

Sanpete County General Plan Update 2020

"Preparing for the Future"



April 2010



LOGAN SIMPSON
DESIGN INC.



SANPETE COUNTY GENERAL PLAN

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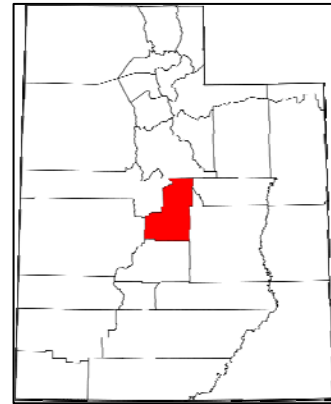
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INTRODUCTION

Overview

Sanpete County is located in the center of the state of Utah and is home to the majestic Wasatch Plateau and Sanpitch Mountains, the scenic Sanpete, Sanpitch, and Gunnison Valleys and the Manti-LaSal National Forest. Each year, it attracts visitors and new residents who are drawn to its welcoming communities and open spaces. Residents express widespread satisfaction with Sanpete County as a place to live, and they want to manage growth and development to ensure that the qualities they value are not lost.

The first Mormon settlers arrived in the area in the fall of 1849. They chose the Manti site because of a nearby warm spring, the extensive limestone quarries and the fine farming and grazing lands nearby. Agriculture has long been an important part of Sanpete makeup and remains so today. Sanpete County remains one of the top ten turkey producing counties in the country.



Sanpete's rural atmosphere, home town character, and history contribute to the quality of life. In addition, the climate and access to wooded mountains, snowmobile trails, mountain bike trails, OHV trails, rock climbing, and snow kiting makes the county a desirable place to live.

This Sanpete County General Plan serves as a road map for the future by establishing goals and policies to direct growth responsibly, solve problems, and improve the quality of life for county residents. Not only will the General Plan guide land use decisions, but it will also serve as a reference and blueprint for community decisions, as well as for public- and private-sector initiatives. This plan is driven by issues that residents have identified as critical which generated long-term goals and the vision of the future.

General Plan Elements

The General Plan's elements address goals, objectives, and policies as well as planning guidelines to manage future growth and development.



Land Use. This element provides the physical framework for development in the county. It establishes policies related to the location and intensity of new development and countywide land use policies as well as the land use map.

Economic Development, Higher Education, and Tourism. A community's economic development policies are critical factors influencing the quality of life for its citizens. This element addresses

fiscal trends, job creation, education, tourism, and economic development efforts.

Housing. The housing element will consist of standards and programs for the improvement of housing quality, variety, and affordability and for provision of adequate sites for housing. It will address the county's short-and long-term housing needs.

Transportation. This element includes policies, programs, and standards to maintain efficient circulation throughout the county. It identifies future street improvements and addresses alternative transportation modes.

Cost of Development. This element provides policies and strategies to require new development to pay their fair share of the cost of new public infrastructure.

Public Facilities. This element addresses public facilities and services, including water, wastewater, schools, general government services, fire protection, law enforcement, and utilities in Sanpete County.

Parks and Open Space. This element addresses policies related to open space, trails, and recreation within Sanpete County.



Environmental, Natural and Cultural Resources, and Historic Preservation. This element addresses policies relating to land resources, habitat and biological resources, water quality, air quality, and prehistoric and historic cultural resources.

Implementation Plan. This element includes details on the manner in which the General Plan is implemented.

Community-Driven Plan

This General Plan is a result of a comprehensive public and stakeholder engagement process.

From the outset of the planning process, the discussion focused on what was most important to Sanpete County residents, exploring potential opportunities, weighing priorities, and making choices about Sanpete County's future. A fundamental goal of the engagement process was education. Extensive efforts were made to provide participants information necessary for them to provide educated input at every step in the General Plan development process. Numerous communication tools were utilized throughout the process to keep interested citizens and stakeholders informed.

Using the General Plan

The General Plan articulates the vision, growth projections, and the objectives the County seeks to achieve. The intent of the General Plan is to be a user-friendly, working document that provides direction related to growth, development, redevelopment, preservation, and investment. Federal, state and regional agencies, incorporated cities and towns, nonprofit entities, and potential new businesses looking to locate in the area are just some of the groups that may use the General Plan.

The General Plan provides a decision-making guide for growth and development for the County Commission and Planning and Zoning Commission, and delineates existing and proposed future land uses for the public and for landowners and developers. In the course of decision making, the County Commission and Planning and Zoning Commission will apply the General Plan's vision and policies to review and approve specific development projects and to identify initiatives the County wishes to undertake. The County Commission and Planning and Zoning Commission may ask the following questions when relying on the General Plan to guide decision making on new projects:

- Is the proposed project compatible with the overall Sanpete County vision?
- Does the proposed project further the goals and policies of the General Plan?
- What are the cumulative impacts of the project or proposal on the county (for example, infrastructure costs, increased traffic, and emergency services impacts)?

The General Plan is used by Sanpete County staff to review and determine the compatibility of projects and applications. Additionally, the General Plan provides guidance in developing annual work programs and budgets. County staff may ask the following questions:

- Is the proposed project consistent with the land use map?
- Are there General Plan policies that the proposed project does not meet?
- What is the relationship of the project to surrounding land uses?
- Are there changes that should be made to the General Plan text, policies, or maps? These changes might be the result of new information or ideas or a recognized need for adjustments.

Another group of users of the General Plan consists of developers and landowners considering land development. They may refer to the General Plan to gain an understanding of the County's vision and policies, the anticipated uses of an individual piece of property, or how a desired project might be compatible with the General Plan. Questions asked by these users may include the following:

- Is my proposed project consistent with the General Plan? If not, is my request compatible with Sanpete County's vision and the overall good for the county?

- Is my project compatible with the General Plan policies? Are there policies that my project does not comply with, and if so, why should the County consider my project nevertheless?
- How does my project relate to surrounding land uses?
- How will basic infrastructure be provided to support my project?

The general public is another group of users that will rely on the General Plan. The general public can use the General Plan to answer the following questions:

- What can I expect regarding growth and development in Sanpete County?
- What policies will guide decision making as projects are proposed over time?
- How will quality of life in the county be affected over time?

Relationship to Municipalities

The Sanpete County General Plan project included County coordination with all of the municipalities. These entities were asked to provide their most up-to-date information for inclusion in the General Plan. The General Plan and the implementation of land use regulations do have direct applicability within incorporated cities and towns. However, the General Plan is designed to support each municipality's annexation and growth plans by coordinating land uses and encouraging future growth within these areas.

Existing Zoning and the General Plan

Both private property rights and local land use control have been the cornerstones of American society for many years. The Fifth Amendment to the United States Constitution generally states that private property must not be taken for public use without just compensation. In the case of a government regulatory action (such as zoning), a "regulatory taking" is considered to be an action that so interferes with the use of private property that it has the same effect as a physical appropriation. In most cases, the test of whether an action is a taking is whether the regulation denies an owner of all economically viable use of the property.

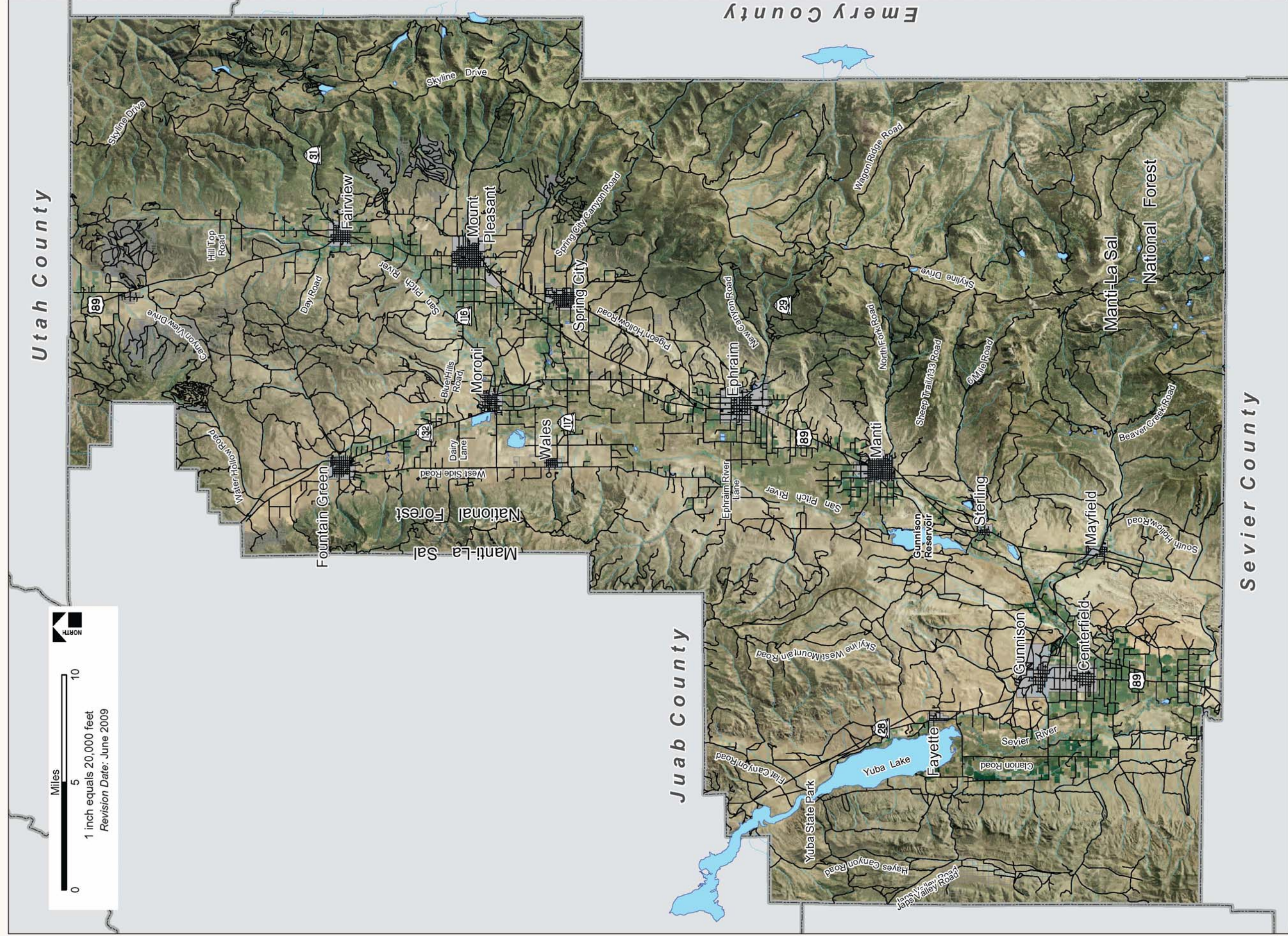
Any laws or regulations governing private property should depend upon the government's authority and responsibility to protect public health, safety, and welfare. Based upon this premise, courts have supported the limitation of the use of private property through land use plans and regulations such as General Plans, Zoning Ordinances, and Subdivision Regulations.

The General Plan does not change zone classifications or development entitlements that exist on private property.

Implementing and Amending the General Plan

The primary focus of implementing the General Plan must be “fair resolution” of potentially conflicting interests. All institutions—political, social, economic, and educational—must work together to address their varied interests, values, and desires and to identify the goals, objectives, and policies needed for quality growth and development in the county. These broadly stated goals are the foundation on which the General Plan’s land use policies have been constructed to address a variety of individual interests and to reconcile them countywide through implementation of the General Plan.

The General Plan is intended to be a dynamic document that is periodically updated in response to changing needs and newly adopted plans and studies by county communities and stakeholders. An annual review is suggested to keep the General Plan relevant. Requests for General Plan amendments may be submitted by individuals or initiated by the County according to adopted procedures. While many plan amendments will propose a change in land use designation for a particular property, the change should remain compatible and consistent with the policies and text of the General Plan. Therefore, all proposed plan amendments will be reviewed to determine consistency with General Plan policies for each element.



VISION

A vision statement is an overall image of what the county wants to be and how it wants to look in the future based on the best possible outcome. The statements below reflect the desired outcome for Sanpete County and serve as the foundation for more specific goals, objectives, and policies.

County Values

We take great pride in our county, which continues to attract families with its quality of life, rural atmosphere, secure environment, and natural beauty. We have access to an incredible system of national forests and wildlife management areas that complement our local, regional, and state recreational areas. Residents enjoy our rich array of arts and cultural opportunities, as well as a range of employment, housing, and lifestyle choices. We benefit from livable wages, economic prosperity, and first-rate community services, including high-quality health care and educational opportunities. We respect property rights and recognize personal responsibility to the land and our communities.



Resource Conservation and Environmental Quality

We value our distinctive natural landscapes for their beauty; solitude; recreational opportunities; ecological function; and historic, natural, and cultural resources. As a result, we work to ensure their long-range health and viability. A thriving system of public and private lands supports diverse native plant and animal life. Our air and water quality are excellent. To safeguard the county's scarce water resources for future generations, we conserve and reuse whenever possible and support development of additional sources of water. Our public policies support the viability of working and hobby farms, protect priority lands, and help conserve our natural resources and rural character.

Growth and Development



We have accommodated growth responsibly by integrating new development in a way that respects the environment, supports county values, considers long-term sustainability, and follows available infrastructure. To help achieve this goal, we encourage growth within corporate limits or rely on master-planned communities. We also require adequate public infrastructure, use conservation design, and use sustainable building techniques. We also plan for the use and development of our natural resources. As a result, residents can choose from a wide range of education, retail, employment, recreation, and housing opportunities.

County Partnerships

We draw on our strength as a county, acknowledging our common aspirations and diversity. Private and public interests work together successfully, recognizing that a cooperative approach is necessary to create strong communities and protect the values and natural resources we share. Planning activities cross jurisdictions successfully because of the high degree of coordination between the County, cities, towns, unincorporated communities, and other agencies. We support good resource-management practices, a process that we facilitate by interacting with state and federal agencies during the development of each other's plans and policies. Building on our successes, we create strategic partnerships to implement plans that enhance the values we cherish.



Introduction and Purpose

The population of Sanpete County has grown by 1 percent per year over the past few years. It is anticipated that this growth rate will continue in the foreseeable future. Land use patterns in Sanpete County have been shaped not only by zoning and subdivision regulations but also by factors such as land ownership, topography, and water availability. Future development will depend on factors such as population trends, employment growth, and water conservation and development.

Table 1. Sanpete County Projected Growth

Year	2008	2010	2015	2020	2025	2030
Population	26,935	27,557	29,288	31,519	33,910	36,120

Source: Utah Office of Planning and Budget

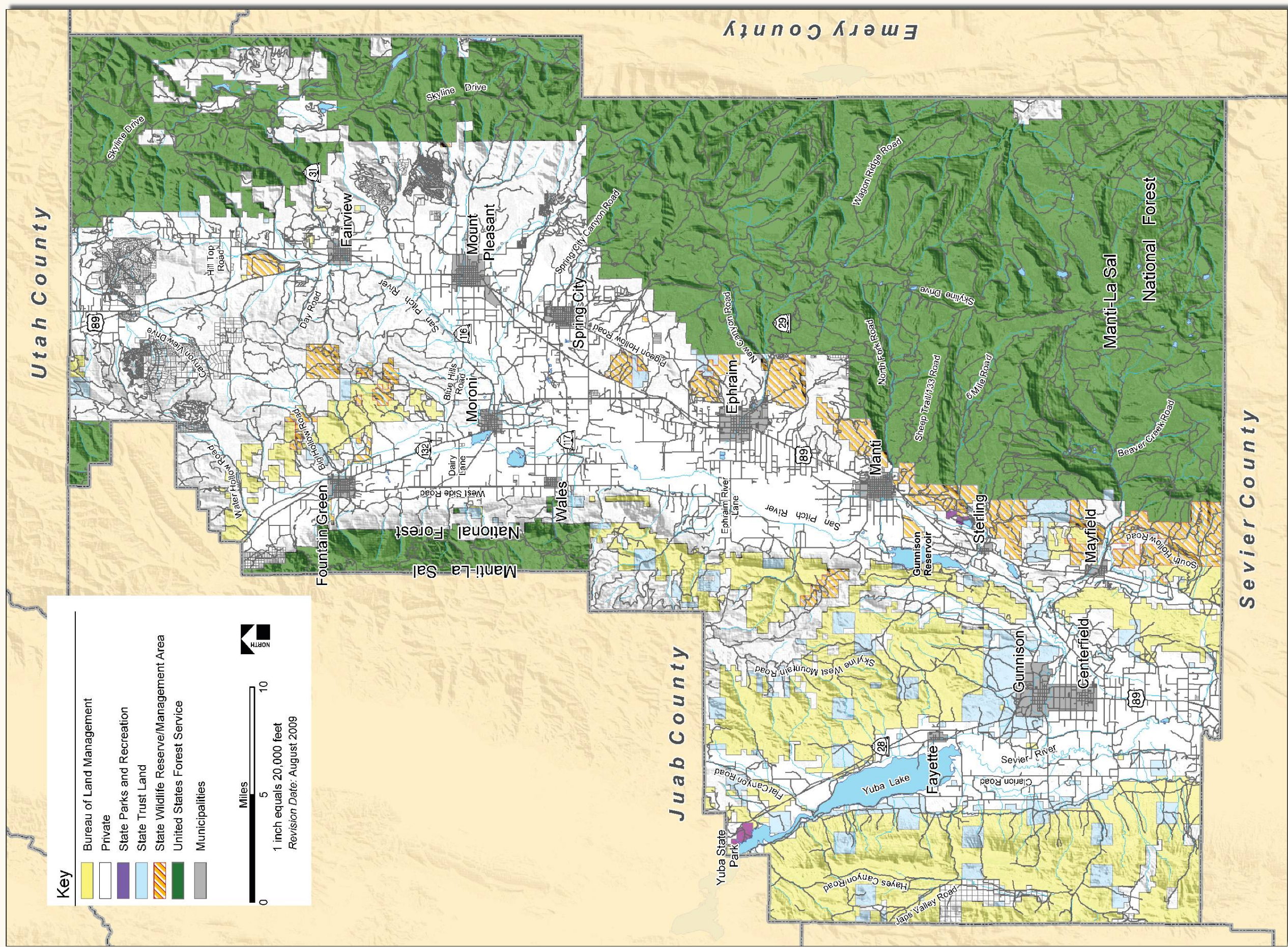
Sanpete County is a mosaic of public and private land ownership with the County having land use planning and regulatory authority over privately owned land (see Table 2). Federal lands, such as those managed by the Bureau of Land Management (BLM), Utah Division of Wildlife Resources (DWR), and U.S. Forest Service (USFS), are managed in accordance with adopted resource and forest management plans. Federal lands that are transferred to private ownership become subject to the County's planning jurisdiction. The Utah State and Institutional Trust Lands Administration (SITLA) manages state trust land on behalf of the beneficiaries of the trust. State trust lands are managed primarily to generate income for the trust and may also be conveyed to private interests, through sale or lease, for residential, commercial, agricultural, or natural resource-extraction uses. State land parcels with high-value scenic or habitat attributes may be designated for conservation, but they must be purchased or leased to be preserved in perpetuity.

