

EASTERN SUMMIT COUNTY GENERAL PLAN

Amended August 25, 2010

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INTRODUCTION

There is always going to be change; the question is whether Eastern Summit County merely bends to change, or acknowledges change and seizes the opportunity to manage it to the benefit of the residents. Eastern Summit County residents have a clear idea of what living here is about and how change is affecting their lives. But, they are not quite sure how to preserve those things that are important, (i.e. tolerance, interdependence, participation, and a rural agricultural lifestyle), given that the change often appears to be at odds with established Eastern Summit County values, customs, and traditions.

An influx of new residents, bringing with them new traditions, values and problems, together with new development patterns that are appearing from the valleys to the mountain tops in Eastern Summit County, often do not support the desires of those people that now live here. In the simplest of terms, development pressures are escalating property values in a manner that make it difficult for residents to pay property taxes, raise a family, and provide affordable housing opportunities for their children. It is now difficult to stay here, let alone preserve a rich heritage.

Eastern Summit County is unique. The rural agricultural way of life, its small towns, scenic beauty, spectacular natural resources, and the proximity to Park City and Salt Lake City make it a very desirable place to live. While there is a diversity of people here, the vast majority of the residents of Eastern Summit County share common values, a traditional work ethic, and a commitment to support each other. Collectively, these are qualities that must be preserved. However, Eastern Summit County stands to lose some of its uniqueness because of change that will be brought about by the growth pressure it now faces. It is our challenge in Eastern Summit County to understand the impacts of growth and make decisions now on how to create the most positive outcome for the future.

What is life in Eastern Summit County? John Winthrop, the first Colonial Governor of Massachusetts, defined the rural community lifestyle of his time like this:

“Wee must delight in eache other, make other’s conditions our owne, rejoyce together, mourne together, labor and suffer together, allways having before our eyes our commission and community in the worke as members of the same body.”

Given input from residents today, life in Eastern Summit County is largely based on the same principles as was life in colonial times. These principles are typically not found in city or suburban life. “In a democracy, by the very meaning of the word, the people govern – they create among themselves the conditions of their lives.” Here, the people are the ranchers and farmers, businessmen and women, individuals, employers, employees, and government. While one quote states the core values that must be preserved, the other shows

that it is up to everyone here to protect that which “we” desire. It is our commission as citizens to create a Vision for Eastern Summit County to help shape the future we desire.

AGREEMENT ON THE FUTURE

There is substantial agreement among the residents of Eastern Summit County on a vision for the future. While there are questions regarding the most appropriate means to achieve the vision, residents agree in a number of areas. In general, these are:

1. Protect the rural, agricultural, and small town lifestyle.
2. Protect the natural resources.
3. Improve relationships between the County and incorporated municipalities.

Protecting the Rural, Agricultural, Small Town Lifestyle

1. Virtually all residents have a strong desire to protect the rural, agricultural and small town lifestyle. Ensuring that the east side of the County, including the incorporated municipalities, remains a safe and nurturing environment in which to raise children; a place where children have an opportunity to participate and learn responsibilities; a place where the social structure is supportive, cooperative and tolerant; a place where rural and small town values form the core of everyday life; a place where the physical environment is respected, and accessible; and a place where farm and ranch operations are desired and valued; are crucial measures of the quality of life desired by the residents.

2. Eastern Summit County residents believe that many people now moving here do not understand the rural and small town lifestyle. There are trade-offs to a rural lifestyle; it is not the same as city life. For example, only modest levels of service are required by rural residents. Urban residents expect a higher level of service; yet, they still expect low taxes.

There is a strong concern regarding the different values of new-comers. Many work in the Park City resort or in Salt Lake City and, as a result, they are not attached to Eastern Summit County life. “New residents come here for the rural lifestyle, to get away from the problems of the city or suburbs. Yet, when they arrive they want to change things and bring city characteristics to Summit County.”

We are challenged to find ways to educate potential new residents of Summit County to ensure that they are moving to a place where they will be happy and assimilate into the existing population.

