages of the project and *draft* material preparation and review. Through this process, the updated Plan truly reflects Uintah County interests. Public ownership of the Plan and familiarity with the accompanying policies can be invaluable as County leaders adopt the document and begin Plan implementation.

Plan Development Process and Public Involvement

Uintah County leaders recognize the need for proactive county-level planning and land use regulations. As noted, Utah state law allows local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the plan development process through adequate public notice and open public meetings.

By design, the 2005 Uintah County planning project involved County residents and other interested parties throughout the process. Initial public outreach efforts to identify County “challenges and opportunities” included dozens of one-on-one interviews with community leaders, local business groups and special interests. The County also conducted three public scoping meetings strategically located throughout the County. To capture the input of the older and younger sectors of the population, the County planning staff and project consultants conducted a presentation and

scoping luncheon at the County’s senior citizen center and facilitated community design exercises with six Uintah High School American Government classes. The latter exercise divided students into small groups for a hands-on mapping exercise followed by class presentations and roundtable discussions. As part of the class assignment, students were required to complete a survey concerning Uintah County growth and development.



Local media also played an important role in informing citizens and soliciting their participation. These activities included a series of newspaper articles, as well as local television and radio spots. The County also produced three television commercials highlighting the planning project and major land use issues facing Uintah County. Project-related materials and public comment forms were also posted on the County’s website.

All comments gathered during this phase of the project were compiled as the County’s “vision for the future” and presented to the broader public through a project newsletter sent to every household in the County. Included in the newsletter was an open invitation to County residents to attend a Commission-sponsored public open house and provide comments on the County’s draft vision piece.

The second phase of the project included organizing a citizen advisory committee. The main task of this group was to assist County officials and project consultants to further refine the County’s draft vision piece into formal County policies and, ultimately, an updated County Plan.



Over the course of several months, project consultants met regularly with the committee and County planning officials. Through a series of advisory committee work sessions, each element of the County's "vision piece" was discussed in detail and more formal policy statements developed. Depending on the topic discussed, resident "experts" and/or other interests were invited to present background information and assist the committee in developing the County's

approach. As part of these discussions, the committee also considered the land use and development policies adopted by Vernal and Naples cities as part of their respective General Plans. The County also reviewed land use and development policies adopted by other rural counties. As deemed relevant to Uintah County, these policies (and/or the concepts thereof) were added to the County's draft Plan for further public consideration.

As outlined in Utah state statute, the *Draft* Uintah County General Plan was available for public review and comment through an open Planning Commission and County Commission public hearing(s) and adoption process. Notice of the public hearings and invitation for public comment was provided through the County's website and the local newspaper. Copies of the *Draft* Plan were available at the County Planning and Commission offices. In addition, the *draft* document was posted on the County's website. The Planning Commission public hearing was held on August 17th, 2005.

Following public comment, a motion was approved by the Planning Commission to forward the *Draft* Plan to the County Commission for further consideration and approval.



Prior to their public hearing, the Uintah County Commission scheduled two public open houses/Q & A sessions to encourage additional public comment on the *Draft* Plan. The first of these sessions was held following the Commission meeting on August 29th, 2005; the second was an evening event on August 30th, 2005. The County Commission's formal public hearing was conducted on September 12th, 2005. This was followed by a Commission work session discussing the public comments as submitted and other Plan revisions as appropriate. The Commission formally adopted the Uintah County General Plan on October 31st, 2005.

Using and Amending the Uintah County General Plan

Uintah County officials and citizens should be commended for their proactive commitment to planning and completing the updated General Plan. It is intended that the 2005 Plan will serve as a framework for County decision makers as they consider future land use and

development decisions. The Plan is also designed to provide a formal policy foundation for enhancing County and community relations, pursuing economic development activities, coordinating infrastructure planning, encouraging responsible natural resource use, and fostering County and state/federal agency cooperation.

To successfully implement the updated Plan, County leaders will need to take action beyond Plan adoption. In the 2005 Plan, County position statements are followed by supporting policies. Some of these policy statements outline specific Plan implementation activities and strategies.

While the updated Plan, upon adoption, reflects the thoughtful direction of Uintah County in 2005, it is anticipated that the Plan will be updated and revised as circumstances change and new challenges and opportunities arise. The process for amending the Plan, as outlined in Utah state statute and County regulations, requires adequately noticed public hearings and formal action by the Uintah County Planning Commission and County Commissioners.

Supporting Documents

In addition to the Uintah County General Plan, the County has prepared and adopted several other plans, regulations, studies and maps. For all intents and purposes, these documents, and the County positions and policies as stated therein, are to be recognized as part of and complementary to the County's General Plan. These documents include, but are not limited to, the following:

- The Uintah County Zoning Ordinance
- The Uintah County Public Lands Plan
- The Uintah County Transportation System Map
- The Uintah County Land Use Plan Map (as/when completed and adopted)
- The Uintah County Recreation Resource Management Plan (as/when completed and adopted)
- The Buckskin Hills Recreation Plan (as/when completed and adopted)

UINTAH COUNTY LIFESTYLE & CHARACTER



Uintah County residents value the County's unique rural character, quiet lifestyle and stunning natural landscape. They take pride in a County that has a rich, colorful history and a bright, promising future. Residents describe the County as "diverse, progressive, friendly, safe and comfortable." They feel that these "quality of life" attributes are important to maintain and preserve for future generations and should be considered as part of all land use and economic development decisions. If growth and development priorities and objectives are clearly articulated through County plans, policies and regulations, future growth will complement rather than detract from the area's unique character and lifestyle.

County residents also value their historic relationship with the land and embrace the opportunities afforded by the abundance of natural resources in providing for economic growth and stability. The County strongly supports protecting and maintaining the rights of County residents and businesses to responsibly use and develop these resources.

County Policies:

- 1.1** Maintain County land use plans and development guidelines/regulations that reflect the County's unique character and resource-dependant lifestyle. These documents should provide a clear direction for County officials and decision makers as they contemplate future land use, economic growth and natural resource development decisions.
- 1.2** Encourage County residents to actively participate in County and community planning and decision-making processes.
- 1.3** Continue the County's progressive, proactive approach to economic growth and development in a manner that complements the County's citizen-identified "quality of life" attributes.

INTER-LOCAL COOPERATION & COORDINATION



Uintah County recognizes and values the diverse interests and independent nature of the various cities and towns located within the County. The County feels that governmental relationships can be strengthened by improved County-to-community, community-to-community and agency-to-County communication, coordination and cooperation. The County will continue to encourage inter-local partnerships as an effective way to approach planning, health and human services, public safety, recreation, transportation and economic development issues and opportunities.

Uintah County also recognizes the Ute Tribe as an important partner in local planning efforts and development decisions. In addition, cooperation between the Tribe and the County is necessary to adequately and effectively address many Uintah Basin social and economic concerns and issues. Uintah County and the Ute Tribe are currently working together on several ongoing projects and activities. These include road construction and maintenance, flood control, and County-wide cleanup efforts. The County will encourage and support additional planning, economic development and community-service partnerships with the Tribe as mutual interests are identified and opportunities arise.

Uintah County will also continue to encourage and foster cooperative working relationships with federal and state government entities, neighboring counties, cities and towns, public utility and service providers, and special service districts.

County Policies:

- 2.1** Encourage additional County-to-community, County-to-Tribe, County-to-agency, and community-to-community communication, coordination and cooperation. Associated implementation strategies may include regularly scheduled coordination meetings, periodic updates or briefings, project/activity notification agreements, and “courtesy copy” meeting agendas or minutes.
- 2.2** Maintain (and/or prepare as deemed necessary or beneficial) formal cooperating/coordinating agreements and Memoranda of Understanding (MOUs) with other government entities and public/private interests. Existing and potential partners include, but are not limited to, federal and state agencies, the Ute Tribe, neighboring counties, Uintah County communities, public utilities and service providers, and special service districts.

- 2.3** Coordinate, and participate in, County and community land use, transportation, parks and recreation, and economic development planning and decision-making activities.
- 2.4** Actively work with community planning commissions to address mutual planning issues. Coordination meetings and joint work sessions will be held as necessary.
- 2.5** Incorporate community objectives and priorities in County land use planning efforts and activities.
- 2.6** Encourage County and community cooperation and coordination in preparing area-specific land use plans, particularly for community “fringe” or future growth areas.
- 2.7** Encourage development of community/County cooperation and coordination agreements to address community growth issues including, but not limited to, utility expansion, land use compatibility, storm water and flood control, urban versus rural needs, and fringe area development.
- 2.8** Encourage development of community/County agreements addressing potential annexations and the extension or expansion of utility lines or services. The latter may also involve special service districts and other service providers.
- 2.9** (As deemed necessary and relevant) provide all interested political subdivisions, public utilities and private interests an opportunity to review and comment on proposed subdivisions.
- 2.10** Coordinate County and community capital improvement plans and projects with relevant special service districts and interests including, but not limited to, Ashley Valley Water and Sewer, Maeser Water and Sewer, Tridell-Lapoint Water Improvement District, the Ute Tribe, Ballard Town, and the Uintah Special Service District (Transportation District). These efforts should include coordinating long-range capital facility plans identifying the anticipated needs and capital expenditure priorities of the County.
- 2.11** Encourage communities to pursue economic development initiatives and activities that are compatible with the interests of neighboring communities and complement the economic development efforts and objectives of Uintah County.
- 2.12** Foster public involvement and community participation in County planning and decision-making processes. As feasible, expand community leader and public outreach and education activities.
- 2.13** Utilize County and community resident expertise through citizen advisory committees and task groups.

(cont.)

**Additional County positions and policies encouraging County and federal agency coordination and cooperation are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4g. Recreation and Tourism

Section 4h. Agriculture

Section 4i. Natural Resource Use and Development

Chapter 5. Health & Human Services

Section 5e. Recreation

Chapter 6. Infrastructure

Chapter 7. Transportation

Section 7b. Public and Tribal Land Access

Section 7d. Recreational Trails

Chapter 8. Natural Resources

Chapter 9. Water Resources

LAND USE & DEVELOPMENT



Uintah County supports and encourages orderly residential, commercial, industrial, agricultural and recreational growth and development and believes that there are areas within the County suited to accommodate these needs and uses. As a priority, the County will maintain and enforce land use policies and ordinances that complement the County’s rural lifestyle and character.

County leaders understand that well-prepared land use plans can assist the County in directing growth and development for the benefit and enjoyment of County residents. County’s land use plans and ordinances should be amended, as necessary and in a timely manner, to address emerging growth and development issues and opportunities. It is also the County’s position that adopted land use plans, regulations and development guidelines should be consistently enforced.

It is important that County land use plans and guidelines provide adequate direction for all areas of the unincorporated County, particularly developed/developing areas and unincorporated communities. Through cooperative planning efforts, County and community land use interests and priorities can be identified and the appropriate guidelines and regulations adopted. Within the framework of adopted County land use plans and regulations, inclusive planning processes encourage community and citizen involvement and can provide opportunities for property owners within a given area to participate in identifying the type of development they desire and the appropriate level of supporting land use regulations.

In the event private property rights may be affected by County land use and development regulations, it is the County’s intent to approach these situations in a fair and cooperative manner through a formal administrative review process. Once developed and adopted by the County, this procedure will be included as part of the County’s land use code.