Table 2. Sanpete County Land Ownership and Management

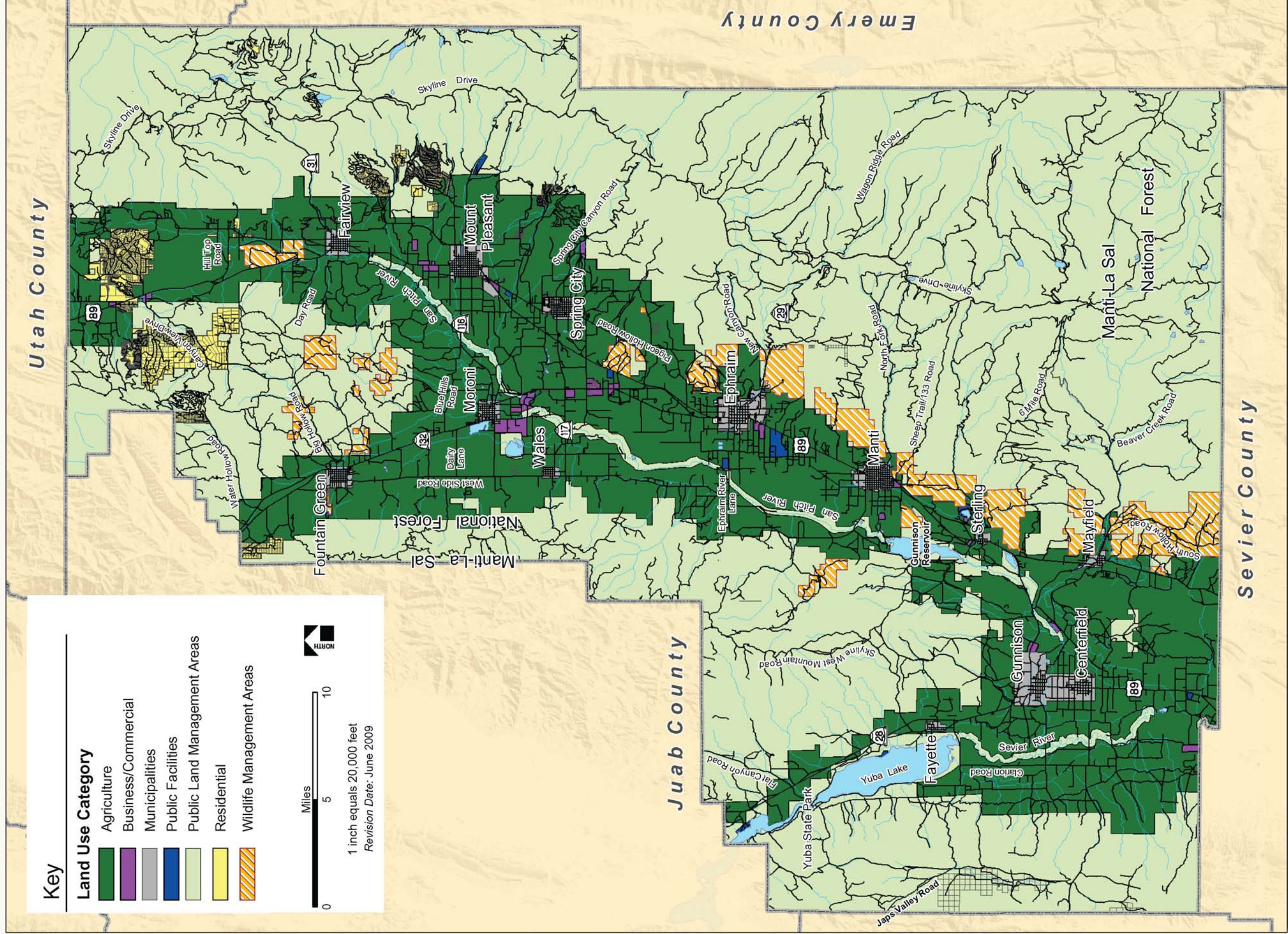
Landowner	Total Acres (approximate)	Percent of Total County Land
Private	433,490	42.39
USFS	392,306	38.36
BLM	135,058	13.20
SITLA	32,522	3.12
State Wildlife Reserve/Management Area	31,923	2.83
Military Reservations and Corps of Engineers	770	0.08
State Parks and Recreation	212	0.02
Total	1,022,666	100.00

Source: LSD

Thirteen municipalities in Sanpete County have planning authority within their incorporated areas: the cities of Centerfield, Ephraim, Fairview, Fayette, Fountain Green, Gunnison, Manti, Mayfield, Mount Pleasant, Moroni, Spring City, Sterling, and Wales. A majority of the municipalities in Sanpete County have identified future annexation areas. The majority of urban development in Sanpete County is anticipated to occur in or near the municipalities and their future annexation areas.

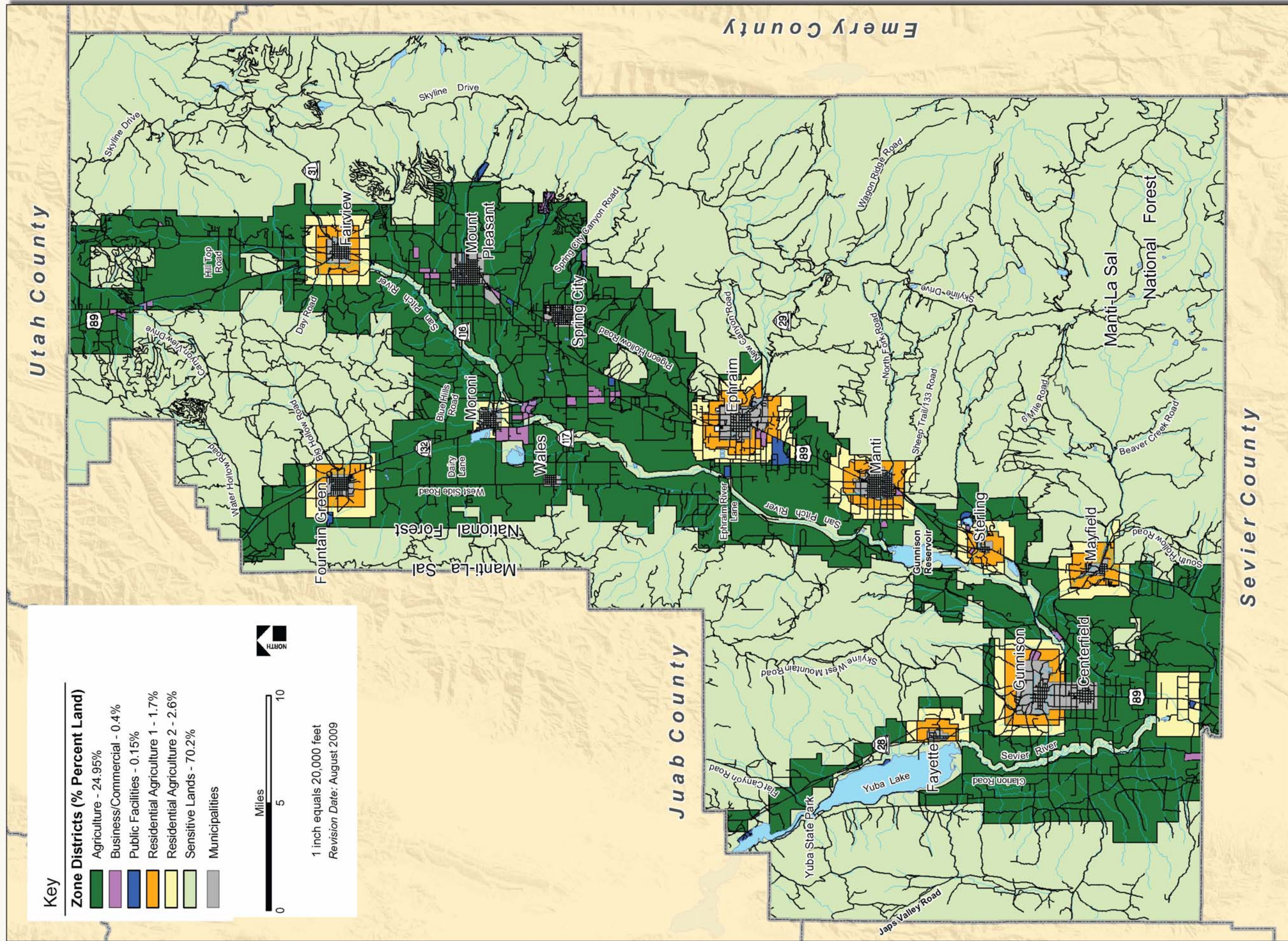


EXISTING LAND USE



GENERAL PLAN UPDATE 2020

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Strategic Areas

Future Land Use Map

The Sanpete County General Plan is a vision-based plan that describes the future desired condition of the county. The overall vision should not change dramatically over time, although projects and strategies to implement the vision will be modified. The vision, in turn, is supported by goals, objectives, and policies that help to implement the General Plan.

The Sanpete County Future Land Use Map shows general patterns of future development designed to achieve the goals, objectives, and policies of the General Plan. The text of the General Plan and the map must both be considered when making decisions about future development or redevelopment. This approach to guiding future development will provide flexibility to create innovative development projects that align with Sanpete County's vision and policies, while achieving important General Plan goals and objectives.

Land Use Strategic Objectives

The land use element of the General Plan is designed to accomplish several important strategic objectives for existing development and future growth:

Provide Flexibility to Respond to Market Changes

The Land Use element is not intended to predetermine all future land uses on individual parcels. This element provides support for the development market by guiding development to the most appropriate areas of the county. When reviewing individual development projects, the policies and guidelines of this element will provide criteria to evaluate land use compatibility and to encourage a mix of land uses countywide.

Encourage Sustainability

The term "sustainability" in Sanpete County is not a static concept. Rather, it is how the county changes and adjusts to meet the needs of its current and future residents. A sustainable county is one that meets its needs by using its resources efficiently while ensuring that adequate resources will be available for future generations.

Protect Sanpete County's Agricultural Heritage

Farming has historically been a valued part of Sanpete County's heritage. Thousands of acres are still in agricultural production today. However, Sanpete County is experiencing transition as farmland is sold for residential development. This transition is occurring for a variety of reasons, including the desirability of living in Sanpete County, the low cost of housing, the rising cost of water, global competition, and increasing land values.



Photo: Pat Johnson

The General Plan intends to support agriculture as a commercially viable land use and for the continuation and enhancement of the rural lifestyle. Strong leadership will be required to achieve this objective. The General Plan sets the stage and presents strategies to accommodate future growth while preserving the agricultural character of Sanpete County.

Support Employment Growth

To achieve economic sustainability, a diverse mix of jobs must be present within the county. Most of the employment opportunities will continue to occur within municipalities, due to the jurisdictions' abilities to provide needed public services and incentives for economic development. However, Sanpete County recognizes that it must also support employment growth to be economically viable over time.



Integrate Land Use and Transportation Planning

Land use and transportation planning must be integrated to accommodate the automobile and other transportation modes, such as mass transit, bicycling, and pedestrian travel. Land use decisions will affect transportation demand and new transportation infrastructure can drive development pressure. Creating communities that support a balanced, multimodal circulation system is critical. The General Plan encourages development patterns that provide for effective multimodal connectivity and supports the coordination of land development with local and regional mobility improvements.

Maintain a Regional Focus

Sanpete County recognizes that if the municipalities in the region are economically viable and their livability continues to improve, the county as a whole will be positively affected. This interdependence is a fundamental component of the General Plan, and it was a goal of the planning process that created the "one plan" concept that recognizes individual municipal planning efforts.

The General Plan promotes a relational planning approach where collaboration and coordination are paramount. The General Plan has impacts well beyond the unincorporated lands, and therefore, the county municipalities and state and federal agencies should continue to collaborate.

Public Land Agencies



While local governments do not have regulatory control over state and federal land management agencies manage lands through approved land management plans completed using extensive public involvement processes. It is through these approved land management plans that the local governments can have considerable influence over landowners and managers that are not subject to local government regulation. For example, the Federal Land Management and Policy Act that governs the BLM's management of public land,

provides for a significant role for local governments to influence federal land management policies. In a similar manner, Utah cities and counties may have some input for land management decisions made by the State of Utah as it relates to the desired future land development patterns of their communities. As federal and state land management plans are undertaken, local governments should express their preferences so that they may be incorporated into the plans.

Future Land Uses

The Land Use element of the General Plan is intended to manage growth over time and provide the framework to guide growth in ways that support achievement of the County's long-term vision. The objective is not to determine specific land uses for every individual property but instead to provide a general locational framework for land uses to implement Sanpete County's vision. This approach enhances flexibility and encourages quality development in accordance with the Sanpete County vision.

The Future Land Use Map divides the county into a number of land use designation areas. The intent of these categories is to provide direction in determining growth patterns for today and in the future. These designations define the land uses supported by the General Plan and describe the locations and desired intensity of development. The designations on the Future Land Use Map are not zoning districts. They are general anticipated future land use categories. In many cases, a formal rezoning will be required to accommodate future development.

Natural Resource

This designation comprises the vast majority of the land in Sanpete County. It includes lands managed by the USFS, BLM, and the DWR. Lands in this designation are managed primarily to maintain the resource, recreation, and open space uses and value of the lands. Utah state trust lands are also included in this category for planning purposes. The maximum residential density allowed in this category is 1 unit per 40 acres.

Future Development

This designation comprises areas planned for future annexation by adjacent municipalities. The planned future densities and uses, including commercial or industrial land uses, are established through each community's general or comprehensive plan. It is anticipated that the density and uses permitted by the current zoning may change to implement each community's plan. Annexation is encouraged in these areas so that adequate public facilities can be provided. If annexation cannot occur, adequate infrastructure to support new development should be required as part of the development plan approval.

Transition

This designation identifies areas that can provide for an orderly transition between urban and agricultural land uses. The residential density range of 0.5–1.0 dwelling unit per gross acre is

intended to maintain a rural residential character, with detached single-family units on large lots.

Agricultural

This designation identifies areas of existing irrigated agricultural land uses that are anticipated and encouraged to remain in agricultural use in the future. The purpose of this land use designation is to support viable agricultural operations in Sanpete County, while allowing for incidental residential and other uses. The maximum residential density in this category is 1 unit per 5 acres. A cluster/conservation design is required for all residential subdivisions with more than four lots.

Public Facilities

This designation identifies areas such as schools, churches, golf courses, cemeteries, and municipal and other utility facilities intended for essential community services and facilities.

Business/Commercial

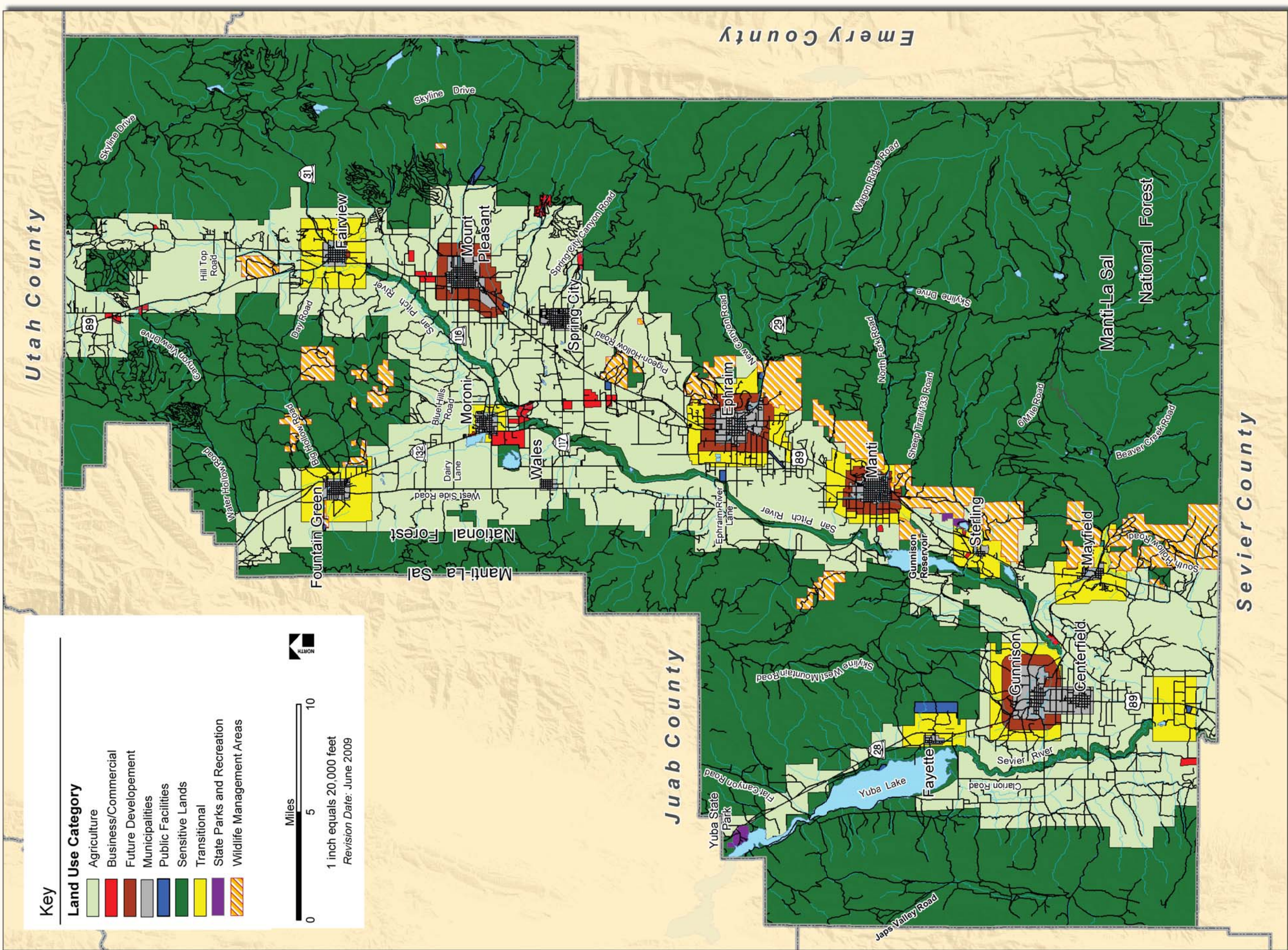
The designation provides for business and commercial activities in areas that are most suitable for those uses.

Master Planned Communities

The intent of the Master Planned Communities (MPC) designation is to provide for the managed growth of master planned communities offering a mix of residential and non-residential land uses. MPC locations capitalize on good transportation, the physical amenities of the area, and recreational opportunities. The MPC category permits flexibility in land uses in order to encourage property assemblage and planned infrastructure and access. MPC's require adequate infrastructure and necessary services for each development. MPC's may be located in the Agricultural and Natural Resources land use categories.

Residential Development

Residential development has occurred and will continue to occur in Sanpete County because of the region's quality of life and strategic location. The General Plan and Future Land Use Map encourage most residential development to take place either in or adjacent to existing communities in the Transitional or Future Development land use designations. Residential development remote from existing communities and infrastructure can create burdens on the provision of public services and can expose residents to hazards from wildfire if not properly planned and designed. This General Plan establishes the policies and criteria that the County will consider when asked to approve residential development remote from existing communities and public infrastructure.



Goals, Objectives, and Policies

Goal 1: Manage and guide growth in a manner that promotes economic development and efficient use of services.

Objective 1: Plan for orderly and sustainable growth in Sanpete County.

Policies:

1. Encourage new development to occur within the Future Development land use category.
2. Require new development in the Future Development land use category to connect to culinary water and sanitary sewer service if within 300 feet of existing services or to provide “dry” services lines to facilitate connection when services are available.
3. Discourage development that is not consistent with the General Plan of the applicable municipality within the Future Development land use category.
4. Review the Future Development land use category with each city at a minimum of once every five years and amend the General Plan Land Use Map to accommodate changes as appropriate.
5. Establish intergovernmental agreements to implement the Future Development land use category and ensure compatibility between county development and development in the cities.
6. Include other jurisdictions and agencies, as appropriate, in the development review process, to ensure that proposed developments can be effectively served.
7. Encourage development in the Transitional land use category to connect to culinary water and sanitary sewer service or provide “dry” services lines to facilitate connection if services are planned for the area.
8. Require new development to provide adequate infrastructure and services, including but not limited to water, sewer, roads, and emergency services.
9. Limit the impacts of residential development in the Agricultural and Natural Resource land use categories by encouraging cluster subdivisions and requiring a cluster subdivision for residential development over four lots for all new subdivisions.
10. Large scale development remote from existing infrastructure should be developed as a master plan and be required to provide adequate infrastructure and necessary services for the development.
11. For residential subdivision with lots sizes of two acres or more, the subdivider shall provide a property maintenance management plan that addresses weeds, animals, outside storage, etc.
12. Require management plans of all designated open space areas.

13. Adopt new regulations for master planned communities and cluster subdivisions.
14. Encourage the use of a centralized water system for new development of less than four lots in the Agricultural or Natural Resource land use categories.
15. Require a centralized water system for new development greater than four lots in the Agricultural or Natural Resource land use categories.
16. Encourage the use of a centralized sewer system for all new development.

Objective 2: Protect and preserve private and public agricultural land.

Policies:

1. Adopt a farmland protection ordinance to preserve long-term agricultural lands in viably farmable parcels.
2. Adopt development regulations to minimize development impacts on existing agricultural land uses including, but not limited to, adequate buffering between urban and rural land uses.
3. Manage land use so that urban services will not need to be extended into primarily agricultural areas by requiring new developments to locate where amenities and infrastructure already exist, are planned, or will be provided.
4. Encourage the protection, preservation, and maintenance of existing rural land uses and rural character.
5. Ensure adequate irrigation water supplies.
6. Consider providing economic incentives to retain productive agricultural lands.
7. Work with state and federal land management agencies to identify and protect existing and identify new lands for agricultural uses.

