

Uintah County Land Use Plan 2010

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Prepared by:



And



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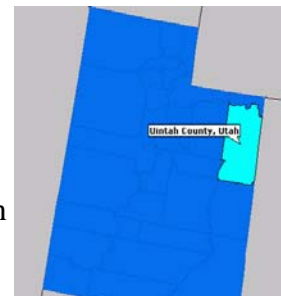
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I. Introduction



Uintah County completed a general plan update for the county in 2005. The general plan provides policies for land use and development, economic development, health and human services, infrastructure, transportation, natural resources and water resources.

The county land use plan is to be adopted as part of the general plan per Section 3f.1 of the General Plan. The land use plan reflects the appropriate locations for various land uses and helps to implement the county's policies concerning land use and development. The county land use plan is to serve as a useful decision making tool for County Planners, the Planning Commission and the County Commission. The land use plan is not a zoning map but should be used to guide zoning decisions.



II. Why is a Land Use Plan Needed?

A county land use plan is a key component of the County's General Plan. Once adopted the land use plan should be incorporated into the county zoning regulations. A land use plan that is carried out leads to the betterment of the community and helps the county accomplish its long term goals that are identified in the general plan.

A land use plan is necessary to:

- Implement land use and development policies described in the County's General Plan.
- Regulate the location, types and density of residential development.
- Regulate the location of commercial development.
- Regulate the location of industrial development.
- Manage the county's natural resources and exploration interests.
- Provide a useful decision making tool for County Planners, County Planning Commission and County Commission.
- Restrict sprawl and haphazard land development.
- Act as a basis to guide land use decisions concerning zone change requests.
- Preserve and protect agricultural lands.

III. Scope of the Land Use Study

The scope of work included in the study for the 2009 Uintah County Land Use Plan included:

- All privately owned property was studied and given a land use designation.
- All state owned or SITLA land in the Ashley Valley that could be sold and developed was studied and given a land use designation.
- Land owned by the Ute Indian Tribe was not included in the land use plan.
- Land controlled by the federal government was not included in the land use plan. Lands owned by the federal government have typically been classified as Mining and Grazing or Recreation, Forestry and Mining by Uintah County. The classification of federal lands from previous classifications by Uintah County has remained unchanged except for a few minor adjustments in some locations.

IV. How the Land Use Plan was Developed



The 2010 Uintah County Land Use Plan was developed by Berg Engineering and Uintah County utilizing the following eight (8) step process.

1. The land use goals, objectives and policies in the 2005 Uintah County General Plan were reviewed.
2. The current zoning map for Uintah County was reviewed.
3. The zoning maps for Vernal, Naples and Ballard were reviewed.
4. A steering committee that met on a monthly basis from August 2008 to February 2009 was established to discuss land use and transportation issues. Members of the steering committee included:

Matt Cazier	County Planner
Lloyd Barton	Planning Commission
Darlene Burns	County Commission
Mark Raymond	County Commission
Mike McKee	County Commission
Quentin Johnson	County Road Department
Marsha Perry	County Planning Department
Cheri McCurdy	UTSSD
Robin O'Driscoll	Uintah Recreation Special Service District
Craig Blunt	City of Naples
Allen Parker	Vernal City
Greg Witbeck	Farm Service Agency
Lloyd Dean	Basin Western Inc.
David Alvarez	County Engineer
Troy Ostler	Civco Engineering / Planning Commission
Paul Berg	Berg Engineering Resource Group

5. Public meetings to obtain residents' input regarding land use issues were held as shown below. A survey with over twenty (20) land use and development questions was presented at each public meeting by Matt Cazier, Uintah County Planner. Comment cards for participants to write about their land use and development concerns were also distributed at the public meetings and over 70 comment cards were collected from these meetings. Residents of the Avalon and Leota areas were also presented with four (4) land use and zoning alternatives for their area and were asked to vote for the one they preferred.

<u>Date of Public Meeting</u>	<u>Area of County</u>
September 30, 2008	Western Uintah County
October 2, 2008	Ashley Valley/Jensen
October 30, 2008	Avalon and Leota
June 30, 2009	Gusher Area

6. A workshop was conducted with the Planning Commission on



November 5, 2008 in which they reviewed the results of the surveys taken at the public meetings. The Planning Commission also completed a land use mapping exercise for the county. The land use maps generated from this exercise were used as one of the tools to help develop the land use plan.

7. The County Commission and the County Planner reviewed the survey results and comments from the public meetings along with the recommendations from the Steering Committee and Planning Commission. The County Commission gave their input regarding land use and development issues. Input from the County Commission was used to help develop the land use plan.
8. Various drafts of the land use plan were reviewed by the Steering Committee, Planning Commission, County Commission and County Planning Staff with each group providing their comments.

V. Key Issues in Determining the Land Use Plan



Key growth issues and land use constraints were studied before any land planning was completed. A discussion of these key issues and constraints is provided in this section.

A. Population

The 2008 population projections published by the Governors Office of Planning and Budget, Envision Utah and the Utah Quality Growth Commission were used to evaluate the future population and land use needs of Uintah County. Population projections through 2060 for Uintah County are provided in Table 1.

Table 1 - Uintah County Population Projections

	2000	2006	2010	2020	2030	2040	2050	2060
Uintah County	25,224	27,747	31,379	37,950	40,638	42,536	46,445	51,300
Ballard	566	633	717	866	927	970	1,060	1,171
Naples	1,300	1,502	1,698	2,055	2,201	2,302	2,514	2,777
Vernal	7,714	8,163	9,232	11,163	11,954	12,513	13,663	15,091
Balance of County	15,644	17,449	19,732	23,866	25,556	26,751	29,208	32,261

B. Available Land

Only 15% of the lands within Uintah County are privately owned. Typically, only private lands are used for development. This means that the future residential, commercial and industrial land use needs of the county must be met through the limited supply of privately owned land.

An inventory of developed and undeveloped private lands in the county was completed through use of the County GIS maps. Figures 1.1 - 1.3 (see appendix) provide maps of the developed and undeveloped private lands within Uintah County. Table 2 provides the total amount of undeveloped private lands in the County and the amount of undeveloped land in growth areas.

Table 2 - Undeveloped Private Lands

Uintah County (total)	696,258 acres
Ashley Valley	52,985 acres
West Side	176,042 acres

The Governors Office and Envision Utah estimates that on average Utah develops at a rate of 3.2 people per acre. To meet the projected 2060 population of 32,261 people in the unincorporated areas of Uintah County approximately 4,630 acres will need to be developed to meet this population demand. There is enough undeveloped private land to meet this demand.

C. Land Use Demands for Public Health and Safety



1. Drinking Water Source Protection

The Ashley Valley Water and Sewer Improvement District, the Maeser Water Improvement District, the Jensen Water Improvement District, Ouray Water Improvement District, the Tridell/Lapoint Water Improvement District and the Johnson Water Improvement District provide service to much of the unincorporated areas of Uintah County. The water source for the Ashley Valley Water and Sewer Improvement District is Ashley Springs. Since most of the watershed for Ashley Springs is land owned by the US Forest Service or is protected by the Dry Fork Overlay Zone, no additional land use planning or restrictions through the zoning powers of Uintah County are recommended to protect this water resource.

One of the main water sources for the Maeser Water



Land use designations help protect the public health and safety through protection of water sources, flood plains and reserving lands for treating waste water and landfills

Improvement District is also Ashley Springs. Since most of the watershed for Ashley Springs is land owned by the US Forest Service, no special land use planning or restrictions through the zoning powers of Uintah County are recommended to protect this water resource. Uintah County should recognize the source protection plan for any of the wells used by the Maeser Water Improvement District and should require the protection plan to be implemented by any new developments within the county.

The Jensen Water Improvement District's source of water is the Green River. The watershed and lands adjacent to the Green River are primarily controlled by the Bureau of Land Management and the US Forest Service. Since most of the watershed for the Green River is land controlled by federal agencies, no special land use planning or restrictions through the zoning powers of Uintah County are recommended to protect this water resource.

2. Wastewater Treatment Facilities

The Ashley Valley Sewer Management Board is a special service district formed by Uintah County to furnish sewer service. The District currently has a 4.7 million gallon per day treatment facility that was built in 2001 and owns 250 acres. When the sewer treatment facility opened, it was only utilizing 50% of the facility's capacity. The current treatment facility is expected to be able to meet demands through 2050. Since the District owns 250 acres and the plant is only at 50% of its capacity, it is not recommended that additional lands be reserved for future sewer treatment facility expansion.

3. Landfill Sites

The 2006 Uintah County Needs Assessment prepared by Uintah Basin Association of Governments states that the Uintah County Landfill located approximately 3 miles east of Vernal has sufficient



land to meet the needs of county residents for the next 50 years. Uintah County also operates a Landfill in Lapoint. Recycling should be looked at to extend the life of the landfills.

4. Flood Plain Protection

FEMA 100 year flood hazards are mapped for Dry Fork Creek, Ashley Creek and their tributaries. Development in these flood hazard areas pose a threat to public health and safety. Flood protection and open space land uses are encouraged in flood plain areas. If development occurs next to flood plain areas, low density residential development is encouraged. However, any type of residential development may occur adjacent to flood plains if proper setbacks from the flood hazard boundary are provided for buildings and structures including setting the finished floor elevation of the building a minimum of 1 foot above the 100 year flood elevation.

D. Land Use Demands for Parks and Recreation

The 2006 Uintah Recreation District Master Plan states that the current parks to population ratio for Uintah County is 9 acres of park per 1,000 people. The gold standard for park development per the NRPA is 10 acres of park per 1,000 people. With Uintah County being close to the gold standard for park areas, upgrading existing parks should be a priority for the county as stated in the 2006 Uintah County Needs Assessment published by the Uintah Basin Association of Governments.



Additional land for park areas should be required by Uintah County as development takes place. Developers are encouraged to construct and maintain private parks within subdivisions and other housing developments when the parks are a few acres in size. The county should work with new developments to coordinate the dedication of lands to create neighborhood parks. Park sites must be larger than 10 acres before the Recreation District will consider accepting a park site.

E. Land Use Demands for Economic Activities

Several thousand acres of land need to be reserved for commercial and industrial development with emphasis on the oil and gas industry in Uintah County, per the general plan. Land designated for commercial and industrial activities should be located near necessary utilities and services, near major thoroughfares, next to similar land uses or have adequate buffers between differing land uses.

F. Land Use Demands for Residential Housing

Uintah County will need to develop approximately 4,630 acres of land at the state average density of 3.2 people per acre (1 home per acre) to meet



the projected population growth for the year 2060. This is a small fraction of the private land that is available for development.

The main land use concern for residential housing is not how much land will be used, but designating land uses to provide various types of housing to allow the rural nature of the county to continue in some areas while still providing housing options for the growing population including affordable housing.



Uintah County will need to develop approximately 4,630 acres of land at the state average Density of 3.2 people per acre (1 home per acre) to meet the projected population growth for the year 2060

VI. Land Use Plan

The county land use plan is to be adopted as part of the general plan per Section 3f.1 of the General Plan. The land use plan reflects the appropriate locations for various land uses and helps to implement the county's policies concerning land use and development. The county land use plan is to serve as a useful decision making tool for County Planners, the Planning Commission and the County Commission.

A land use plan that is carried out leads to the betterment of the community and helps the county accomplish its long term goals that are identified in the general plan. Once adopted, the land use plan should be incorporated into the county zoning regulations. Although the land use plan is not a zoning map, it should be used to guide zoning decisions. Different zoning designations may be made within an individual land use category.

Figures 2.1 - 2.3 (see appendix) provide the land use plan for Uintah County. Figure 2.1 (see appendix) is a map showing the land use plan for the entire county. Figure 2.2 (see appendix) shows the land use plan for the Ashley Valley and Jensen area. Figure 2.3 (see appendix) shows the land use plan for Western Uintah County. Larger 11"x17" copies of the land use plan are found in the appendix of this report.

The criteria used to select land for the various land use classifications is provided in Sections VII-XII of this report. A discussion about key points of interest for the various land use classifications is also provided with each section including a map showing the key points of interests. See Figures 3-7 in the appendix.



VII. Commercial

The criteria used to select land for the commercial land use classification is provided in this section. A discussion about key points of interest for the commercial land use classification is also provided in this section.

A. Criteria for Selecting Commercial Lands

1. Comply with Criteria in the General Plan
 - a. Locate near available and necessary utilities and services (general plan section 3.f)
 - b. Locate near areas adjacent to Vernal, Naples and Maeser (general plan section 3j.4)
 - c. Preferred near major intersections, major thoroughfares and arterial road (section 3j.4)
 - d. Preferred at highway intersections in rural or non-growth areas (section 3j.5)
2. Considers Recommendations from the Steering Committee
 - a. Commercial development should be in small pockets spread throughout the county and should not be in a large centralized area
 - b. Create a mixed commercial and industrial zone along the proposed alternate truck route
 - c. Create a commercial zone along north Vernal Avenue
 - d. Small pockets of commercial should be planned at key intersections in rural areas
3. Considers Recommendations from the Planning Commission
 - a. North Vernal Avenue recommended for commercial development
 - b. Highway 40 west of Vernal recommended for commercial development
 - c. Junction of Highway 40 and State Road 45 recommended for commercial development
4. Considers Input from Public Meetings
 - a. Commercial areas at major intersections per input at Avalon and Leota area meeting
5. Implement Generally Accepted Planning Practices for Commercial Land Uses
 - a. Commercial areas adjacent to high and medium density housing to support residents
 - b. Commercial areas adjacent to high density housing to allow for mixed use and walkable neighborhoods
 - c. Create pockets of commercial development instead of long strip mall type development
 - d. Discourage large scale commercial development along Highway 40 between Ballard and the Ashley Valley due to lack of infrastructure and to reduce traffic congestion



B. Points of Interest for Commercial Land Use Plan

Figure 3 (see appendix) shows the county land use plan with key points of interest highlighted on the map for commercial areas. A discussion of key items for selecting these areas as commercial lands is provided below.