Specific land use and development topics for which policies have been developed include:

- 3a Plan Consistency and Conformity page 3.3
- 3b Building Code and Development Standard Compliance page 3.4
- 3c Private Property Rights page 3.4
- 3d Regulations, Standards and the Review/Approval Process page 3.5
- 3e Land Use Ordinances page 3.7
- 3f General Land Use Policies and Approach page 3.8

3g	Residential Land Uses	page 3.11
3h	Agricultural Land Uses	page 3.13
3i	Open Space	page 3.15
3j	Commercial Land Uses	page 3.16
3k	Industrial Land Uses	page 3.18
3l	Potentially Hazardous and Environmentally Sensitive Areas	page 3.20
3m	Signs and Billboards	page 3.23
3n	Public Lands	page 3.24

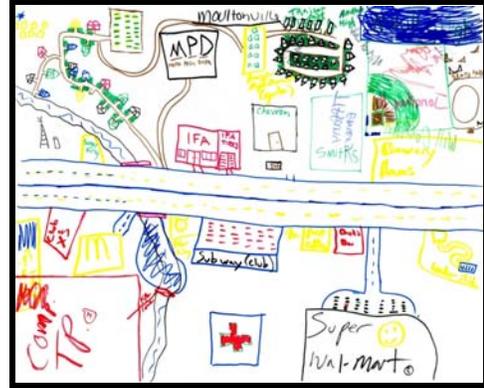
**This section includes County positions and policies relating to land use regulations as a land use and development tool. County positions and policies addressing land use regulations as an economic development tool are highlighted in, but are not limited to, the following section:

Chapter 4. Economic Development

Section 4j. Land Use Plans and Regulations

Section 3a.

Plan Consistency and Conformity



County Policies:

- 3a.1** Evaluate development proposals according to the County's adopted goals and policies. Private and public land development decisions will be made on the basis of compliance with the County's General Plan and/or the County's interpretation thereof. In areas where the General Plan is silent, proper planning methods, procedures and development standards shall be employed to assure the best possible results within the realm of economic and practical feasibility.
- 3a.2** Employ County land use goals, policies and regulations as useful decision-making tools. As a general guideline, the County's General Plan and land use/subdivision regulations will be comprehensively reviewed annually and amended as necessary.
- 3a.3** Encourage appropriate General Plan and land use regulation "language" amendments to address emerging issues and opportunities and/or clarify the County's intent and direction. The text amendment process should be conducive to citizen participation.

Section 3b.

Building Code and Development Standards Compliance



County Policies:

- 3b.1** Require development to comply with County-adopted building codes and development standards.
- 3b.2** Enforce County-adopted building, fire, electrical, mechanical and plumbing codes on a consistent basis.
- 3b.3** Enforce County-adopted design and development standards on a consistent basis.

Section 3c.

Private Property Rights



County Policies:

- 3c.1** Maintain County land use plans and regulations that provide a balance between private property rights and public health, safety and welfare.
- 3c.2** Maintain and apply, as appropriate, a County-level administrative review procedure for takings claims.

Section 3d.

Regulations, Standards and the Review/Approval Process



County Policies:

- 3d.1** Reduce, eliminate or mitigate potential conflicts between land uses through proper land use/development siting, design, access, screening or buffering.
- 3d.2** Include the following considerations in reviewing, approving, approving with conditions, or denying land use and development proposals:
- (1) the natural characteristics of the site;
 - (2) the proposed development's proximity to available facilities and services;
 - (3) the anticipated demand for County-provided services;
 - (4) the developer's plans for provision and maintenance of required infrastructure and utility services;
 - (5) the development's compatibility with current and anticipated land uses;
 - (6) the potential adverse effects on nearby land uses and public amenities;
 - (7) the development's potential impacts on soils, water, natural resources, and historic and cultural resources;
 - (8) the development's potential impact to the County in regard to tax revenue, job creation and other economic interests; and
 - (9) the development's compatibility with community and countywide priorities and objectives as stated in the County's adopted plans and studies.
- 3d.3** Include the following site-specific natural resource/environmental considerations in County land use planning and development application review activities:
- (1) natural hazards (slopes, floodplains, etc.),
 - (2) topography,
 - (3) soil types,
 - (4) wildfire interface,
 - (5) depth to water table,
 - (6) surface drainage patterns,
 - (7) groundwater recharge/discharge areas (including springs),
 - (8) the quantity and quality of surface and underground water resources, and
 - (9) community culinary water sources and sewage/solid waste facilities.
- 3d.4** Require, as appropriate, all development and land use proposals to demonstrate the availability of an adequate, safe water supply and a safe, reliable method of sewage disposal. Discharge should not be detrimental to surface or underground water sources.

3d.5 Prepare and adopt County land use and development regulations as necessary to address potential nuisances including, but not limited to, smoke, noise, dust, litter, vibration, soil erosion and water degradation.

This section includes County positions and policies relating to development application review and approval considerations. In addition to other relevant sections in **Chapter 3. Land Use and Development, County positions and policies identifying development evaluation criteria are highlighted in, but are not limited to, the following sections:

Chapter 4. Economic Development

Section 4j. Land Use Plans and Regulations

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 3e.

Land Use Ordinances



County Policies:

- 3e.1** Clarify and strengthen the relationship between the County's General Plan and the County's land use ordinances and regulations (including public and decision maker education and training).
- 3e.2** Develop, maintain and adopt land use regulations and development standards consistent with and supportive of the County's adopted General Plan. Regulations should provide for the protection of public health, safety and welfare.
- 3e.3** Apply and enforce all County-adopted land use ordinances and regulations in a constant and consistent manner.
- 3e.4** Maintain County land use regulations that clearly articulate County growth and development objectives.
- 3e.5** Maintain County land use plans and regulations that provide an appropriate balance between private property rights and public health, safety and welfare.
- 3e.6** Maintain County land use plans and regulations that complement other County interests and priorities including, but not limited to, economic development, health and human services, transportation, public lands and natural resources.
- 3e.7** Tailor the County's land use regulations to accommodate/address the diverse situations/circumstances and land use preferences of various areas and communities within the County. Regulations must be relevant to the area of application.
- 3e.8** Amend County land use ordinances in a timely manner to address emerging growth and development issues and opportunities. Citizen input will be considered as part of all ordinance review and refinement/development processes.
- 3e.9** Encourage energy efficient and resource sensitive building design and construction practices.

Section 3f.

General Land Use Policies and Approach



Due to the mix of rural and developed/developing areas within the County, land uses within unincorporated Uintah County will be discussed and considered as occurring (or being proposed for) one of two general land use “intensity” types as defined below:

Growth Areas: As defined by the County, “growth areas” are those areas experiencing, or likely to experience, growth and development interest and pressure. Generally, these areas are adjacent to the existing communities of Vernal, Naples and Maeser, and are easily serviceable by the State Highway system, major county arterial roads, snow removal services, police and fire protection, central water and sewer services, schools and commercial facilities.

Rural Areas: For Uintah County’s purposes, “rural areas” are defined as all other lands outside of developed communities and urbanizing areas as described above. Most County-provided services are unavailable in these areas or are limited to a service level similar to that provided to agricultural-type land uses.

County Policies:

3f.1 Encourage orderly residential, commercial, industrial, agricultural and recreational land uses and development. The County will develop and maintain a land use plan map reflecting the appropriate locations of various land uses and other growth and development considerations. Map elements may include, but are not limited to, roads, water and sewer lines, utility service areas, utility corridors, private and public lands, and natural and environmental features. Once developed, this map will be adopted as part of the County’s General Plan and serve as a useful decision-making tool. Similar to the County’s General Plan and land use regulations, the map will be amended as necessary to address emerging growth and development issues and opportunities. As a general guideline, the County’s land use plan map will be comprehensively reviewed (as part of the General Plan) annually and amended as necessary.

3f.2 Encourage County and community growth in a responsible manner and in locations that contribute to the economic and social well-being of County residents.

- 3f.3** Consider potential impacts to the County’s traditional land uses and interests (including but not limited to, agricultural, recreational and natural resource-based industrial) in all land use planning and decision-making processes.
- 3f.4** Balance growth and development with facility (infrastructure) and service availability and capacity. Topics to be considered as part of all development plans and proposals include, but are not limited to, culinary water, sewer, waste disposal, utilities, transportation (roads), schools, public parks and recreation, law enforcement and emergency/medical services.
- 3f.5** Encourage residential development within existing communities and/or within areas where services are readily available.
- 3f.6** Utilize up-to-date County socio-economic data and information as an integral component in all planning and decision-making processes. As applicable, the County will apply innovative and progressive planning tools and technology.
- 3f.7** Maintain County land use plans and regulations that complement other County interests and priorities including, but not limited to, economic development, health and human services, transportation, public lands and natural resources.
- 3f.8** Maintain County land use plans and regulations that clearly articulate County priorities and reflect citizen preferences.
- 3f.9** Maintain County land use plans and regulations that provide a balance between private property rights and public health, safety and welfare.
- 3f.10** Amend County land use plans and ordinances in a timely manner to address emerging growth and development issues and opportunities. As a general guideline, the County’s General Plan and land use/subdivision regulations will be comprehensively reviewed annually.
- 3f.11** Encourage the separation of incompatible land uses. Support the use of appropriate mitigation measures to minimize potential use conflicts. As applicable, encourage “transition” uses within and among zones.
- 3f.12** Support local communities in the determination and implementation of community-identified growth areas and land use patterns. This may include, particularly in the Ashley Valley, participating in the preparation of a valley-wide growth plan.

(cont.)

**County positions and policies applicable to land use and development plans and processes are also highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3a. Plan Consistency and Conformity

Section 3b. Building Code and Development Standard Compliance

Section 3c. Private Property Rights

Section 3d. Regulations, Standards and the Review/Approval Process

Section 3e. Land Use Ordinances

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Chapter 4. Economic Development

Section 4j. Land Use Plans and Regulations

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 3g.

Residential Land Uses



County Policies:

- 3g.1** Encourage orderly residential development and land use patterns consistent with the County's growth and development plans and maps as adopted.
- 3g.2** Maintain residential land use ordinances and regulations that encourage a variety of housing types and development opportunities in appropriate locations.
- 3g.3** Encourage the development of additional low-to-moderate income housing units through innovative land use regulations and incentive programs.
- 3g.4** Encourage residential development within or adjacent to existing communities and in developing areas where infrastructure, utilities and services are readily available.
- 3g.5** Educate/inform residents of rural areas that most County-provided services may not be available or may be somewhat limited. In most cases, the County will not provide a level of service (or services) to rural areas above that provided to agricultural-type land uses.
- 3g.6** Develop and adopt land use regulations clarifying the County's position that developers in rural areas are responsible for the provision, enhancement and maintenance of services or service levels above those provided in the subject area by the County or other local entity. Developers are also required to mitigate adverse effects of providing such services on adjacent land uses.
- 3g.7** Adopt land use regulations and guidelines to accommodate the need for temporary housing associated with construction, industry and/or natural resource development. It is the County's position that such housing be planned and developed in a coordinated manner. In addition, the applicant must demonstrate the availability and adequacy of all necessary services. These include, but are not limited to, water, sewer, power, transportation (roads), solid waste disposal and emergency services/response.
- 3g.8** Allow home occupations in all residential and agricultural zones subject to the County's adopted restrictions and regulations. In general, home occupations are defined as uses that 1) would not significantly increase traffic and parking, 2) are compatible with most residential and agricultural land uses and 3) would not be

more appropriate in designated commercial areas. Businesses which expand or operate beyond the intent of the ordinance may be required to relocate in more appropriate zones. All home occupation regulations including signage, customer parking, hours of operation, etc., will be strictly enforced to protect the integrity of residential areas.