Objective 3: Promote a balance between conservation of the natural environment and development.

Policies:

1. Adopt sensitive land ordinances to protect ridgelines, foothills, significant mountainous areas, wildlife habitat, and riparian areas.
2. Encourage less development intensity, site coverage, and vegetation removal as slope steepness increases, to mitigate problems of drainage, erosion, siltation, landslides, and visual impacts.
3. Encourage the protection of hillsides and slopes greater than 15 percent.
4. Encourage the protection of wildlife corridors.

5. Encourage and support techniques for the acquisition and maintenance of open space.
6. Require property owners who develop within a floodplain to meet the requirements of the Federal emergency Management Agency (FEMA).

Objective 4: Develop and implement a comprehensive strategy to address existing subdivisions which lack public infrastructure improvements.

Policies:

1. Develop a Capital Improvement Plan (CIP) for each existing subdivision greater than twenty lots that lack public infrastructure. As part of the CIP, identify the costs associated with providing these improvements.
2. Explore the use of Community Impact Board funds, Special Assessment Areas, Improvement Districts, Redevelopment Agencies, Community Development Block Grants, and Special Service Districts as a way to finance public improvements for these subdivisions.
3. Form a task force made of local service providers, home owners, subdivision association officers, and County representatives to evaluate options for providing infrastructure within each area.
4. Consider the consolidation of lots into larger lots to provide opportunity for well and septic services.

Objective 5: To assure quality living environments.

Policies:

1. Consider adopting a property maintenance code that would allow the County to establish property and building maintenance standards to ensure the general health, safety and welfare of all existing buildings and premises.
2. Explore nontraditional alternatives to more efficiently handle the enforcement of code violations.
3. Require enforcement of homeowner's associations in new developments and develop associations in existing subdivisions that are not established.

Goal 2: Participate, coordinate and cooperate with the planning efforts of federal and state agencies within Sanpete County.

Objective 1: Build relationships among municipalities, the County, state and federal agencies, and landowners/managers.

Policies:

1. Actively participate in all state and federal land planning efforts in Sanpete County.
2. Create a Public Lands Council that meets regularly.
3. Adopt inter-local agreements or memorandum of understanding with state and federal land management agencies for the purposed of working in partnership with federal and state agencies in fashioning management decisions and policies affecting public lands within Sanpete County.
4. Develop an inclusive planning process to ensure that projects on public lands in Sanpete County are designed and developed in a manner that supports the goals and objectives of the General Plan.
5. Encourage state and federal property disposition plans to address infrastructure and the land uses planned by the County and its municipalities.
6. Utilize the County's status as a "cooperating agency" in the preparation and review of all National Environmental Protection Agency (NEPA) documents.
7. Adopt and regularly update a County Resource Management Plan for Sanpete County.
8. Actively seek citizen input on public land issues.

EDUCATION, ECONOMIC DEVELOPMENT, AND TOURISM

Introduction and Purpose

The level of success of a local or regional economy touches everyone's quality of life. Strong economies create jobs and payrolls, generate tax revenues to provide infrastructure and services, and are diversified to adjust to changes and trends.

A successful economy does not just happen; developing infrastructure and identifying and preserving areas for current and future commerce requires careful planning and disciplined implementation. Residential growth will spur an increase in retail and service business activities, but a well-rounded economy requires more.



A future for Sanpete County as primarily a bedroom community would threaten the fiscal and economic sustainability of the county and the quality of life of its residents. Residential land uses create more expenditures than revenues. The current trend in residential growth, if allowed to continue without a balanced employment growth component, will eventually strain the County's ability to provide services. Sanpete County must increase the number of jobs within its borders to keep pace with its residential growth and to provide employment opportunities within the county for future generations.

Balancing residential growth with job creation is the central theme of the Economic Development element. Jobs/population balance is defined as the ratio of the number of jobs to the number of employed residents in the County. Jobs and population are said to be balanced when there are an equal number of employed residents and jobs within a given area, generating a ratio of approximately 1.0. Today, there are .40 jobs per person in Sanpete County. This ratio is consistent with other rural counties but is below other counties along the Wasatch Front.

Table 3. Job to Population Ratio Comparison

County	Ratio
Davis	1.22
Juab	.34
Millard	.28
Salt Lake	1.87
Sanpete	.40
Sevier	.40
Utah	1.42

Achieving fiscal and economic sustainability will require an approach that not only creates jobs in the local serving sectors, such as agricultural, natural resources, retail and construction, but also generates “base” employment from the manufacturing and business-services sectors.

Residents and community leaders recognize that a balanced and healthy economy is necessary to attain economic and fiscal sustainability. In order to fulfill this purpose, the Economic Development element concentrates on the County’s ability to provide quality employment opportunities for its residents. Without a healthy, diverse, and balanced economy, resources will not be available to implement many of the strategies that will set Sanpete County apart.

The economic stability of Sanpete County hinges on its ability to maintain and increase the ratio of jobs per capita. The County can achieve this through sound economic development policies and coordination among municipalities and others. Creating a viable economy rests on the collaborative efforts of the citizens, businesses, education, and government that operate within the County.

The Economic Development element should guide the County in expanding the local economy by expanding, retaining, and preserving quality jobs, strengthening the tax base, and providing public services to existing and new residents and businesses.

Strategic Areas

Education

A strong education system will influence the students’ productivity and future educational opportunities. Furthermore, a strong educational system will produce a competitive workforce in the future, which will attract businesses seeking this talent. A strong education program focuses on all segments of the County’s population.

Rural Utah struggles to attract high-growth industries because it lacks the level of educational and business skills available in larger communities. In 2000, only 17.3 percent of Sanpete County residents age 25 years and older held a bachelor’s degree or higher, compared with 26.1 percent in the state of Utah, 27.4 percent in Salt Lake County, 31.5 percent in Utah County, and 31.9 percent in Cache County. As can be expected, the average wage per job in these counties is also higher than that in Sanpete County.



K-12 education is an important factor in economic development. The overall capacity and objective ranking/rating of the local education system will be a factor in the willingness of top management and

skilled workers to choose the community in which they will relocate themselves and their families. Ensuring rigorous college prep high school requirements, including math, science, and language skills will assist in post secondary success. Coordination in curriculum between local school districts, Snow College and USU will offer an opportunity for students to be prepared for jobs within the county.

One key to Sanpete's future is higher education. As the educational level and skills needed to penetrate knowledge-based industries, it will generate its own economic prosperity. Local school districts, Snow College and Utah State University (USU) must assist new and existing business owners in central Utah to develop the skills necessary to compete. By expanding the bachelor's degree programs offered through Snow College and the USU Ephraim Center, economic development will be enhanced in Sanpete County.

Employment Growth

Today, 71 percent of all employment in Sanpete County is concentrated in service and retail, government, and manufacturing and construction industries. It is anticipated that these industries will continue to grow through 2030 while the agricultural industry will decline. However, the natural resource and mining industry may see increased growth through oil and gas exploration and production.

Table 4. Sanpete County Employment Projections by Year

Industry	2008	2010	2020	2030
Total Employment	10,795	11,078	13,157	15,282
Source: Utah Office of Planning and Budget				

Table 5. Sanpete County Employment Projections by Industry

Industry	2008	2010	2020	2030
Government	24.6%	25.2%	27.5%	28.6%
Professional	18.4%	18.8%	20.7%	22.9%
Service and Retail	26.6%	26.3%	25.7%	25.5%
Manufacturing and Construction	20.9%	20.6%	19.2%	17.9%
Natural Resource and Mining	.9%	.8%	.8%	.7%
Farm	9.5%	9.1%	6.87%	5.2%
Source: Utah Office of Planning and Budget				

Attracting and retaining business begins with having a job-ready workforce with the appropriate educational background and skills. The total number of jobs in Sanpete County over the last 5 years has increased by 1 percent. Current trends indicate that this rate of growth will continue over the next several years. Increasing the number of jobs will depend on the municipalities and the County working together to develop a highly skilled labor pool that will attract new business. The County will need to be proactive and consider new approaches to attract new businesses.

Income and Wages

A measure of a community's economic health resides in the amount of household disposable income. The more disposable income that circulates throughout the economy, the more direct and indirect spending (multiplier effect) will be generated. The linkage between the two is inseparable. Household



income in Sanpete County falls below the statewide average.

Retailers look at median household income as a measure of consumption. The area median income for Sanpete County is \$45,500, which is below the state average of \$60,277*. To increase household income, it will be necessary to target the right mix of business and industry that pay higher wages. However, to attract companies that pay higher wages, Sanpete County, along with its economic development

partners, will need to focus on advancing educational attainment and investments to attract those companies that pay higher wages, and on developing policies that will encourage those companies to grow and expand.

*Based on the 2000 US Census, 2008 and 2013 ESRI BIS forecast and Bonneville Research projections 2008.

Infrastructure

The County's ability to support and sustain economic development is dependent upon the quality and capacity of its existing utilities and infrastructure. Business attraction and expansion is dependant on many factors, not the least of which is having adequate capacity in the utility systems or the availability of broadband telecommunications infrastructure. Counties with inadequate systems run the risk of not being considered for a possible business location or being eliminated from a site search.

The building blocks of a viable economy must include both direct and indirect investments. Direct investment embodies the traditional mechanisms of funding infrastructure improvements, developing shovel-ready sites, or funding economic development programs. Indirect investments, such as time and resource savings, are realized through streamlined processes, development support, and progressive land use policies.

Transportation

Transportation and economic development are two aspects which are inevitably linked together. Interstate highway, air, and rail transportation are all necessary in the movement of goods and people from one place to another. Both local and regional traffic through and within the County must be managed. Due to the cost and interconnectivity of major transportation improvements, they must be addressed on a regional basis. Quality transportation networks facilitate:

- Moving workers between home and work
- Linking communities
- Increasing safety
- Improving quality of life

Tourism and Recreation

Continued development of tourism to Sanpete County and regional attractions is another opportunity to positively affect the local economy. Working in association with the Federal and State Agencies, the Sanpete Travel and Heritage Council and municipalities, the County can actively assist the promotion of tourism. To do this effectively, marketing strategies need to be defined, and the necessary resources need to be dedicated. Efforts could be increased toward promoting Sanpete County, with its nearby attractions, recreation opportunities, and historical assets, as a destination for travelers, outdoor sports, and history enthusiasts. Efforts should also focus on partnerships with Federal and State agencies to promote use and preservation of public lands. Educating the visiting public of their responsibility to preserve and protect natural resources will also be essential to maintain the long term viability of tourism and recreation.

Unique characteristics of the community and the surrounding areas need to be identified and emphasized. Continued and increased emphasis on promoting and expanding existing special amenities and themes, such as festivals, Manti LaSal National Forest, Wildlife Management Areas, outdoor recreation, and the Mormon Pioneer National Heritage Area, should occur.



The Mormon Pioneer National Heritage Area (MPNHA) is one of 37 national heritage areas designated by the U.S. Congress. The MPNHA provides special recognition for the people and places that have contributed greatly to our nation's development. This national designation allows for the conservation of historic and cultural resources, the establishment of interpretive exhibits, an increase in public awareness, and the preservation of historic buildings. The MPNHA strengthens tourism by enhancing existing attractions and increasing their beneficial economic impact.

Public Land Resources

Approximately 57.61 percent of the land area of Sanpete County is owned federal agencies or the state trust land, and is managed by governmental entities for a variety of purposes. Utah State University conducted a survey in 2007 as part of the update to the Resource Management Plan for the BLM's Richfield Office, to assess the ways in which Sanpete residents use and value public land resources. The survey found that an economic link exists between the public lands and the household income for residents in Sanpete County. In addition, the survey found that 46% of participants support the use of natural resources, such as oil and gas development and resource exploration/extraction and 62% of participants supported increased timber harvesting.

Some areas of Sanpete County are underlain by oil, natural gas, and other mineral resources. Forests within the county also produce timber and other natural resource products. The public lands and resources in the county are important for supporting and expanding tourism and recreational activities and for providing employment and commercial activities related to mineral and resource extraction. For the County to achieve its overall vision and goals for economic development, the development of mineral and other resources must be conducted in a way that does not compromise the tourism and recreational values associated with those natural resource areas.

Employment Land Preservation

For the County to attract new business to the area, or to allow existing businesses to expand or relocate, it is necessary for it to have an inventory of available land and available buildings to facilitate this business expansion. Companies are always looking for empty parcels of land that they can develop and customize based on their particular needs. Other businesses may want to utilize existing business and office parks that have spec buildings available. In either scenario, a county needs to position itself to be able to provide for the needs of business expansion as it pertains to economic development. Without the necessary available infrastructure, business expansion and economic development opportunities become severely limited.

Goals, Objectives, and Policies

Goal 1: Ensure that education in Sanpete County supports the future development of its residents and meets the needs of business.

Objective 1: Initiate an outreach program to area businesses to monitor their workforce development needs to increase the skill set of local residents with specific attention to industry cluster needs.

Policies:

1. The County shall coordinate with Snow College and USU so that the current education/training programs available to County residents match the education/skills required in order to succeed in the regional marketplace and to develop bachelors' degree programs that will create a skilled labor pool to attract new businesses.
2. The County shall conduct focus groups with business representatives from key industry clusters to discuss current workforce shortages and industry trends.
3. The County shall identify occupational skill sets that are transferable among industry clusters and encourage local educators to develop programs to meet the needs.
4. The County shall develop periodic outreach to companies in targeted industries to identify skill gaps, training opportunities and skill deficiencies in the existing workforce.

5. The County shall conduct a labor market study for Sanpete County that can be used as a baseline measure of the skill set and education level of the employed and underemployed of the existing workforce.
6. The County shall develop public-private partnerships to enhance skills training for key industries.
7. The County shall identify jobs that match the abilities of the underemployed.
8. Encourage the coordination of curriculum between local school districts, Snow College, and USU.

Goal 2: Create new business and employment opportunities in Sanpete County.

Objective 1: Increase the number of businesses that are created, expanded, and located in Sanpete County.

Policies:

1. Focus business assistance and economic development efforts in Sanpete County on the retention and expansion of existing industry and the recruitment of feasible and desirable industry and businesses.
2. Create an Economic Forum to coordinate and work regularly with local economic development organizations, municipalities, the Economic Development Corporation of Utah, the Six County Association of Governments, chambers of commerce, downtown associations, Utah State University, Snow College, private and public utilities, and other business groups to strengthen the county's economy, including industry targets such as the following:
 - Higher Education
 - Manufacturing
 - Business Services
 - Health Care
 - Natural Resources
3. Facilitate the coordination of workforce and economic development efforts among area economic development organizations and workforce providers to ensure that appropriate training programs are created and delivered in the marketplace, which match the needs of existing and targeted businesses.
4. Coordinate with local land owners, public land managers, and other groups to educate the visiting public of their responsibility to preserve and protect natural resources.
5. Promote the growth of historical economic assets in Sanpete County, such as recreation, hunting, fishing, farming, timbering, mining, etc.

Objective 2: Increase the economic impact of visitors and seasonal residents in the County.

Policies:

1. Cooperate with the owners or administrators of historic sites, local business organizations, and tourist attractions to organize, promote, coordinate, and publicize celebrations, festivals, and other events to stimulate local visitor industries.
2. Build on the county's strengths in regional tourism and recreation by linking regional trails and other linear features to local communities for access and to increase economic impact.
3. Encourage long-term business investments in visitor facilities that generate net fiscal benefits to the region and are consistent with the objective of higher-wage jobs for Sanpete County residents.

Objective 3: Provide incentives for desired development.

Policies:

1. Focus on incentives, including expedited permitting processes for targeted projects that have been determined to meet the criteria for quality job creation.
2. Explore the development of new broad-based funding mechanisms to finance infrastructure investments in support of focused economic development and to recoup investments as development occurs.
3. Work at the state level with other stakeholders and counties to increase the economic tools available for attracting businesses.

Objective 4: Create a competitive advantage by providing an effective and efficient development review process.

Policies:

1. The County should implement a comprehensive computer tracking system for all development related applications, reviews, permits, and inspections.
2. The County should improve the level of information that is readily available on the County's website regarding the development review process and application requirements.
3. The County shall update codes and ordinances as needed to ensure consistency with the General Plan, other policies, and current procedures.
4. The County should maintain review and inspection schedules that are consistent with or faster than those of other counties in the region.
5. The County shall encourage local governments to improve their development review processes to create a competitive advantage.

6. The County shall periodically assess the development review process and continue to look for ways to streamline it.

Goal 3: Encourage the preservation of adequate locations for employment land uses to meet long-term economic development needs.

Objective 1: Promote diverse employment opportunities in appropriate locations.

Policies:

1. Protect and preserve the amount of land needed for employment-related land uses.
2. Encourage, coordinate, and support commercial and business land uses in appropriate areas to ensure the provision of adequate public services including transportation, water, sewer, fire suppression, and utilities.
3. Encourage retention of existing, and the creation of new, employment opportunities, including oil and gas, agriculture and farming, tourism, high-technology industries, services, and retail in appropriate areas.
4. Encourage the provision of buffers in the form of walls, berms, or landscaping to protect residential, agricultural, and commercial/industrial areas and open space from conflicting land uses.
5. Locate less desirable commercial, industrial, and agricultural uses in areas far from residential development where negative impacts can be mitigated.

Goal 4: Encourage viable economic development.

Objective 1: Coordinate with economic development partners to expand the county's economic development infrastructure.

Policies:

1. Coordinate economic development activities with jurisdictions; counties; and other public, quasi-public, and private-sector entities.
2. Cooperate with other jurisdictions and the development community to identify and plan common infrastructure needed for economic development.
3. Take advantage of any available state and federal resources to enhance telecommunications infrastructure.

Objective 2: Maintain a conservation and fiscal philosophy that fosters and exemplifies efficient development.

Policies:

1. Approve development so that infrastructure does not need to be extended across excessive distances to provide service and support.
2. Encourage the development of employment centers such as large business parks that provides attractive and competitive sites.
3. Explore the use of private/public partnerships to provide “shovel-ready” sites to encourage employment uses.

Goal 5: Develop the recreational and tourism potential of the Sanpete County area.

Objective 1: Encourage efforts to attract tourists.

Policies:

1. The County should encourage cultural, recreational, and social activities emphasizing natural attractions, historic places, and activities unique to this area.
2. The County shall prepare a comprehensive tourism plan.
3. The County should encourage master-planned resorts.
4. Promote the Mormon Pioneer National Heritage Area.
5. Increase cultural and heritage tourism, creating economic benefits for the region and its communities.

Objective 2: Provide infrastructure to support visitor activities and attractions.

Policies:

1. The County should support the development of facilities and attractions that serve tourists.
2. The County should invest its lodging-tax collections in facilities and programs that maximize tourist activity and spending.
3. The County should support signage, maps, and other means of identifying areas and features of interest consistent with the desired image for Sanpete County.

Objective 3: Promote and market visitor activities and attractions.

Policies:

1. The County should support a public-private effort to identify strategies and programs that will support and promote tourism.
2. The County should provide and publicize access to public lands and natural features.

Goal 6: Promote appropriate development of the county's natural resources.

Objective 1: Support the use of the County's natural resources that is compatible with the preservation of scenic and recreational resources in the county.

Policies:

1. Facilitate the development, use, and conservation of natural and renewable resources.
2. Promote the growth of historical economic pursuits in Sanpete County, especially those associated with ranching, farming, timbering, and recreation on public and private lands.
3. The County should adopt resource-extraction regulations that minimize adverse effects on environment that are not incompatible with federal and state regulations.
4. Participate in the resource and land-planning activities of state and federal land management agencies to support the management of resource development.
5. The County should consider developing partnerships with resource-extraction industries to plan for workforce, housing, transportation, emergency services, and other resource development-related needs.
6. Coordinate with state and federal agencies to reduce the costs in time and material in complying with regulations and permitting process.
7. Work with state and federal agencies to identify and open new lands for natural resource development.
8. Identify suitable lands for the development of renewable resources.
9. Encourage public land agencies to manage their resource production on a sustained yield basis which will provide a stable local income.

Objective 2: Promote the use and development of renewable resources.

1. Examine the availability, feasibility and economics of alternative energy sources in Sanpete County, including, wind, solar, hydro, biomass, and geothermal.
2. Identify and protect existing alternative energy resources.

HOUSING

Introduction and Purpose

The linkage between a sustainable economy and housing availability is essential. Maintaining a good ratio of jobs to population allows people to live in proximity to where they work, as described in the Economic Development element of the General Plan. When imbalances exist, either people will move to areas with more employment opportunities or employers will move to areas with more workforce opportunities.