1. North Vernal Avenue

This location provides commercial land along North Vernal Avenue as recommended by the Steering Committee and the Planning Commission. This location also creates a small pocket of commercial to support north Ashley Valley and helps to create small pockets of commercial that are spread throughout the county. The commercial uses in this area will help support the adjacent medium density housing.

2. Main Street near USU Campus

This location provides commercial land near the USU Campus and conforms with the Main Street Master Plan developed for the USU Campus by Uintah County. This location is near the intersection of a major thoroughfare and arterial road. The commercial activities will help support the adjacent higher and medium density housing and the needs of the university.

3. Highway 40 and 2500 South

This location allows for a natural expansion of existing commercial land and is adjacent to a major highway. The commercial activities in this area will help support adjacent higher and medium density housing and allow for mixed use and walkable neighborhoods.

4. East Main Street

This location provides for infill of commercial to match commercial areas in Vernal City.

5. Near Intersection of Highway 40 and Highway 45

This location is near the intersection of major thoroughfares and will create a small pocket of commercial to support south Ashley Valley and help to create small pockets of commercial that are spread throughout the county.

6. Intersection of Highway 149 and Highway 40 in Jensen

This location is at the intersection of major thoroughfares and provides retail services for tourist and Highway 40 users. This location also helps to create a small pocket of commercial to support the Jensen area and Dinosaur National Monument and helps to create small pockets of commercial that are spread throughout the county.



VIII. Industrial

The criteria used to select land for the industrial land use classification is provided in this section. A discussion about key points of interest for the industrial land use classification is also provided in this section.

A. Criteria for Selecting Industrial Lands

1. Comply with Criteria in the General Plan
 - a. Located near available and necessary utilities and services (general plan section 3.f)
 - b. Located where impacts to air and water quality can be mitigated (section 3k.5)
 - c. Protect industrial land uses from encroachment by incompatible uses (section 3k.8)
 - d. Industrial park developments are encouraged (section 3k.9)
 - e. Natural resource exploration is the ■lifeblood• to the county tax base (section 4i)
 - f. Land use plan to complement natural resource exploration interests (section 4i.8)
2. Considers Recommendations from the Steering Committee
 - a. Industrial development should be in large centralized area
 - b. Create a mixed commercial and industrial zone along the proposed alternate truck route
 - c. Need for more industrial land
3. Considers Recommendations from the Planning Commission
 - a. Create an industrial zone along the proposed alternate truck route
 - b. Industrial zoning along State Road 45 south of 6000 South
4. Considers Input from Public Meetings
 - a. Attracting a variety of businesses and industry was voted the #1 priority for Uintah County over the next 10 years at the public workshops.
5. Implement Generally Accepted Planning Practices for Industrial Land Uses
 - a. Provide buffers between industrial land uses and residential uses
 - b. Place industrial uses next to major highways and thoroughfares
 - c. Limit industrial uses along Highway 40 between Ballard and Ashley Valley due to limited infrastructure



B. Points of Interest for Industrial Land Use Plan

Figures 4.1 - 4.2 (see appendix) shows the county land use plan with key points of interest highlighted on the map for industrial areas. A discussion of key items for selecting these areas as industrial lands is provided below.

1. East Main Street

This location provides infill of industrial area to match the industrial area in Vernal

2. 500 East and 500 South near the Airport

This location provides infill of industrial area to match the industrial area in Vernal and Naples and places industrial land uses around the airport.

3. & 4. Highway 40 between Naples and Jensen

This location places industrial uses next to Highway 40 and the proposed alternate truck route and allows for the creation of a large centralized industrial park. Future industrial development will be next to existing industrial developments. This area is adjacent to mostly undeveloped property and will allow for buffers to be established.

5. Avalon and Leota Area

Different industrial areas were proposed by County Planning Staff and reviewed and voted on by the public at the October 30, 2008 public workshop. Areas proposed for industrial development in the Avalon and Leota area are shown on Figure 4.2.

6. Highway 40 between Highway 88 and Gusher

This location places industrial along Highway 40 in an area that will have little impact on neighboring properties because the surrounding area is public lands. The public lands will allow for a buffer between industrial uses and residential land uses. This area is shown on Figure 4.2.



IX. Mobile Home

The criteria used to select land for the mobile home land use classification is provided in this section. A discussion about key points of interest for mobile home land use classifications is also provided in this section.

A. Criteria for Selecting Lands for Mobile Homes

1. Comply with Criteria in the General Plan.
 - a. Provide a variety of housing types (section 3g.2)
 - b. Encourage additional low to moderate income housing (section 3g.3)
2. Considers Recommendations from the Steering Committee.
 - a. Need for mobile home housing for expansion of existing use
 - b. Need for mobile home housing for natural resource exploration workforce
3. Considers Input from Public Meetings.
 - a. Housing costs and availability was #1 concern in Vernal area workshop
4. Implements Generally Accepted Planning Practices for Mobile Homes.
 - a. Land for mobile homes should be next to compatible uses
 - b. Reserve land for mobile home development next to existing mobile homes
 - c. Land for mobile homes should be near services, jobs and major roadways

B. Points of Interest for Land Use Plan for Mobile Homes

Figure 5 shows the county land use plan with key points of interest highlighted on the map for mobile home areas. A discussion of key items for selecting these areas for mobile home development is provided below.

1. 500 East and 700 North

This location provides for mobile home zoning next to existing mobile homes. Mobile homes in this area would be adjacent to higher and medium density housing. The flood plain will act as a buffer between the mobile homes and lower density housing. This location is near services and jobs.

2. 1000 South and 1100 West

This location provides for mobile home zoning next to existing mobile homes in Vernal City. The flood plain will act as a buffer between the mobile homes and lower density housing. This location is near services and jobs.

3. 5000 South and 4500 East

Locations near jobs, services and Highway access should be considered for Mobile Home zone designations. These areas can provide housing for natural resource exploration workforce. The mobile homes will act as a transition or buffer between industrial land uses and residential uses. Areas for mobile homes should be considered in the southern



part of Ashley Valley.

C. Future Considerations for Mobile Homes

Mobile home land use in the 2010 Uintah County Land Use Plan have not been specifically designated on the Future Land Use Map. Areas of the county may be considered for mobile home development once certain criteria are met. Any future consideration by the Planning Commission or County Commission to change the Land Use Map to designate areas for mobile home development should comply with the following criteria:

1. Land for mobile homes should be next to compatible uses.
2. Land for mobile homes should be near services, jobs and major roadways.
3. Adequate culinary water and sewer services should be available.
4. Mobile home parks should be counted as high and/or medium density housing.

X. Residential



The criteria used to select land for the residential land use classification is provided in this section. A discussion about key points of interest for residential land use classifications is also provided in this section. There are various residential densities proposed in the county land use plan. The proposed land use classes include:

Residential High Density	12+ units per acre
Residential Medium Density	8.0 units per acre
Residential Moderate Density	5.0 units per acre
Residential Low Density / Agriculture	3.0 units per acre
Agriculture	2.5 units per acre
Ashley Creek Overlay Zone	1.0 units per acre

A. Criteria for Selecting Residential Lands

1. Comply with Criteria in the General Plan.
 - a. Residential development in areas where services are available (section 3f.5)
 - b. Separate incompatible uses and incorporate transition zones (section 3f.11)
 - c. Provide a variety of housing types (section 3g.2)
 - d. Encourages additional low to moderate income housing (section 3g.3)
2. Consider Recommendations from the Steering Committee.
 - a. High and medium density housing to be spread throughout the county
 - b. Zoning with various types of density to allow different types of housing
 - c. Zoning to be compatible with municipality zoning
 - d. Provide different housing types in Jensen if sewer becomes available
3. Consider Recommendations from the Planning Commission.
 - a. High density housing recommended near Main Street and USU Campus
 - b. Mixed density housing recommended near Highway 40 west of Vernal
 - c. High density housing recommended near industrial uses south of Naples
4. Considers Input from Public Meetings
 - a. Housing costs and availability was #1 concern in Vernal area workshop
 - b. Sprawl and haphazard development also listed as a top concern in workshop
 - c. High and medium density housing to be spread out and intermingled with other housing
5. Implement Generally Accepted Planning Practices for Residential Land Uses.
 - a. Higher density housing near municipalities and near available services
 - b. Higher density housing next to commercial zones to allow for mixed development
 - c. Higher density housing next to commercial zones to encourage walkable communities
 - d. Higher and medium density housing located near highways and major roadways
 - e. Moderate density housing located near collector roads
 - f. Low density housing in sensitive areas
 - g. Plan transitions between different density zones

B. Points of Interest for Land Use Plan for Residential

Figure 6 shows the county land use plan with key points of interest



highlighted on the map for residential land uses. A discussion of key items for selecting these areas for residential development is provided below.

1. Highway 40 West of Vernal

High and medium density housing is planned for this area as recommended by the Planning Commission near the commercial zones along Highway 40. Mixed use developments are encouraged when the commercial and high density residential zones abut. Medium density offers a transition zone between the high density and the moderate density residential zones.

2. Highway 121 and 2500 West

High and medium density housing along with a commercial zone is planned for this area as part of the USU Campus and Main Street plan previously prepared by Uintah County. The proposed zoning in this area will allow for mixed use development to support the USU Campus and create a walkable neighborhood along Main Street.

3. North Vernal Avenue

High and medium density housing is proposed near the commercial zone planned for North Vernal Avenue. Moderate density housing is proposed around the commercial and medium density zones to provide a transition into the low density zones.

4. 500 North and 500 East

Medium density housing is proposed in this area. The flood plain along Ashley Creek will provide a buffer between this zone and lower density residential zones. This zone is located near jobs and services in Vernal and is close to Main Street.

5. Vernal Avenue and 1500 South

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

6. Highway 40 and 2500 East

High and medium density housing near the commercial zones along Highway 40 is planned for this area as recommended by the Planning Commission. The proposed zoning in this area will provide another pocket of increased density in the county and will offer a variety of housing that will support the commercial and industrial zones planned along Highway 40 south of Naples.

7. Jensen

Low and moderate density housing is recommended for Jensen if sewer becomes available.

XI. Flood Protection and Open Space

The criteria used to select land for the flood protection and open space land use classification is provided in this section. A discussion about key



points of interest for the flood protection and open space land use classifications is also provided in this section.

A. Criteria for Selecting Flood Protection and Open Space Lands

1. Comply with Criteria in the General Plan.
 - a. Open space should be provided along creeks, lakes and rivers (section 3i)
 - b. Prime agricultural lands should be preserved (section 3i)
 - < Prime agricultural land is defined as: land that has the best combination of physical and chemical characteristics for producing food, feed or forage
 - c. Mountains and foothills should be protected (section 3i)
2. Considers Recommendations from the Steering Committee.
 - a. Open space and flood protection should be planned along creeks and drainages
 - b. Ten (10) acre or larger parcels encouraged by Park District for park sites
 - c. Trails and trail corridors should be planned for county using open space areas
3. Considers Recommendations from the Planning Commission.
 - a. Open space and flood protection should be planned along creeks and drainages
 - b. Specific park and open space areas to be preserved
4. Considers Input from Public Meetings.

Open space areas were recommended for McCoy Flats, Dog Valley Road and Asphalt Ridge at public workshops.



The agricultural and Open Space Zone preserves agricultural lands, protects mountains, foothills, creeks, lakes and rivers using open space corridors.

5. Implement Generally Accepted Planning Practices for Agricultural and Open Space Lands
 - a. Flood zones and open space should be incorporated in the county land use plan to preserve the rural nature of area that is important to residents.
 - b. Open space should be planned along creeks and drainages to protect water supply.
 - c. Open space should be planned along flood plains to prevent flooding of structures.
 - d. Open space should be planned along foothill areas.
 - e. Open space or agriculture uses provide a good buffer to industrial use.

B. Points of Interest for Flood Protection and Open Space

Figure 7 (see appendix) shows the county land use plan with key points of



interest highlighted on the map for flood protection and open space land uses. A discussion of key items for selecting these areas for flood protection and open space land uses is provided below.

1. Ashley Creek

Flood protection and open space zoning is proposed along Ashley Creek to ensure that the flood plain area around Ashley Creek is not over-developed, to protect the major water resource for the area, to protect against the lose of life and property during a flood event and to preserve the agricultural lands along the creek.



Open space corridors along Ashley Creek will help prevent flooding



The Agricultural and open space designation helps preserve agricultural lands

XII. Other Land



Use Classifications

A. Recreation, Forestry and Mining

This land use classification is primarily in northern Uintah County and is mainly on land owned by the federal government. This area was not analyzed as part of the land use study and the areas within this land use classification will remain as previously designated.

B. Mining and Grazing

This land use classification covers most of Uintah County and is mainly on rural or open land that is not used for agriculture. Most of this land use designation is on property owned by the federal government. Previous designations by Uintah County for mining and grazing land have not been changed except for a few areas in the Ashley Valley, a small area near Jensen and a few parcels along Highway 40 east of Gusher.



Grazing on federal government property

C. Ute Indian Tribal Lands

Land owned by the Ute Indian Tribe was not included in the scope of work for the land use study since Uintah County does not have zoning jurisdiction over these lands. Lands owned by the Ute Indian Tribe, as provided by the Uintah County GIS Department, are shown on the land use plans.

D. Government, Education and Other Services

This classification is for land used or reserved for public services such as public landfills, the Ashley Valley Wastewater Treatment Plant, the Utah State University Extension Campus and the Buckskin Hills Recreation Area. This land use classification may be further expanded if additional government, education or other public services are planned for property within the county.