****This section includes County positions and policies specific to residential land uses. County positions and policies applicable to all types of development and land uses are highlighted in, but not limited to, the following sections:**

Chapter 3. Land Use & Development

Section 3a. Plan Consistency and Conformity

Section 3b. Building Code and Development Standard Compliance

Section 3c. Private Property Rights

Section 3d. Regulations, Standards and the Review/Approval Process

Section 3e. Land Use Ordinances

Section 3f. General Land Use Policies and Approach

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Chapter 4. Economic Development

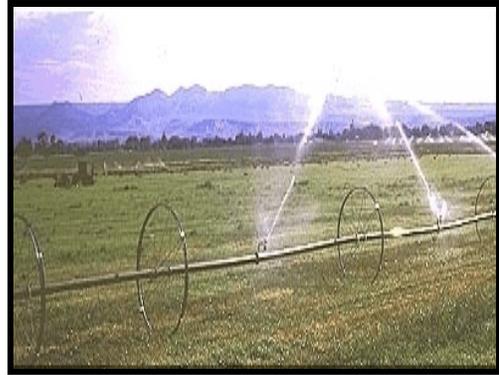
Section 4j. Land Use Plans and Regulations

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 3h.

Agricultural Land Uses



County Policies:

- 3h.1** Encourage agricultural development and land uses consistent with the County's growth/development plans and maps as adopted.
- 3h.2** Maintain the County's position that agricultural land uses remain the priority/primary land use within designated agricultural areas. Non-agricultural development proposed for such areas should acknowledge the primary land use and anticipate the associated uses, smells, sights and sounds.
- 3h.3** Recognize the unique and diverse agricultural areas and interests within the County. Agricultural land use regulations should be tailored according to the specific objectives and needs of each area.
- 3h.4** Discourage incompatible land uses and development within and adjacent to agricultural areas unless potentially adverse effects on agricultural land and activities can be mitigated. The County's development review process should include and consider the effects of proposed land uses and development on agricultural land and related uses.
- 3h.5** Encourage the preservation of agricultural lands (including access easements and right-of-ways) and activities within the County through community- and owner-initiated agricultural land protection/preservation programs and activities that are deemed beneficial to the County. Alternative approaches and strategies include, but are not limited to:
- owner-initiated agriculture protection areas (APAs),
 - cluster-type development,
 - conservation easements,
 - private land trust options, and
 - lower zoning densities in priority agricultural areas.
- 3h.6** Support agriculture-related programs including, but not limited to, the County's noxious weed program.

(cont.)

**Additional County positions and policies relating to agriculture are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4h. Agriculture

Chapter 8. Natural Resources

**As noted, this section includes County positions and policies specific to agricultural land uses. County positions and policies applicable to all types of development and land uses are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3a. Plan Consistency and Conformity

Section 3b. Building Code and Development Standard Compliance

Section 3c. Private Property Rights

Section 3d. Regulations, Standards and the Review/Approval Process

Section 3e. Land Use Ordinances

Section 3f. General Land Use Policies and Approach

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Chapter 4. Economic Development

Section 4j. Land Use Plans and Regulations

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 3i.

Open Space



County residents have identified maintaining a rural atmosphere as one of their top priorities. Many residents attribute the area's quality of life to the variety of open spaces found throughout the region. A goal of the County's General Plan is to encourage development within existing residential areas and to retain the open space appearance and feel of the area. Several elements in the Plan are designed to accomplish this objective.

Specific types/areas valued by County residents include:

- creeks, lakes and rivers;
- historical/cultural areas;
- prime agricultural lands and
- mountains, foothills and deserts.

The County understands that preserving/protecting some of these areas will require implementing land use and planning strategies that are sensitive to private property rights and individual development interests. Alternative approaches and strategies include, but are not limited to:

- cluster-type development,
- conservation easements,
- owner-initiated agriculture protection areas (APAs),
- private land trust options, and
- lower development densities in priority open space areas.

Section 3j.

Commercial Land Uses



County Policies:

- 3j.1** Encourage commercial development that is consistent with the County's General Plan and other adopted plans and studies.
- 3j.2** Identify appropriate locations for commercial land uses and development. These areas should be designated on the County's land use plan maps.
- 3j.3** Encourage commercial development to locate near necessary/required services, facilities, infrastructure and/or associated natural resources. The availability of necessary services (water, sewer, utilities, etc.) should be considered as part of the development proposal review and approval process.
- 3j.4** (As appropriate) encourage commercial development within communities and designated "growth areas". Preferred locations include, but are not limited to, major intersections, major thoroughfares, junctions of interstate and state highways, junctions of state highways and county arterial roads, and at planned development clusters along state highways. Primary access to commercial development should not be through residential streets or neighborhoods.
- 3j.5** Commercial development in "rural areas" will be encouraged at a limited number of identified highway intersections. Commercial development may also be appropriate on a case-by-case basis adjacent to resource and/or recreation-related development.
- 3j.6** Encourage commercial development that is attractively and functionally well-designed and maintained. Encourage business owners to improve the appearance and aesthetics of commercial land uses through the use of berming, curbing, sidewalks, pedestrian lighting, screening and landscaping. In this regard, the Uintah County Planning Office may explore the necessity and applicability of developing commercial development standards and guidelines.
- 3j.7** Maintain commercial land use regulations designed to minimize/mitigate potential visual, traffic and noise impacts on adjacent land uses. Factors to be considered as part of the development proposal review and approval process include, but are not limited to, the following:
 - (1) access to federal, state or County roads;
 - (2) visual screening and buffering;

- (3) adequate site-specific ingress and egress;
- (4) adequate on-site (off-street) parking; and
- (5) development siting and facility design.

3j.8 Allow home occupations in all residential and agricultural zones subject to the County's adopted restrictions and regulations. In general, home occupations are defined as uses that 1) would not significantly increase traffic and parking, 2) are compatible with most residential and agricultural land uses and 3) would not be more appropriate in designated commercial areas. Businesses which expand or operate beyond the intent of the ordinance may be required to relocate in more appropriate zones. All home occupation regulations including signage, customer parking, hours of operation, etc., will be strictly enforced to protect the integrity of residential areas.

**This section includes County positions and policies specific to commercial land uses. County positions and policies applicable to all types of development and land uses are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3a. Plan Consistency and Conformity

Section 3b. Building Code and Development Standard Compliance

Section 3c. Private Property Rights

Section 3d. Regulations, Standards and the Review/Approval Process

Section 3e. Land Use Ordinances

Section 3f. General Land Use Policies and Approach

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Chapter 4. Economic Development

Section 4j. Land Use Plans and Regulations

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 3k.

Industrial Land Uses



County Policies:

- 3k.1** Encourage industrial development within the County provided it is consistent and compatible with the County's land use goals, policies, guidelines and regulations.
- 3k.2** Encourage industrial development to locate within areas specifically identified for industrial-type land uses on the County's land use plan map.
- 3k.3** Identify additional areas within the County appropriate for industrial land uses. Once identified, these areas should be incorporated on the County's land use plan maps.
- 3k.4** Encourage industrial development to locate near necessary/required services, facilities, infrastructure, and/or associated natural resources, as feasible.
- 3k.5** Encourage industrial land uses and development to locate in areas where impacts to air and water quality can be mitigated.
- 3k.6** Require industrial development and land use proposals to include full disclosure of potential impacts (pros and cons) including, but not limited to, environmental, economic, public facilities/utilities and services, and public health, safety, and welfare. As determined necessary, the County may require development proposals to include specific mitigation strategies addressing these issues.
- 3k.7** Include the following considerations when reviewing industrial development and land use proposals:
- (1) the availability of necessary services (water, sewer, utilities, etc.);
 - (2) potential impacts to air and water quality;
 - (3) provision of adequate and safe solid waste, waste water and sewage disposal;
 - (4) proper access, traffic impacts and patterns, and parking;
 - (5) adequate buffering and/or screening;
 - (6) visual impact to communities;
 - (7) appropriate setbacks from adjacent land uses; and
 - (8) potential nuisances including, but not limited to, smoke, noise, dust, litter, and vibration.
- 3k.8** Protect appropriately located/operating industrial land uses from encroachment by

incompatible and/or non-industrial land uses.

3k.9 Encourage development of industrial parks and grounds that are well-designed and maintained.

3k.10 Encourage business owners to improve the appearance and aesthetics of industrial land uses through the use of berming, curbing, sidewalks, pedestrian lighting, screening and landscaping. Development standards covering building materials, construction and design may be adopted by the County as part of this effort.

**This section includes County positions and policies specific to industrial land uses. County positions and policies applicable to all types of development and land uses are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3a. Plan Consistency and Conformity

Section 3b. Building Code and Development Standard Compliance

Section 3c. Private Property Rights

Section 3d. Regulations, Standards and the Review/Approval Process

Section 3e. Land Use Ordinances

Section 3f. General Land Use Policies and Approach

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Chapter 4. Economic Development

Section 4j. Land Use Plans and Regulations

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 3I.

Potentially Hazardous and Environmentally Sensitive Areas



Development guidelines relating to environmentally sensitive and potentially hazardous areas have been/may be adopted by the County and applied as “overlay” regulations (considered in addition to the underlying zoning). Associated measures may include guidelines identifying appropriate locations for development and/or its appearance.

County Policies:

- 3I.1** Identify and protect the County’s unique natural, environmental, recreational and cultural/historical resources through appropriate land use planning and development guidelines.
- 3I.2** Evaluate all proposed development to determine possible effects on water quality, air quality, historic/cultural resources and recreation resources.
- 3I.3** Include the following as site-specific, natural resource/environmental considerations in land use planning decisions and in the review of all development proposals:
 - (1) natural hazards (slopes, floodplains, etc.),
 - (2) topography,
 - (3) soil types,
 - (4) wind patterns,
 - (5) wildfire interface,
 - (6) depth to water table,
 - (7) surface drainage patterns,
 - (8) groundwater recharge/discharge areas (including springs),
 - (9) the quantity and quality of surface and underground water resources, and
 - (10) community culinary water sources and sewage/solid waste facilities.
- 3I.4** Identify areas suitable and desirable for open space preservation. These areas may include stream corridors, recreation areas and wildlife habitat. Specific sites and corridors should be identified on the County’s land use plan map and, as relevant, adopted as part of the County’s parks and trails plan.
- 3I.5** Encourage industrial, commercial and residential land uses and development to locate in areas where impacts to air and water quality can be minimized.

31.6 Formally prepare and adopt land use plans, regulations and associated overlay maps that identify and address development within environmentally sensitive and potentially hazardous areas. Related topics and the County's current/anticipated approach include the following:

Hillsides and Steep Slopes

Uintah County will continue to review all development proposed for steep or potentially unstable slopes. In addition, the County's hillside ordinances will be reviewed to determine the applicability of the following recommendations:

- preparing grading guidelines for cross slope cuts, grading and roads;
- requiring a storm water management element as part of the development review process;
- including development standards addressing location, siting and materials;
- developing vegetation removal guidelines; and
- requiring engineered building plans.

Flood Plains, Drainage Ways, Stream Corridors, Riparian Areas and Wetlands

In addition to the safety issues surrounding development within and/or along flood plains, drainage ways and stream corridors, Uintah County desires to see these areas protected for aesthetic, flood and storm water control, and water quality reasons.

Specific County objectives include:

- developing and implementing coordinated (Federal, Tribe, State, County, municipality and service district) storm water and flood control plans and systems;
- working with appropriate agencies to (re)identify, classify and map flood plain areas within the County;
- developing a localized flood plain standard identifying appropriate levels and types of development;
- establishing appropriate development setbacks from streams and drainage ways; and
- requiring a storm water management element as part of the development review process.

High Water Table, Groundwater Recharge Areas and Wellhead Protection

In regard to high water tables, groundwater, and wellhead protection, Uintah County may pursue the following:

- identifying primary and secondary water recharge areas;
- requiring a soil and water table analysis for all development taking place within identified high water table areas and/or on unstable soil types; and
- including relevant water table and soils information, groundwater recharge areas and wellhead locations as part of the County's sensitive lands overlay map and ordinance.