3. Growth is going to occur. However, Eastern Summit County must maintain an identity separate from the Wasatch Front and the Snyderville Basin. The rural, small town lifestyle and mountain environment must be preserved. It is important for developers and

new residents, in particular, to understand the Eastern Summit County lifestyle. Living here must not be the same as living in the city, suburb, or even the Park City resort area.

4. Agriculture, open space, mountains and small towns are seen as the key elements that form the basis of the desired lifestyle in Eastern Summit County, (see Figures 1 and 2). They help tie together the East side's social, cultural, and economic traditions. They must be protected and new development must respect their significance to Eastern Summit County residents. The Development Code and zoning map must be updated to ensure that, contrary to most plans which describe where and how development will occur, emphasis is given to defining those places where, based on reasonable public policy, development should not occur in order to help protect the rich cultural heritage of Eastern Summit County.

5. There is agreement that to protect the desired lifestyles, ways must be found to help the rancher and farmer stay on the land. While the viability of farming is being challenged everywhere, it is on the "endangered list" in Eastern Summit County. Virtually everyone agrees, the "right to farm" must be protected. Protecting the integrity of agricultural operations must be one of the highest priorities if we are to achieve our goal.

Minor obstacles by new residential subdivisions combine to undermine the ability of farmers and ranchers to operate. Nuisances such as the removal of a crucial fence, relocation of irrigation ditches, discontinuing flood irrigation on adjacent parcels, complaints about agricultural noise, dust, odor, and other operation characteristics, are frustrating and problematic. While these complaints and actions appear small and inconsequential to the developer and new resident, they are significant to the farmer and rancher. Too many times the burden of creating a compatible relationship between the new residential subdivision and historic farming and ranching operations is unfairly put on the farmer or rancher. Without appropriate protection mechanisms, such problems will continue and additional conflicts will occur. This plan must ensure that the rights of historic uses, particularly agriculture, are protected.

6. There is a clear distinction between a "professional developer," a person that makes a living from buying, subdividing, and reselling land to maximize the financial return on the land, and a "local developer," who is subdividing for the purpose of creating shelter for family, create a business that supports the local economy, or to continue to afford to farm or live in Eastern Summit County. All development must benefit Eastern Summit County. The "local developer" produces benefits and maintains the existing way of life by taking care of the land and families, thereby ensuring that change is consistent with community values. The impacts produced by the "professional developer," however, are increasingly changing the fabric of Eastern Summit County. Their development, while at a scale that may be small by Salt Lake Valley and Snyderville Basin standards, is large for Eastern Summit County. It is increasingly oriented toward wealthier suburban residents who wish to escape the problems of the metropolitan area; who view Summit County as a place to live and not a home; and who often impose suburban expectations on our rural, small town lifestyle. While it is agreed that property owners have a right to develop their land, it also is agreed that they must be "morally responsible" to the values of Eastern Summit County residents and give something back to the community.

In drawing this distinction, there must be ways to establish reasonable development standards for each situation because each produces a different level of impact on the rural agricultural lifestyle of Eastern Summit County. The Development Code and zoning map must be updated to ensure that all development is responsible to the East side community.

Figure 1.

Eastern Summit County Rural, Agricultural Character



Open Hillside and Meadows



Homes placed in a manner that protects the mountainside and meadows.

Figure 2.

Eastern Summit County Small Town Character



Henefer



Oakley



Francis



Echo



Kamas



Coalville

7. Existing development regulations for Eastern Summit County sometimes create effects that are contrary to the goals of the residents. There are existing property owners who wish to create housing opportunities for their children or to sell small parcels of land in order to generate revenues to continue ranching or farming operations or to afford the cost of living in Summit County. The concern is that subdivision regulations and development fees make it expensive to subdivide land for these purposes. The regulations also affect future development potential. These matters must be addressed to help residents and their children stay in Eastern Summit County.