Historically, housing prices have been low enough to attract people to Sanpete County. Housing that is both attractive and affordable to a variety of people with diverse income levels is necessary to retain and attract quality employment opportunities and to achieve a healthy, balanced region.

The following are some facts about housing in Sanpete County:

- The cost of housing ranks below the national median average.
- 82.3% of housing units are single-family detached.
- 64.9% of housing units are owner occupied.
- 10% of the housing is for Seasonal/Recreational/Occasional Use
- 16.9% of housing units are vacant of this 10% are categorized as seasonal or recreation.
- 7.4% of housing units are multifamily.
- Nearly 1,000 homes are used for seasonal, recreational, or occasional use.



The Housing element is intended to encourage a quality mix of housing in the county. The County can influence the region's housing market through planning, review, and approval of housing developments; code adherence and enforcement; and coordination with other agencies and entities that are directly involved in addressing housing issues.

Maintaining affordability and availability of housing for a wide range of income levels is critical to the county's economic sustainability as well as the quality of life of its residents. This element focuses on encouraging a mix of housing types and helping Sanpete County to address changing markets, desires, and trends.



Strategic Area

Affordable Housing

Section 17-27a-403 of the Utah State Code establishes the availability of moderate-income housing as a statewide concern, and it requires counties to propose a plan for moderate-income housing as a part of their general plans. “Moderate-income housing” is defined as housing that is affordable for households with gross incomes equal to or less than 80 percent of the median gross income of the county, or in



other words, 80 percent of the area median income (AMI). Median incomes are established by the U.S. Department of Housing and Urban Development (HUD) for the county, based on household size. Guidelines also state that no more than 30 percent of a household’s income should be spent on housing costs, including utilities.

The purpose of the statute is to ensure that people with moderate incomes who desire to live in Sanpete County can do so. The County should offer a reasonable opportunity for those with moderate incomes to obtain housing in the county and to fully participate in

all aspects of neighborhood and community life during all stages of their lives.

A general assessment of affordability can be made by comparing incomes in the larger, countywide area with home values in each of the townships. The purpose is to evaluate what percentage of the housing stock in each township would be affordable to those households making only 80 percent of the AMI. The AMI in Sanpete County is \$45,500.

Below is a table from HUD that shows 1-person to 8-person household income amounts for fiscal year 2008 based on three different percentages of the AMI.

Table 6. Household Income Amounts for Fiscal Year 2008

Household Size	80% of AMI	50% of AMI	30% of AMI
1-Person	\$27,600	\$17,250	\$10,350
2-Person	\$31,550	\$19,700	\$11,850
3-Person	\$35,500	\$22,200	\$13,300
4-Person	\$39,450	\$24,650	\$14,800
5-Person	\$42,600	\$26,600	\$16,000
6-Person	\$45,750	\$28,600	\$17,150
7-Person	\$48,900	\$30,550	\$18,350
8-Person	\$52,050	\$32,550	\$19,550

Source: HUD

A family of four in Sanpete County would need to earn a minimum of \$39,450 per year to earn a moderate income (80 percent of the HUD median income), while a family of five would need to earn a minimum of \$42,600 per year.

The table below shows households by size and by accompanying income categories. This table also indicates the affordable housing payments for each income category minus the monthly estimated amount for utilities. An affordable monthly payment, either a home mortgage or rent, including utilities, is 30 percent of gross monthly income.

Table 7. Households by Size and Accompanying Income Categories

Household Size	Income Level and			
	Affordable Payments	80% of AMI	50% of AMI	30% of AMI
1-Person	Income Level	\$27,600	\$17,250	\$10,350
	Affordable Payments	\$552	\$345	\$207
2-Person	Income Level	\$31,550	\$19,700	\$11,850
	Affordable Payments	\$631	\$394	\$237
3-Person	Income Level	\$35,500	\$22,200	\$13,300
	Affordable Payments	\$710	\$444	\$266
4-Person	Income Level	\$39,450	\$24,650	\$14,800
	Affordable Payments	\$789	\$493	\$296
5-Person	Income Level	\$42,600	\$26,600	\$16,000
	Affordable Payments	\$852	\$532	\$320
6-Person	Income Level	\$45,750	\$28,600	\$17,150
	Affordable Payments	\$915	\$572	\$343
7-Person	Income Level	\$48,900	\$30,550	\$18,350
	Affordable Payments	\$978	\$611	\$367
8-Person	Income Level	\$52,050	\$32,550	\$19,550
	Affordable Payments	\$1,041	\$651	\$391

Source: HUD, LSD

According to the 80 percent of AMI as defined by HUD, a four-person household would earn \$39,450 annually and would have an affordable home mortgage or rent payment of \$789 a month, including utilities; a three-person household would earn \$35,500 annually and would have an affordable home mortgage or rent payment of \$710 a month, including utilities.

Using HUD's standards, a four-person household with an annual income of \$39,450 could afford to purchase a home with a value of approximately \$108,000; a three-person household with an annual income of \$35,500 could afford to purchase a home with a value of roughly \$98,000.

Ten percent of the County's housing stock is for Seasonal/Recreational/Occasional Use. The majority of these homes are located in the north-eastern valley mountains. Typically, the value of these homes exceeds the average home value in the County. As a result the housing affordability calculations may be impacted.

To fully evaluate the percentage of homes that are affordable, the County will need to take the current County Assessor's database and evaluate current market values. However, to gain a general sense of affordability in Sanpete County, we have estimated the home values in 2008.

Table 8. 2008 Estimated Home Values

Owner-Occupied Housing Units by Value			Owner-Occupied Housing Units by Value		
Sanpete County 2008			Sanpete County 2008		
Value	Number	Number	Value	Number	Number
< \$10,000	66	1.2	\$90,000–\$99,999	154	2.7
\$10,000–\$14,999	29	0.5	\$100,000–\$124,999	846	14.8
\$15,000–\$19,999	26	0.5	\$125,000–\$149,999	1,117	19.5
\$20,000–\$24,999	29	0.5	\$150,000–\$174,999	727	12.7
\$25,000–\$29,999	24	0.4	\$175,000–\$199,999	617	10.8
\$30,000–\$34,999	31	0.5	\$200,000–\$249,999	894	15.6
\$35,000–\$39,999	33	0.6	\$250,000–\$299,999	360	6.3
\$40,000–\$49,999	50	0.9	\$300,000–\$399,999	209	3.7
\$50,000–\$59,999	62	1.1	\$400,000–\$499,999	67	1.2
\$60,000–\$69,999	81	1.4	\$500,000–\$749,999	31	0.5
\$70,000–\$79,999	103	1.8	\$750,000–\$999,999	9	0.2
\$80,000–\$89,999	134	2.3	\$1,000,000 +	15	0.3
Total Housing Units: 5,714					
Source: Bonneville Research					

To fully evaluate affordability within the county, the County will need to evaluate what percentage of its current housing stock falls within these guidelines and the percentage of households which earn enough annually to afford a home. The following analysis is based on the average household in Sanpete County of 3.05.

The average household in Sanpete County would need to earn \$35,500 annually in order to meet the affordability threshold set forth by HUD. With a \$35,500 annual income, a household could afford to purchase a home with a value of \$98,000. Approximately, 14.4 percent or 822 homes of the housing stock are valued at less than \$100,000. The median home price in Sanpete County in 2008 was \$152,476 which is above the affordability threshold.

The average household income in Sanpete County is \$50,144 which would indicate that most households could afford a home. However, 41.9% of the population earns less than \$35,000 annually. This suggests that housing affordability may be an issue that needs to be addressed.

Goals, Objectives, and Policies

Goal 1: Provide a mix of housing types and respond to emerging housing industry trends and markets.

Objective 1: Support a mix of quality housing opportunities to support economic development efforts.

Policies:

1. Promote and maintain a range of housing types and affordability.
2. Promote upgrading of and reinvestment in existing housing stock and neighborhoods.
3. Encourage multifamily residential and higher-density single-family development to occur within cities.
4. Develop and maintain an inventory of existing housing product (by type, size, and value) and monitor new developments to maintain balance.

Objective 2: Encourage and monitor the availability of affordable housing.

Policies:

1. Collaborate with municipalities to promote affordable housing.
2. Explore the use of density incentives or bonuses as mechanisms to increase housing affordability and integrate affordable housing into neighborhoods.
3. Support the development of viable opportunities for affordable housing and home ownership through alternative housing products.

Objective 3: Encourage the development of housing units suitable for people with special needs, such as, but not limited to, the elderly and disabled.

Policies:

1. Monitor housing development for the Americans with Disabilities Act (ADA) and Fair Housing Law Compliance through the County's development review process.
2. Work with other jurisdictions (local, state, and federal) as well as the private and nonprofit sector to leverage resources to address special needs countywide.

Objective 4: Promote quality residential development in well-designed subdivisions.

Policies:

1. Establish design criteria for manufactured and modular housing to promote placement in a wider array of zoning districts.

2. Encourage new housing units that are designed to respect the mass, scale, siting, and form of other buildings in a neighborhood or area.
3. Use buffering, screening, and design standards to mitigate impacts of incompatible land uses.
4. Enforce codes and ordinances to ensure maintenance of neighborhood integrity as the housing stock ages.
5. Encourage subdivisions designs that protect environmentally sensitive areas or unique property characteristics.
6. Encourage the use of Conditions, Covenants, and Restrictions (CC&R's) and Property Owner or Homeowners Associations in new development.
7. Seek funding sources that will assist in the maintenance and improvement of housing conditions and meet the diversity of housing needs in the County.

TRANSPORTATION

Introduction and Purpose

This element ties together land use and transportation planning to pro-actively ensure that as Sanpete County develops, vital transportation and circulation infrastructure needed to enhance the community will develop to support easy access to jobs, schools, and recreation areas as well as to facilitate regional travel.

With growth in population and economic activity comes increased demand for all modes of transportation including pedestrian, bicycle, and transit facilities where appropriate. Choices in transportation infrastructure investment have a substantial, but often overlooked effect on the community. Therefore, the choices made in regards to transportation must be evaluated by their effect upon the form of the County's built and natural environment. In addition, since transportation infrastructure investment involves a partnership of County, State and Federal funding and management, it is vitally important for Sanpete County to properly articulate the goals of the transportation system through this general plan. This element will provide the framework for meeting the existing and future transportation demand.



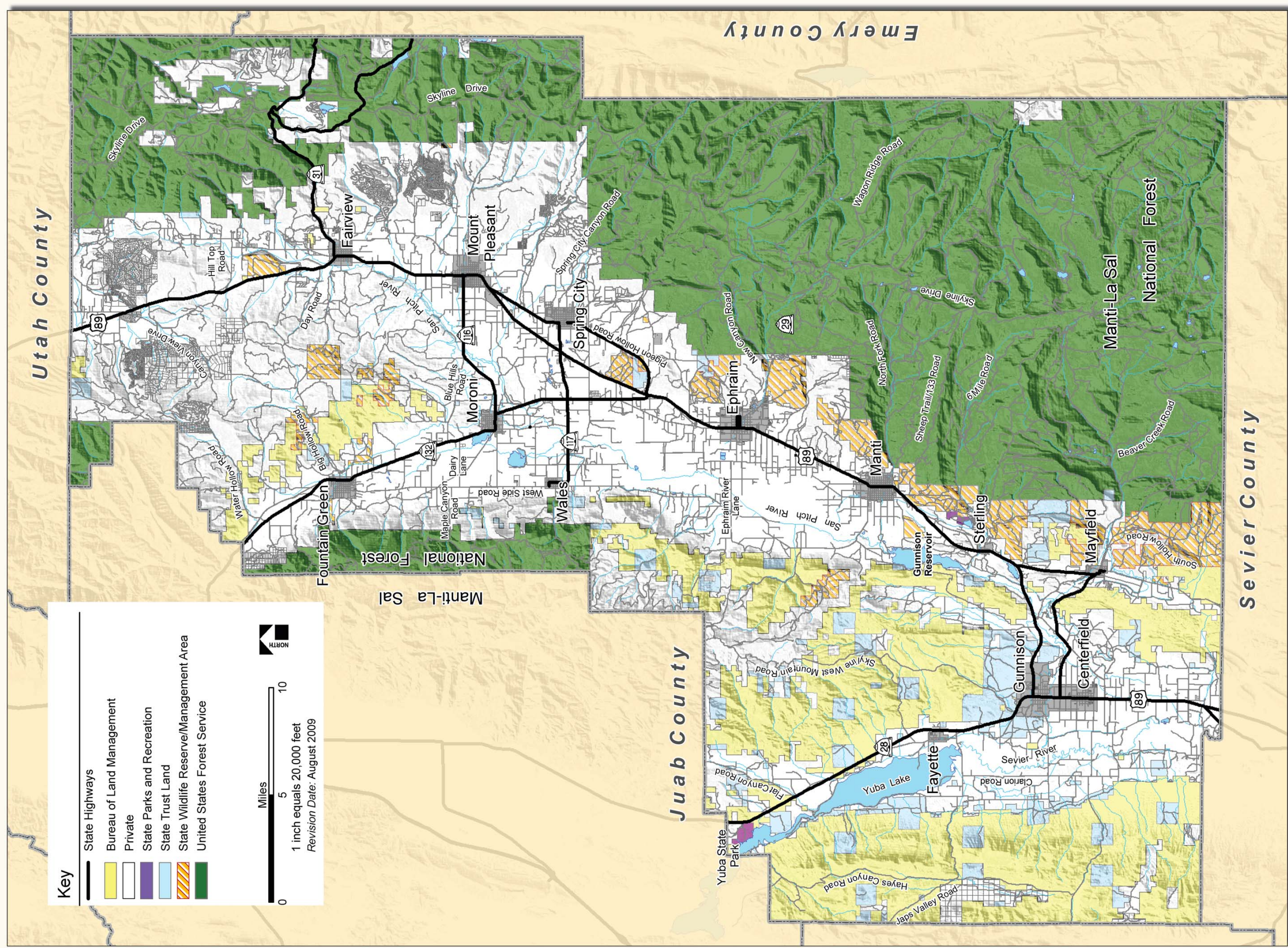
Well-planned counties provide a supporting network of local, collector, and arterial streets to accommodate development, as well as unified property access and circulation systems. Interconnected street and circulation systems support a variety of travel modes that can be efficiently maintained and can serve as a backbone of utility, recreational and development corridors.

Strategic Areas

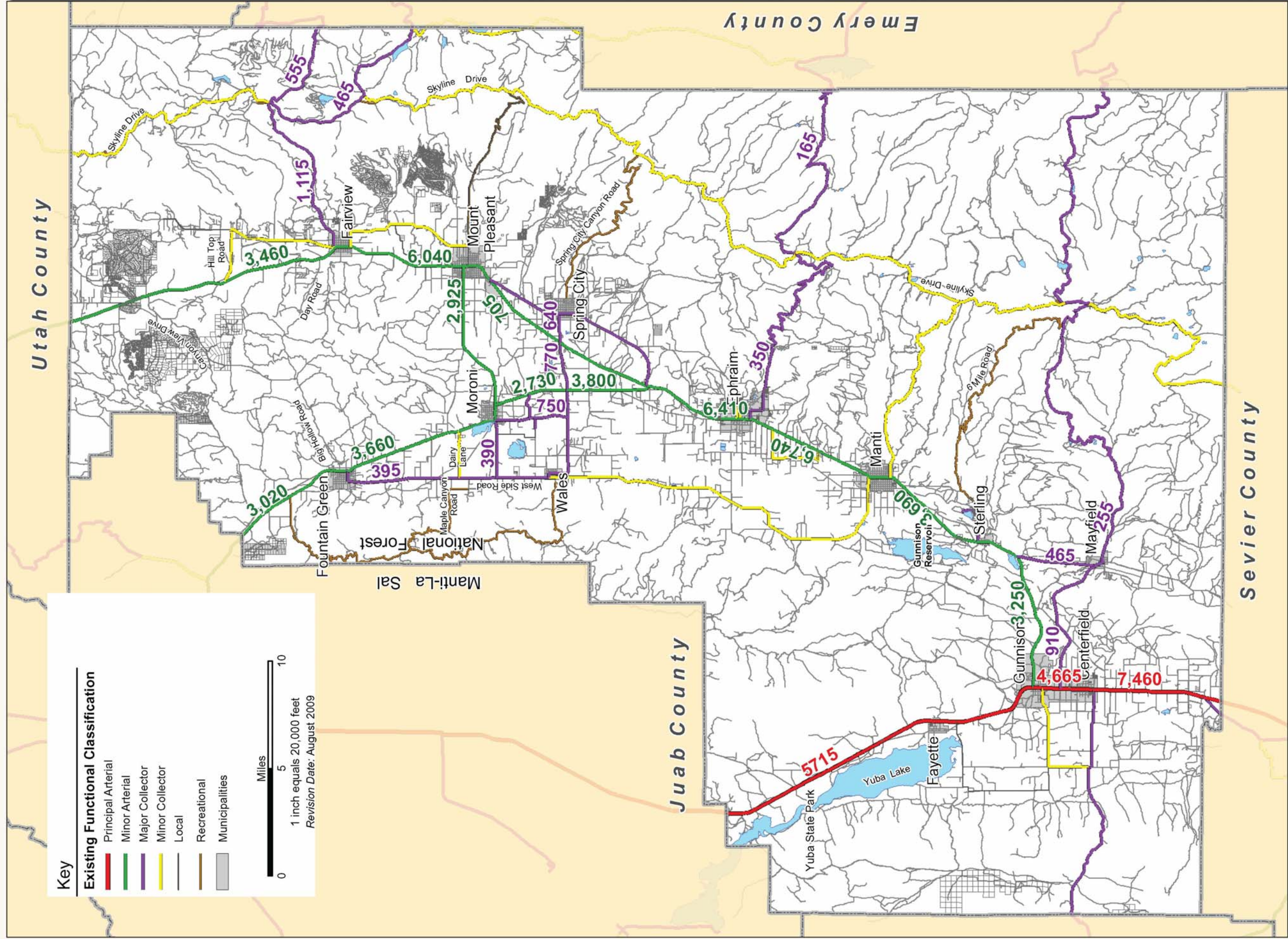
Functional Classification System

Different types of roadways serve different functions. It is important to design and manage roadways according to the primary functions that they are expected to serve. The Functional Classification System (FCS) classifies streets and highways based on the level of access and mobility provided by the road to the overall transportation system. When the intended function of a roadway is to move significant volumes of traffic at a higher speed, limiting access becomes an important aspect of the roadway design. The other end of the spectrum is when the function of a roadway is to provide ample access to adjoining property. In that case, it is desirable to have low speeds and frequent access points.