Hazardous Areas

Development in known hazardous areas will be discouraged or appropriately mitigated. Types of areas to be avoided include, but are not limited to, the following:

- subsidence areas,
- flood plains,
- areas with severe or unstable slopes,
- abandoned mines, and
- seismic areas.

Vegetation, Soil and Water

If the potential for slope failure or excessive erosion exists, vegetation removal will not be allowed except for street and utility construction unless a County-approved vegetation plan is in place. Associated mitigation measures will be designed to prevent slope failure, excessive erosion, excessive dust, spread of noxious weeds and visual disruption.

In addition, development requiring significant site modification (grading, cut or fill) resulting in a potential disruption of natural drainage patterns, or excessive levels of uncontrolled run off or erosion, may not be permitted unless a County reviewed and accepted mitigation plan is also developed.

Historic/Cultural Resources

All development proposals will be evaluated for their potential impacts on historic and cultural areas within the County. In situations of potential/known impact, County-reviewed and accepted mitigation plans may be required.

Development proposals will be reviewed to ensure that they are consistent and compatible with other County efforts and objectives designed to preserve historic and cultural resources.

Section 3m.

Signs and Billboards



With respect to commercial signs and billboards, Uintah County understands the need for local businesses to adequately identify their businesses and advertise the associated services. In this interest, the County will maintain sign ordinances and regulations that balance commercial interests with County/community aesthetic and design standards.

County Policies:

- 3m.1** Discourage off-premise signs and billboards.
- 3m.2** Allow off-premise signs and billboards in limited areas. Off-premise signs and billboards will not be allowed at the entrances of and/or within unincorporated communities unless clearly justified as a public or community interest.
- 3m.3** Encourage tastefully designed on-premise commercial signs. Generally, signs are to be placed on the building or as a detached monument sign. Signs will be limited in size, height and movement.
- 3m.4** Restrict signs and billboards that may contribute to traffic congestion.

Subsection 3n.

Public Lands



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 the County and its residents. 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.

Pursuant to Bureau of Land Management (BLM) and United States Forest Service (USFS) planning regulations, the County will actively participate in all relevant public land management planning processes. The County also anticipates agency participation in County planning efforts and activities.

In addition to the Uintah County General Plan, the County has prepared and adopted several plans, studies and maps specifically addressing public land and resource issues. For all intents and purposes, these documents, and the County positions and policies as stated therein, are to be recognized as part of the County’s General Plan. These documents include, but are not limited to, the following:

- The Uintah County Public Lands Plan
- The Uintah County Transportation System Map
- The Uintah County Recreation Resource Management Plan (as/when completed and adopted)
- The Buckskin Hills Recreation Plan (as/when completed and adopted).

County Policies:

3n.1 Maintain and utilize the County’s Public Lands Plan, County Resource Management Plan, County Transportation System Map, and subsequent resource and site-specific implementation plans and studies as dynamic documents. The County will work with federal and state agencies to ensure the County’s positions and policies as adopted therein are understood and recognized as part of all relevant agency planning and decision-making processes.

3n.2 Continue active County participation in agency planning processes. Secure and maintain “cooperating agency” status (and/or equivalent) and involvement as relevant issues and projects arise.

- 3n.3** Promote local concerns and interests as an integral part of public land planning processes and public land management decisions.
- 3n.4** Encourage and support public land uses consistent with responsible development and efficient use of renewable and non-renewable resources.
- 3n.5** Provide County-prepared positions and/or responses on all relevant federal and state land and resource planning and decision making processes.
- 3n.6** Continue to utilize the County’s Public Lands Committee as an advisory group regarding public land and resource issues.

**Additional County positions and policies relating to public land and resource issues are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Chapter 4. Economic Development

Section 4g. Recreation and Tourism

Section 4h. Agriculture

Section 4i. Natural Resource Use and Development

Chapter 5. Health & Human Services

Section 5e. Recreation

Chapter 6. Infrastructure

Chapter 7. Transportation

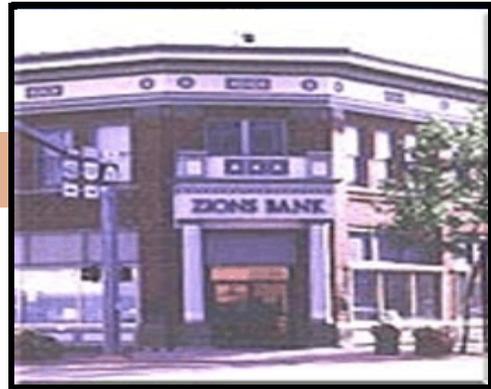
Section 7b. Public and Tribal Land Access

Section 7d. Recreational Trails

Chapter 8. Natural Resources

Chapter 9. Water Resources

ECONOMIC DEVELOPMENT



Utah County is known for its strong economic base and clear economic direction underpinned by the efforts of private enterprise. It County priority to build on the past and continue this tradition into the future. Currently, the County’s robust economic picture is dominated by resource-related businesses and industries. In an effort to temper the “boom-and-bust” cycle often associated with natural resource development, the County will continue to pursue economic development and diversification efforts.

The County has identified education, small business assistance, business retention and expansion, technology infrastructure development and expansion, natural resource exploration and development, agriculture, and recreation and tourism marketing among its current economic development priorities.

Specific Uintah County economic development positions and policies are as follows:

- 4a General Philosophy and Approach page 4.2
- 4b Education page 4.3
- 4c Small Business Assistance page 4.4
- 4d Business Retention and Expansion page 4.5
- 4e Business Recruitment page 4.7
- 4f Telecommunications and Technology page 4.9
- 4g Recreation and Tourism page 4.11
- 4h Agriculture page 4.13
- 4i Natural Resource Exploration and Development page 4.15
- 4j Land Use Plans and Regulations page 4.17

Section 4a.

General Philosophy and Approach



County Policies:

- 4a.1** Continue the County's progressive, proactive approach to economic growth and development.
- 4a.2** Encourage a diversified economy and tax base.
- 4a.3** Encourage and support entrepreneurial opportunities in the private sector.
- 4a.4** Facilitate County and community partnerships in conducting economic development planning activities.
- 4a.5** Encourage and support a broad spectrum of educational and vocational opportunities including primary, secondary and post-secondary programs.
- 4a.6** Encourage communities to pursue economic development initiatives and activities that are compatible with the interests of neighboring communities and complement the economic development efforts and objectives of Uintah County.
- 4a.7** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand economic development opportunities and markets.
- 4a.8** Consider, as appropriate, developing incentive programs to encourage and improve the appearance and maintenance of businesses and commercial/industrial properties.
- 4a.9** Provide, as appropriate, incentives to encourage economic development and stimulate business recruitment, retention and expansion activities.
- 4a.10** Maintain an inventory of sites and locations with utilities and services conducive to commercial and industrial development. Land uses proposed for adjacent properties should be compatible with existing and anticipated industrial and commercial uses.
- 4a.11** Work with local communities in support of their economic development goals and objectives. This cooperative approach is critical particularly as it relates to the County/community interface(s) and highway/road networks.

Section 4b.

Education



Education and vocational training are key components in fostering continued economic growth within the region. The County supports public and private efforts to provide classroom and “in-the-field” training opportunities for County residents and business owners. The County will continue to support expanding post-secondary opportunities within the County including, but not limited to, the Uintah Basin Applied Technology College (UBATC) and the Utah State University Uintah Campus.

County Policies:

- 4b.1** Encourage and support a broad spectrum of educational and vocational opportunities including primary, secondary and post-secondary programs.
- 4b.2** Provide, as appropriate, educational incentives to encourage economic development and stimulate business recruitment, retention and expansion activities.
- 4b.3** Support public and private efforts to provide classroom and “in-the-field” training opportunities for County residents and business owners.
- 4b.4** Encourage and support natural resource-based educational and vocational programs and degrees.
- 4b.5** Encourage and support entrepreneurial opportunities in the private sector including business education and management training.
- 4b.6** Encourage, create and maintain an environment that is conducive to owner-operator businesses including business education and management training.

**Additional County positions and policies relating to education are highlighted in, but not limited to, the following section:

Chapter 5. Health & Human Services

Section 5b. Education

Section 4c.

Small Business Assistance



Steady economic growth will continue within the small business sector. A key to stimulating and sustaining small business development is continued assistance through mentoring, training and incubator programs. Currently, County entrepreneurs have several resources available including, but not limited to, the Uintah County Economic Development Department and neighboring technology centers, colleges and universities. The County will continue to support and market small business assistance programs, services and resources.

County Policies:

- 4c.1** Continue to assist small businesses through mentoring, training and incubator programs.
- 4c.2** Encourage and support entrepreneurial opportunities in the private sector.
- 4c.3** Encourage, create and maintain an environment that is conducive to owner-operator businesses. Development guidelines should include home occupation provisions appropriate for residential areas.
- 4c.4** Adopt County land use regulations that support the expansion of existing businesses. Guidelines should include home occupation provisions appropriate for residential areas.
- 4c.5** Encourage and support a broad spectrum of educational and vocational opportunities including primary, secondary and post-secondary programs.
- 4c.6** Provide, as appropriate, incentives to encourage economic development and stimulate small business recruitment, retention and expansion activities.
- 4c.7** Encourage natural resource exploration and development opportunities for small businesses.

Section 4d.

Business Retention and Expansion



County economic development efforts will also focus on the expansion and retention of existing businesses. With the assistance of government agencies, institutions of higher learning, and private interests, the County will continue to assess current conditions and identify opportunities for expanding existing in-County businesses and markets. The County's Economic Development Department will continue to sponsor business-specific economic development plans and expansion programs.

County Policies:

- 4d.1** Continue the County's progressive, proactive approach to business retention and expansion.
- 4d.2** Encourage, establish and maintain a diversified tax base through business retention and expansion activities.
- 4d.3** Provide, as appropriate, incentives to encourage economic development and stimulate business retention and expansion activities.
- 4d.4** Encourage, create and maintain an environment that is conducive to owner-operator businesses. Development guidelines should include home occupation provisions appropriate for residential areas.
- 4d.5** Encourage and support a broad spectrum of educational and vocational opportunities including primary, secondary and post-secondary programs.
- 4d.6** Maintain County land use plans and regulations that complement the County's business retention and expansion interests and objectives.
- 4d.7** Encourage County and community growth in a responsible manner and in locations that contribute to the economic and social well-being of County residents.
- 4d.8** Expand and support County-based recreation and tourism businesses and industries.

- 4d.9** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand economic development opportunities and markets.
- 4d.10** Maintain an inventory of sites and locations with utilities and services conducive to commercial and industrial development. Land uses proposed for adjacent properties should be compatible with existing and anticipated industrial and commercial uses.
- 4d.11** Adopt County land use regulations that support the expansion of existing businesses. Guidelines should include home occupation provisions appropriate for residential areas.

Section 4e.

Business Recruitment



The County's Economic Development Department will continue ongoing business recruitment activities as a top priority. In these efforts, the County will target companies that complement existing businesses and support the existing economy. The County will also focus recruiting efforts on those businesses that diversify the local economy in a manner consistent with the County's lifestyle and character. On request, the County will also assist local communities in their efforts to identify, attract and recruit locally-compatible businesses and industries.

The County will maintain land use ordinances and zoning regulations that are conducive to business recruitment and relocation efforts.

Uintah County also feels that the ability of area agricultural operations to produce agricultural products of high quality is a strength that can be further developed. In these efforts, the County will identify and recruit "value added" and agricultural compatible businesses and industries. Opportunities within this area will be further explored with the assistance of local Utah State University extension agents and offices.