8. The Development Code contains a “use list” that identifies those land uses that are permitted or conditional uses in each zone district. This is a traditional approach to zoning. However, it does not provide the direction and flexibility that are now appropriate for this area. The Development Code should establish a limited range of permitted uses that are consistent and compatible with the rural, agricultural character of Eastern Summit County. Provisions should be placed in the Development Code to allow any other land use so long as it is determined that the use is compatible with the character of the specific neighborhood in which it is being proposed. The existing “use list” is too rigid to accomplish this objective.

9. The Development Code does an inadequate job of distinguishing between temporary uses, those that should be allowed for only a specified period of time, and conditional uses which, once approved, are allowed as permanent uses. This matter must be addressed.

10. Too often “common sense” is not incorporated into development practices and patterns occurring in Eastern Summit County. The placement of residential structures on steep slopes and ridge tops, and in flood plains and wetlands, impact the aesthetic and natural resource values that are important to the residents of and visitors to Eastern Summit County. The creation of small lots sprawling over the landscape (even up to five acres) often encroach upon or eliminate viable agricultural lands and the open character of the area (see Figure 3). In other instances, the placement of homes and other structures in remote areas is not only dangerous and problematic for the people living there, but also for those who are required to provide them with protection and services. Large scale development, by Eastern Summit County standards, should be organized, compact and appropriately located to protect farmland, to maximize open space, and to allow for the logical provision of services. There must be reasonable standards to ensure a common sense approach to the use of the land. While the Development Code and zoning map cannot and should not dictate “common sense,” they can and should help guide development in a manner that minimizes inappropriate land use decisions, over extensions of County and Special Services District infrastructure, and protects natural and scenic resources.

11. Major development should be properly organized on the landscape in order to maintain the visual integrity and scenic beauty of this area. All larger developments should be compact (clustered) to ensure adequate and cost effective provision of services, maximize open space and maximize the use of productive agricultural lands (see Figure 4). The Development Code and zoning map must be updated to ensure that appropriate thought and planning is given to each new subdivision in order to achieve these important community goals.

Figure 3.

Inappropriate Development Characteristics

Substantial Hillside Scars to Create Building Sites



Highway Strip Development Pattern



Development in the Floodplain with Septic systems



The County's current pattern of RR-2 zoning is both appropriate and problematic. While it places homes close to services, it creates linear sprawl of tightly spaced homes along County roads; it land-locks property away from the road when not properly controlled, thereby making it difficult for municipalities to annex in a logical fashion; it places many access points along high speed County roads thereby reducing safety; and it may make it difficult for municipalities to annex appropriate areas in the future. Moreover, it can affect the scenic qualities of Eastern Summit County, as viewed from the public roadways (see Figure 5). The Development Code and zoning map must be updated to ensure that development remains close to existing infrastructure, but eliminates the negative aspects of this development pattern.

The proliferation of small ranchettes across the landscape, most around five acres in size, is not appropriate. Note only do they "chew up" agricultural lands, but they create a sprawling look to development. It is evident to many that the vegetation on these ranchettes is not well managed, which compromises the aesthetic values of Eastern Summit County. The proliferation of these small ranchettes, particularly on the hillsides and in the mountains, force wildlife off traditional winter range and eliminate hunting in many areas.

Appropriate zoning tools can rectify the problems now being created on the landscape. The appropriate tools are those that promote the positive aspects of current development patterns, but prohibit the negative. The Development Code must be amended to establish appropriate zoning districts and development standards that further the goals of this Plan.

12. The cost of housing is excessively high and may continue to escalate beyond the abilities of many local residents as development pressures increase and the influx of wealthier suburban residents continue. Young couples starting a family will find it difficult, if not impossible to afford housing. Every effort should be made to allow parents to help their children in this situation.