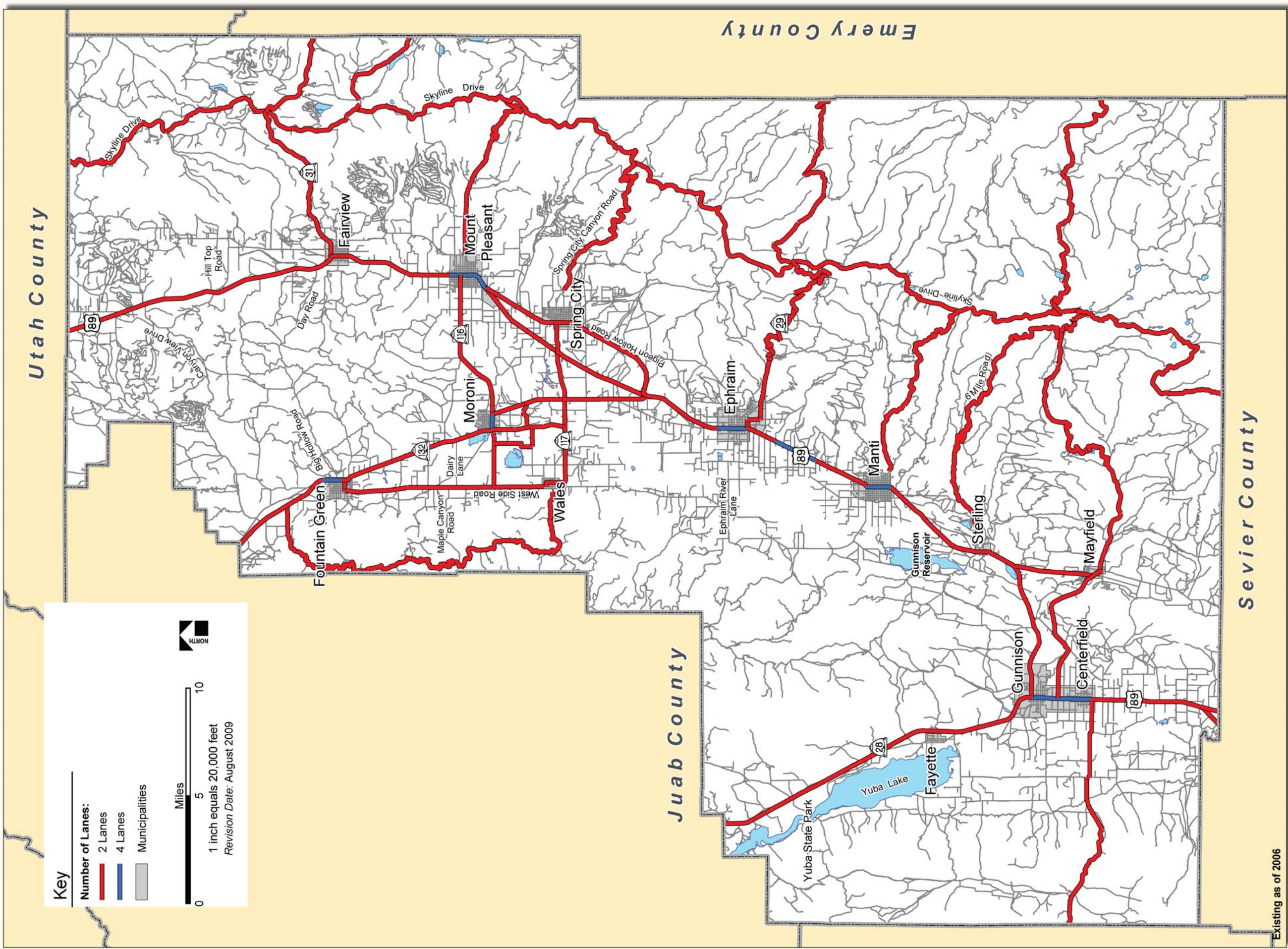
There are three main classifications that are used to indicate the different levels of mobility versus access:



EXISTING DAILY TRAFFIC VOLUMES AND FUNCTIONAL CLASSIFICATION



EXISTING NUMBER OF LANES UTAH STATE HIGHWAY SYSTEM



Existing as of 2006



GENERAL PLAN UPDATE 2020

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APRIL 2010

Principal Arterial

Principal Arterial highways and streets are designed to serve the highest traffic volumes over the longest distances. As such, Principal Arterials have design features which promote the highest vehicle speeds. Access points, particularly private driveways, are often controlled or minimized on higher speed roads, or are provided only with the addition of turn lanes. Principal Arterial streets generally serve trip lengths exceeding 8 miles and are often valuable to connect cities within the County. All existing and planned Principal Arterial streets in Sanpete County are presently State Highways (UDOT owned and maintained). Sanpete County must work with UDOT to address Functional Classification changes on US-89 and SR-132 to upgrade it from a Minor Arterial street to a Principal Arterial street.

Minor Arterial

Like Principal Arterials, Minor Arterials are designed to serve the highest traffic volumes over the longest distances. As such, Principal Arterials have design features which promote sufficient vehicle speeds to allow for inter-County travel. Access points, particularly private driveways, are often controlled or minimized on higher speed roads, or are provided only with the addition of turn lanes. Minor Arterial streets generally serve trip lengths exceeding 5 miles and are often valuable to connect cities within the County. Due to the generally sparse network of major streets in Sanpete County, UDOT defined differences between Principal and Minor Arterial are likely semantic and related to UDOT's reporting requirements to FHWA. However, from a functional standpoint, Sanpete County must continue to work with UDOT to promote street design standards on both Principal and Minor Arterials and to adjust classifications as per Sanpete County plans.

Major Collector

Major Collector streets are similar to arterial streets but begin to balance property access with long distance travel. In cities or areas of dense development, Major Collector streets should be provided to serve commercial development in ways which minimizes direct access onto State Highways. Major Collector streets are generally not State Highways but must be coordinated with local cities and UDOT to ensure proper spacing and access. Major Collector streets will often carry traffic volumes exceeding 5,000 vehicles per day over short segments of less than approximately 3 miles and may include traffic signals at high volume intersections.

Minor Collector

Minor Collector streets are similar to local streets but must support some levels of access control and design to allow thru traffic. A dense pattern of Minor collector streets allows for arterial streets to be unimpeded with access points, thereby improving safety and traffic capacity on higher functioning roads. Minor Collector streets typically include both residential and commercial frontage but are also relatively low speed and low volume. Minor Collector streets may have volumes exceeding 5000 vehicles per day but would generally be controlled by

stop signs as opposed to traffic signals. Like Principal versus Minor Arterial, differences between Major Collector and Minor Collector are generally related to semantics and overall roadway use and are not perceptible in clear differences in design features.

Recreational Roads

Recreational streets generally consist of major routes through Forest Service or other lands used for recreational purposes. These streets may be paved or unpaved but serve a major access element to these recreational lands. Design conditions on these streets may vary significantly depending on the types of users. From a general perspective, access is typically not controlled on these facilities, design speeds are typically in the 20-35 mph range, and various amenities such as shared use or parallel trails or parking pullouts are often important considerations. Sanpete County must work to maintain public passage on all recreational streets and should consider improvements and the need for year-round versus seasonal access on a case by case basis.

Local Street

Local streets are not specifically designated and include all streets without a “higher” functional designation. Local streets serve to connect individual properties to the larger street system. In general, local streets serve low traffic volumes, typically below 2,000 vehicles per day, at relatively low speeds, typically below 30 mph, on one lane in each direction. Local streets are typically controlled with stop and yield signs due to their low volume nature. In order to develop an efficient transportation system, dead-end or cul-de-sac local streets are less desirable than a network of streets with multiple points of entry and exit.

Transportation Policies and Standards

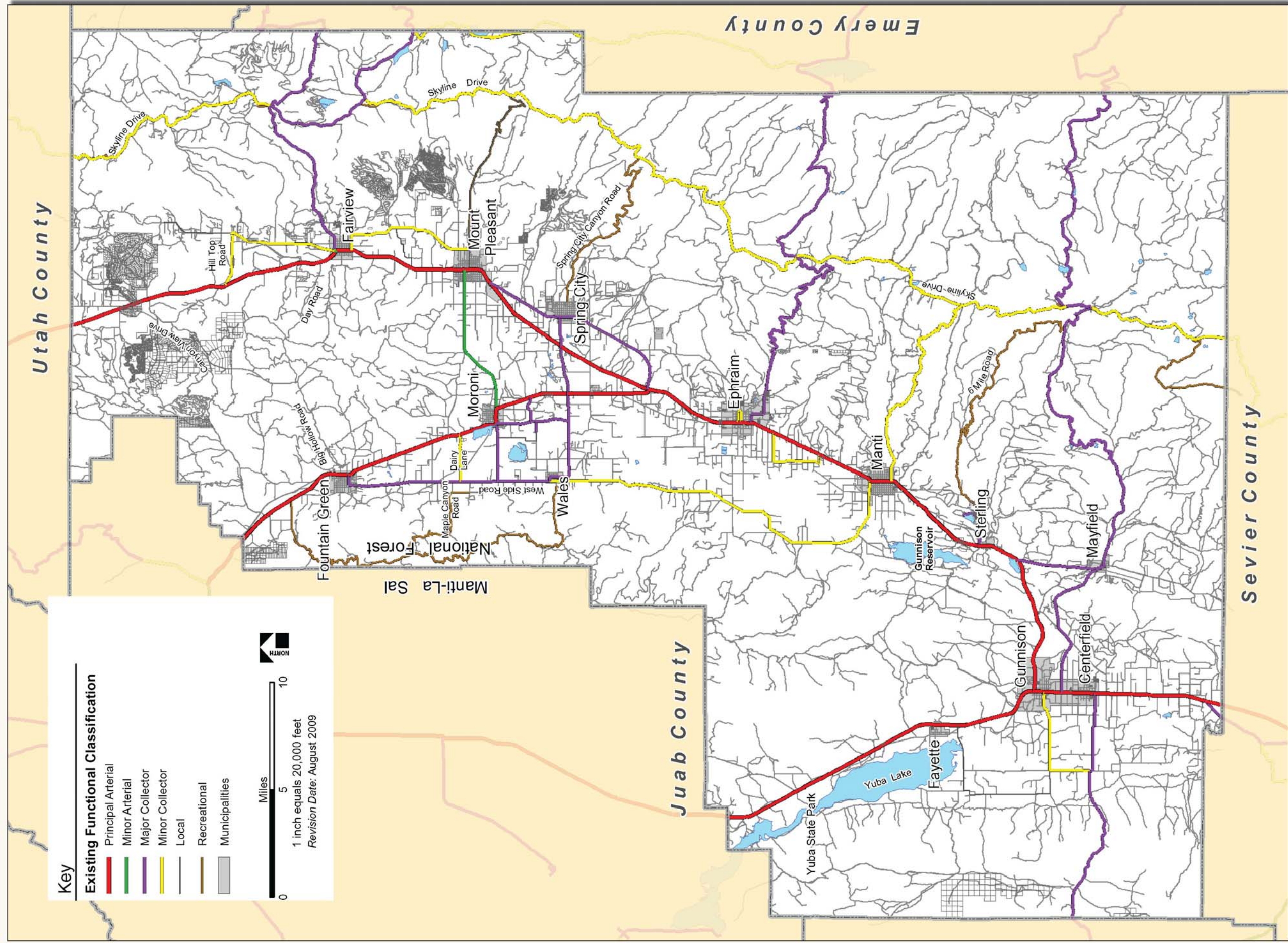
The existing transportation policies and standards are set by agencies having jurisdiction over the roadways. These agencies are the Utah Department of Transportation (UDOT), Sanpete County, Forest Service, BLM, State Parks, SITLA and local cities and towns. The existing policies and standards vary with the agency. The street classification and related design standards determine roadway construction.

Street classification standards relate the design of a roadway to the function performed by that roadway. The function is determined by operational characteristics such as traffic volume, operating speed, safety, and capacity. Street standards are necessary to provide a community with roadways which are appropriate for the intended use. Standards are based on experience, policies, and publications of the transportation industry. Within the generally accepted range of standards, communities have some flexibility in adopting specific design requirements to match the planned roadway with adjacent land uses. The following is a summary of the agencies policies and standards, as well as industry practice, for right-of-way and roadway widths.

Table 9. Street Classification

Street Type	Minimum Right of Way	Minimum Pavement Width
Arterials	90' – 110'	58' – 62'
Collectors	66' – 84'	40' – 62'
Recreational	30' – 80'	0' – 44'
Local	50' – 66'	28' – 36'

PROPOSED FUNCTIONAL CLASSIFICATION



Access Management

Access management programs seek to limit and consolidate access along major roadways, while promoting a supporting street system and unified access and circulation systems for development. The result is a roadway that functions safely and efficiently for its useful life, and a more attractive corridor. The goals of access management are accomplished by applying the following principles:

Limit Direct Access to Major Roadways: Roadways that serve higher volumes of regional through traffic need more access control to preserve their traffic function. Frequent and direct property access is more compatible with the function of local and collector roadways.

Locate Signals and Major Intersections to favor through Movements: Long, uniform spacing of intersections and signals on major roadways enhances the ability to coordinate signals, ensure uniform travel speeds, and to ensure continuous movement of traffic at the desired speed. Failure to carefully locate access connections or median openings that later become signalized, can cause substantial increases in arterial travel times. In addition, poor signal placement may lead to delays that cannot be overcome by computerized signal timing systems.

Preserve the Functional Area of Intersections and Interchanges: The functional area of an intersection or interchange is the area that is critical to its safe and efficient operation. This is the area where motorists are responding to the intersection or interchange, decelerating, and maneuvering into the appropriate lane to stop or complete a turn. Access connections too close to intersections or interchange ramps can cause serious traffic conflicts that result in crashes and congestion.

Limit the Number and Separate Conflict Points: Drivers make more mistakes and are more likely to have collisions when they are presented with the complex driving situations created by numerous conflict points. Conversely, simplifying the driving task contributes to improved traffic operations and fewer collisions. A less complex driving environment is accomplished by limiting the number and type of conflicts between vehicles, vehicles and pedestrians, and vehicles and bicyclists.

The Utah Department of Transportation presently administers access management on State (UDOT) Highways. Roads in Sanpete County are designated according to Administrative Rule R930-6 which includes nine general categories, including three which are applicable to Sanpete County. The three applicable access management categories in Sanpete County include the following:

- Category 2 S-R System Priority Rural
- Category 4 R-R Regional Rural
- Category 8 C-U Community Urban

This plan suggests modifications of the UDOT access management plan with suggested changes on State Highways and adds appropriate designations on non-state highways. Future efforts are necessary to

administer, and possibly refine, the recommendations of this plan as it relates to the important element of managing driveways and access points.

Public Transportation System

The current public transportation system is limited. The Ephraim Senior Center offers a shuttle service for citizens in Ephraim. Para transit is also offered through the Manti Senior Center. As the county grows there may be a need for a comprehensive transit system. Mass transportation may be viewed in the context of social service provisions as opposed to transportation provisions but help to ensure that all citizens have access to all employment, health care, recreational, and other opportunities of Sanpete County.

Pedestrian and Bicycle Facilities

There are a number of trails throughout the County that provide opportunity for transportation modes other than automobiles. These include snowmobiling, hiking, mountain biking trails, OHV trails, and bikeway systems as identified in the Parks, and Open Space element of this plan. In rugged terrain, these alternative modes can help provide year round access to key locations that may be difficult to provide on the conventional year round roadway system.

Existing Roads

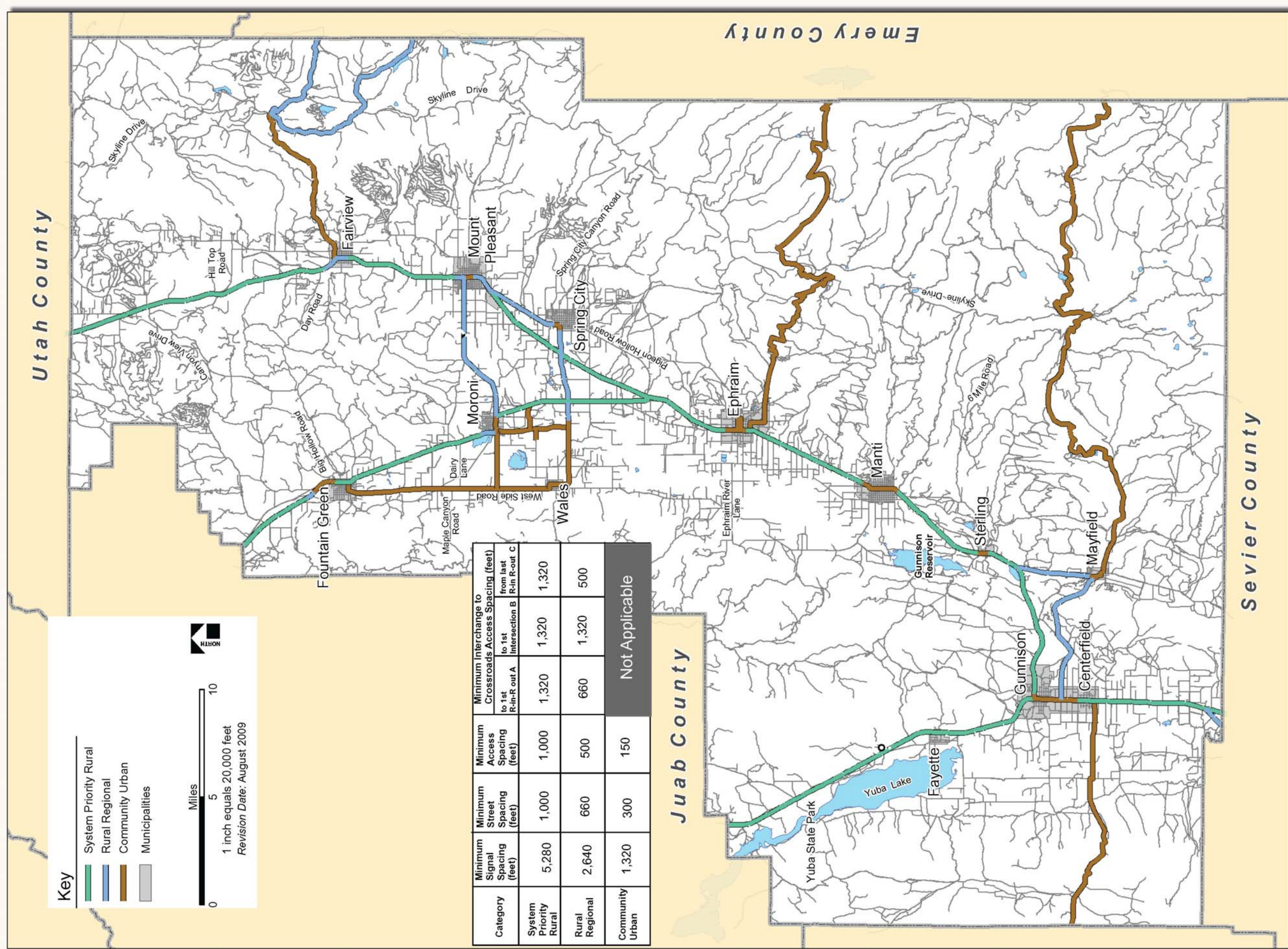
Many of the county roads may not be appropriately engineered or constructed for a significant increase in traffic. Allowing only lower-density development in the unincorporated county will help minimize the strain on the existing system. Directing urban growth to existing cities and future development areas will help maximize efficient provision of road maintenance. Further, developing better access to the regional transportation system will assist in economic development efforts.

Airport

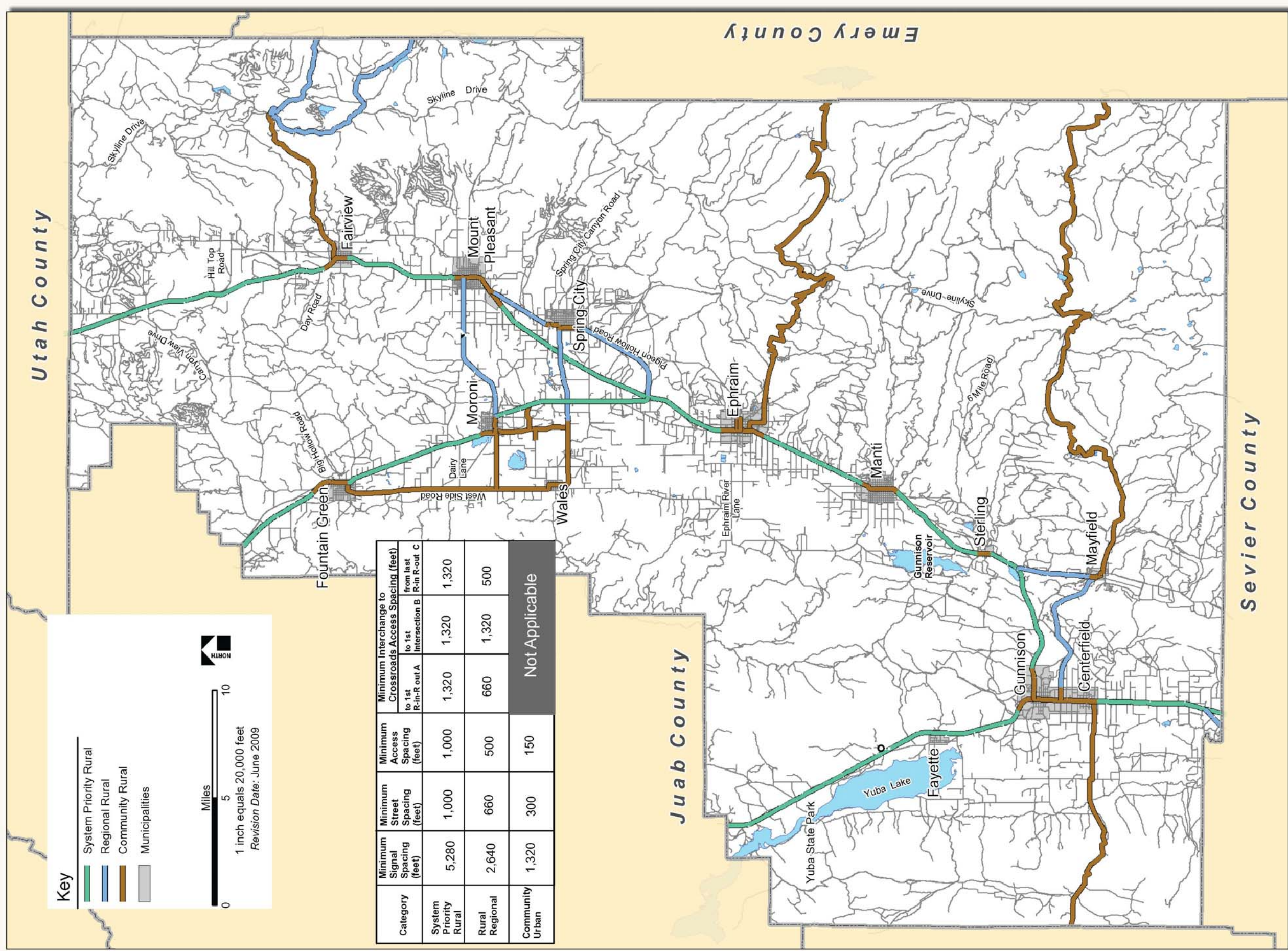
Airports constitute a major asset in a growing local economy, serve as a catalyst for private sector enterprises, provide access to smaller population centers, and are used for emergency air medical operations, business, recreational, and personal flying activities. Potentials for corporate use of these facilities -- for executive transportation and specialized product freight forwarding -- can follow the model successes of other general aviation airports.

To protect the airspace around the airport and approaches to each runway from hazards that could affect the safe and efficient operation of aircraft arriving and departing, Federal Aviation Regulations (FAR) Part 77 are used as a guideline in establishing regulations pertaining to potential hazards. This Element includes goals, objectives, policies and standards related to airport planning.

EXISTING UDOT ACCESS MANAGEMENT



PROPOSED UDOT ACCESS MANAGEMENT



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Rail

Currently, there are no freight rail services located in Sanpete County. A rail line is proposed through Juab, Sanpete and Sevier Counties. The proposed rail line would allow industries to access rail transportation for bulk commodities to and from the area. Rail would also allow for the reduction of heavy truck traffic on state highways and city streets not designed for heavy truck loads.

Rail service can also act as a catalyst for development of rail-served warehousing, distribution, and manufacturing uses. The availability of rail service can be an important factor for communities interested in retaining and attracting these types of businesses. Many communities believe that freight-rail service is vital to their economies and have made freight-rail service a significant part of their economic development and transportation programs.

Goals, Objectives, and Policies

Goal 1: Improve County and regional mobility.

Objective 1: Develop a balanced transportation system serving a range of travel modes.

Policies:

1. Develop a County-wide transportation system that coordinates with local systems that meet each community's local mobility choices and needs.
2. Develop Capital Improvement Program with identified funding sources for transportation projects and coordinate with other agencies responsible for transportation throughout the County.
3. Work with UDOT Region 4 to modify the existing Functional Classification designation on US-89 and SR-132 to match the proposed Functional Classification identified in this plan.
4. Acquire right-of-way necessary for constructing roadways through property owner dedication and/or easements as property owners request development approval and other entitlements.
5. Require development and UDOT (State) Highways to adhere to the proposed access management system and standards on designated roadways as identified in this plan.
6. Provide safe and efficient connectivity between cities and towns.

Objective 2: Coordinate transportation planning efforts with federal, state, and local agencies.

Policies:

1. Develop comprehensive design standards for the construction and maintenance of transportation infrastructure.

2. Coordinate with UDOT and other transportation providers to plan for capital facilities and improvements
3. Work with UDOT Region 4 to coordinate state versus local roadway jurisdiction.
4. Work with school districts to ensure their transportation needs are taken into account in all County transportation planning decisions.
5. Coordinate with the Forest Service, BLM, and other federal and state agencies to ensure that existing transportation and recreational access points remain open to the public in the future.
6. Coordinate with State School Trust Lands, State Wildlife Resources, State Parks and Recreation, and other Utah State agencies to ensure that the existing transportation and recreational access points remain open to the public in the future and that existing roadway rights-of-way remain in public ownership.

Objective 3: Provide for safe travel and access to property.

Policies:

1. Work with UDOT to modify the existing access management policies administered through Administrative Rule R930-6 to conform to the proposed access management standards of this plan and enforce similar access management standards on County roads identified in the proposed access management plan.
2. Where not addressed through the Capital Improvement Plan (CIP), major developments and subdivisions shall pay for necessary circulation improvements to support access to and within the site.
3. To provide adequate access for emergency service vehicles, circulation infrastructure in major developments, subdivisions, and other residential neighborhoods must provide connectivity to adjacent existing and potential future infrastructure.
4. The County will work with developers to improve safety and circulation efficiency for pedestrians and bicyclists when adjacent roadway improvement or property development occurs.

Objective 4: Support rail and air travel opportunities while minimizing the impacts on human and natural communities.

Policies:

1. The County supports improved air service at existing commercial airports as a means of moving passengers and goods between both urban and rural communities in Sanpete and surrounding counties.

2. As renovations or expansions are proposed for airport facilities compatibility with local land use patterns should be considered and adverse impacts from aircraft noise minimized.

Goal 2: Create a comprehensive multimodal system.

Objective 1: Develop additional transportation modes for a balanced mobility system.

Policies:

1. Integrate safe walking and biking routes to schools into the Sanpete County Transportation Plan.
2. Inventory transportation providers of social services (elderly, disabled, youth, etc.) and consider coordinated transportation services including vehicle dispatch, maintenance, funding, etc. Develop a long term strategy for coordinating local transit providers throughout the County.
3. Require new developments to provide connected open space that connects parks, schools, and neighborhoods.
4. Require new development to provide or demonstrate accommodations for pedestrians and bicycles and access to existing pedestrian/bicycle facilities.
5. Develop transit, pedestrian, and multi-use facilities as part of the transportation circulation system.
6. Develop a comprehensive bike, OHV, and equestrian plan and ensure that roadway standards support these other modes.
7. Work with UDOT and other transportation providers to ensure that local plans for alternative travel modes are included in the design and construction of roadway projects.

Objective 2: Consider the availability and type of transportation infrastructure in the land use decision-making process.

Policy:

1. Require all new development to provide sufficient transportation means to serve that development, through subdivision and other ordinances.
2. Locate land uses in areas where transportation infrastructure is tailored to the character of the land use.
3. Focus development of residential, commercial and public facilities within existing city limits or future development areas.
4. Consider adopting neighborhood traffic management/ traffic calming standards and develop a “tool box” of traffic calming solutions when speed complaints arise.

Objective 3: Consider recreational needs along with transportation needs.

Policies:

1. Develop recreational plans in conjunction with transportation plans to determine OHV and other access possibilities with a long term goal of providing a separate system of OHV, equestrian, and other trails not shared with private vehicles on the high volume roadways.
2. Develop maintenance standards to support recreational needs for bicycles, OHVs, etc.

Objective 4: Maintain the “farm to market” viability of key County roadways.

Policy:

1. To provide reasonable, but not unlimited access onto County roads, especially those considered arterial, collectors or "farm to market" roads. This may require frontage roads on some major County thoroughfares.
2. Coordinate with UDOT and other transportation providers to minimize excessive high speeds through careful selection of roadway widening in order to maintain the rural feel of the community.
3. Continue to pursue the “Heritage Highway” designation on US-89 and work with UDOT and other agencies to preserve the “farm to market” experience on this highway and on similar routes throughout Sanpete County.
4. Safely maintain public access of agricultural interests on the public roadway system including farm equipment, livestock drives, and related uses.

Objective 6: Set standard requirements for emergency services in the county.

Policies:

1. Develop a plan for access to all areas of the county for police, fire, ambulance based on the relative need.
2. Identify areas where year-round access constraints exist due to topography, weather, funding, or related constraints.
3. Develop standards for emergency access to and from new development.
4. Require all weather surfacing of all of Sanpete County's streets through subdivision design requirements and other methods.

COST OF DEVELOPMENT ELEMENT

Introduction and Purpose

Citizens strongly prefer that new development pays its fair share for County services. This element provides guidance for the provision of public services, infrastructure, and facilities in a fair, efficient, and fiscally responsible manner. It also plays a key role in ensuring that the growth to come is not a burden on those that have already chosen Sanpete County as home.

The Cost of Development element outlines how new growth will pay its fair share of associated costs. The Cost of Development element is critical for the following reasons:

- The County will be most economically successful if new development is required to pay for its share of cumulative impacts.
- New residents and communities will be welcomed if all contribute to the county's financial sustainability.
- Adequate funding for basic infrastructure is critical to maintaining essential services and a sound natural environment.
- Identifying funding sources to develop infrastructure to accommodate new development as well as upgrading the existing system will be a challenge.
- Recreational facilities, public health services, and public safety—and reliable funding for them — are high priorities in ensuring a sustainable community.

Strategic Areas

County Services Offered

Sanpete County provides a portfolio of services:

- General county government administration
- Law enforcement (sheriff's department/courts/jails/probation)
- Fire protection
- Emergency Management and 911
- Elections
- Courts
- Planning, zoning, and development services
- Economic development
- Health services and public and indigent welfare services
- Fairgrounds
- Coop County/Municipal Landfill
- Road maintenance
- Snow removal

- Weed and mosquito abatement
- Bookmobile
- Extension services
- Public HDTV Translators

Each of these services is affected by population growth and development in different ways. Some will require expanded services, facilities, and staffing to meet growing needs, while others will incur maintenance impacts caused by increased usage, and in many cases both additional costs will be incurred. As a result, the financial challenges facing county government increase as growth occurs.

Cost of Services

The costs of development vary. Mathematical calculations, such as a set number of police officers per 1,000 residents, provide a fairly clear picture of need and associated costs. But many other growth impacts are less clear.

The County should have solid facilities plans in place that contain population and service-level triggers and anticipated costs of new facilities. This will assist in long-term financial planning and in the update and formulation of development fees and other revenue sources.

To make good financial decisions when evaluating the cost of a given development, the following three factors should be considered:



One-Time Costs

Growth can trigger the need to develop expensive new public facilities such as roads, sewer and water, buildings, and parks. Counties are authorized to charge impact fees for the purpose of raising revenue for facilities required by new development. Impact fees are one-time charges on new development. Impact fees are a type of exaction, and are specifically authorized by Utah Annotated Code Sections 11-36-101, et seq. Impact fees are only authorized to raise revenue for the following "capital facilities:"

- Water rights and water supply or distribution systems;
- Waste water collection and treatment facilities;
- Storm water, drainage, or flood control facilities;
- Municipal power facilities;
- Roads;
- Parks, trails, open space, and recreational facilities; and
- Police and Fire Facilities (including certain types of fire fighting equipment).

Based on level of service standards the County adopts, the need and timing of expenditures for new facilities can be anticipated, and financing mechanisms implemented accordingly. However,

most of these facilities will have significant ongoing maintenance and operating costs that cannot be covered by the one-time fees or additional taxes and fees collected from new development.

Maintenance and Operating Costs of New Facilities

Upkeep and operation of new facilities will need to be financed by increased ongoing revenue streams. The County's revenue-generating policies need to identify from where these new funds should come.

Expanded Existing Services

Growth will require the expansion of existing services, including more firefighters and police officers and equipment; expanded maintenance staffing; more buildings, vehicles, and equipment; and additional administrative staffing. Also, expanding the areas where these services will need to



be provided can have significant financial impacts. The County must ask itself whether the increase in revenues (for example, property tax, sales tax) generated by new developments will be enough to pay for the expanded services?

The County must also attempt to anticipate new public services that may be desired. As people move from cities and towns or other parts of the country where more services are provided, Sanpete County could be confronted with the public's desire to add to its service portfolio.

Goals, Objectives, and Policies

Goal 1: Promote a philosophy that new growth pays for its share of financial impacts in an equitable manner.

Objective 1: Maintain clear policies and procedures to evaluate development proposals and identify both short-term and long-term financial impacts and costs.

Policies:

1. Ensure that new development provides the on-site infrastructure needed to meet the needs of the residents of the development.
2. Maintain an annually updated capital improvements plan to quantify identified needs in light of anticipated growth and to determine how new projects will be integrated into the development impact fee structure.
3. Maintain a comprehensive index of level of service standards so that new facilities or expanded services can be predicted and planned for as part of the development review process.

4. Use the full cost of development (new facilities construction, ongoing operation and maintenance, and expanded service levels) to evaluate development proposals.
5. Consider the adoption of impact fees to cover the incremental costs of new facilities, not to correct existing deficiencies.
6. Develop an easy-to-use worksheet that will provide an overview of the financial impacts of development proposals for use by the Planning and Zoning Commission and County Commission.
7. Maintain a set of current infrastructure development standards to provide for adequacy and consistency of public facilities throughout the developed part of the county.

Goal 2: Maintain long-term financial sustainability for Sanpete County.

Objective 1: Maintain a sound financial-planning process to support equitable funding of facilities and services.

Policies:

1. Create a capital improvements plan to quantify and program future capital and infrastructure needs and expenses.
2. Consider logistics (for example, distance from current service areas, accessibility) when reviewing development proposals to evaluate their actual costs of service provisions.
3. Work with municipalities and other agencies to formulate collaborative solutions for addressing financial impacts of development within future annexation areas and existing buffer zones.
4. Invest in long-range planning to anticipate and quantify future funding needs.
5. Require that adequate infrastructure be installed so that newly developed areas are attractive for annexation to minimize county islands and difficult service areas.
6. Conduct periodic service-fee evaluations to determine whether fees are commensurate with the costs of services that the County provides.
7. Identify and pursue public-private funding opportunities.

PUBLIC FACILITIES

Introduction and Purpose

Public facilities and services are required to support a community's basic needs for fire protection, law enforcement, and emergency response and management. By allocating resources appropriately and adopting effective plans and ordinances, the County can promote an effective level of services to satisfy these needs. Collaborative efforts with other agencies, organizations, and community groups also contribute to the safety of residents and visitors.

Sanpete County residents support development within or proximate to established cities and town centers. This model reduces the cost of new development while leveraging greater value from the community's investment in existing infrastructure and reducing maintenance costs.

This element presents goals and policies for safety-related public services—fire protection, emergency management and disaster response (on both the local and regional levels), and law enforcement. It also addresses culinary water issues, wastewater and sanitation issues. The goals and policies presented in this element are designed to ensure that we plan for adequate services and facilities, either during the land development process or through appropriate government programs.

Strategic Areas

Establishing Appropriate Levels of Service

Standards for service provision are valuable tools for measuring and monitoring the effectiveness of service and for assessing how well services are provided. Establishing level of service standards that are appropriate can also help the County make short- and long-term budget and facilities-planning decisions.

Providing Appropriate Levels of Service

Demands for services tend to exceed most jurisdictions' resources. Sanpete County does not have the resources to immediately satisfy all the service demands of its residents. The County should adopt service-provision standards that are realistic in light of available public resources.

Water

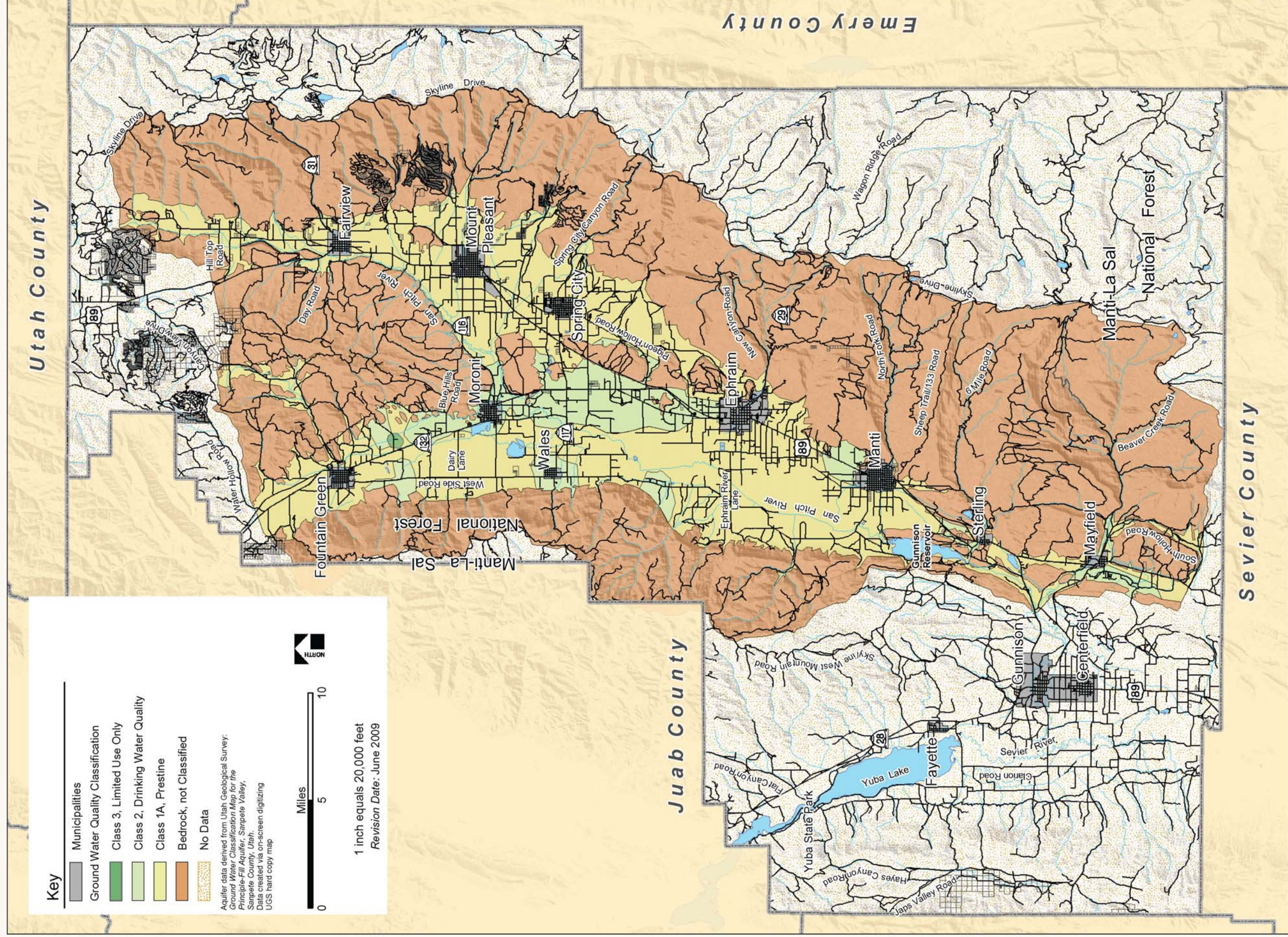
The amount of water required in the past was considerable less than today. Current and projected expansion of the population in Sanpete County will require more water for culinary and irrigation purposes. The quality and availability of water influence the property values and economic development in the county.

Rules have been adopted regarding the protection of public drinking water sources. These rules require that each public drinking water supplier prepare a source protection plan. This plan must be reviewed and approved by the Utah Division of Drinking Water.