County Policies:

- 4e.1** Continue the County's progressive, proactive approach to business recruitment and associated economic growth and development activities.
- 4e.2** Encourage, establish and maintain a diversified tax base through business recruitment efforts.
- 4e.3** Develop and employ business recruitment programs targeting businesses that are consistent with, and complementary to, the County's lifestyle and character.
- 4e.4** Provide, as appropriate, incentives to encourage economic development and stimulate business recruitment activities. Incentive programs should not provide a competitive disadvantage for existing businesses.
- 4e.5** Encourage and support a broad spectrum of educational and vocational opportunities as a recruitment tool.

- 4e.6** Encourage communities to pursue economic development initiatives and activities that are compatible with the interests of neighboring communities and complement the economic development efforts and objectives of Uintah County.
- 4e.7** Maintain County land use plans and regulations that complement the County's business recruitment efforts and associated economic development interests and objectives.
- 4e.8** Encourage County and community growth in a responsible manner and in locations that contribute to the economic and social well-being of County residents.
- 4e.9** Promote County/community growth and development in a manner that is attractive to potential businesses (and employees).
- 4e.10** Expand and support County-based recreation and tourism businesses and industries.
- 4e.11** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand economic development opportunities and markets.
- 4e.12** Consider, as appropriate, developing incentive programs to encourage and improve the appearance and maintenance of businesses and commercial/industrial properties.
- 4e.13** Maintain an inventory of sites and locations with utilities and services conducive to commercial and industrial development. Land uses proposed for adjacent properties should be compatible with existing and anticipated industrial and commercial uses.
- 4e.14** Work with local communities in support of their economic development goals and objectives. This cooperative approach is critical particularly as it relates to the County/community interface(s) and highway/road networks.
- 4e.15** Encourage land use planning and mapping activities designed to identify appropriate locations for (indoor and outdoor, public and private) recreation sites and facilities. Facilities should be designed in a manner conducive to active and passive recreational activities and should provide opportunities for visitors and County residents alike.

Section 4f.

Telecommunications and Technology



Uintah County understands the educational and economic benefits of an accessible and reliable telecommunications network and technology infrastructure. The County will continue to support efforts to upgrade and expand existing services and explore the availability of new services/technology as opportunities allow. As necessary, the County will pursue these interests by joining with other counties in the region to ensure that the Uintah Basin's telecommunication and technological needs and interests are heard and addressed.

County Policies:

- 4f.1** Continue the County's progressive, proactive approach to economic growth and development including the expansion of telecommunication and technology infrastructure.
- 4f.2** Encourage and support a broad spectrum of educational and vocational opportunities utilizing the County's telecommunication and technology network.
- 4f.3** Facilitate County and community partnerships in conducting economic development planning activities including the development and expansion of telecommunication and technology infrastructure.
- 4f.4** Utilize telecommunications and technology to promote County/community growth and development in a manner that is attractive to potential businesses (and employees).
- 4f.5** Create and maintain an inventory of sites and locations with utilities and services (including telecommunications and technology) conducive to commercial and industrial development.
- 4f.6** Assist, as appropriate, businesses in pursuing state and federal programs that provide incentives for investments in telecommunications, networking and technology infrastructure.
- 4f.7** Support efforts of private industry to identify and proactively plan for County technological needs.

****Additional County positions and policies relating to technological infrastructure are highlighted in, but not limited to, the following section:**

Chapter 6. Infrastructure

Section 4g.

Recreation and Tourism



Uintah County possesses a variety of unique natural, cultural and historical resources. These sites and venues provide residents and visitors with a number of diverse recreational opportunities and experiences. The County will continue to promote tourism and recreation activities that highlight the region's history, landscape and culture.

Uintah County recognizes the economic benefits that tourism-related activities bring to the area. The County will continue to support and participate in local, regional and state-level tourism promotion and planning efforts and activities. The County will also encourage and support private sector development of tourism/recreation facilities and venues.

The County recognizes that there are some adverse impacts associated with increased recreation and tourism activity. When evaluating tourism and recreation related development activities and opportunities, it is important that the County consider a number of issues including, but not limited to, potential impacts to the County's natural, cultural and historical resources; anticipated demands on County services and facilities (law enforcement, emergency services, water and waste management, search and rescue); and potential impacts on the County's rural lifestyle and traditional resource uses.

The County will continue to work with State and Federal land managers to promote responsible use of public land-based recreation sites in a manner compatible with traditional resource uses (resource exploration and development, grazing, etc.). This will be accomplished through further implementation of the County's Public Lands Plan.

County Policies:

- 4g.1** Encourage, establish and maintain a diversified tax base through the expansion of recreation and tourism facilities and venues.
- 4g.2** Develop and employ business recruitment programs targeting recreation and tourism businesses that are consistent with, and complementary to, the County's lifestyle and character.
- 4g.3** Provide, as appropriate, incentives to encourage recreation and tourism business recruitment, retention and expansion activities.

- 4g.4** Encourage and support recreation and tourism entrepreneurial opportunities in the private sector.
- 4g.5** Encourage, create and maintain an environment that is conducive to owner-operator recreation and tourism businesses. Development guidelines should include home occupation provisions appropriate for residential areas.
- 4g.6** Encourage communities to pursue recreation and tourism economic development initiatives and activities that are compatible with the interests of neighboring communities and complement the economic development efforts and objectives of Uintah County.
- 4g.7** Promote County/community growth and development in a manner that is attractive to potential recreation and tourism businesses (and employees).
- 4g.8** Encourage responsible natural resource use and development.
- 4g.9** Expand and support County-based recreation and tourism businesses and industries.
- 4g.10** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand economic development opportunities and markets.
- 4g.11** Adopt County land use regulations that support the expansion of existing recreation and tourism service businesses. Guidelines should include home occupation provisions appropriate for residential areas.
- 4g.12** Encourage land use planning and mapping activities designed to identify appropriate locations for (indoor and outdoor, public and private) recreation sites and facilities. Facilities should be designed in a manner conducive to active and passive recreational activities and should provide opportunities for visitors and County residents alike.
- 4g.13** When deemed to be in the best interest of Uintah County, encourage development proposals that are sensitive to County outdoor recreation and open space preservation objectives.

**Additional County positions and policies relating to recreation and tourism are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3n. Public Lands

Chapter 5. Health & Human Services

Section 5e. Recreation

Chapter 7. Transportation

Section 7b. Public and Tribal Land Access

Section 7d. Recreational Trails

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 4h.

Agriculture



The County also recognizes the contributions that area agricultural operations make to the region's economy. The County will continue to encourage and support growth and expansion of this sector.

Specifically, Uintah County feels that the ability of area agricultural operators to produce agricultural products of high quality is a strength that can be further developed. In these efforts, the County will work to retain and expand existing operations through "value-added" programs and businesses. Opportunities in this arena will be further explored with the assistance of local Utah State University extension agents and offices.

In addition to the USU Extension Office as noted above, other resources available to County agricultural businesses and interests include the Natural Resources Conservation Service (NRCS), Dinosaurland Resource Conservation & Development (DRCD), and the United States Forest Service (USFS). These agencies are heavily involved in providing expertise and funding for agriculture-related programs and projects. The County will continue to encourage interaction between these agencies and in-County agricultural interests to ensure that residents are fully aware of available technology and funding sources.

As noted, the County will continue to work with State and Federal land managers to promote responsible use of public land resources within the County and the protection of grazing and other agricultural uses on public lands. This will be accomplished through further implementation of the County's Public Lands Plan.

County Policies:

- 4h.1** Encourage a diversified economy and tax base through further development of the County's agricultural sector.
- 4h.2** Develop and employ business recruitment programs targeting agricultural businesses that are consistent with, and complementary to, the County's rural lifestyle and character.
- 4h.3** Provide, as appropriate, incentives to encourage economic development and stimulate agricultural business recruitment, retention and expansion activities.

- 4h.4** Encourage and support agricultural entrepreneurial opportunities in the private sector.
- 4h.5** Encourage, create and maintain an environment that is conducive to owner-operator agricultural businesses. Development guidelines should include home occupation provisions appropriate for residential areas.
- 4h.6** Encourage and support a broad spectrum of agriculture-related educational and vocational opportunities including primary, secondary and post-secondary programs.
- 4h.7** Maintain County land use plans and regulations that complement the County's agricultural economic development interests and objectives.
- 4h.8** Encourage responsible natural resource use and development.
- 4h.9** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand economic development opportunities and agricultural markets.
- 4h.10** Work with local communities in support of their agriculture-based economic development goals and objectives.
- 4h.11** Adopt County land use regulations that support the expansion of existing agricultural businesses.

**Additional County positions and policies relating to agriculture are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3h. Agricultural Land Uses

Section 3n. Public Lands

Chapter 8. Natural Resources

Section 4i.

Natural Resource Exploration and Development



Uintah County considers natural resource exploration and development the “lifeblood” of the region. As the largest contributor to the County’s tax base, this sector holds additional opportunities for economic growth as new resources are discovered and as new technology is developed. The County will continue to encourage and support the responsible use and development of natural resources and the associated industries and businesses.

County Policies:

- 4i.1** Continue the County’s progressive, proactive approach to economic growth and development through natural resource exploration and development.
- 4i.2** Encourage a diversified economy and tax base within the County’s natural resource exploration and development sector.
- 4i.3** Recruit natural resource-based exploration and development businesses that are consistent with, and complementary to, the County’s lifestyle and character.
- 4i.4** Provide, as appropriate, incentives to encourage economic development and stimulate natural resource-based business recruitment, retention and expansion activities.
- 4i.5** Encourage and support natural resource-based entrepreneurial opportunities in the private sector.
- 4i.6** Encourage, create and maintain an environment that is conducive to owner-operator natural resource-based businesses. Development guidelines should include home occupation provisions appropriate for residential areas.
- 4i.7** Encourage and support a broad spectrum of educational and vocational programs relating to natural resource use and development.
- 4i.8** Maintain County land use plans and regulations that complement the County’s natural resource exploration and development interests and objectives.
- 4i.9** Encourage responsible natural resource use and development.

- 4i.10** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand natural resource development opportunities and markets.
- 4i.11** Consider, as appropriate, developing incentive programs to encourage and improve the appearance and maintenance of businesses and commercial/industrial properties.
- 4i.12** Maintain an inventory of sites and locations with utilities and services conducive to commercial and industrial development. Land uses proposed for adjacent properties should be compatible with existing and anticipated industrial and commercial uses.
- 4i.13** Work with local communities in support of their natural resource-based development goals and objectives.
- 4i.14** When deemed to be in the best interest of Uintah County, encourage natural resource exploration and development proposals that are sensitive to County outdoor recreation and open space preservation objectives.

**Additional County positions and policies relating to natural resources are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3k. Industrial Land Uses

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4a. General Approach

Section 4b. Education

Section 4c. Small Business Assistance

Section 4d. Business Retention and Expansion

Section 4e. Business Recruitment

Section 4g. Recreation and Tourism

Section 4h. Agriculture

Section 4j. Land Use Plans and Regulations

Chapter 7. Transportation

Section 7b. Public and Tribal Land Access

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 4j.

Land Use Plans and Regulations



Uintah County understands that well-prepared land use plans and consistently enforced development regulations can foster growth patterns and land uses that support and complement existing businesses and stimulate economic growth. In addition, the County acknowledges that community “aesthetics” often play a role in attracting potential businesses. In this light, the County will encourage growth and development to continue in an orderly, planned fashion. Residents and businesses will be encouraged to construct and maintain buildings and properties in a manner that reflects positively on the County and its residents.

County Policies:

- 4j.1** Maintain County land use plans and regulations that complement the County’s economic development interests and objectives.
- 4j.2** Encourage County and community growth in a responsible manner and in locations that contribute to the economic and social well-being of County residents.
- 4j.3** Promote County/community growth and development in a manner that is attractive to potential businesses (and employees).
- 4j.4** Provide, as appropriate, land use and regulatory incentives to encourage economic development and stimulate business recruitment, retention and expansion activities.
- 4j.5** Encourage, create and maintain a land use and regulatory environment that is conducive to owner-operator businesses. Development guidelines should include home occupation provisions appropriate for residential areas.
- 4j.6** Facilitate County and community partnerships in conducting economic-based land use planning activities.
- 4j.7** Encourage communities to pursue economic development initiatives and activities that are compatible with the interests of neighboring communities and complement the economic development efforts and objectives of Uintah County.
- 4j.8** Encourage responsible natural resource use and development.

- 4j.9** Explore additional transportation options (including air, rail, pipeline and interstate roadway system) to expand economic development opportunities and markets.
- 4j.10** Consider, as appropriate, developing incentive programs to encourage and improve the appearance and maintenance of businesses and commercial/industrial properties.
- 4j.11** Maintain an inventory of sites and locations with utilities and services conducive to commercial and industrial development. Land uses proposed for adjacent properties should be compatible with existing and anticipated industrial and commercial uses.
- 4j.12** Work with local communities in support of their economic development goals and objectives. This cooperative approach is critical particularly as it relates to the County/community interface(s) and highway/road networks.
- 4j.13** Adopt County land use regulations that support the expansion of existing businesses. Guidelines should include home occupation provisions appropriate for residential areas.
- 4j.14** Encourage land use planning and mapping activities designed to identify appropriate locations for (indoor and outdoor, public and private) recreation sites and facilities. Facilities should be designed in a manner conducive to active and passive recreational activities and should provide opportunities for visitors and County residents alike.
- 4j.15** When deemed to be in the best interest of Uintah County, encourage development proposals that are sensitive to County outdoor recreation and open space preservation objectives.

**Additional County positions and policies relating to land use plans and regulations are highlighted in, but not limited to, the following section:

Chapter 3. Land Use & Development

HEALTH & HUMAN SERVICES



Uintah County recognizes the need for quality health and human services including, but not limited to education, emergency response, law enforcement, health care, arts and recreation. It is a County priority to maintain and improve, as necessary and feasible, the current level, type and availability of these services.

Controlling health and human service provision costs is also a top County priority. County officials will continue to work with the various federal, state and local service providers to ensure project and program budgetary objectives are met. When fiscally and administratively feasible, duplicative services and programs will be consolidated.

It is also a County priority to coordinate with local communities and service providers in proactively anticipating and planning for increased service demands as growth in the County continues. This exercise should include identifying the types of services necessary, the associated service levels, the areas of service, and to the extent possible, the location of physical facilities.

Uintah County and/or its health and human service partners manage or oversee dozens of departments and programs covering a variety of health and human needs and services. These include, but are not limited to, education, emergency response, law enforcement, medical/health care, recreation, cultural arts, weed control, mosquito abatement, and animal control. As feasible and deemed to be in the public's best interest, the County will continue to support the provision and maintenance of these programs and facilities.

Specific County positions in regard to Education, Emergency Response, Law Enforcement, Medical/Health Care, Recreation and Sewer/Solid Waste Disposal are as follows:

- 5a General Approach and Philosophy page 5.2
- 5b Education page 5.3
- 5c Emergency Services/Law Enforcement page 5.4
- 5d Medical Facilities and Health Care page 5.5
- 5e Recreation page 5.6
- 5f Sewer and Solid Waste Disposal page 5.8

Section 5a.

General Philosophy and Approach

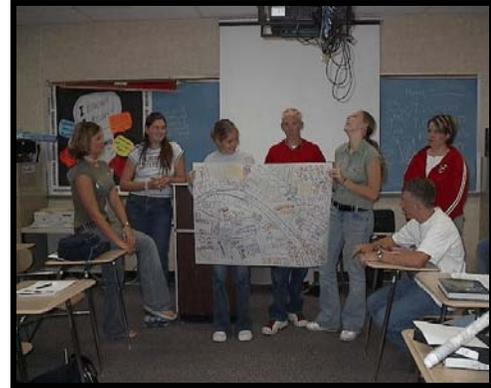


County Policies:

- 5a.1** Maintain and improve, as necessary and feasible, the current level, type and availability of County health and human services.
- 5a.2** Encourage the efficient use and delivery of public services.
- 5a.3** Encourage a broad spectrum of health and human services and programs to address the unique needs of all sectors of the population (e.g., child care, homeless, indigents, youth activities and aging services).
- 5a.4** Encourage private/public partnerships to provide and expand public services and programs.
- 5a.5** Require development proposals to identify the potential service demands and present acceptable mitigation measures as necessary. Issues to be considered by the County include, but are not limited to, the following:
- the development's compatibility and consistency with the County's Capital Facilities and Master Transportation Plans;
 - the availability and adequacy of necessary infrastructure and utility services (roads, water, sewer, power, etc.); and
 - the anticipated demand for health and human services including, but not limited to, police, fire, law enforcement, emergency medical, schools, parks and recreation, and solid waste management.
- 5a.6** Encourage and support the expansion of County and community cultural arts programs and organizations including, but not limited to, the Western Heritage Museum and Western Park Summer Theater Programs and the Uintah Arts Council.
- 5a.7** Encourage services provided by non-profit, compassionate service organizations.
- 5a.8** Support agriculture-related programs including, but not limited to, the County's noxious weed, mosquito abatement, and animal control programs.

Section 5b.

Education



Uintah County supports ongoing efforts to expand educational opportunities for all County residents. The County also supports improving and maintaining the quality of educational facilities and instructional materials available for student and teacher use.

The County will continue to support the Uintah County School District in their efforts to attract quality administrators and teachers, emphasize education fundamentals, and solicit additional support and participation from parents and the broader community.

With respect to adult education, the County will continue to encourage in-County technical and post-secondary education programs such as those offered through the Utah State University Uintah Campus and the Uintah Basin Applied Technology College (UBATC).

County Policies:

- 5b.1** Support local efforts to provide quality K-12 and post-secondary educational programs and facilities.
- 5b.2** Encourage vocational training programs in business, health and human services, recreation and tourism, agricultural, and natural resources fields and professions.
- 5b.3** Require development proposals to identify the potential service demands and present acceptable mitigation measures as necessary. Issues to be considered by the County include the anticipated demand for health and human services including, but not limited to, police, fire, law enforcement, emergency medical, ***schools***, parks and recreation, and solid waste management.

**Additional County positions and policies relating to education are highlighted in, but not limited to, the following section:

Chapter 4. Economic Development Section 4b. Education

Section 5c.

Emergency Services and Law Enforcement



In general, Uintah County residents share a favorable impression regarding County law enforcement, fire protection, search-and-rescue, and emergency response programs and services. Service gaps do, however, exist in some outlying areas, particularly in respect to emergency response. County leaders will continue to work with service providers to improve existing service levels and expand services as the need arises.

The County recognizes the valuable role that volunteers play in providing many of these services and will continue to solicit and acknowledge continued public involvement and participation.

Uintah County is particularly interested in exploring the feasibility of establishing a fire district. Anticipated benefits from the County's perspective include uniform/consistent training for all professionals and volunteers involved; efficient allocation of personnel and resources; and improved response times and service levels.

Recent national events have warranted heightened security measures. The County will continue to support and participate in Homeland Security programs and activities.

County Policies:

5c.1 Encourage the efficient use and delivery of public services.

5c.2 Require development proposals to identify the potential service demands and present acceptable mitigation measures as necessary. Issues to be considered by the County include the anticipated demand for health and human services including, but not limited to, ***police, fire, law enforcement, emergency medical***, schools, parks and recreation, and solid waste management.

5c.3 Develop and maintain a County-level Emergency Operations Plan.

5c.4 Support and participate in the Local Emergency Planning Committee (LEPC).

Section 5d.

Medical Facilities and Health Care



Pprivate health care providers in the County should be supported in maintaining excellent medical facilities and offering the finest health care in the region. Uintah County residents desire to maintain this level of excellence and support expanding services and facilities as doing so becomes economically feasible. Residents also encourage fair competition among providers to offer a broader range of services at competitive rates as long as the duplication of services does not destabilize necessary, but unprofitable services.

The County also acknowledges the various medical, health and human services and programs provided through the Tri-County Health Department, Uintah Care Center, and Northeastern Counseling Center. As feasible and deemed to be in the public's best interest, the County will continue to support these and other similar facilities and programs.

County Policies:

- 5d.1** Maintain and improve, as necessary and feasible, the current level, type and availability of County medical and health services.
- 5d.2** Encourage a broad spectrum of health and human services and programs to address the unique needs of all sectors of the population (e.g., child care, homeless, indigents, youth activities and aging services).
- 5d.3** Encourage private/public partnerships to provide and expand public services and programs.

Section 5e.

Recreation



The County will initiate land use planning and mapping activities designed to identify appropriate locations for public indoor and outdoor recreation sites and facilities. Facilities should be designed in a manner conducive to active and passive recreational activities and should provide opportunities for visitors and County residents alike.

When possible, development proposals will be sensitive to County outdoor recreation and open space preservation objectives. County-identified public recreation areas and lands with unique natural features may be preserved through easements or other common open space preservation strategies.

With respect to regional recreational trails and open spaces, Uintah County will work with the Uintah Recreation District, Bureau of Land Management (BLM), United States Forest Service (USFS), Ute Tribe, Ashley Valley communities, and other relevant interests and agencies to develop an Ashley Valley trails plan. Once identified, these corridors should be included in the County's land use map.

County Policies:

- 5e.1** Create/maintain a County recreation program that provides accessible recreational opportunities and facilities for all sectors of the County's population. Related programs should complement economic development opportunities.
- 5e.2** Encourage land use planning and mapping activities designed to identify appropriate locations for public indoor and outdoor recreation sites and facilities. Facilities should be designed in a manner conducive to active and passive recreational activities and should provide opportunities for visitors and County residents alike.
- 5e.3** When deemed to be in the best interest of Uintah County, encourage development proposals that are sensitive to County outdoor recreation and open space preservation objectives.

(cont.)

**Additional County positions and policies relating to recreation are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4g. Recreation and Tourism

Chapter 7. Transportation

Section 7b. Public and Tribal Land Access

Section 7d. Recreational Trails

Chapter 8. Natural Resources

Chapter 9. Water Resources

Section 5f.

Sewer and Solid Waste Disposal



Development proposals will be required to demonstrate the availability of adequate and safe solid waste and sewage disposal systems. This process may include Health Department review of applicable sewer and solid waste disposal elements.

Lands that are not suited for on-site absorption systems will not be developed unless other acceptable provisions are approved by the local Health Department.

Sewage treatment plants and other public facilities will be located and designed in a manner that will avoid visual and air quality impacts.

Solid waste disposal sites will be appropriately located in areas with minimal environmental concerns (highwater table, ground water, high wind, etc.). Facilities will be designed in a manner that prevents adverse impacts to air quality (including odor) and aesthetics.

County Policies:

- 5f.1** Encourage the efficient use and delivery of public services.
- 5f.2** Encourage private/public partnerships to provide and expand public services and programs.
- 5f.3** Require development proposals to identify the potential service demands and present acceptable mitigation measures as necessary. Issues to be considered by the County include the anticipated demand for health and human services including, but not limited to, police, fire, law enforcement, emergency medical, schools, parks and recreation, and ***solid waste management***.
- 5f.4** Support and encourage continued water treatment, conservation, and reclamation programs, particularly those utilizing secondary/gray water. As feasible and deemed to be in the public's best interest, the County will continue to support and encourage water treatment and reclamation programs as utilized by the Ashley Valley Sewer Management Plant.

INFRASTRUCTURE



Uintah County recognizes the benefits associated with coordinated planning and provision of infrastructure services including water, sewer, transportation (including trails) and communication/information systems. Improving and maintaining these services is a top County priority and will be aggressively pursued as fiscally responsible and feasible. In these efforts, the County will continue to coordinate with federal, state and local (neighboring county and community) governmental entities; the Ute Tribe; and special service districts.

In regard to efficient delivery/provision of services, the County will encourage growth and development in areas where services are readily available. The County will discourage extending services through or into areas that have not been identified for development.

County Policies:

- 6.1** Encourage orderly growth and development in the County through proactive infrastructure planning and needs assessment studies. The County's land use plan maps should be consistent with the County's capital facilities and transportation plans.
- 6.2** Coordinate County and community capital improvement plans and projects with relevant special service districts and other service providers including, but not limited to, Ashley Valley Water and Sewer, Maeser Water and Sewer, Tridell-Lapoint Water Improvement District, the Ute Tribe, Ballard Town, and the Uintah Special Service District (Transportation District).
- 6.3** Facilitate preparation of a County-wide capital facilities plan identifying anticipated needs and capital expenditure priorities of the County. At a minimum, this plan(s) should cover culinary water, sewer, storm drainage, flood control and roads.
- 6.4** Facilitate the preparation and implementation of coordinated (federal, Tribe, State, County, municipality and service district) storm water and flood control plans and systems.
- 6.5** Encourage development of community/County partnership agreements to address community growth issues and infrastructure needs (including, but not limited to, potential annexations, and the extension or expansion of utility lines or services).

Existing and potential partners include the Ute Tribe, Uintah County communities, public utilities and services providers, and special service districts.

- 6.6** Encourage cooperation and coordination with other government entities and interests to provide services of mutual benefit or those too costly for a single government to pursue.
- 6.7** Encourage development in areas where services are readily available.
- 6.8** Utilize service/delivery areas as a tool to direct preferred land uses and encourage orderly development patterns.
- 6.9** Encourage the responsible use of water resources, including the feasibility of developing a secondary/gray water system.
- 6.10** Require privately-constructed and maintained infrastructure elements, particularly roads, to meet or exceed County standards. Private systems and roads must meet or exceed County standards before they are dedicated to the County.
- 6.11** Require developer to provide, enhance and or maintain services or service levels above those provided in the subject area by the County or other local entity. Developers may also be required to mitigate adverse effects of providing such services on adjacent land uses, including utility corridors and recognized rights-of-way.
- 6.12** Encourage the location and design of utility transmission lines and corridors to, as much as possible, avoid prime agricultural land, urban development areas, sensitive environmental areas, and scenic and historic areas. Whenever feasible, major utilities (oil and gas pipelines, high tension power lines, fiber optics, etc.) will be encouraged to share utility corridors. These corridors may be included on the County's land use plan map.
- 6.13** (As deemed necessary and relevant) provide all interested political subdivisions, public utilities and private interests an opportunity to review and comment on proposed subdivisions.
- 6.14** Place public utilities underground where site conditions are conducive.

**Additional County positions and policies relating to infrastructure are highlighted in, but not limited to, the following sections:

Chapter 2. Inter-local Cooperation & Coordination

Chapter 3. Land Use & Development

Section 3d. Regulation Standards

Section 3e. Land Use Ordinances

Section 3f. General Land Use Policies and Approach

Section 3g. Residential Land Uses

- Section 3j. Commercial Land Uses
- Section 3k. Industrial Land Uses
- Chapter 4. Economic Development**
 - Section 4a. General Philosophy and Approach
 - Section 4d. Business Retention and Expansion
 - Section 4e. Business Recruitment
 - Section 4f. Telecommunications and Technology
- Chapter 5. Health & Human Services**
 - Section 5a. General Philosophy and Approach
- Chapter 7. Transportation**
 - Section 7a. General Philosophy and Approach
 - Section 7c. Vernal Airport
 - Section 7e. Roads and Transportation Planning
- Chapter 8. Natural Resources**
- Chapter 9. Water Resources**

TRANSPORTATION



A well-planned, well-maintained and safe transportation/road system is a top County priority. Residents depend on the existing network of trails, roads, highways and utility corridors to access health and human services, employment opportunities, recreational sites and facilities, natural resources, and regional and interstate economic markets. Maintaining these routes as reliable thoroughfares is critical.

County policies in regard to Transportation are as follows:

- 7a General Philosophy and Approach page 7.2
- 7b Public and Tribal Land Access page 7.3
- 7c Vernal Airport page 7.5
- 7d Recreational Trails page 7.6
- 7e Roads and Transportation Planning page 7.8

Section 7a.

General Philosophy and Approach



County Policies:

- 7a.1** Coordinate with the Utah Department of Transportation (UDOT), County communities and relevant special service districts to prepare and adopt a County master transportation plan. In addition to identifying existing and future roads and transportation corridors, specific elements to be incorporated in this plan include the County's transportation system map, goals and policies relating to ATV/OHV use within urbanized areas, and guidelines regarding motorized/non-motorized uses.
- 7a.2** Coordinate with the Utah Department of Transportation (UDOT), County communities 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.
- 7a.3** Utilize the County's Master Transportation Plan and Road Maintenance Plan to prioritize one-year, five-year and ten-year road construction and maintenance projects.
- 7a.4** Explore additional transportation options (including air, rail and interstate roadway system) to expand economic development opportunities and markets.
- 7a.5** Encourage additional public transportation options and opportunities through private/public partnerships and programs.
- 7a.6** Encourage development of community/County partnership agreements to address community growth issues and related transportation needs.

Section 7b.

Public and Tribal Land Access



Access across Ute Tribal lands and to and across public lands is necessary for efficient natural resource use, exploration and development (including, but not limited to, recreation, minerals, oil and gas). The County encourages continued cooperation among public land agencies, the Ute Tribe, business interests, property owners and Uintah County to address access, right-of-way and road maintenance issues.

County Policies:

- 7b.1** Coordinate with the Ute Tribe and federal and state public land and resource management agencies to complete the County's access management plan. Specific elements to be incorporated in this plan include the County's transportation system map, goals and policies regarding public lands access routes, and specific guidelines regarding motorized/non-motorized uses.
- 7b.2** Encourage continued cooperation among public land agencies, the Ute Tribe, business interests, property owners and Uintah County to address access, right-of-way and road maintenance issues.
- 7b.3** Prepare a public lands-specific transportation/access plan to complement the County's Transportation System Map.

**Additional County positions and policies relating to public and Tribal land access are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4g. Recreation and Tourism

Section 4h. Agriculture

Section 4i. Natural Resource Exploration and Development

Section 4j. Land Use Plans and Regulations

Chapter 5. Health & Human Services

Section 5e. Recreation

Chapter 6. Infrastructure

Chapter 7. Transportation
Section 7d. Recreation Trails
Chapter 8. Natural Resources
Chapter 9. Water Resources

Section 7c.

Vernal Airport



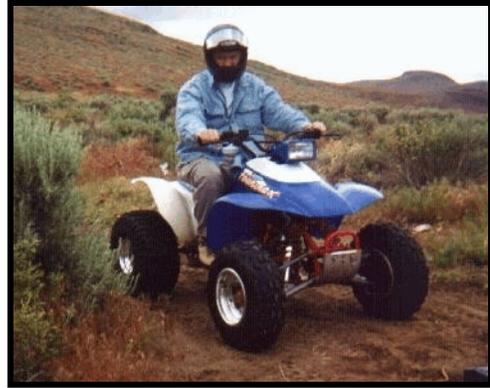
Uintah County recognizes the Vernal Municipal Airport as a valuable regional asset. The County supports maintaining this facility as a viable transportation alternative and promotes the continuation of air service to the area. The County will work cooperatively with the Federal Aviation Administration (FAA) and neighboring communities in all relevant planning processes.

County Policies:

- 7c.1** Encourage continued operation of the airport to provide appropriate levels and types of service. The County will encourage cooperative working relationships with the Federal Aviation Administration (FAA) and neighboring communities.
- 7c.2** Encourage airport planning and related economic development opportunities.

Section 7d.

Recreation Trails



Utah County residents have expressed an interest in planning for and developing a system of recreation trails within the County. Once initiated, these efforts would be coordinated with the Utah Recreation District, various communities, property owners, and federal and state governmental entities as necessary. A critical component of the trails plan will be addressing motorized and non-motorized trail uses.

County Policies:

- 7d.1** Partner with interested communities, agencies and organizations to prepare and adopt a County/community-level recreation trails and alternative transportation corridor plan.
- 7d.2** Encourage 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.
- 7d.3** Explore alternative trail corridor acquisition and trail construction funding strategies.
- 7d.4** 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.
- 7d.5** 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.

**Additional County positions and policies relating to recreation and recreational trails are highlighted in, but not limited to, the following sections:

Chapter 3. Land Use & Development

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4g. Recreation and Tourism

Chapter 5. Health & Human Services

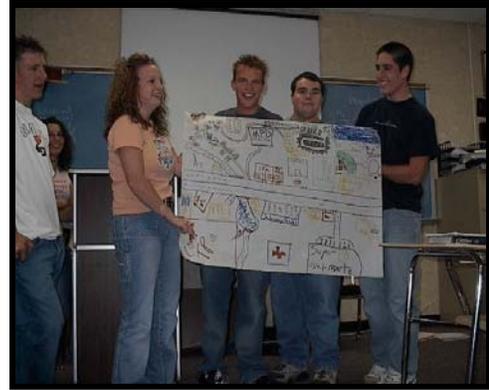
Section 5e. Recreation

Chapter 7. Transportation

Section 7b. Public and Tribal Land Access

Section 7e.

Roads and Transportation Planning



County Policies:

- 7e.1** Develop and maintain a master transportation plan to identify and accommodate the current and future transportation needs of the County.
- 7e.2** Review all development proposals to determine conformity and consistency with the County's adopted transportation plan and related land dedication and roadway construction regulations and standards.
- 7e.3** Require all new roads and streets to be consistent with the approved County transportation plan with regard to classification, right-of-way, design and construction.
- 7e.4** Develop, maintain and enforce standards for dedicated County roads. This may include categories for road maintenance and service (e.g., low maintenance, winter maintenance and full maintenance.)
- 7e.5** Require County approval prior to the construction of all (private and/or public) access points onto County roads. Conditions of approval include, but are not limited to, appropriate design, compatible grades, adequate drainage, number and location of access points, and adequate sight distances.
- 7e.6** Require all development proposals and site plans to demonstrate compliance with the following County transportation design guidelines:
- (1) Controlled access from private property to County collector and arterial roadways will be discouraged.
 - (2) Access to and from concentrated commercial/industrial land uses and residential subdivisions shall be designed to minimize interference with collector and arterial road traffic flow .
 - (3) New development shall provide adequate off-street parking for their projected needs.
 - (4) Shared use of appropriately designed and designated parking facilities among adjacent property owners will be encouraged.
 - (5) Where commercial development is allowed along improved County roads, access to such development shall be encouraged via frontage/backage roads designed and improved at the expense of the developer.

7e.7 Require all private roads warranting dedication by the County as a County road to be built to County specifications prior to dedication. All such roads will then be formally identified/recognized by the County and dedicated as an official County road.

**Additional County positions and policies relating to transportation planning are highlighted in, but not limited to, the following sections:

Chapter 2. Inter-local Cooperation & Coordination

Chapter 3. Land Use & Development

Chapter 4. Economic Development

Chapter 5. Health & Human Services

Chapter 6. Infrastructure

Chapter 7. Transportation

Section 7a. General Philosophy and Approach

Section 7b. Public and Tribal Land Access

Section 7c. Vernal Airport

Section 7d. Recreational Trails

NATURAL RESOURCES



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 continue to provide adequate 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.

County Policies:

- 8.1** Encourage the responsible use and development of natural resources and support associated industries and businesses.
- 8.2** Support the development of additional natural resources as opportunities arise and as new technology is available.
- 8.3** Support continued natural resource research, exploration and development within the region. This includes encouraging associated industries and businesses to locate within Uintah County.
- 8.4** Promote and maintain adequate access to natural resources.
- 8.5** Promote public interest and awareness of the County's dependence on natural resource(s) and the potential impacts of resource management decisions and associated regulations on the County's economy.
- 8.6** Encourage and support cooperative planning processes among local, state and federal land and resource management agencies, and private land owners.

- 8.7** Continue County participation in all relevant public land planning processes. Promote agency awareness of County issues and interests. Secure and maintain “cooperating agency” status (and/or equivalent) and involvement as relevant resource issues and projects arise.
- 8.8** Address public lands and resources in the County’s land use plan. Involve relevant public land management agencies in plan development and implementation activities.
- 8.9** Evaluate all proposed developments and associated land uses to determine their potential effects on water quality, air quality, historic/cultural resources and recreation resources. In some cases, mitigation plans may be necessary. Approved projects should be closely monitored.
- 8.10** Include the following site-specific natural resource/environmental considerations in County land use planning and development application review activities:
- (1) natural hazards (slopes, floodplains, etc.),
 - (2) topography,
 - (3) soil types,
 - (4) wildfire interface,
 - (5) depth to water table,
 - (6) surface drainage patterns,
 - (7) groundwater recharge/discharge areas (including springs),
 - (8) the quantity and quality of surface and underground water resources, and
 - (9) community culinary water sources and sewage/solid waste facilities.
- 8.11** Encourage industrial, commercial and residential land uses and development to locate in areas where impacts to air and water quality can be minimized.
- 8.12** Consider protection of water resources (and sources) as a part of all County land use and development decisions. Adequate measures should be taken for watershed protection.
- 8.13** Encourage the expansion of resource-based, value-added programs.
- 8.14** Support small, owner-operated resource-related operations and businesses.
- 8.15** Continue support for the County’s noxious weed program and participation in the Cooperative Weed Management Association.
- 8.16** Uintah County hereby creates an Energy Zone with the county for the purpose of maximizing efficient and responsible development of energy and mineral resources. The land area and boundaries of the Uintah County Energy Zone are described as follows:
- Township 2S Range 18E, Township 2S Range 19E, Township 2S Range 20E,
Township 2S Range 21E, Township 2S Range 22E, Township 2S Range 23E,

Township 2S Range 24E, Township 2N Range 1W, Township 2N Range 1E, Township 2N Range 2E, Township 3S Range 18E, Township 3S Range 19E, Township 3S Range 20E,

Township 3S Range 21E, Township 3S Range 22E, Township 3S Range 23E, Township 3S Range 24E, Township 4S Range 19E, Township 4S Range 20E, Township 4S Range 21E, Township 4S Range 22E, Township 4S Range 23E, Township 4S Range 24E, Township 4S Range 25E, Township 5S Range 19E, Township 5S Range 20E, Township 5S Range 21E, Township 5S Range 22E, Township 5S Range 23E, Township 5S Range 24E, Township 5S Range 25E, Township 6S Range 19E, Township 6S Range 20E, Township 6S Range 21E, Township 6S Range 22E, Township 6S Range 23E, Township 6S Range 24E, Township 6S Range 25E, Township 7S Range 19E, Township 7S Range 20E, Township 7S Range 21E, Township 7S Range 22E, Township 7S Range 23E, Township 7S Range 24E, Township 7S Range 25E, Township 8S Range 17E, Township 8S Range 18E, Township 8S Range 19E, Township 8S Range 20E, Township 8S Range 21E, Township 8S Range 22E, Township 8S Range 23E, Township 8S Range 24E, Township 8S Range 25E, Township 9S Range 17E, Township 9S Range 18E, Township 9S Range 19E, Township 9S Range 20E, Township 9S Range 21E, Township 9S Range 22E, Township 9S Range 23E, Township 9S Range 24E, Township 9S Range 25E, Township 10S Range 17E, Township 10S Range 18E, Township 10S Range 19E, Township 10S Range 20E, Township 10S Range 21E, Township 10S Range 22E, Township 10S Range 23E, Township 10S Range 24E, Township 10S Range 25E, Township 11S Range 17E, Township 11S Range 18E, Township 11S Range 19E, Township 11S Range 20E, Township 11S Range 21E, Township 11S Range 22E, Township 11S Range 23E, Township 11S Range 24E, Township 11S Range 25E, Township 12S Range 20E, Township 12S Range 21E, Township 12S Range 22E, Township 12S Range 23E, Township 12S Range 24E, Township 12S Range 25E, Township 13S Range 20E, Township 13S Range 21E, Township 13S Range 22E, Township 13S Range 23E, Township 13S Range 24E, Township 13S Range 25E, Township 13S Range 26 E, Township 14S Range 21E, Township 14S Range 22E, Township 14S Range 23E, Township 14S Range 24E, Township 14S Range 25E, and Township 14S Range 26 E.

These lands contain abundant, world-class deposits of energy and mineral resources, including oil, natural gas, oil shale, oil sands, gilsonite, coal, phosphate, gold, uranium, and copper, as well as areas with high wind and solar energy potential; and the highest management priority for all lands within the Uintah Basin Energy Zone is responsible management and development of existing energy and mineral resources in order to provide long-term domestic energy and supplies for Utah and the United States of America.

8.17 Uintah County's Plan for Managing and Developing Oil Shale and Oil Sands Resources within the Borders of Uintah County:

1. Representatives from Uintah County have observed economically viable technologies for extracting and processing oil shale and oil sands and know that they exist and are applied every day. Similar applicable technologies should immediately be applied today to oil shale and oil sands resources within Uintah County.
2. All lands approved for oil shale and oil sands leasing and development in the 2008 BLM Oil Shale and Tar Sands Programmatic Environmental Impact Statement (2008 OSTs PEIS) should be fully leased and developed for those resources.
3. Further, additional lands in Uintah County should also be approved for full oil shale and/or oil sands leasing and development if they either have a minimum resource thickness of 15 feet, or are estimated to produce a minimum yield of 15/gal of oil per ton of ore. Lands with these minimum resource thicknesses and gallonage yield estimates were approved for oil shale and/or oil sands development in Wyoming within the Green River Formation. Similarly situated resources should be subjected to the same approval process.
4. Uintah County requires all applicable Federal agencies to fully comply with The Federal Land Policy and Management Act of 1976, as amended (hereinafter "FLPMA"), by being consistent with State and local plans to the maximum extent possible in managing public lands within Uintah County, in coordination with duly elected officials of the County. Uintah County is committed to insure management of public lands is subject to consistent objective policy and not the political vagaries of the vagaries of the day. Sound consistent management will increase the energy independence of the United States of America and provide local economic stability. Any attempts by a federal agency to not adhere to the plain language of FLPMA requiring consistency with State and local plans will be challenged and if necessary legal action will ensue.

In very recognizable fashion FLPMA created a system of public land management honoring the American philosophy of "laboratories of democracy." In 1932, U.S. Supreme Court Justice Louis Brandeis stated "It is one of the happy incidents of the federal system that a single courageous State may, if its citizens choose, serve as a laboratory; and try novel social and economic experiments without risk to the rest of the country." *New State Ice Co. v. Liebmann*, 285 U.S. 262 (1932) (dissenting opinion). Uintah County, a political subdivision of the State of Utah, is exercising its duty under our

system of Federalism to try sound novel approaches to manage public lands within its boundaries. Again, it is incumbent on federal agencies to the maximum extent possible be consistent with this plan. Anything short of this constitutes a violation of federal law and is subject to judicial review.

**Additional County positions and policies relating to natural resources are highlighted in, but not limited to, the following sections:

Chapter 1. County Lifestyle & Character

Chapter 2. Inter-local Cooperation & Coordination

Chapter 3. Land Use & Development

Section 3k. Industrial Land Uses

Section 3l. Potentially Hazardous and Environmentally Sensitive Areas

Section 3n. Public Lands

Chapter 4. Economic Development

Section 4a. General Approach

Section 4b. Education

Section 4c. Small Business Assistance

Section 4d. Business Retention and Expansion

Section 4e. Business Recruitment

Section 4g. Recreation and Tourism

Section 4h. Agriculture

Section 4i. Natural Resource Exploration and Development

Section 4j. Land Use Plans and Regulations

Chapter 5. Health & Human Services

Section 5e. Recreation

Chapter 6. Infrastructure

Chapter 7. Transportation

Section 7b. Public and Tribal Land Access

Section 7d. Recreational Trails

Chapter 9. Water Resources

WATER RESOURCES



Water quality and availability is necessary for continued growth and development. Development of water resources is crucial to the viability of continued and future residential, industrial and agricultural needs of the County. Uintah County desires to protect and enhance water quality and quantity by promoting the efficient management and use of water resources. The County feels that private water rights and interests should be protected. It is also the County's position that water available to the County should be used within the County. Relative to this agenda, the County will take an active role in all water resource management plans impacting the County and/or the interests of its residents and businesses. As feasible and deemed to be in the public's best interest, the County will continue to support and encourage water treatment and reclamation programs as utilized by the Ashley Valley Sewer Management Plant.

County Policies:

- 9.1** Continue County participation in all relevant water resource planning processes. Promote agency awareness of County issues and interests. Secure and maintain "cooperating agency" status (and/or equivalent) and involvement as relevant water resource issues and projects arise.
- 9.2** Protect and enhance water quality and quantity by promoting the efficient management and use of water resources. Support water conservation programs and activities.
- 9.3** Encourage vegetation and resource management plans and programs that promote healthy water systems.
- 9.4** Protect water rights and interests. It is the County's position that water available to the County should be used within the County.
- 9.5** Continue to support wellhead, watershed and water source protection programs and activities as determined to be in the best interest of the County. Uintah County is opposed to land use designations that are not compatible with water resource development and/or may limit hydro opportunities.

- 9.6** Encourage the reuse of water. As feasible and deemed to be in the public's best interest, the County will continue to support and encourage water treatment and reclamation programs as utilized by the Ashley Valley Sewer Management Plant.
- 9.7** Evaluate all proposed developments and associated land uses to determine their potential effects on water resources (and sources). Specific elements to consider include, but are not limited to, topography, soil type, vegetative cover, depth to water table, surface drainage patterns, groundwater recharge/discharge areas (including springs), and the quantity and quality of potentially affected surface and underground water resources (and sources). In some cases, mitigation plans may be necessary. Approved projects should be closely monitored.
- 9.8** Require development proposals to identify potential impacts to existing irrigation systems.
- 9.9** Require, as appropriate, all development and land use proposals to demonstrate the availability of an adequate, safe water supply and a safe, reliable method of sewage disposal. Discharge should not be detrimental to surface or underground water sources.
- 9.10** Encourage large-scale industrial, commercial and residential land uses and development to locate in areas where impacts to water resources can be minimized.

**Additional County positions and policies relating to water resources are highlighted in, but not limited to, the following sections:

Chapter 1. County Lifestyle & Character

Chapter 2. Inter-local Cooperation & Coordination

Chapter 3. Land Use & Development

(most subsections have water resource-related policies)

Chapter 4. Economic Development

(most subsections have water resource-related policies)

Chapter 5. Health & Human Services

Section 5f. Sewer and Solid Waste Disposal

Chapter 6. Infrastructure

Chapter 8. Natural Resources