The Ashley Valley Wastewater Treatment Plant is an example of Land needed for public services

E. Travel, Tourism and Recreation

This land use classification only exists in the Jensen area. Previous designations by Uintah County for this land classification have not been changed. Lakes and reservoirs would be a suitable location for this type of zoning.



F. Agriculture Dry Fork Overlay

This land use classification exists in the Dry Fork area and has been established to protect the geologically and environmentally sensitive areas located in the zone, to avoid pollution of culinary water sources and to protect public health. Previous designations by Uintah County for this land classification have not been changed. No new areas for this classification have been proposed.



The Agricultural Dry Fork Overlay protects Geologically and environmentally sensitive areas



G. Pelican Lake Recreation Overlay

The area shown for this land use classification was developed by the Uintah County Planning Department and was reviewed and voted on at the Avalon and Leota area public workshop. This land use classification is to promote recreational uses around Pelican Lake.

The Pelican Lake Recreation Overlay should promote recreational uses around Pelican Lake

XIII. Zoning Recommendations to Implement Land Use



Plan

Provided below are general principles that should be incorporated into the county zoning ordinances for various land use classes proposed in the land use plan.

A. Mixed Commercial and Industrial Zone

1. This zoning should be considered all along the proposed Truck Rout that is planned for the Ashley Valley.
2. Some heavy industrial uses should not be permitted the mixed commercial and industrial zone. Heavy industrial uses are covered under the I-2 zone in the current zoning ordinance.
3. Light industrial uses are encouraged for this zone.
4. Uintah County should coordinate with Vernal City and Naples City in the development of this new zone.
5. Some commercial activities in the current ordinance are not always appropriate for downtown or traditional commercial settings. These uses are listed as conditional uses in the C-1 zone. Many of these conditional uses should be permitted uses in the mixed commercial and industrial zone.
6. Limited access to the proposed alternate truck route through this zone is recommended. Developments should not be allowed to have driveways or other access points directly onto the alternate truck route. A road network should be built as developments occur that allows for access to commercial and industrial businesses but the road network should have limited intersections with the alternate truck route.
7. Architectural and landscaping standards should be included in the zoning regulations for this new zone to encourage attractive and well designed developments.



Mixed residential and Commercial neighborhoods

B. Flood Protection Zone

1. All developments in this zone should be encouraged to be clustered for the purpose of keeping dwellings out of flood plain areas. The allowed density in this zone is 1 unit per acre. However, a minimum lot size of 12,000 square feet (0.27 acre) is permissible as long as the average density of the development does not exceed 1 unit per acre.
2. Flood plain protection, farm preservation subdivisions and elements of the current agriculture protection area ordinance should be incorporated in the regulations for this zone.

C. Low Density Residential / Agriculture



Clustering of developments in this zone should be encouraged to allow for open space, maintain the rural feel of the area and provide for small farmable areas. The allowed density in this zone is three (3) units per acre but a minimum lot size of 8,000 square feet is permissible to create agriculture and open space areas. The average density of the development shall not exceed three (3) units per acre.

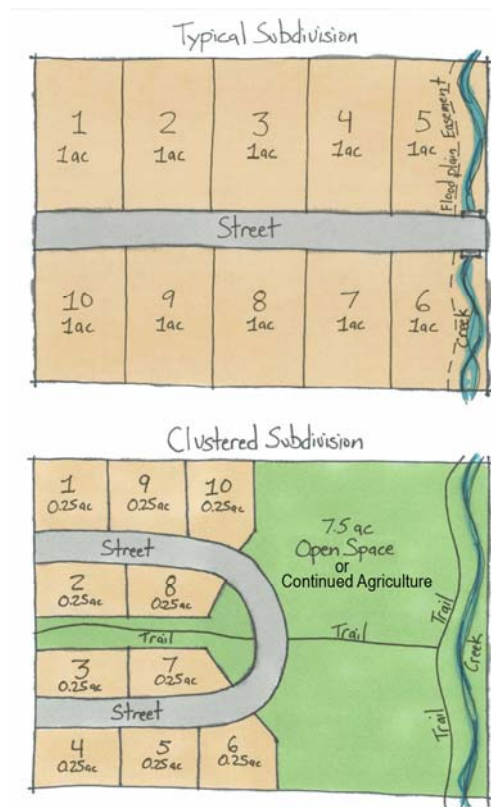
D. High and Medium Density Residential

1. In order to disperse high density housing throughout the community, it is recommended that up to 30 units of high density housing be allowed in each square mile section of the unincorporated county where the proper utilities exist. As a result of this recommendation the only designated area shown on the Future Land Use Map for high and medium density residential is around Utah State University.
2. In all the public meetings when the residents were asked how high density housing should be developed, the majority of people said that high density housing should be dispersed throughout the community.
3. Residential uses may be included within commercial structures such as apartments or condominium units over stores and businesses.
4. Typical setback requirements between residential and commercial uses may be relaxed by the Planning Commission for developments that have well designed buildings and architecture, pedestrian friendly walkways, compatible residential and commercial uses and other design features that allow residential and commercial to be integrated.
5. Density bonuses should be available for developments that provide affordable housing.
6. Architectural and landscaping standards should be included in the zoning regulations for the high and medium density residential zones to provide for attractive and well designed developments.
7. Parking standards should be developed that consider the different types of housing that are allowed within the zones. Shared parking is encouraged for mixed commercial and residential developments.
8. The county should allow for various types of housing including multifamily, apartment, condominium, townhome, duplex and single family dwellings.
9. Encourage mixed use and walkable developments when the zone is adjacent to commercial zones.
10. Developments with more than thirty (30) units of high or medium density housing should be considered around commercial areas and schools.



E. Agricultural Zone

Clustering of developments in this zone should be encouraged to allow for agriculture, farm and livestock areas and maintain the rural feel of the area. The allowed density in this zone is two and a half (2.5) units per acre but a minimum lot size of 8,000 square feet is permissible to create agriculture and open space areas. The average density of the development shall not exceed two and a half (2.5) units per acre.



Cluster Development preserves farmland and open space while reducing infrastructure



XIV. Impact Fee Recommendations to Support the Land Use Plan

Uintah County should consider the establishment of impact fees to help fund the infrastructure improvements needed to support the growing population that occurs with development. Impact fees should be assessed to each new home or housing unit that is constructed within the county. Typically, impact fees are paid when a building permit is issued for a new home or unit.

The following impact fees are recommended for Uintah County.

A. Road Impact Fee

Road impact fees can be used to help pay for new roads or the widening of existing roads to meet present and future traffic needs. Road impact fees cannot be used for road maintenance.

B. Culinary Water Impact Fee

Impact fees for culinary water improvements can be used to pay for new water lines, develop new water sources and construct new water storage facilities. The county should encourage culinary water providers within the county to implement impact fees that are appropriate for each culinary water utility or district.

C. Sewer Impact Fee

Impact fees for sewer improvements can be used to pay for new sewer pipelines and treatment facilities.

The county should encourage the Ashley Valley Sewer Management Board and other sewer providers to implement a sewer impact fee for their service area. The county may also consider a sewer impact fee for other areas within the county where sewer systems are planned in the future.



D. Parks, Recreation and Open Space Impact Fee

This fee could be used to develop parks and purchase land for future park sites and preserve open space. Trails and other recreation facilities could also be funded through this impact fee or a separate impact fee could be established.

Impact fees help build infrastructure for a growing community

E. Pressurized Irrigation Impact Fee

Pressurized irrigation systems are becoming popular in rural communities because they are a good way to conserve water and reduce the demands on the culinary water system. Since water for irrigation is provided through a separate system, the storage and pipeline requirements for the culinary water system are reduced. Treatment costs are decreased since treated water is not used for irrigation. The county could consider charging a pressurized irrigation impact fee if this utility service was provided by the county. Cooperation



with area irrigation companies would be necessary for the county to implement a pressurized irrigation system.

F. Storm Drain Impact Fee

A storm drain fee could be assessed if the county provided a storm drain system. The fee could be used to build storm water collection ponds, pipelines, and other storm water infrastructure. Although a county wide storm drain system is not feasible, the fee could be charged in specific areas where a storm drain system is necessary to support high density, commercial or industrial development. The establishment of a special service district is recommended if the county decides to provide this utility in a specific area and to charge an impact fee.

This Uintah County Land Use Plan is amended and approved by:

Darlene Burns- Chairman
Uintah County Commission

Date

Michael McKee- Commissioner
Uintah County Commission

Date

Mark Raymond- Commissioner
Uintah County Commission

Date

Attest: Michael W. Wilkins- Clerk/Auditor

APPENDIX



Uintah County
 Undeveloped Lands
 April 2010

Legend

Cities

Undeveloped Land

Developed Land

Public Lands

Ute Tribe

0 1.5 3 6 9 12 Miles

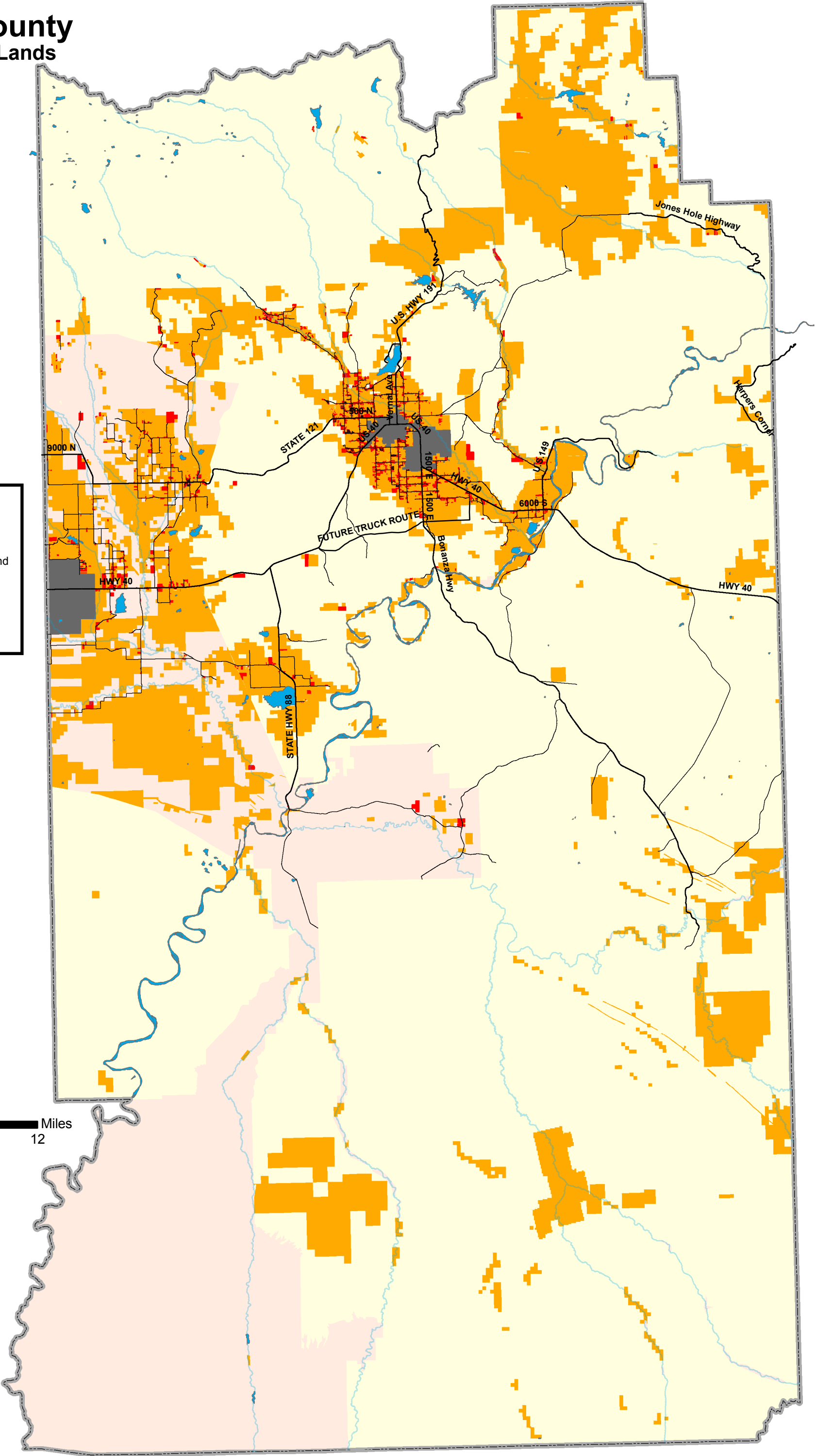
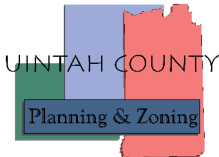
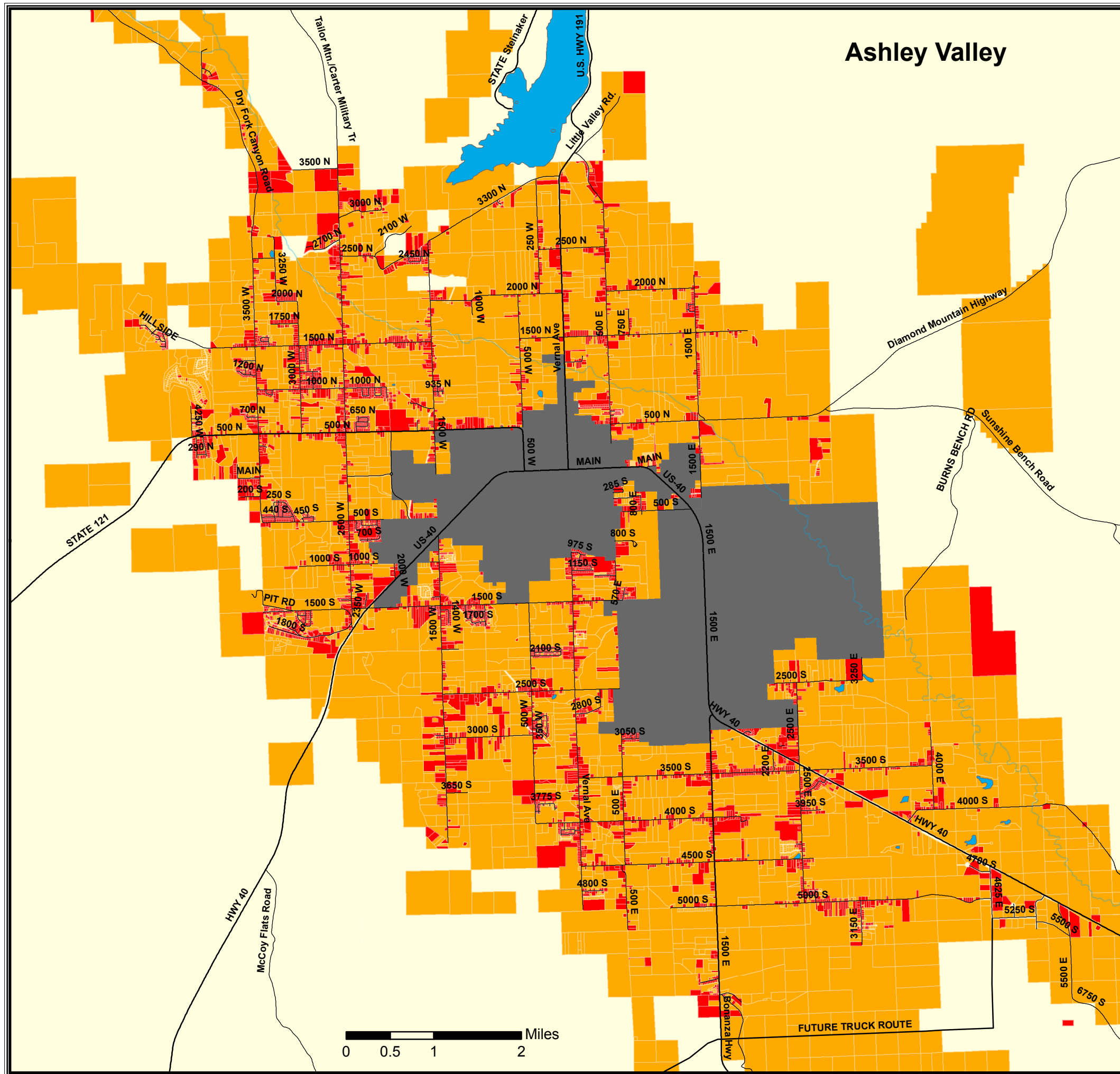


Figure 1.1



Ashley Valley & Jensen

Undeveloped Lands

April 2010

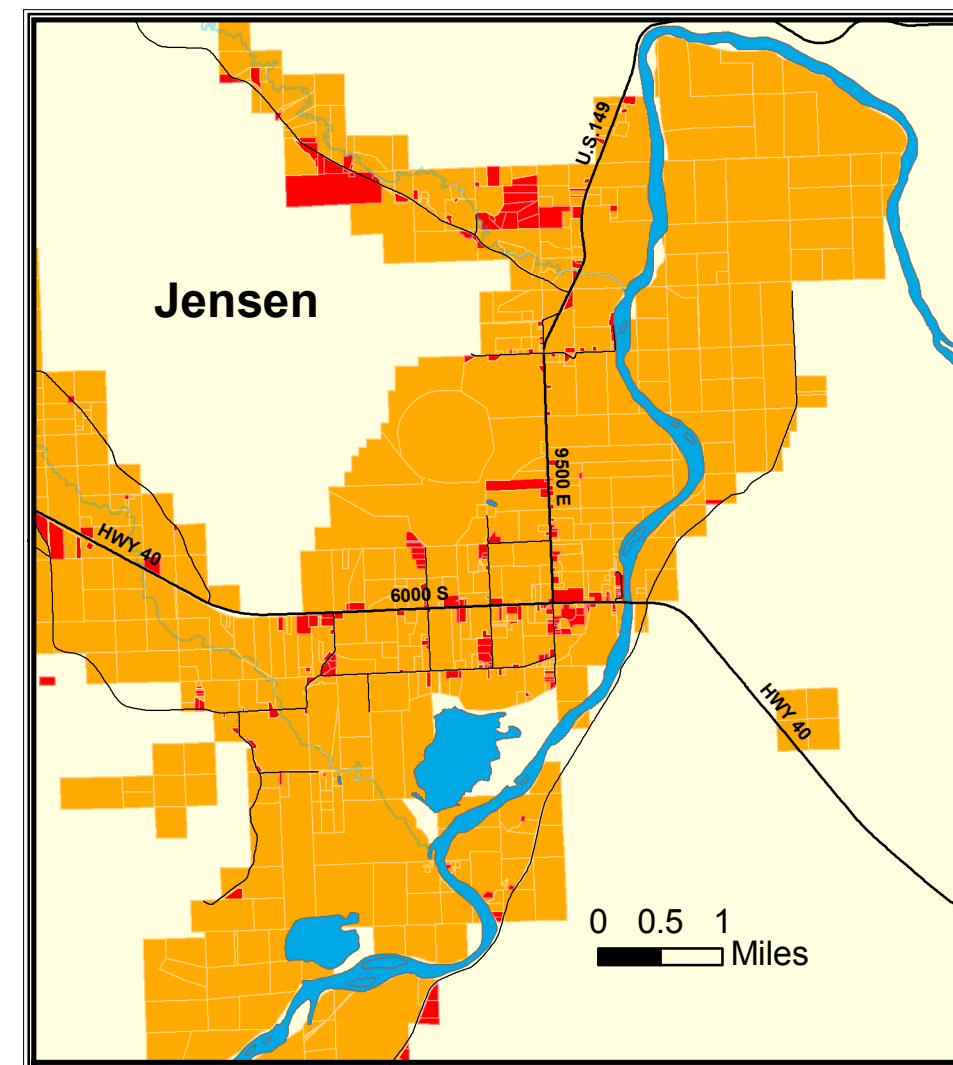
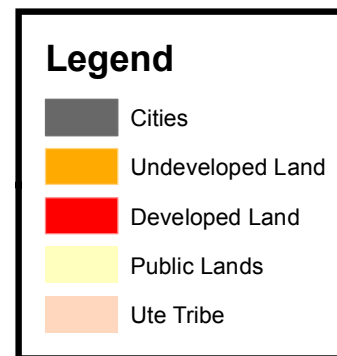
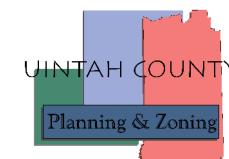
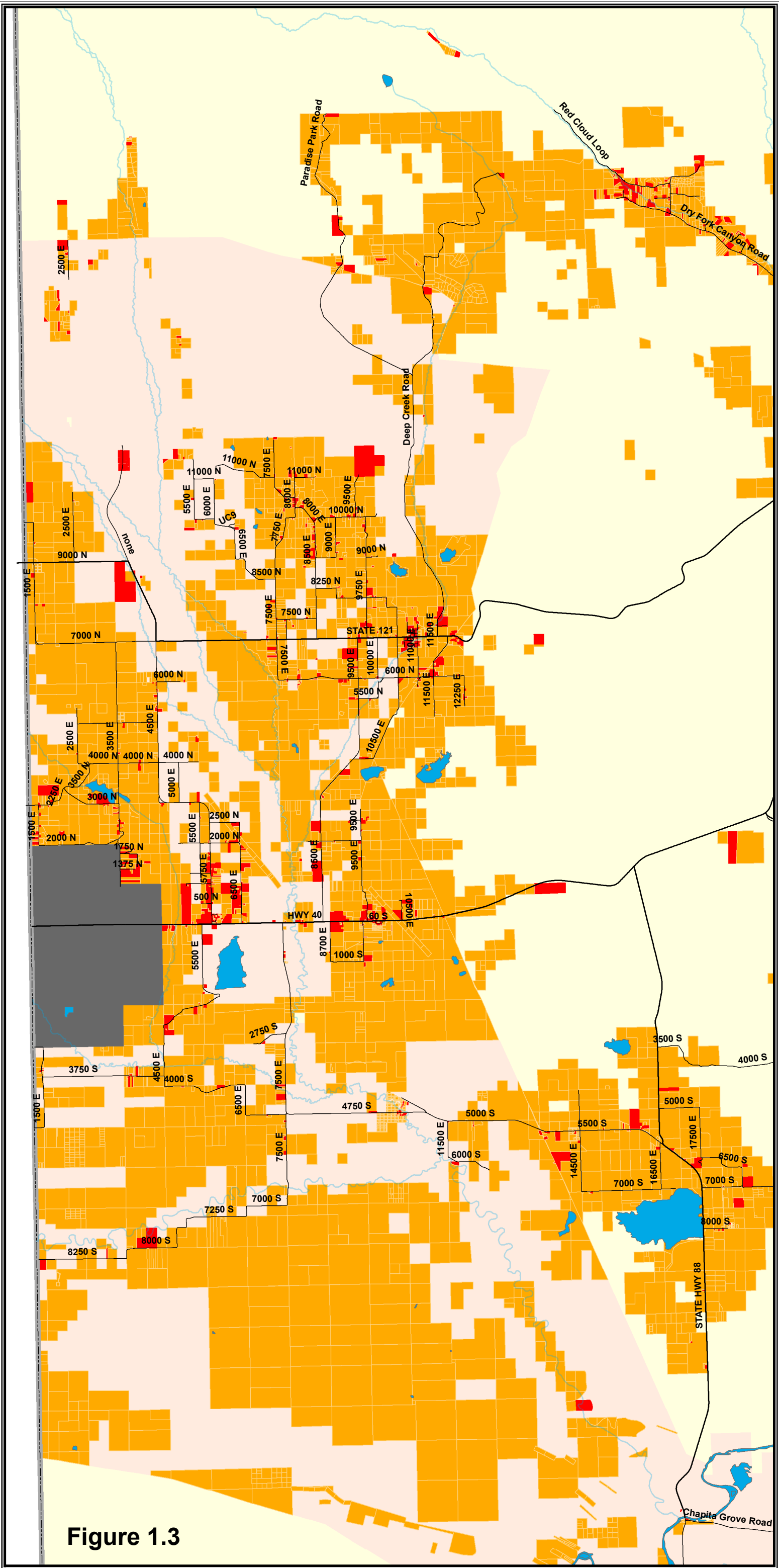


Figure 1.2



Western Uintah County

Undeveloped Lands
April 2010



Legend

- Cities
- Undeveloped Land
- Developed Land
- Public Lands
- Ute Tribe

0 0.5 1 2 3 Miles

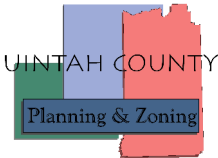


Figure 1.3

Uintah County

Future Land Use Map

November 2011

Legend

Cities

Ute Tribe

FutureLandUse

NAME

Agricultural

Agricultural Dryfork Overlay

Low Density/Agriculture

Moderate Density

Medium Density

High Density

Moble Home

Flood Protection

Mining & Grazing

Recreation, Forestry & Mining

Recreation Overlay

Travel, Tourism & Recreation

Commercial

Industrial

Heavy Industrial

Industrial_Commercial

Government Services

Potentail Airport Site

USU

0 2 4 8 12 Miles

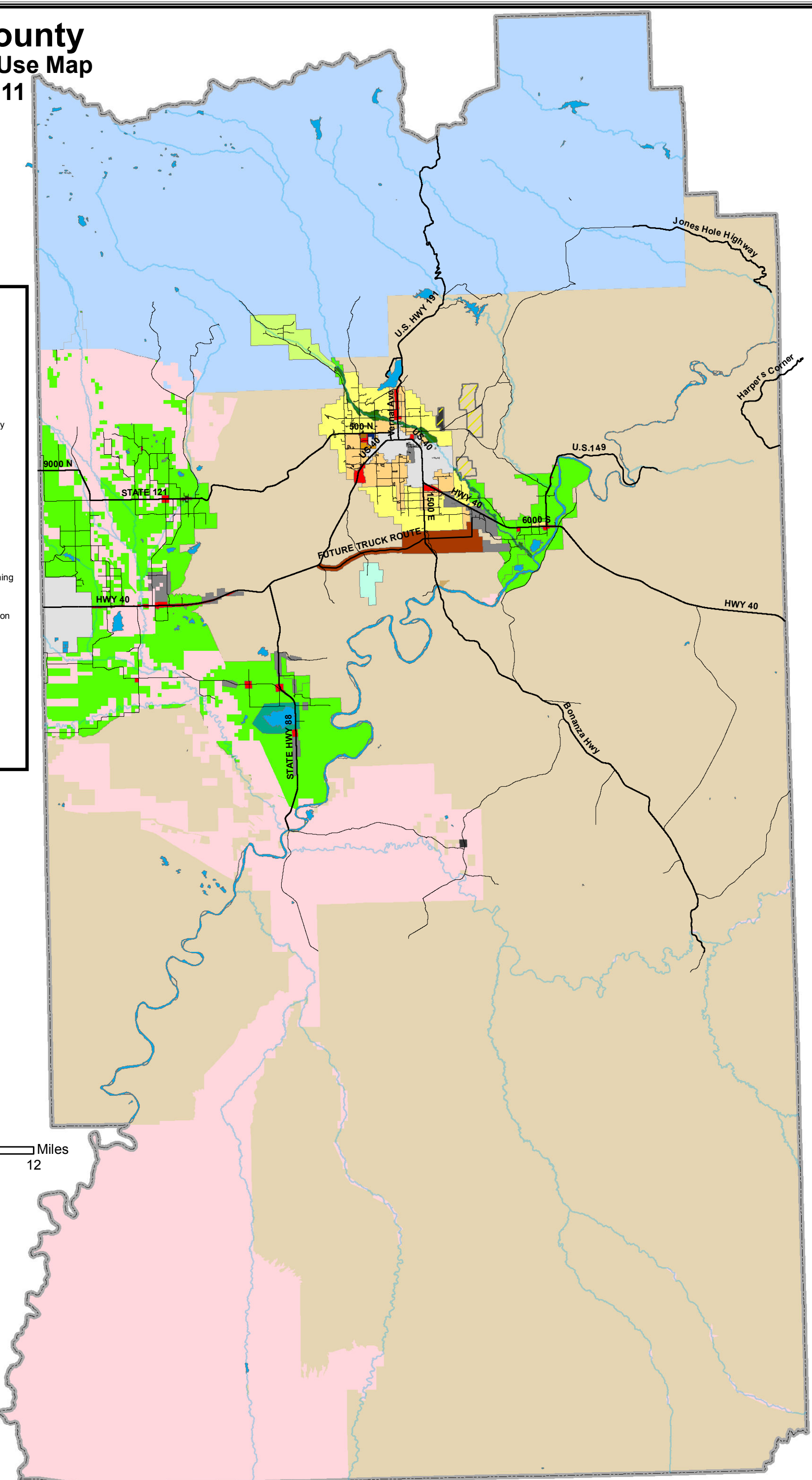
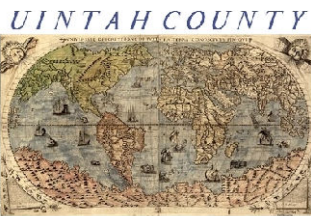


Figure 2.1

Amended 11-28-2011

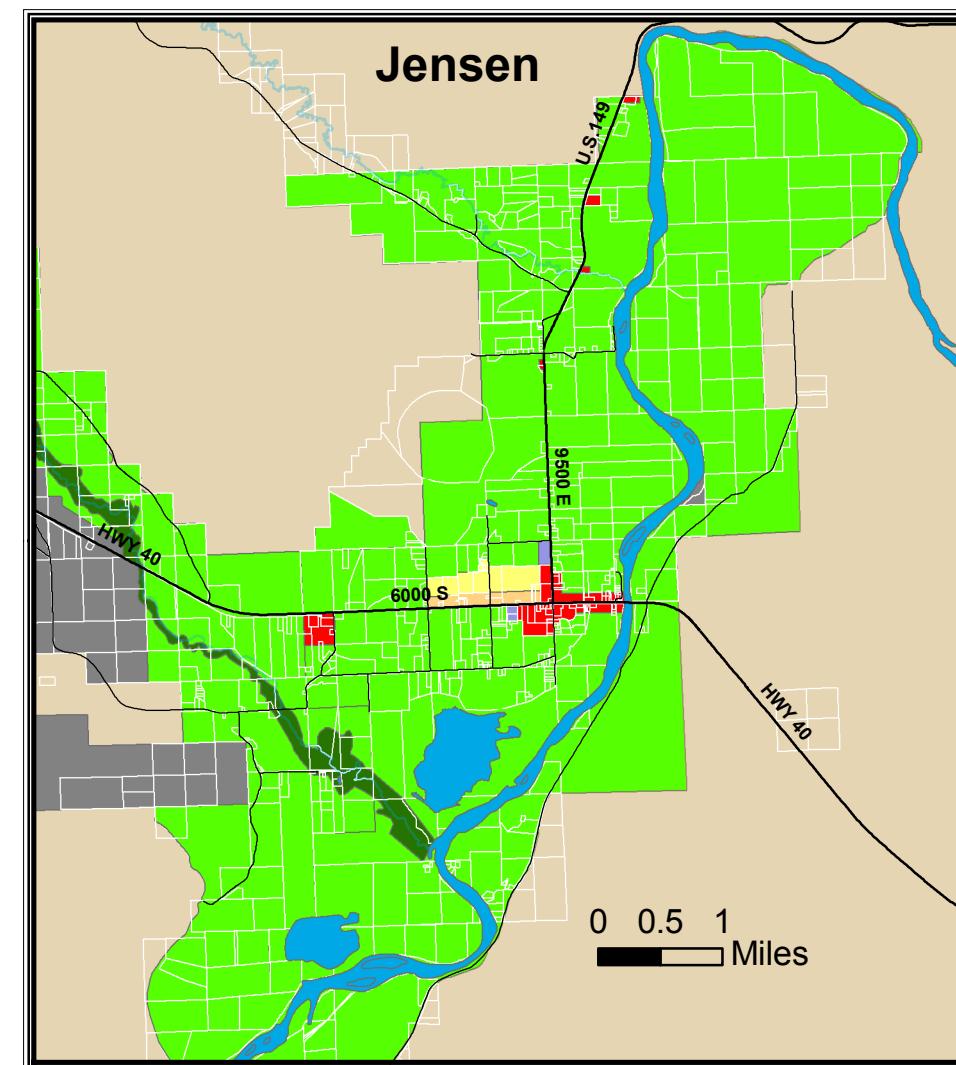
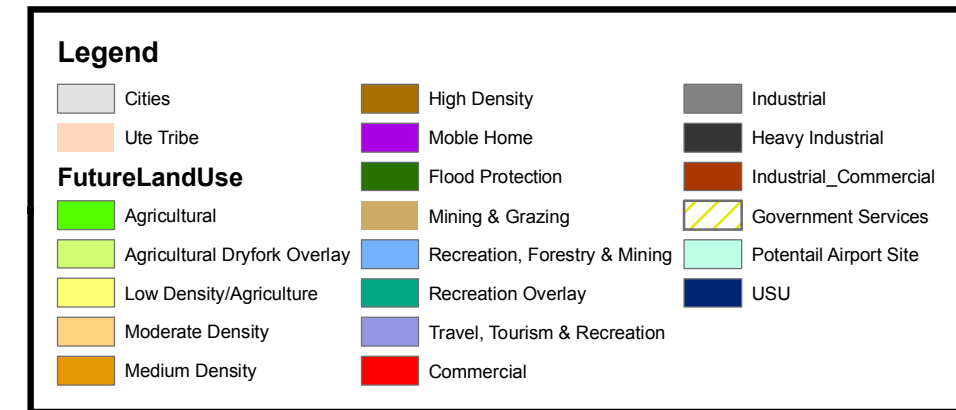
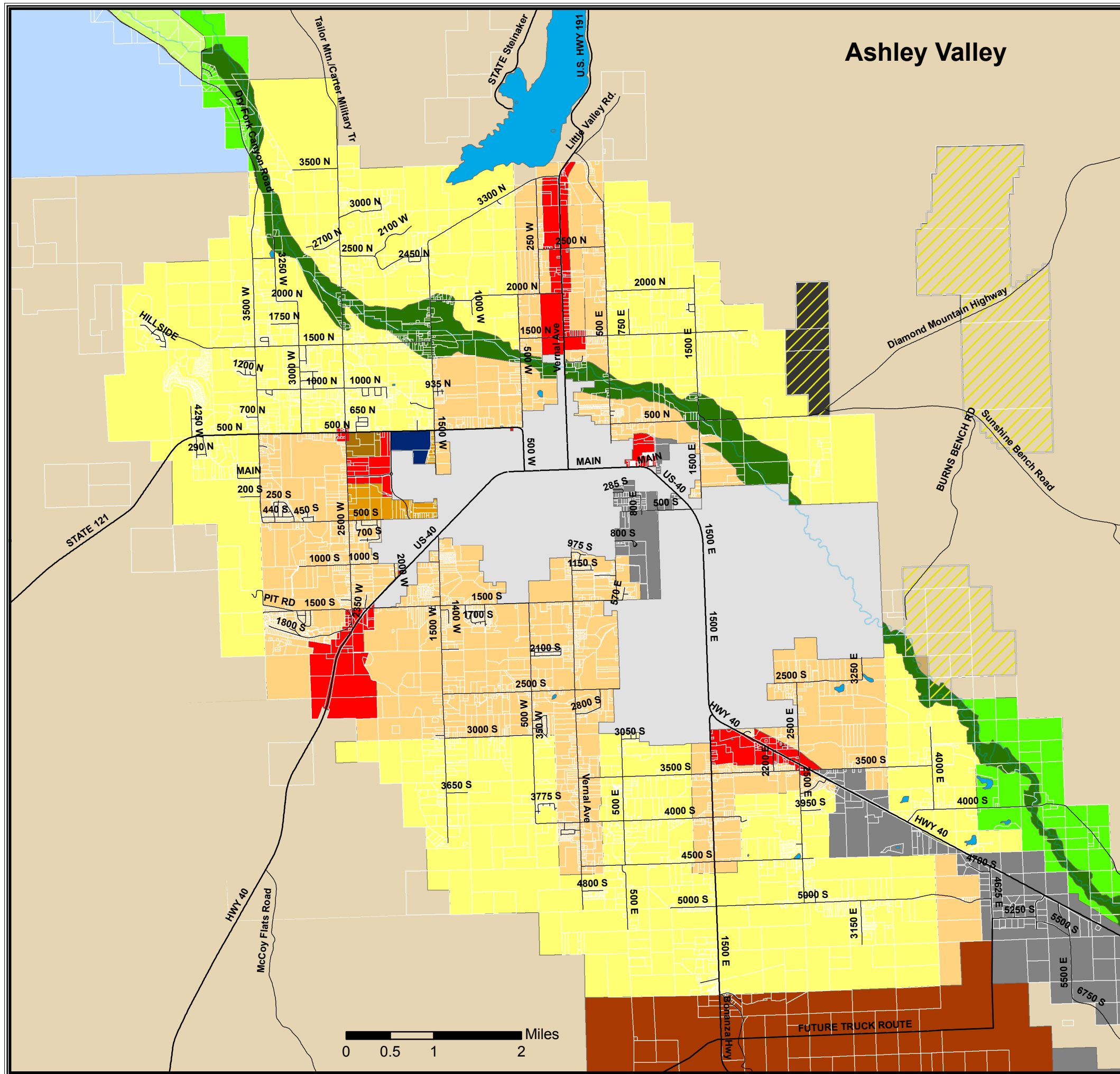
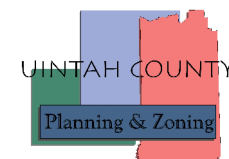
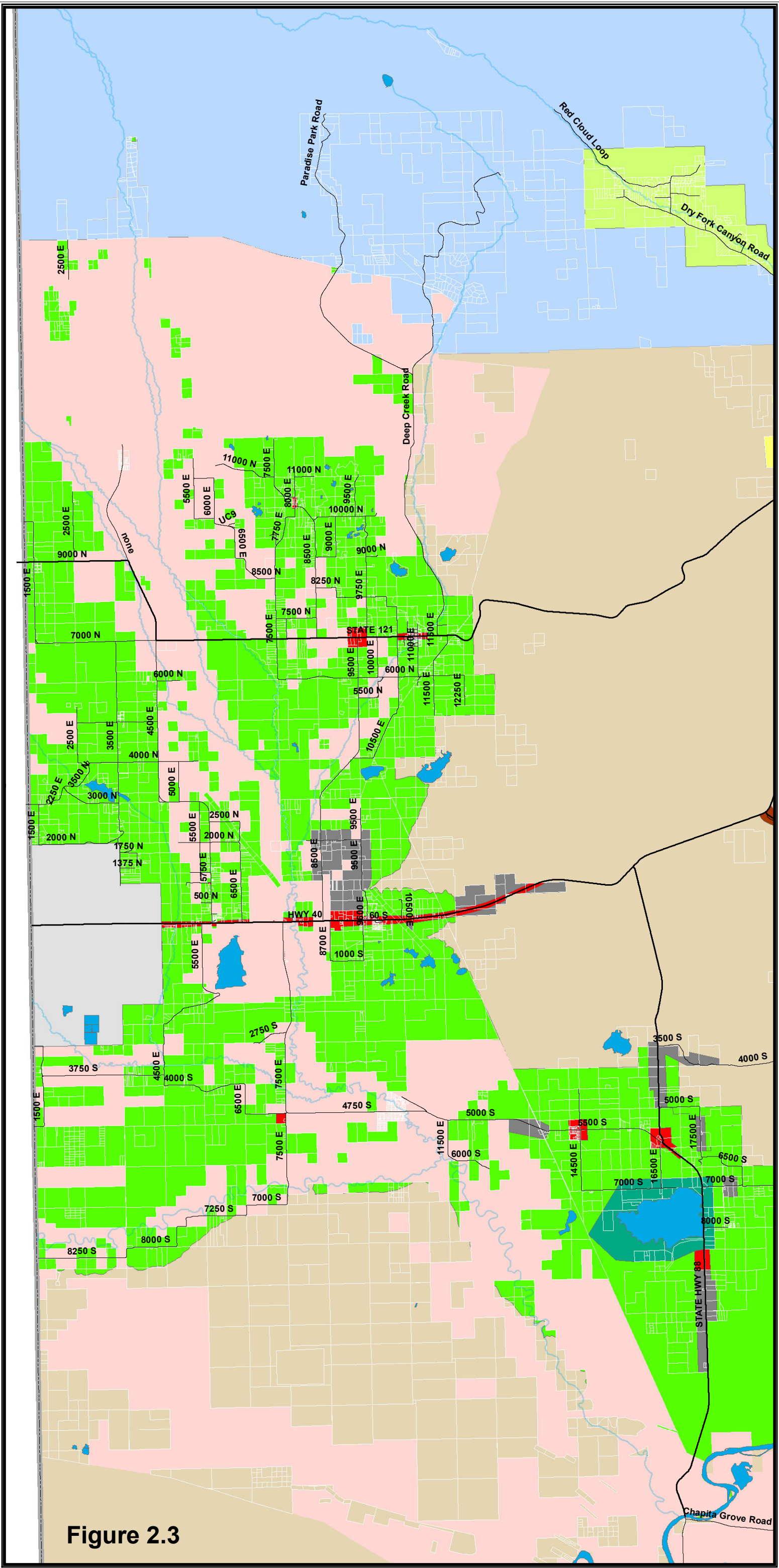


Figure 2.2



Western Uintah County

Future Land Use
November 2011



Legend

- Cities
- Ute Tribe

FutureLandUse

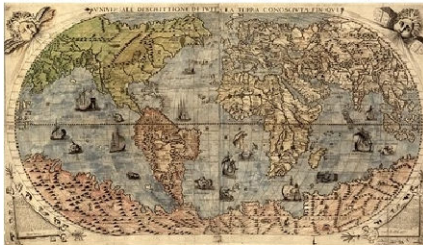
NAME

- Agricultural
- Agricultural Dryfork Overlay
- Low Density/Agriculture
- Moderate Density
- Medium Density
- High Density
- Mobile Home
- Flood Protection
- Mining & Grazing
- Recreation, Forestry & Mining
- Recreation Overlay
- Travel, Tourism & Recreation
- Commercial
- Industrial
- Heavy Industrial
- Industrial_Commercial
- Government Services
- Potential Airport Site
- USU

0 0.5 1 2 3 Miles



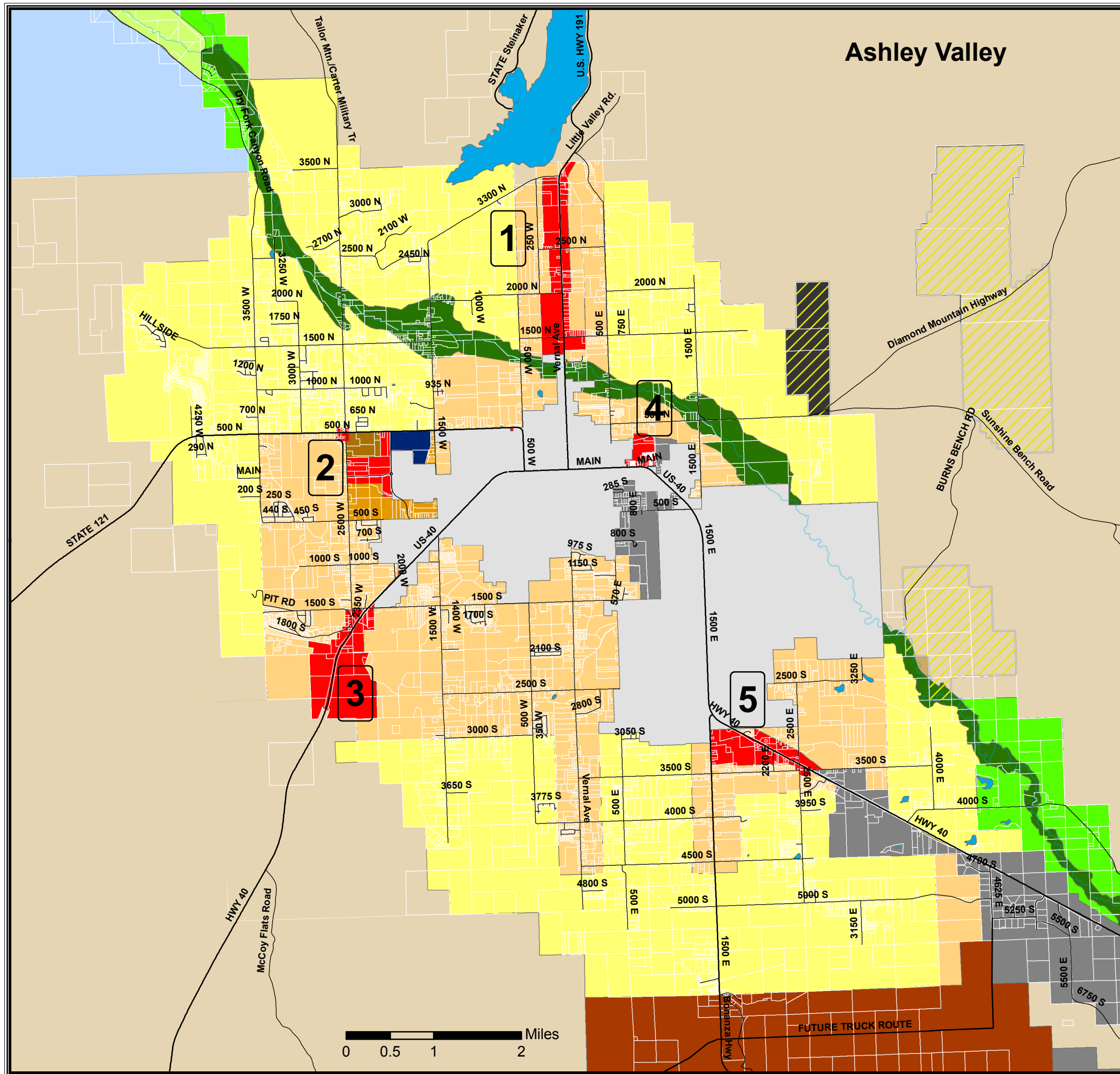
UINTAH COUNTY



Planning and Zoning Department

Amended 11-28-2011

Figure 2.3



Ashley Valley & Jensen

Commercial Points of Interest

Future Land Use Map

April 2010

Legend

Cities	High Density	Industrial
Ute Tribe	Mobile Home	Heavy Industrial
FutureLandUse	Flood Protection	Industrial_Commercial
Agricultural	Mining & Grazing	Government Services
Agricultural Dryfork Overlay	Recreation, Forestry & Mining	Potential Airport Site
Low Density/Agriculture	Recreation Overlay	USU
Moderate Density	Travel, Tourism & Recreation	
Medium Density	Commercial	

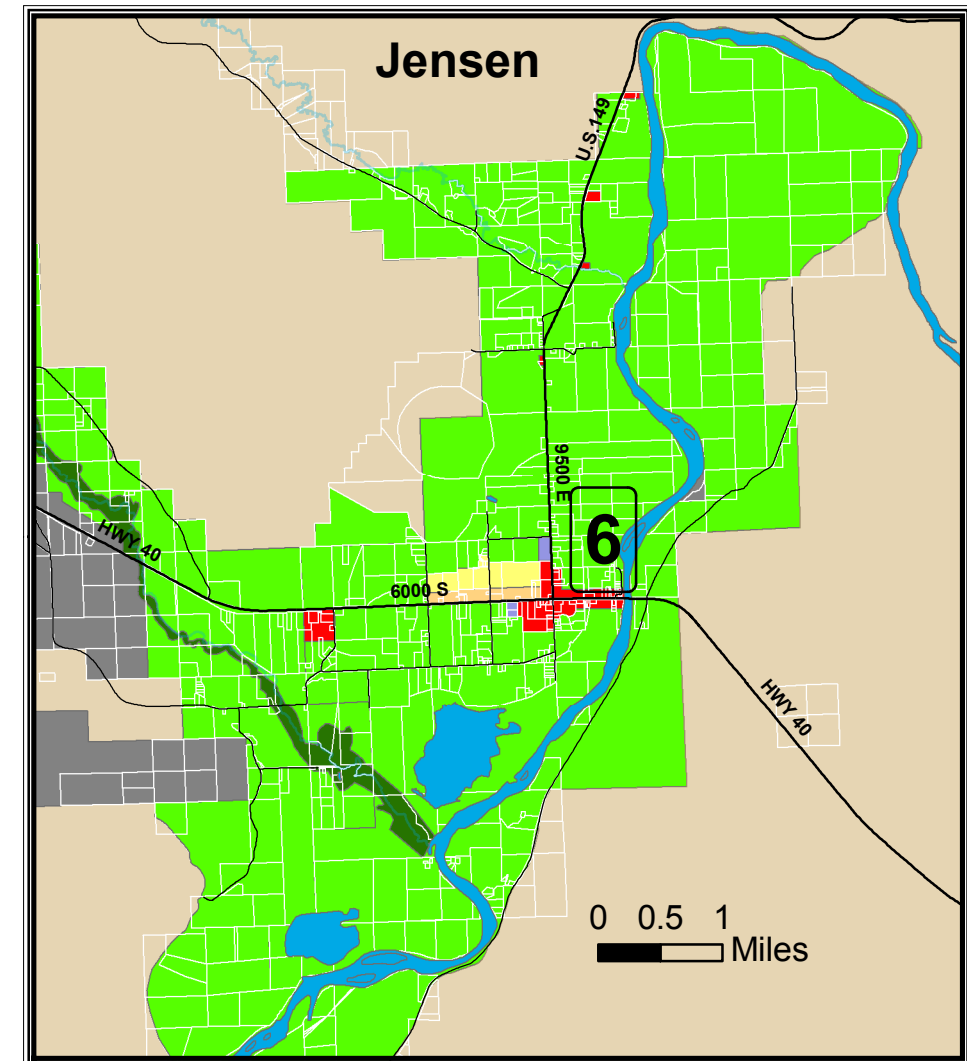
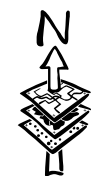


Figure 3



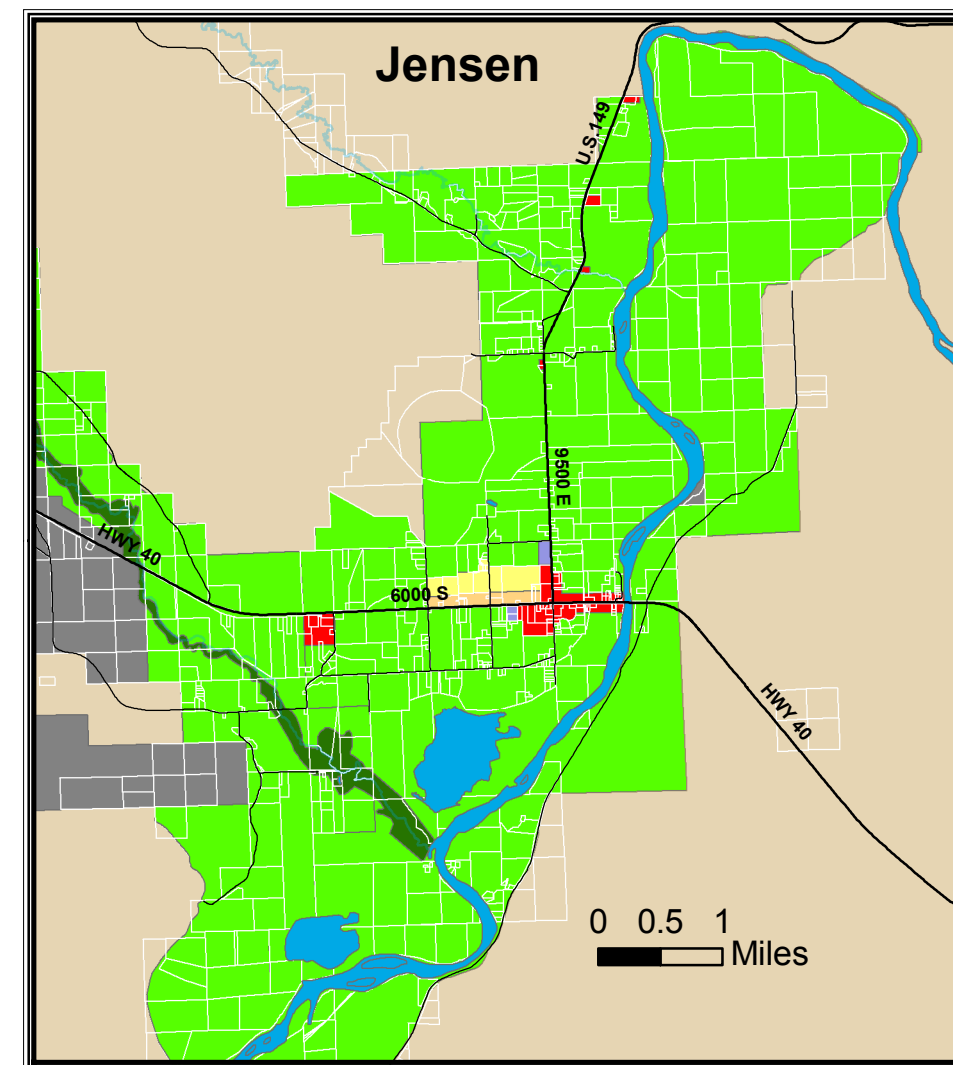
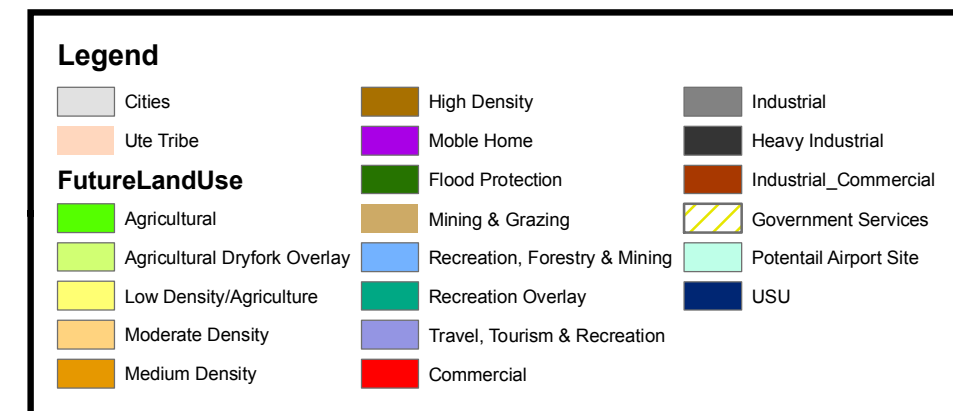
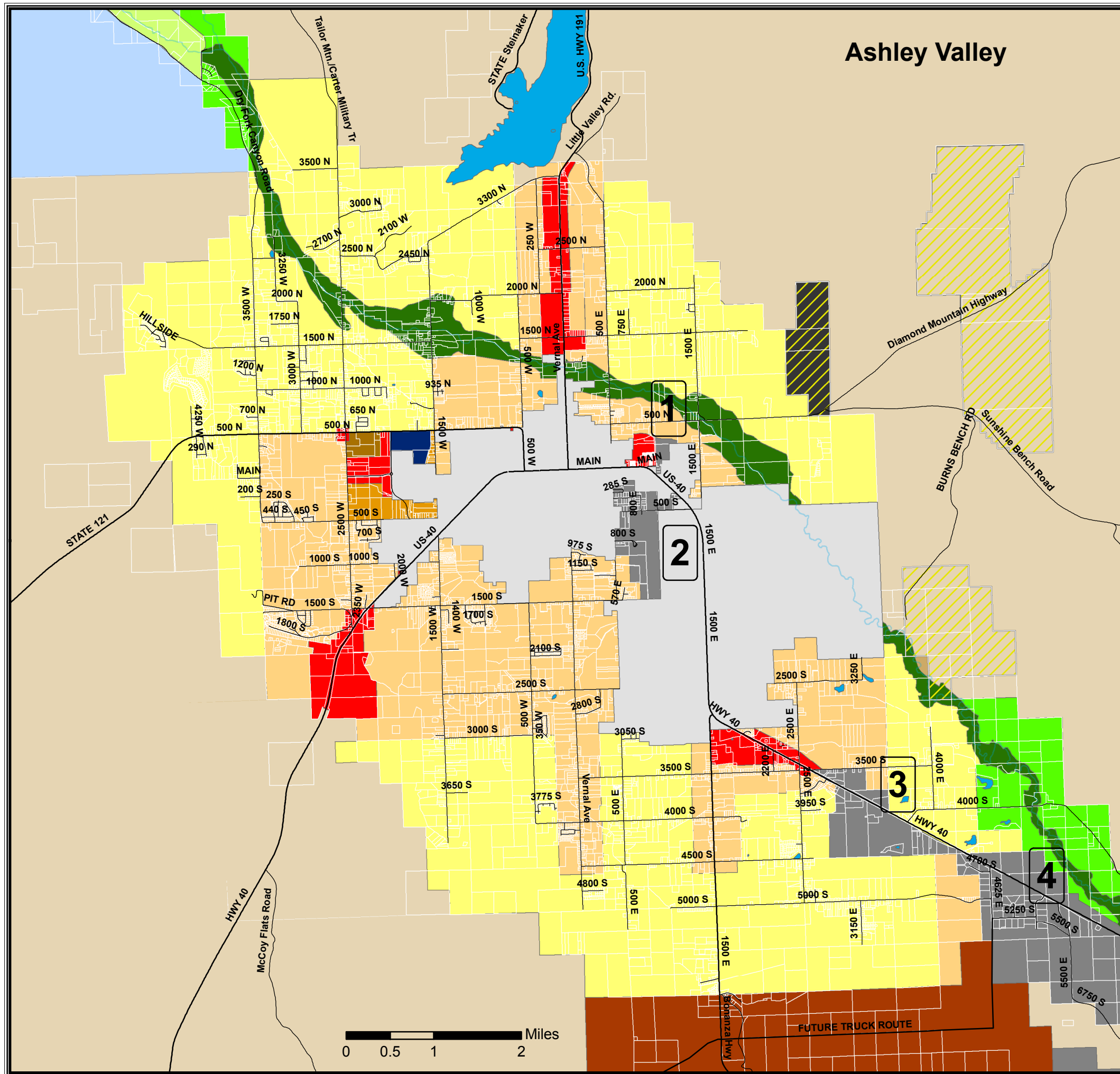
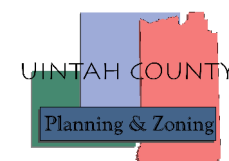
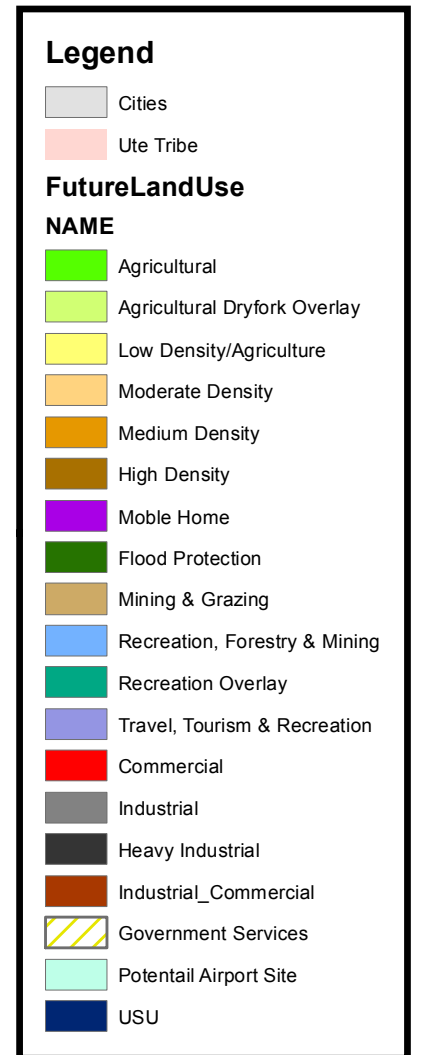


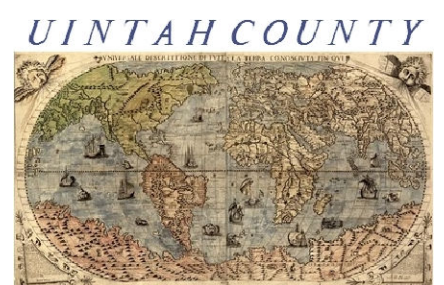
Figure 4.1



Future Land Use November 2011



A scale bar with a black background and white markings. The markings are at 0, 0.5, 1, 2, and 3. The word "Miles" is written to the right of the bar.



Planning and Zoning Department

Amended 11-28-2011

Figure 4.2

Ashley Valley & Jensen

Mobile Home- Points of Interest
Future Land Use Map
April 2010

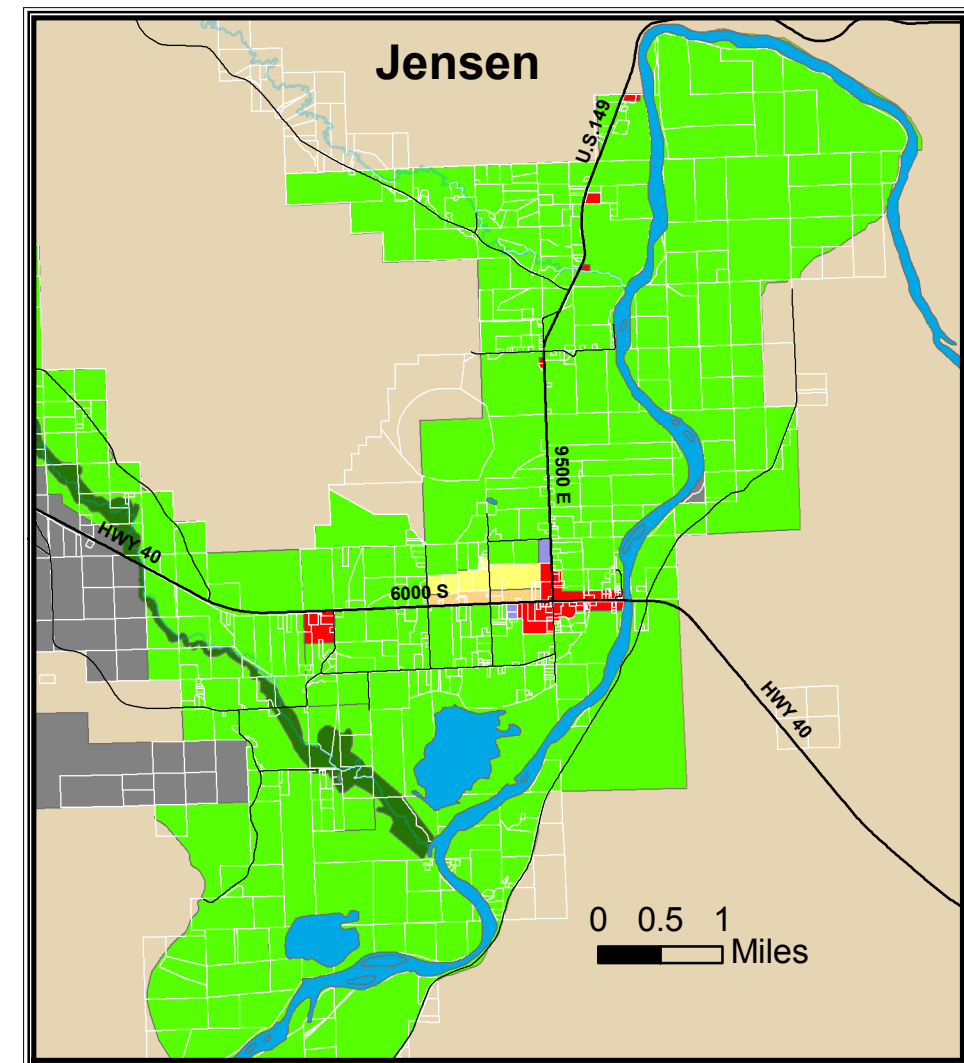
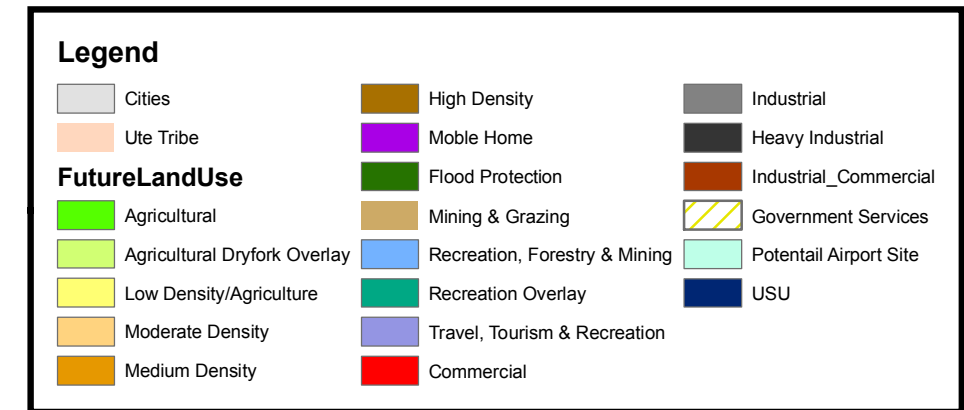
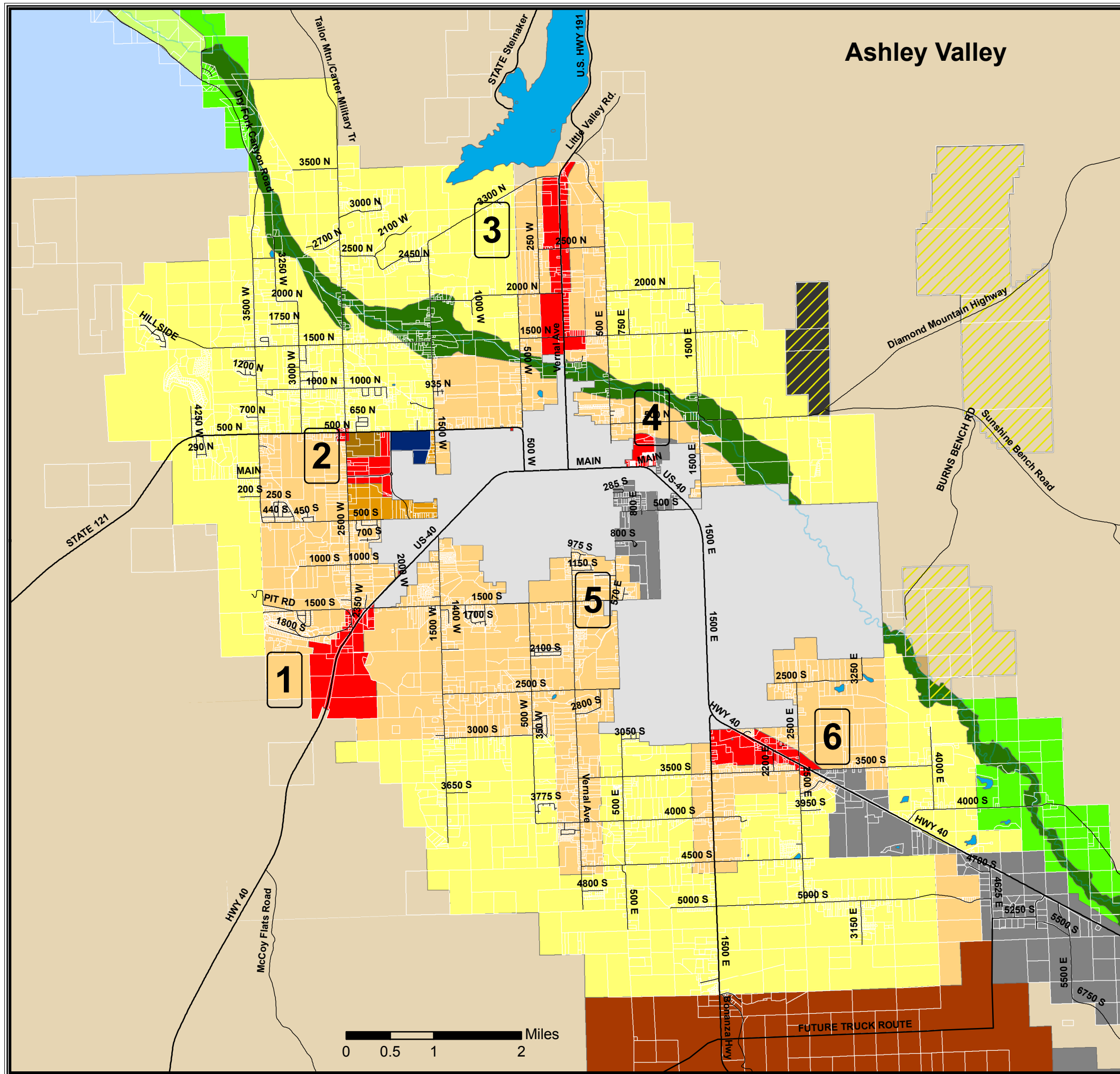


Figure 5





Ashley Valley & Jensen

Residential- Points of Interest

Future Land Use Map

April 2010

Legend

Cities	High Density	Industrial
Ute Tribe	Mobile Home	Heavy Industrial
FutureLandUse	Flood Protection	Industrial_Commercial
Agricultural	Mining & Grazing	Government Services
Agricultural Dryfork Overlay	Recreation, Forestry & Mining	Potential Airport Site
Low Density/Agriculture	Recreation Overlay	USU
Moderate Density	Travel, Tourism & Recreation	
Medium Density	Commercial	

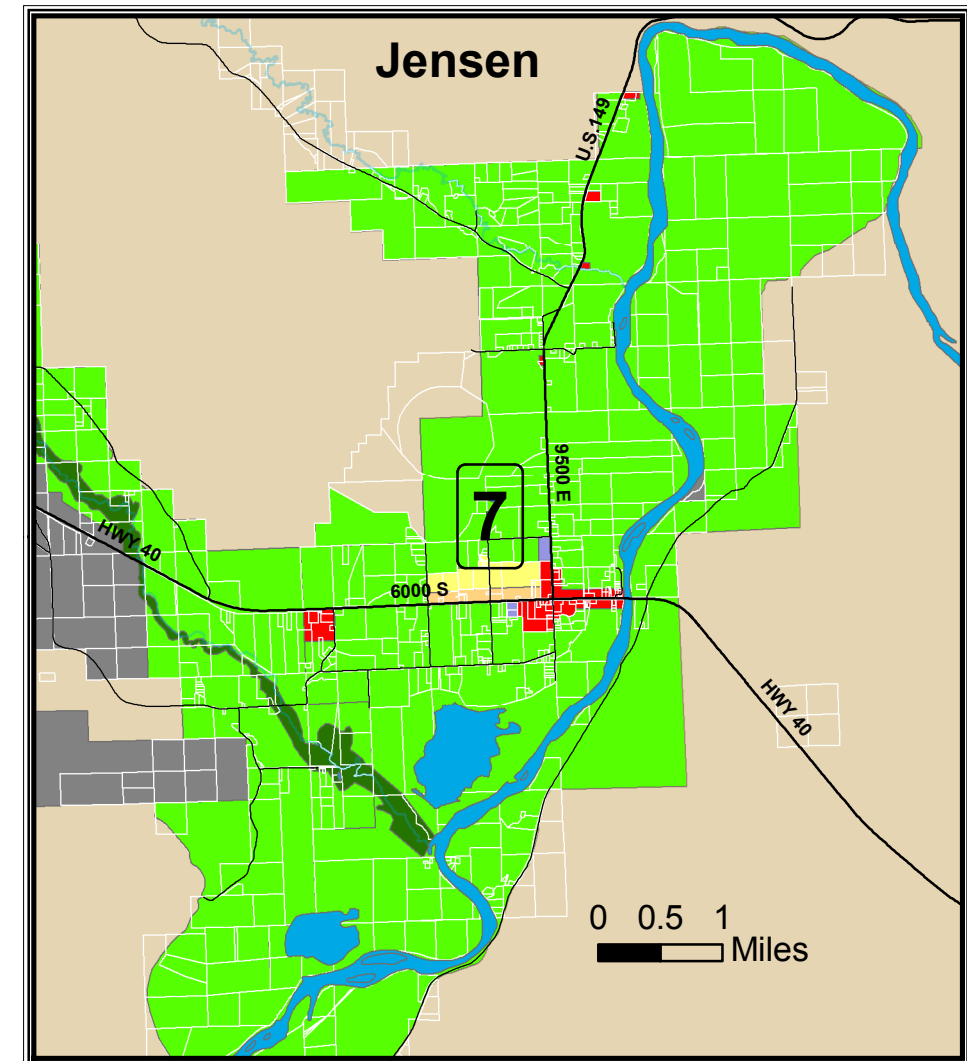
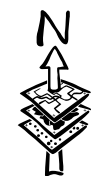
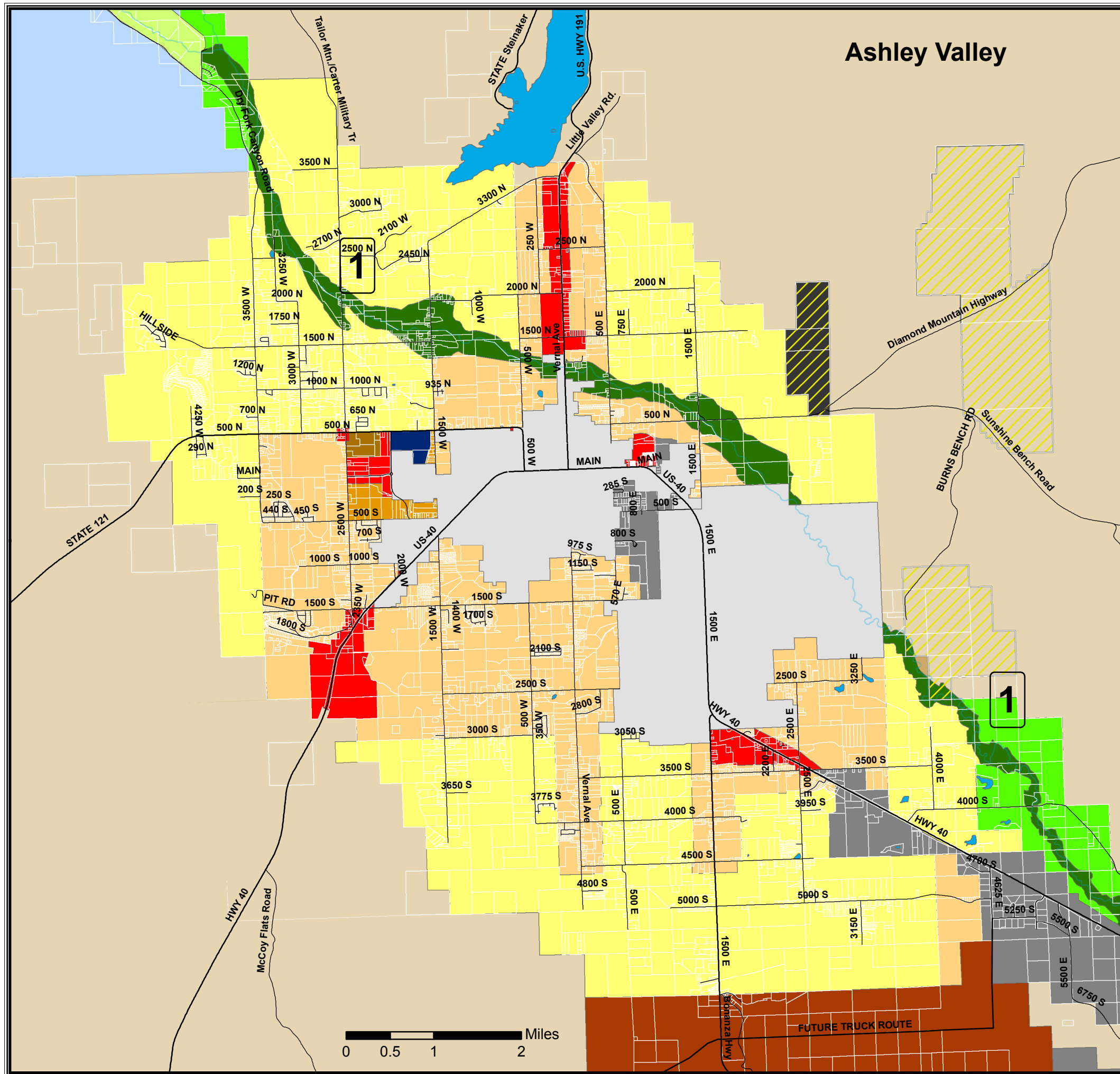


Figure 6





Ashley Valley & Jensen

Flood Protection- Points of Interest

Future Land Use Map

April 2010

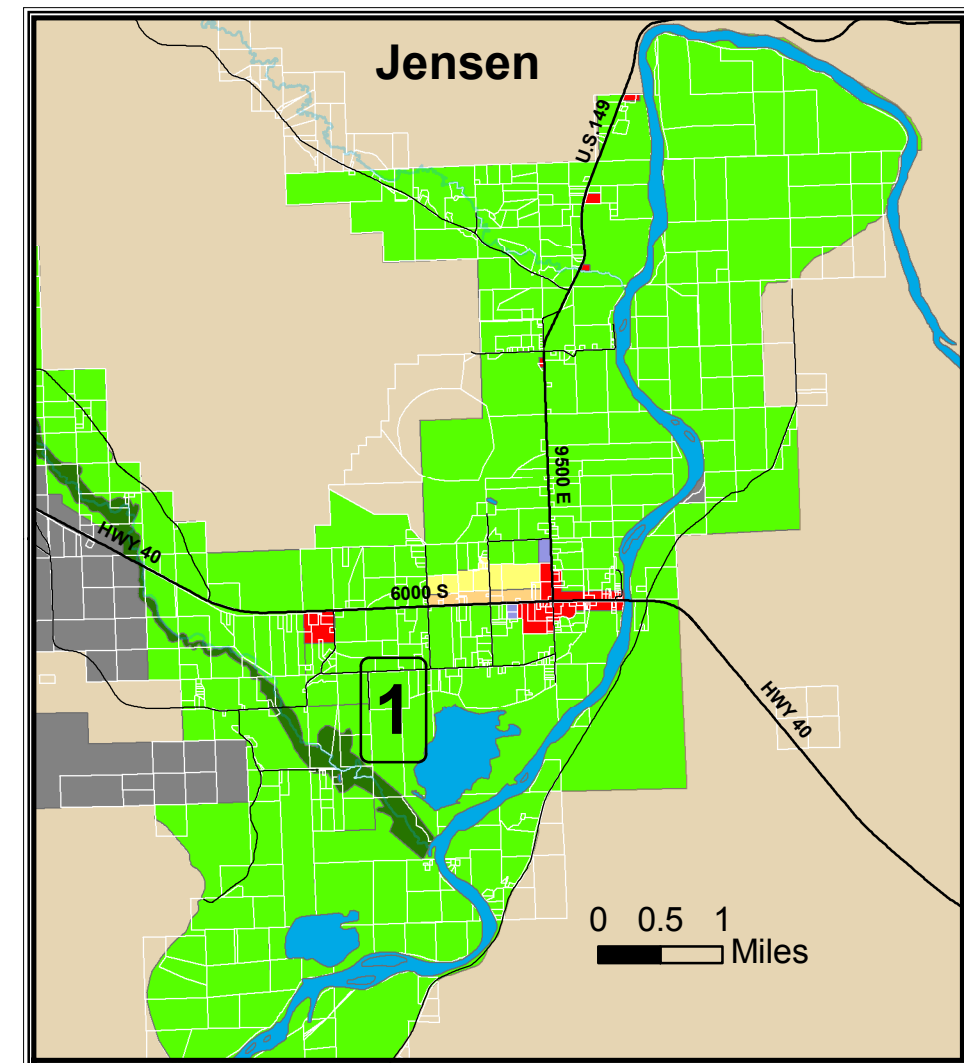
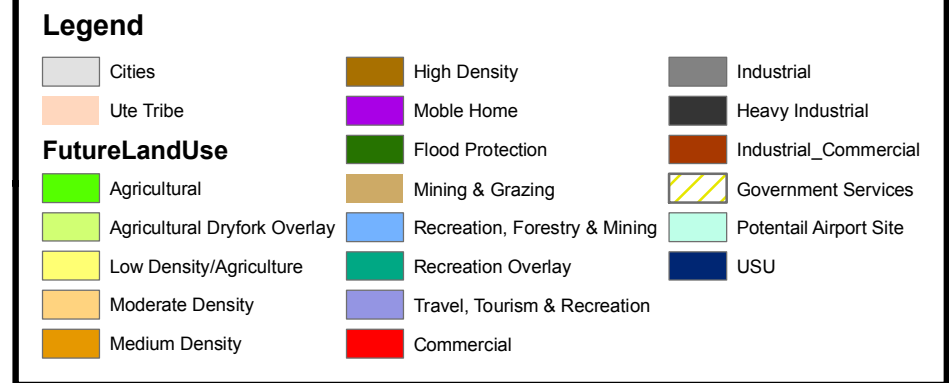


Figure 7