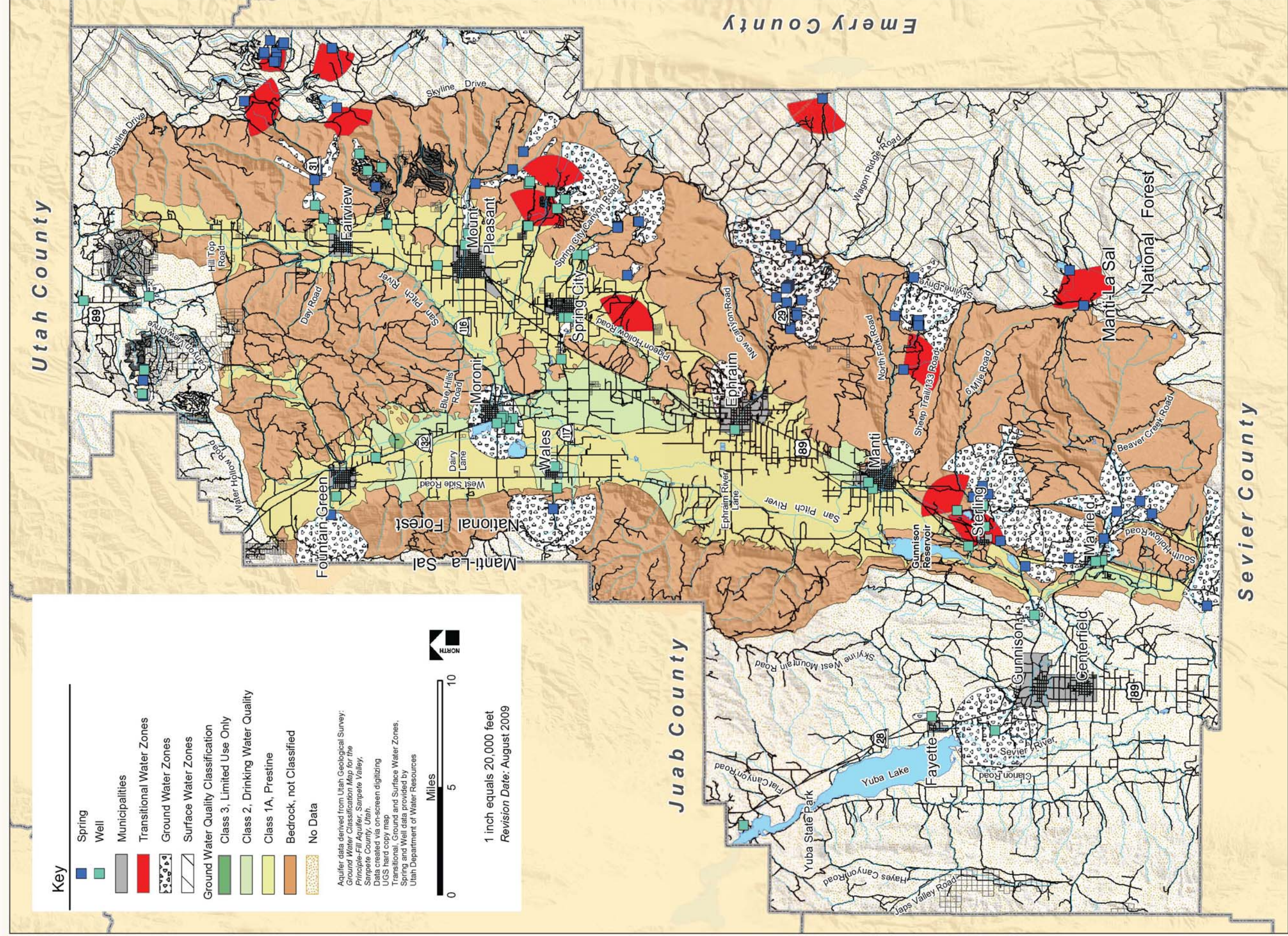
Typically, a plan is developed after a hydrogeological evaluation is conducted for each source. The investigation determines what areas must be protected, and the extent of protection which is necessary. Within these protection zones, various activities or facilities may be restricted if they will jeopardize the purity of the drinking water source. Source protection requirements apply to both new and existing sources.

Emergency Services

The County places a high priority on the rapid and effective identification of properties by public safety personnel and emergency response agencies.



WATER RESOURCE PROTECTION AREAS



Goals, Objectives, and Policies

Goal 1: Ensure emergency services and response to meet residents' needs.

Objective 1: To plan and provide for fire and police services at levels that are adequate to meet the needs of all county residents.

Policies:

1. The availability of adequate emergency services and emergency access routes shall be considered in the review of major developments and subdivisions.
2. Require an emergency response mitigation plan for development projects located in remote areas without nearby emergency medical services.
3. Provide emergency medical services appropriate to meet the needs of all residents.
4. Provide adequate response times for police, fire, and emergency services.
5. Continue to support 911 services, providing regular updates of address information for new developments.
6. Provide appropriate fire and police services to meet the needs of businesses and residents in urban, suburban, and rural areas.
7. The Fire Warden and Sheriff's Office should evaluate its services and seek to maintain or improve services over time.
8. Explore grants and other alternative funding opportunities to provide the necessary financial resources.

Objective 2: Ensure safe, crime-free neighborhoods and communities.

Policies:

1. The County places a high priority on providing high-quality professional law enforcement services.
2. In the design of development projects, developers are encouraged to consult with the Sanpete County Sheriff's Office to identify and address potential public safety issues.
3. Residents and homeowner associations are encouraged to participate as active partners in neighborhood crime-prevention programs in cooperation with the County Sheriff's Office.

Objective 3: Provide for a high level of fire protection and safety.

Policies:

1. Development projects shall include adequate fire and police protection measures, as determined by the County Commission with input from the local fire district, appropriate fire management agencies and the sheriff's office.
2. Encourage property owners to use Firewise construction and landscape design elements, to maintain defensible space, and to seek technical assistance from the County Wildland-Urban Officer, County Fire Warden, and their local fire district for fuels mitigation and fire prevention measures.
3. Commercial and industrial development projects shall identify all potentially hazardous or toxic materials expected to be used, stored, or produced by the development, and detailed plans shall be submitted regarding the use, storage, transportation, and disposal of such materials before considering approval of the project.
4. Development projects shall acknowledge existing conditions or hazards that may pose a threat to residents—such as proximity to physical hazards—and should mitigate such threats through appropriate site planning, buffering, and other physical design approaches.

Goal 2: Maintain a high level of emergency preparedness.

Objective 1: Prepare for future emergencies.

1. Regularly update the County emergency response plan.
2. Encourage residents to prepare for emergencies.
3. Implement a Certified Emergency Response Team (CERT) program to train local officials and residents.

Goal 3: Provide public facilities and services to meet the need of current and future residents.

Objective 1: Plan for future public facilities and services.

Policies:

1. Develop and adopt master plans for county utilities, services, and facilities.
2. Adopt a Capital Improvement Plan (CIP).
3. Determine the appropriate level of service for county services.
4. Coordinate with other jurisdictions (such as cities, school districts, special districts, state and federal agencies) to identify opportunities for joint uses that will improve the quality and/or efficiency of public service provision.
5. Explore options for sharing facilities with federal, state, and local governments and agencies.

6. Require new development to provide adequate infrastructure and services, including but not limited to water, sewer, roads, and emergency services as identified in this plan.

Objective 2: Provide sustainable solid waste management in Sanpete County.

Policies:

1. Explore countywide recycling and reuse programs.
2. Explore new and innovative technologies in solid waste management.
3. Promote practices to safely address and dispose of hazardous waste while minimizing its impact on the environment.

Objective 3: Reduce dependence on individual septic tanks.

Policies:

1. Encourage new development of more than 4 lots to provide community septic systems.
2. Require sewer connections when a sewer line is reasonably available in the future development and transitional land use categories.

Goal 4: To protect the long-term culinary water supply for Sanpete County.

Objective 1: Implement the Sanpete County Water Master Plan.

Policies:

1. Consider forming a task force from County, City, and other local officials to address water supply and storage issues.
2. Update the Sanpete County Water Master Plan every three years.
3. Continue to coordinate efforts with the Central Utah Water Conservancy District.
4. Continue to coordinate efforts with the San Pitch Watershed Stewardship Group.
5. Support the construction and funding of the Gooseberry Narrows and the Twelve Mile Canyon Water Quality projects.
6. Protect floodplains from development which would reduce water absorption areas.

Objective 2: Ensure that all new development has an adequate water supply.

Policies:

1. Require that developments in unincorporated areas be required to demonstrate physical availability of culinary water.

2. Require a water master plan showing how water will be supplied for the proposed land uses before approving an application for zoning or rezoning within the unincorporated areas of Sanpete County.
3. Require water availability disclosures as a note on subdivision plats.
4. Require water line connections when a culinary water line is reasonably available in the future development and transitional land use categories.
5. Include the Sanpete County Water Conservancy District as part of the review of all new development applications.

Objective 3: Encourage conservation of water resources.

Policies:

1. Develop a water conservation program.
2. Apply for federal, state, or municipal grants to support the implementation of a water conservation program.
3. Consider adopting landscape standards requiring the use of drought tolerant plants.
4. Encourage new wastewater treatment facilities to implement a program for the direct reuse by turf, industry, and agriculture and for underground storage (either direct or indirect recharge) of reclaimed water within Sanpete County.

PARKS AND OPEN SPACE

Introduction and Purpose

Sanpete County's outstanding scenery and healthy natural environment provide diverse recreational opportunities. These amenities also factor strongly into its economy and quality of life. As the county's population increases, there will be a growing need for open space and recreational opportunities.

Key issues facing Sanpete County include accommodating diverse uses, ensuring accessibility for all users, protecting natural and historic resources, and ensuring that management agencies coordinate with each other.

Our vision includes offering a variety of recreational opportunities throughout the county. Therefore, we must not only preserve open spaces but also protect important natural areas and provide stewardship for them. We envision a highly integrated system of active and passive recreational opportunities, including a community-based network of parks and recreational facilities and countywide open spaces



and critical natural areas. Improved parks and recreational facilities such as developed playing fields are the province of the county's individual communities. The General Plan addresses parks and recreation by establishing policies that focus on providing recreational access to open areas by a number of means—including a trail system that links communities, public lands, and activity centers— and policies that allow off-highway vehicle (OHV) use on designated routes but discourage such use where impacts on natural and

cultural resources could be significant. The policies in the Parks and Open Space element strive to balance the need for providing diverse recreational opportunities with the desire to preserve the county's scenic character.

Strategic Areas

Parks

Due to limited resources, the County does not plan on constructing and operating community and regional parks with active recreational amenities. However, these amenities will be planned by the various municipalities in the county. The County's primary focus for providing developed recreational sites and opportunities will be coordinating with state and federal land-management areas to ensure existing facilities remain and to create additional opportunities.

Trails

Trails connect people to parks, natural areas, open space, neighborhoods, schools, shopping, and work. Popular for recreation, exercise, and commuting, trails are used by walkers, equestrians, hikers, backpackers, runners, birdwatchers, bicyclists, and OHV riders. Sanpete County supports the creation and use of trails in and around communities, between communities, and on open public lands in the county.



Federal and State Lands

As Sanpete County's population has grown, recreational use has surged on both public and private lands. Recognizing recreation as a land use is important because impacts can be significant in some areas. Managing recreational use in a way that minimizes impacts on sensitive areas involves locating facilities appropriately and educating users. How and where to provide trail and forest access needs to be addressed to balance recreational use with natural resource preservation.

Natural Areas



Photo: Pat Johnson

With exceptional features like wildlife management areas, national forests, and BLM lands, Sanpete County has a high visitation rate to outdoor parks and recreation areas. Outdoor recreation has become increasingly popular but can have significant impacts on natural resources. The County should work with local residents, scientists, and conservationists to identify lands with the most significant natural resources and develop management plans to protect them.

Goals, Objectives, and Policies

Goal 1: Manage recreational uses in a manner that minimizes impacts to communities and the environment.

Objective 1:

Policies: Provide for the stewardship of important natural areas.

1. Promote the protection of important natural resources through collaboration in acquiring, managing, and interpreting natural areas.
2. Develop a contiguous system of open space areas that protect and conserve natural, physical, and social resources.
3. The County supports private land managers, management agencies, and citizen groups in their efforts to coordinate planning and maintenance of recreational opportunities that minimize adverse impacts to natural systems and residential areas.
4. The County supports and will assist other agencies with the planning and development of designated OHV routes and educational information that addresses the needs and impacts of OHV users.
5. Develop standards that will promote recreational use of the public lands while preserving and protecting natural resources and evaluate future uses and impacts.

Objective 2: Provide for a wide range of nonmotorized and motorized trail uses including hiking, equestrian, mountain biking, and off-highway vehicles.

Policies:

1. Provide for multiuse path and trail corridors for connectivity throughout the county.
2. Provide for a safe separation of nonmotorized and motorized trail networks and corridors.
3. Develop trail standards that ensure compatibility with the natural environment and existing land uses and compatibility with a variety of users, as well as provisions for their safety.
4. Provide for public access to all trails by coordinating with local, state, and federal agencies and private developers to ensure that appropriate public trail connections and access points are planned, constructed, and maintained.
5. Encourage and promote the benefits of volunteer labor and material donations for trail development and maintenance.
6. Seek opportunities to designate or construct trails on lands already under public ownership.

7. Develop open space and trail standards and criteria.
8. Support access to open spaces for all residents where suitable.
9. Preserve and improve access to public lands and recreation sites with no net loss of access as recognized in Federal Statute 2477 Revised.
10. Encourage the development of increased year-round recreational opportunities.
11. Provide and protect existing and future access to public lands.
12. Preserve existing trails on state and federal lands.

Goal 2: Encourage coordination and cooperation between adjacent municipalities, agencies, jurisdictions, and the public in open space, park, and trail development.

Objective 1: Build relationships among municipalities, the County, state and federal agencies, and landowners/managers to provide recreation and open space opportunities.

Policies:

1. Create a coordinated process to maximize municipal, county, state, and federal recreational plans and resources.
2. Coordinate with the DWR, BLM and SITLA for the designation, disposition, management, and acquisition of lands under their management.
3. Seek opportunities for easements, dedications, joint-use agreements, or other appropriate methods with other public agencies, jurisdictions, and private property owners.
4. Request that agencies administering contiguous public lands cooperate in their planning for land use, continuity of roads and trails, and recreation facilities.

ENVIRONMENTAL, NATURAL AND CULTURAL RESOURCES AND HISTORIC PRESERVATION

Introduction and Purpose

Sanpete County residents take pride in the natural environment. Maintaining healthy natural systems is an investment in our future that supports our quality of life, helps to maintain property values, promotes economic development, and encourages growth in tourism. Residents want to protect the environment and acknowledge the need to balance competing interests.



Photo: Pat Johnson

This element provides guidance on how to maintain the environmental integrity of Sanpete County while continuing to grow in a way that is compatible with the County's values and vision. Environmental concerns overlap municipal boundaries and cross multiple jurisdictions. This element places a high priority on intergovernmental and interagency communication and cooperation. Much of the land in Sanpete County is relatively undeveloped at the present time. Some will likely see development in the future. The quality of the natural environment can influence the character of a community as well as property values and economic development.

Strategic Areas

This element characterizes components of the environment, recognizing that each component plays an important role in the long-term viability of Sanpete County and the quality of life of its residents. To develop a sustainable community, these elements need to be considered together, reflecting local and regional opportunities, to advance environmental stewardship across boundaries.

Environmentally Sensitive Areas



Environmentally sensitive areas are natural features and resources that are relatively rare, especially valuable, or vulnerable to negative impacts. While Sanpete County has not developed formal criteria or designated specific areas, floodplains, riparian areas, wetlands, subsidence and fissure zones, steep slopes, and critical wildlife linkage zones can be considered environmentally sensitive areas. These areas can serve as habitats for rare and endangered plant and animal species, be instrumental in groundwater recharge, or serve as flood control to protect developed areas. In many cases, relatively small disturbances can lead to negative environmental

impacts. Environmentally sensitive areas require special consideration during design development processes.

Floodplains

Portions of the county are located within floodplains designated by the Federal Emergency Management Agency (FEMA). Flooding can result in property damage and can be dangerous for people. Given those hazards, areas with the potential to flood require special consideration during the design development process. Floods are unpredictable and understanding the nature of potential flood hazards, such as floodwater levels and events, are fundamental in planning development in or near a floodplain. FEMA is the federal agency that maintains and updates flood hazard mapping in the form of Flood Insurance Rate Maps. If development is proposed in or around a flood hazard area, the floodplain can be engineered to minimize hazards to people and property.

Riparian Areas and Wetlands

The habitat zones found immediately adjacent to streams and lakes are called riparian areas. Riparian areas encompass not only the bed or channel of the waterbody but the surrounding banks, bars, ponded waters, and floodplain surfaces.

In general terms, wetlands are lands on which water is present at or near the surface during significant portions of the year. Wetlands support valuable plant and animal habitat, can improve water quality, and also serve important hydrologic functions.

Riparian habitat and wetland areas depend on water supplied by the rivers and lakes they line. As water supplies change in quantity and quality, the natural state of these areas constantly evolves.

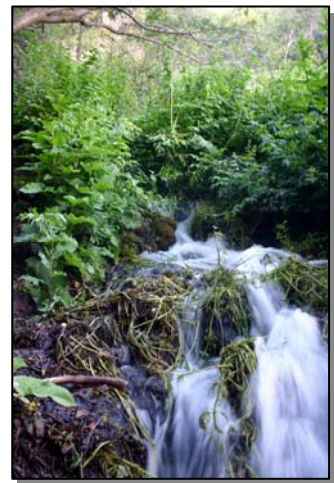


Photo: Pat Johnson

Steep Slopes

Steep slopes and ridgelines can also be environmentally sensitive for many reasons. Generally, they are found in the numerous mountainous areas within Sanpete County. Slopes greater than 15 percent are considered unsuitable for intense urban development, because such steep slopes are prone to soil erosion and landslides. Development on these slopes can involve extensive cutting and filling, which damages the slope characteristics, affects the slope stability, and creates significant visual scars.

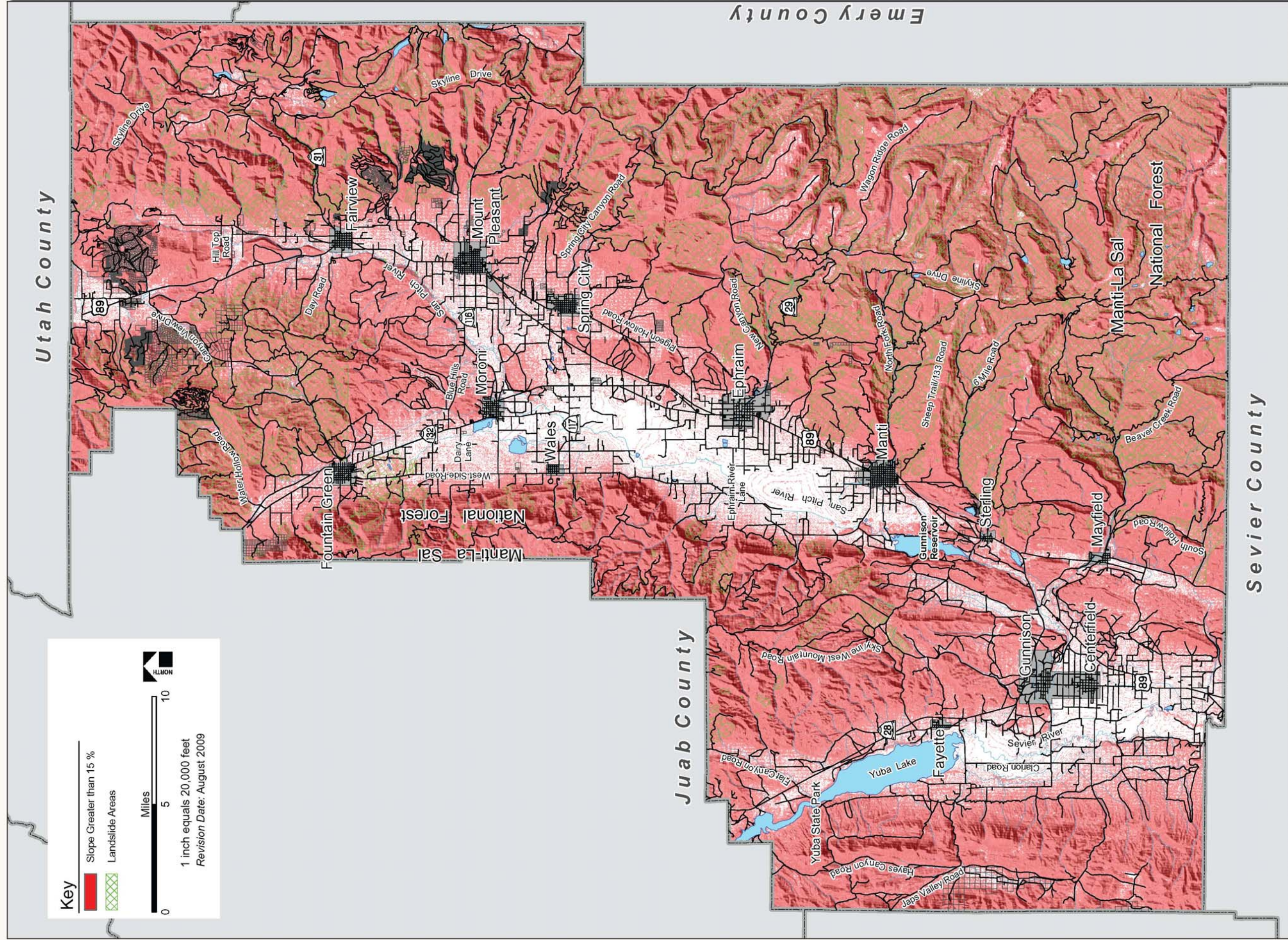
Critical Habitat Areas

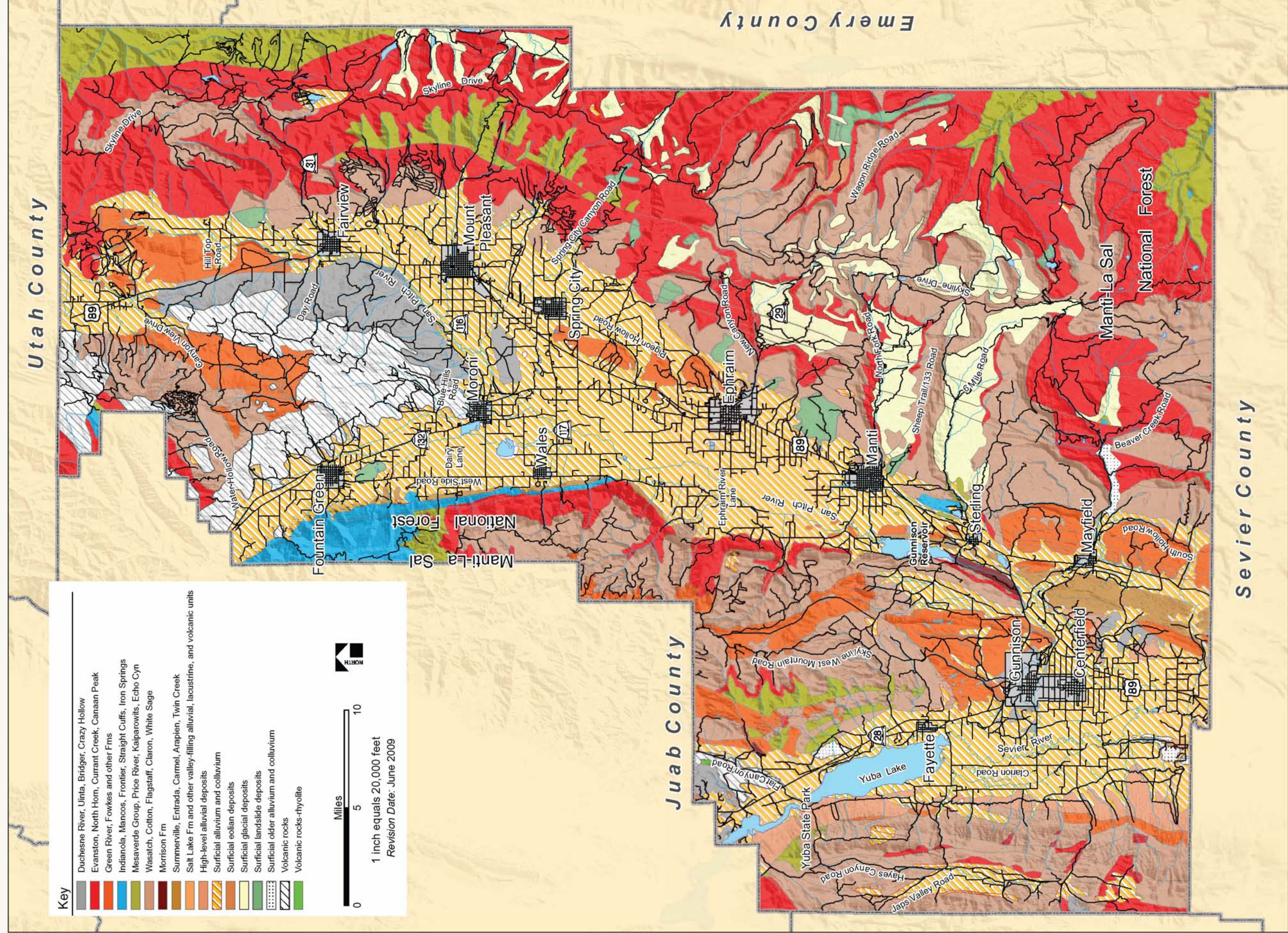
Several federal agencies share the responsibility of protecting threatened and endangered species and their habitats and restoring these species to a secure status. Preserving critical habitat areas is an important part of this mission. Fragmentation of wildlife habitat and linkages can threaten a species survival, isolating wildlife populations and disrupting ecological functions.

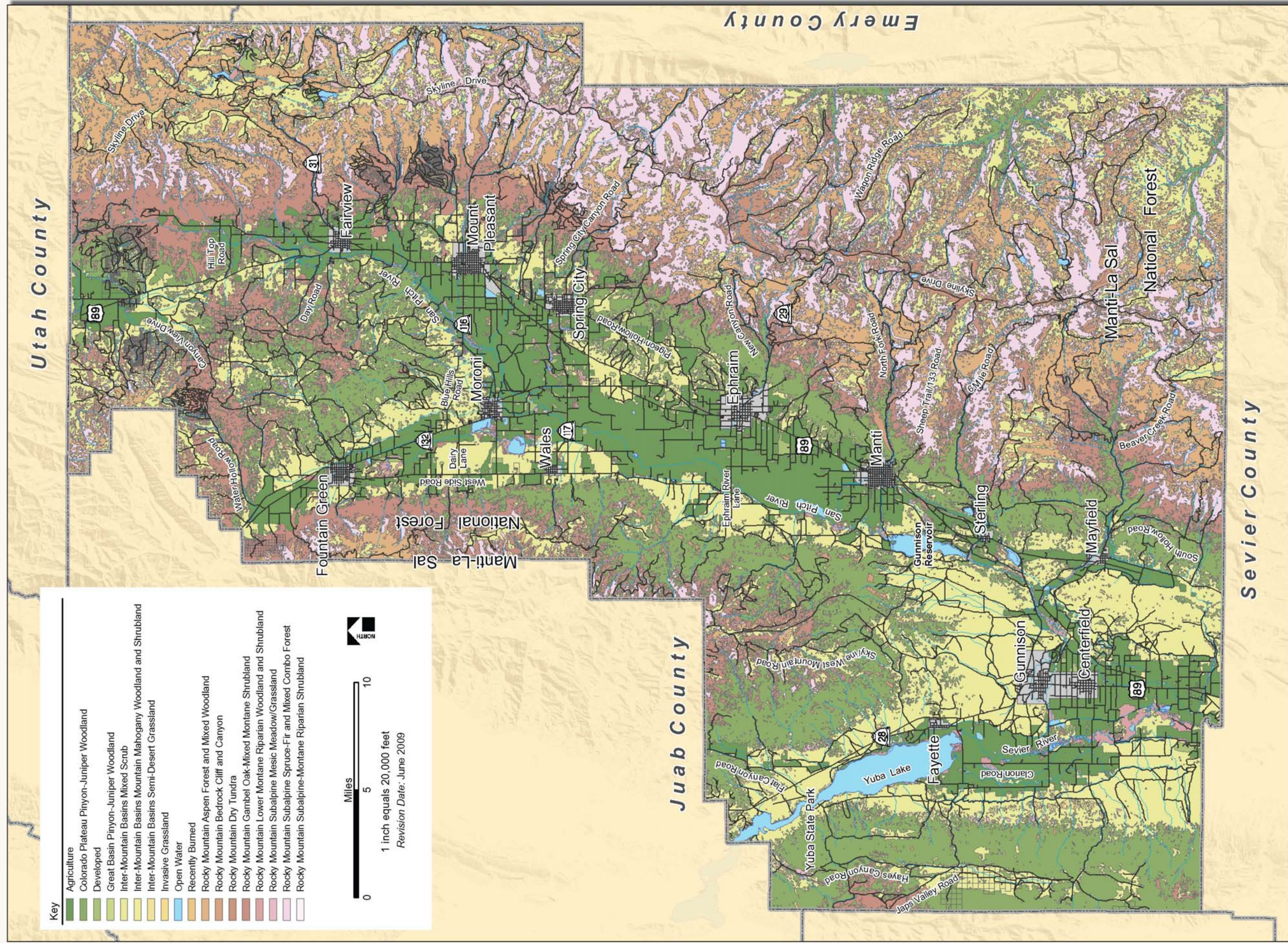
Cultural Resources

Cultural resources are the finite, nonrenewable remains of our prehistoric and historic past. They reflect our traditional and cultural heritage. Cultural resources include archaeological sites, historic buildings, historic structures, shrines, monuments, trails, rock circles, historic roadways, and other cultural objects. Cultural resources are extremely valuable for scientific, historical, and environmental research, and as educational opportunities. Cultural resources are also a tremendous asset for expanding the tourism industry.









Goals, Objectives, and Policies

Goal 1: Environmental stewardship is part of all decisions.

Objective 1: Promote ecologically responsible development patterns within Sanpete County.

Policies:

1. Identify and coordinate with all land-managing entities and potential stakeholders affected by environmental hazards. This list may include federal or state agencies, local municipalities, or public groups and organizations.
2. Encourage mitigation of environmental hazards such as flooding, subsidence or fissure zones, and steep slopes.
3. Promote planning decisions that consider alternatives that would minimize impacts on environmentally sensitive areas.
4. Minimize the fragmentation of wildlife habitat and support efforts to maintain or restore connectivity among habitats.
5. Consider conserving open space on lands that are environmentally sensitive due to steep slopes, floodplains, watersheds, and habitat areas.
6. Promote planning decisions that minimize disturbance to riparian areas and wetlands.

Objective 2: Identify, preserve, protect, or conserve areas of critical habitat and high habitat value and wildlife movement corridors.

Policies:

1. Adopt regulations for development in areas of critical habitat value and in wildlife movement corridors.
2. Consider providing incentives for landowners to preserve and protect critical habitat areas.
3. Review all new development for its impact on critical habitat.
4. Explore the implementation of flexible zoning techniques that promote preservation of open space and protection of natural resources and critical habitats.
5. Encourage density transitions to separate rural from urbanized areas and to buffer preserve areas from urbanized areas.
6. Require developers and other landowners to plan for key contiguous open-acre areas, corridors, and linkages during the zoning stage.

7. Develop a management plan to maintain and enhance the county's open space areas.
8. Support the efforts of the Sanpitch Watershed Stewardship Group to protect and improve water quality.
9. Encourage the use of conservation easements which are supported by the land owner(s).
10. Actively participate in the state and federal land management agencies process for managing wildlife.

Goal 2: Protect the health, safety, and welfare of Sanpete County residents by directing growth away from hazardous areas and sensitive lands.

Objective 1: Protect property and residents from natural hazards, including flooding and other flood events, seismic events, landslides, rock fall, or subsidence.

Policies:

1. Development proposed in geologically hazardous areas or on steep slopes should be done in a manner that poses little or no hazard to life, health or property.
2. Utility providers are encouraged to strengthen, relocate, or take other appropriate measures to safeguard pipelines, transmission lines, and other utility infrastructure in areas subject to elevated natural hazard risk.

Objective 2: Protect sensitive lands (wetlands, riparian corridors, wildlife habitat, waterbodies and rivers, and other unique natural features) from the impacts of development.

Policies:

1. Employ appropriate land use regulatory tools and conservation programs to protect sensitive lands and critical open spaces.
2. Update, develop, and adopt a sensitive-lands overlay zone to regulate development in sensitive lands.

Objective 3: Reduce the threat of catastrophic wildfire in the Wildland-Urban Interface (WUI).

Policies:

1. Major developments and subdivisions in the Wildland-Urban Interface (WUI) shall provide forest stewardship, fuels mitigation plans, and property maintenance covenants that incorporate the principles of defensible and survivable space along with reduced potential for home ignition. These principles are described in scientific information available from multiple sources, including Firewise (NFPA).

2. When considering development projects in or near the Wildland-Urban Interface (WUI), the County encourages property owners and developers to consult with forest managers, land-management agencies, the WUI Officer, the County Fire Warden, and resources such as Firewise (NFPA) in developing fire mitigation plans to ensure compatibility.
3. Include the appropriate fire district and municipal fire agencies in the review of development proposals and assist the fire districts and municipal fire agencies in communicating their concerns to developers.
4. Limit, through the rezoning process, the increase in housing density (a) outside fire districts, (b) in the Wildland-Urban Interface (WUI) areas, and (c) in areas where roadways are substandard.
5. Consider the inclusion of fire-service standards or design requirements in the Sanpete County development regulations.
6. For development in the Wildland-Urban Interface (WUI), the use of Firewise (NFPA), or equivalent, landscaping and construction design and materials is encouraged. For new construction, it shall be required. New construction shall be defined to include both exterior remodeling of existing structures and new additions to existing structures.
7. Encourage fire sprinklers in single-family residences in the Wildland-Urban Interface (WUI) areas. For new construction, it shall be required. New construction shall be defined to include both remodeling of existing structures and additions to existing structures.
8. Organize periodic information and public-participation events in communities, civic and commercial institutions, schools, churches, and homes, in order to educate citizens, both residents and visitors of all ages, on the Firewise (NFPA) or equivalent principles and strategies related to living in the Wildland-Urban Interface (WUI).
9. Regularly communicate educational and preventive messages through the airwaves, newspapers, and posters placed in public access locations. Youth organizations, such as Boy Scouts of America, 4-H, and others, may be invited to implement this campaign.
10. Regularly update the County's Wildfire Management Plan.

Objective 4: Preserve, protect, or conserve natural watercourses, waterbodies, and drainage systems.

Policies:

1. Identify the significant natural watercourses, waterbodies, and drainages and develop County regulations to manage development near such features to protect their natural function and fluctuation.
2. Develop a watershed management plan that protects the county's key contributing areas to promote water quality and conservation for future generations.

Goal 3: Conserve cultural resources throughout Sanpete County.

Objective 1: Compile a list of significant Sanpete County cultural resources and encourage the protection of significant concentrations of archaeological, historical, and other cultural resources.

Policies:

1. Encourage nominations to the National Register of Historic Places.
2. Encourage the conservation, restoration, and preservation of those properties already listed on the National Register of Historic Places.
3. Encourage intergovernmental cooperation in cultural resources management.
4. Seek adaptive uses as an alternative to demolishing or significantly altering historic structures.
5. Encourage property owners to conduct cultural resource surveys on significantly sized projects, or projects which are located in proximity to areas identified as having cultural resources.
6. Work with owners of properties with significant cultural resources to identify alternative funding sources to avoid, reduce, or mitigate impacts on the resources.
7. Identify appropriate treatment measures to be taken when significant prehistoric or historic sites, buildings, structures, and objects may be adversely affected.

Goal 4: Educate the citizens of Sanpete County about our rich and diverse cultural history.

Objective 1: Foster educational and outreach partnerships with public agencies and private organizations whose goals and objectives promote preservation of the region's heritage.

Policies:

1. Identify and encourage the development of specific cultural heritage sites within the county as public education and outreach projects.
2. Encourage educational and outreach partnerships with public agencies and private organizations.

Objective 2: Identify, preserve, and protect cultural resources that have cultural significance and provide a link to historic events.

Policies:

1. Promote and provide incentives for subdivisions to conserve cultural resources within the county.
2. Enhance community awareness and increase public support of local cultural opportunities.

3. Explore agreements with landowners in cultural and historic areas to ensure appropriate use and preservation of cultural and historical resources.
4. Celebrate the cultural history of all citizens in Sanpete County.

IMPLEMENTATION STRATEGIES

Overview

Implementation of any policy document like a General Plan will take careful consideration over many years. In addition to supporting the pursuit of the goals and objectives, County decision-makers will implement this plan each time they adopt an ordinance or authorize a capital expenditure. When taking these actions, County decision-makers must affirmatively find them to be consistent with the General Plan. In this way, the General Plan will be implemented by a series of incremental decisions informed by its goals, objectives, and policies.

In addition, the Plan itself is likely to require changes over time and careful monitoring. By adopting an “adaptive management” approach, the Plan assumes that as technological advances occur and as conditions on the ground change, the County’s policy framework should change accordingly. Thus, General Plan amendments should be expected from time to time. This chapter describes, in general terms, the four strategic areas in which the County will focus its efforts in the next five years. These strategies will be updated as often as deemed necessary to ensure that it reflects the County’s implementation and strategic priorities.

Zoning Ordinance and Subdivision Regulation Update

The County’s Zoning Ordinance will translate plan policies into specific use regulations, development standards and performance criteria that will govern development on individual properties. The General Plan establishes the policy framework, while the Zoning Ordinance prescribes standards, rules and procedures for development. The Zoning Ordinance and Subdivision Regulations will need to be amended to be consistent with the General Plan’s policies. The following priority updates are needed to implement the General Plan:

<i>Priority Updates</i>	<i>Element</i>	<i>Goals</i>
Adequate Public Facilities Ordinance	Land Use	1
	Education, Economic Development and Tourism	2 and 3
	Transportation	1 and 2
	Cost of Development	1 and 2
	Public Facilities	1, 3 and 4
	Environmental, Natural and Cultural Resources, and Historic Preservation	1
Master Planned Communities	Land Use	1
	Education, Economic Development and Tourism	3
	Housing	1
	Transportation	1
	Cost of Development	1

	Public Facilities	1, 3 and 4
	Environmental, Natural and Cultural Resources, and Historic Preservation	1, 2 and 3
Cluster/Conservation Subdivisions	Land Use	1
	Education, Economic Development and Tourism	3
	Housing	1
	Transportation	1
	Cost of Development	1
	Public Facilities	1, 3 and 4
	Environmental, Natural and Cultural Resources, and Historic Preservation	1, 2 and 3
Consistent Development Standards between County and Cities	Land Use	1
	Education, Economic Development and Tourism	2, 3 and 4
	Transportation	1 and 2
	Cost of Development	1 and 2
	Public Facilities	1, 3 and 4
	Environmental, Natural and Cultural Resources, and Historic Preservation	1
Sensitive Land Ordinances	Land Use	1
	Cost of Development	1 and 2
	Public Facilities	1 and 3
	Parks and Open Space	1
	Environmental, Natural and Cultural Resources, and Historic Preservation	1, 2, 3 and 4

Public Land Management Strategies

Continue to develop working relationships with state and federal land management agencies, though regular meetings, ask to participate as a cooperating agency for appropriate NEPA projects, and actively participate in all state and federal land management plans.

Create a public lands council. The primary role of the council will be serves s an advisory board to the County Commissioners on issues relating to public lands. Duties may include: advising the County Commission on public land issues and developing recommendations regarding the preparation, amendment, and implementation of land use plans for state and federal lands. Members should include key stakeholders who have an understanding of the state and federal land-management processes. The council should be appointed by the County commissioners. A member of the Commission may want to serve on the council.

Goals supported through these efforts include:

<i>Element</i>	<i>Goals</i>
Land Use	2
Education, Economic Development and Tourism	5 and 6

Transportation	1 and 2
Public Facilities	2 and 3
Parks and Open Space	1 and 2
Environmental, Natural and Cultural Resources, and Historic Preservation	1, 2, 3 and 4

Economic Development Strategies

The goals and objectives outlined in Education, Economic Development and Tourism Element requires a collaborative effort on the part of the County, community leaders, private employers, regional partners, and educators. Some of the objectives are intended to be implemented by County staff, while other objectives, such as improving education, are intended to be implemented through a collaborative effort on the part of the business and education communities.

The creation of an Economic Development Committee (EDC) can maximize human resources, financial resources, and physical resources of the communities through a systematic, coordinated, and meaningful program for promoting economic development in the County. An EDC can:

- Promote the county's assets and other resources which will enhance economic growth;
- Offer opportunities for collaboration;
- To render assistance and encouragement to existing businesses and promote on-going economic activities to ensure their continued operation and growth;
- To identify, meet and negotiate with potential new businesses and other potential new business enterprises best suited to the resources of the Sanpete County area;
- To actively promote Sanpete County communities, specific industrial, commercial & retail sites and buildings as locations suitable for new business and industry;
- To encourage the development and implementation of a county-wide economic development plan, working in close liaison with the local chamber of commerce, development corporations, community organizations, educational and academic institutions, and allied agencies to accomplish this objective;
- Provide technical assistance to communities located in Sanpete County to assist them to become more successful in the recruitment of new industry and other businesses which meet the needs of their citizens.

Goals supported through these efforts include:

<i>Element</i>	<i>Goals</i>
Land Use	1
Education, Economic Development and Tourism	1, 2, 3, 4, 5, and 6
Housing	1
Transportation	1
Public Facilities	2

Capital Improvement Plan

A 10-year Capital Improvement Plan is the primary means of scheduling and funding infrastructure improvements of county-wide benefit. Special assessment districts or other means of financing improvements benefiting specific areas can also be used to provide needed infrastructure. Goals supported through this effort include:

<i>Element</i>	<i>Goals</i>
Land Use	1 and 2
Transportation	1 and 2
Cost of Development	1 and 2
Public Facilities	1, 3, and 4
Parks and Open Space	1 and 2



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