Affordable housing has an importance beyond providing shelter for people working in the County, especially on the East side. "Affordable" in this instance refers to a price range that can be afforded with the incomes of residents and families that reside and work in Eastern Summit County. It is seen as a key element to maintaining the "total village" quality and character that has always existed. It is not an overstatement to say that the quality of education, and perhaps delinquency, crime, and truancy may be directly and indirectly affected by having community members, such as the teacher, police officer, fireman, business person, young family and grandparent living here. Each adds to the richness and safety of living in a small town and rural environment. "It takes a whole village to raise a child." If extreme care is not taken, housing will increasingly become unaffordable, and more people living in Eastern Summit County will have less commitment to a rural, small town lifestyle.

Affordable housing must fit into the character of Eastern Summit County. Large apartment or condominium complexes may not be appropriate. If a major affordable housing project does occur it must be located in proximity to appropriate service and infrastructure.

Figure 4.

Major Development Patterns



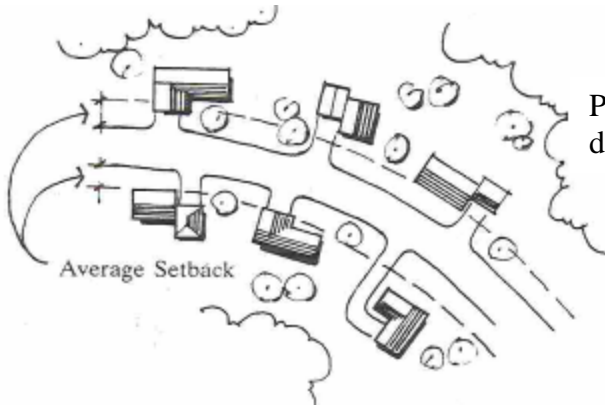
Inappropriate pattern for major development.
Development should not spread across hillside.



Appropriate pattern for major development. Development should be clustered near the base of hillside or in areas that are not visually prominent as viewed from public roadways.
It should assist in the preservation of agricultural lands.

Figure 5.

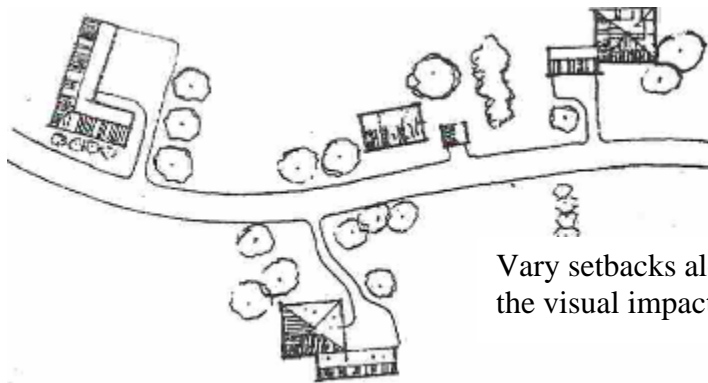
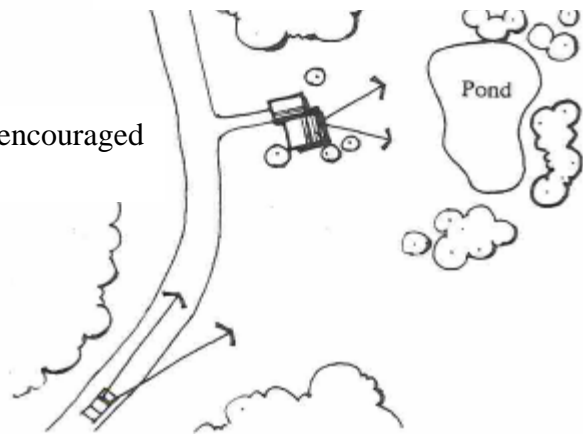
High Corridor Development Pattern



Patterns which are allowed, but discouraged whenever possible

Locate buildings to maintain visual and physical connections to lands beyond

Patterns which are encouraged whenever possible



Vary setbacks along the roadway to minimize the visual impact of development

Mobile homes are an affordable type of housing. Yet, they should be subject to certain design and location requirements to ensure that they, too, fit into the area character. Other types of housing, including pre-built housing, must be considered.

Efforts must start now to ensure that there will be affordable housing in the future in Eastern Summit County. