

EASTERN SUMMIT COUNTY GENERAL PLAN

AMENDED AUGUST 13, 2013

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Chapter 1 – Mission Statement and Vision

MISSION STATEMENT

To enhance the quality of life in Eastern Summit County through responsible growth that fosters stewardship of the land and natural resources while balancing private property rights and respecting our rural and agricultural foundation.

VISION FOR EASTERN SUMMIT COUNTY

Eastern Summit County is shaped by a unique mix of rural agriculture, scenic landscape, natural resources, people, and economic trends. The way of life that has sustained Eastern Summit County in the past is evolving and changing. Farming, ranching, timber and mining, although still important, are no longer the primary activities.

Growth is occurring; increasing population and the residential and commercial development that goes with it has created opportunities and challenges that include things such as water and sewer issues, traffic congestion, rural atmosphere, and incompatible uses. As population increases, there will be a need for improved infrastructure and services. There will also be a need for coordination between development in the municipalities and the unincorporated areas.

With all of this change it is imperative that Eastern Summit County create a “road map” that will help guide land use and development, as well as help preserve the quality of life and maintain the unique Eastern Summit County identity. It is our challenge to understand the impacts of growth and make decisions to create the most positive outcome for the future.

The goal of this General Plan is to provide an advisory guide to help direct decisions that will affect development, land use patterns, and lifestyles while maintaining the unique identity and rural atmosphere of Eastern Summit County. The goals and desired actions set forth in this document aim to achieve development that matches the available and/planned infrastructure, that permits historic and new land uses to coexist, and that maintains the open country and opportunities that have become the hallmark of Eastern Summit County living. The plan further seeks to set forth land use and administrative changes that create greater predictability and accountability in the development process.

The Development Code and Zoning Maps will be used to implement this General Plan in a manner that minimizes inappropriate land uses, that prevents over extension of County services, that increases predictability in development, and that helps preserve or protect natural resources as well as scenic and environmentally sensitive areas.

Chapter 2 - Land Use

2.1 **GOAL: Develop land use codes which balance the diversity of desires of Eastern Summit County residents, including private property rights.**

- a. Work to ensure that new development is suitably located to minimize impacts to surrounding areas.
- b. Ensure that all new development has adequate resources and infrastructure to support the proposed intensity of use, and work to ensure that the infrastructure costs of new development are proportionally borne by the developer.
- c. Work to ensure that single-family residential development minimizes disturbance, and is clustered where appropriate.
- d. Encourage new agricultural and residential development that is consistent with the immediate surrounding area. Large agriculture buildings and high-impact animal production operations should not be placed in residential areas; consider the development of a residential zone and other zones as appropriate to separate agricultural and residential uses in locations where higher density development may be appropriate.
- e. Identify existing land uses, land use patterns, agricultural lands, environmental constraints, and other factors as appropriate to aid in land use decisions.
- f. Develop provisions in the Development Code that will allow simple, single lot, land divisions while controlling larger subdivision developments in a way that protects the property rights of the landowners as well as the surrounding neighbors.
- g. Enact ordinances, resolutions, codes and other forms of land use controls to reduce nuisances and land use incompatibilities.
- h. Create, modify, and maintain appropriate zone districts to accommodate a variety of uses while recognizing and respecting existing land use patterns.
- i. Create appropriate and predictable development procedures in the Development Code to ensure that all land use and development is adequately reviewed and determined to be consistent with the goals of this Plan before any approvals are granted.
- j. Proactively forecast the impact of the existing development code and new amendments to understand their impact upon the future buildout of Eastern Summit County.

2.2 **GOAL: Acknowledge the historic rural and agricultural character of Eastern Summit County.**

- a. Recognize agricultural operations as a significant and important use of the land.
- b. Consider those land use patterns and strategies that support and protect existing and future agricultural operations; support the development of tools and programs to allow the preservation of productive agricultural lands. Among others these may include agricultural preservation areas, plat notes and other methods to educate new residents of the agricultural nature of the area, cooperative agreements with landowners, and a program to transfer density from agriculturally productive lands.
- c. Implement “Agricultural Protection and Right to Farm” strategies, and require all non-agricultural activities to develop in a manner that is harmonious with nearby agricultural operations.
- d. Reevaluate and possibly amend the Development Code to streamline the process for designating and modifying Agricultural Protection / Preservation areas.
- e. Coordinate with the Eastern Summit County Agriculture and Open Space Committee (ESAP) and the affected municipalities in the acquisition of conservation easements and/or restrictions to preserve agricultural lands and open space.

2.3 GOAL: Coordinate with the Summit County Landmarks & Heritage Commission on the preservation of cultural resources and heritage.

- a. Provide for the revision of existing and development of new inventories of culturally significant structures, sites, and landmarks within Eastern Summit County.
- b. Consider development of a heritage preservation plan.
- c. Evaluate the need to adopt a local ordinance that would require, at a minimum, documentation prior to demolition or alteration of any structures, sites or landmarks identified in the heritage preservation inventory. If measures beyond documentation are implemented, consider development of funding sources and/or incentives for preservation.

Chapter 3 - Infrastructure / Transportation

3.1 **GOAL: Establish level of service expectations that are compatible with the County's ability to serve different areas of Eastern Summit County, especially the more remote areas.**

- a. Educate existing and future residents regarding service and infrastructure expectations and limitations in Eastern Summit County.
- b. Provide a means by which existing and future residents understand the levels of service that will be provided by the County and other service providers in each zone district or geographic area of Eastern Summit County.
- c. Work with service providers to apply reasonable infrastructure guidelines to be utilized by the County during the development review process, and to forecast future infrastructure needs.
- d. Identify alternate locations for a future landfill and other appropriate County facilities.
- e. Nuclear waste storage facilities and transfer facilities, either wholly or partially within Eastern Summit County, are not appropriate.

3.2 **GOAL: Create and implement transportation strategies to address current and future needs.**

- a. Adopt the Eastern Summit County Transportation Master Plan, as amended, to continue to develop a transportation system that supports the goals of the Eastern Summit County General Plan.
- b. Investigate potential methods to bring existing Eastern Summit County roads up to County standards.
- c. Periodically review the Transportation Master Plan to ensure that the plans addresses the needs of residents including multiple modes of transportation, with focus on safety, infrastructure, and appropriate infrastructure size/width.
- d. Monitor the potential for public transit opportunities.

Chapter 4 - Economic Diversity / Development

4.1 **GOAL: Support economic development and diversity to strengthen the economic base of Eastern Summit County, promote the social and economic well-being of the residents, and build community with a strong, diversified, year-round economy.**

- a. Where appropriate, permit recreational opportunities that will enhance the quality of life in Eastern Summit County and provide economic development opportunities.
- b. Encourage businesses and activities to provide a range of jobs and opportunities, including those that pay a living wage that can support permanent resident households.
- c. Promote the development of small home based businesses or clean cottage type industries in the Development Code.
- d. Guide growth in a manner that promotes economic development and efficient use of services and permits economically beneficial use of land.
- e. Coordinate with economic development groups as appropriate.
- f. Investigate potential development strategies and possible locations for neighborhood commercial uses.

Chapter 5 - Natural Resources / Environmental Quality

5.1 GOAL: Develop codes and policies that promote proper stewardship of natural resources and address environmental issues of Eastern Summit County.

- a. Ensure that development occurs in a manner and location that protects natural resources, including but not limited to pollution prevention, erosion prevention, national forests, crucial wildlife habitat and corridors, agricultural lands, fisheries, water quality, wetlands, scenic view sheds, riparian areas, wildlife and clean air.
- b. Implement strategies to ensure that there is adequate quality and quantity of water for all new development, and require water conservation and quality plans.
- c. Preserve and create appropriate motorized and non-motorized trails and access to public land in conjunction with the municipalities and US Forest Service. The intention is not to require property owners who live adjacent to the National Forest to provide public access.
- d. Cooperate with State and Federal public land use agencies and other jurisdictions.
- e. Require long-term management plans for all designated open space areas. Pursue an aggressive weed control program that addresses noxious weeds.
- f. Consider the creation of a night-sky ordinance.
- g. Ensure that land is appropriately reclaimed and restored following the conclusion of disruptive activities.

5.2 GOAL: Implement measures designed to promote energy conservation and the development of renewable energy in Eastern Summit County.

- a. Encourage development of renewable resources as a substitute for oil, natural gas, and other limited energy supplies used for electricity generation, and to reduce consumption of these supplies.
- b. Work with appropriate public agencies to permit and approve development of alternative energy.
- c. Consider incentives to encourage green building practices such as LEED or EnergySTAR certification and use of recycled materials.

Chapter 6 - Municipal Coordination and Cooperation

6.1 GOAL: Provide consistent communications and coordination with each municipality in Eastern Summit County to encourage all development, whether within the municipality or within the County, to be appropriately managed.

- a. Encourage cooperative land use planning efforts between Eastern Summit County and the municipalities.
- b. Improve communications between the municipalities and Eastern Summit County by implementing a communication plan.
- c. Encourage development within established annexation overlay areas to conform to the development standards of the declarant municipality as applicable.
- d. Establish policies that encourage growth within declared annexation overlay areas to maximize existing services and infrastructure.
- e. Work jointly with the municipalities to determine if appropriate locations and services are available for industry and business within or adjacent to those municipalities.

Chapter 7 - Moderate Income Housing

7.1 GOAL: Promote a mix of housing types and availability.

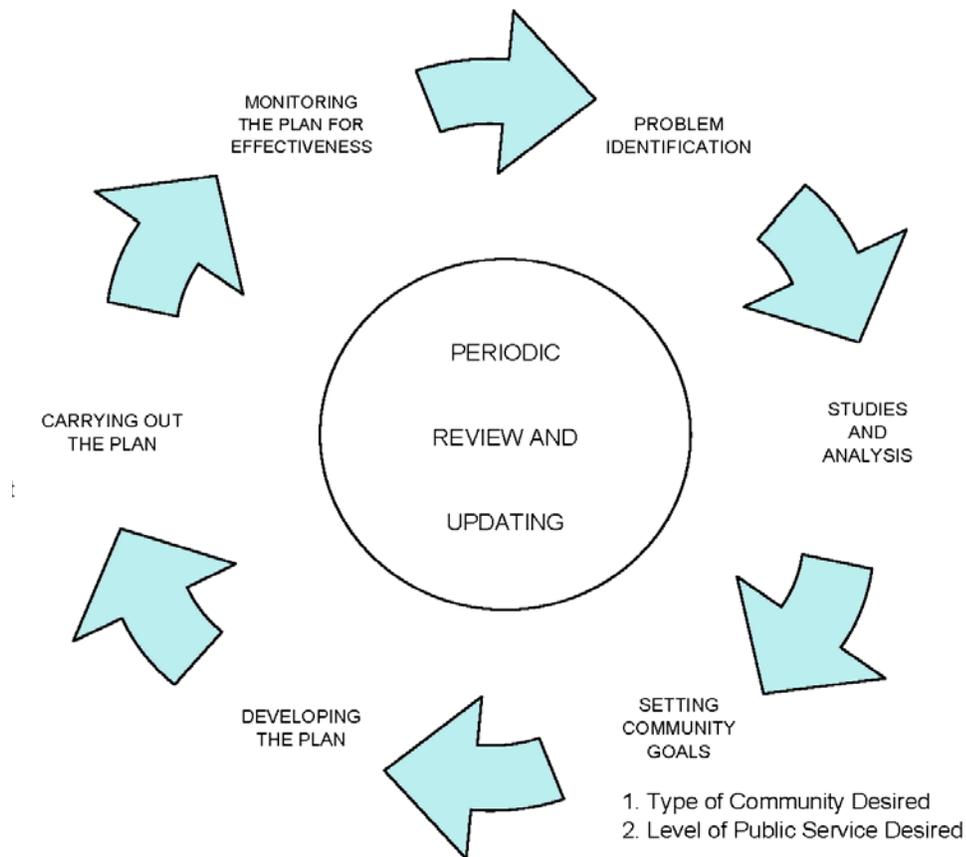
- a. Periodically review and update the Housing Needs Assessment (technical appendix) to ensure that housing needs are identified as they change over time.
- b. Consider mechanisms to provide a realistic opportunity to meet estimated housing needs within Eastern Summit County, including a variety of housing types and affordability.
- c. Consider incentives such as fee-waivers and density increases to encourage private sector development of moderate income housing.
- d. Encourage moderate income housing development close to existing services and infrastructure.
- e. Clarify the intention and development standards for seasonal dwelling units in the Development Code.
- f. Ensure that housing is affordable to households earning 80% of the median income for Eastern Summit County, not the median income as affected by the Snyderville Basin and Park City.
- g. Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.
- h. Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.
- i. Examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG) for the creation of moderate-income housing opportunities.

Chapter 8 – Community planning process

8.1 GOAL: Ensure that the Eastern Summit County General Plan is adaptable and balances the needs of property owners and residents.

- a. Provide for the regular review of the General Plan, to occur at a minimum once a calendar year.
- b. Work with residents and property owners to further understand their values and needs. Find new creative ways to solicit input and participation on the general plan, development code, and land use issues from the public at-large.
- c. Plan for orderly and logical growth by utilizing long and short-term studies to predict transportation and infrastructure requirements for the future including general plans for sewage, water, waste disposal, drainage, public utilities and other public services.

Figure 1: Community Planning Process



Resources

Maps:

1. 2013 - Zone Map
2. 2013 - Existing Land Uses (to be adopted at a later date)
3. 2013 - Municipality Annexation Declaration Areas

Technical Appendices

1. 2012 - Affordable Housing Needs Assessment
2. 2013 - Eastern Summit County Transportation Master Plan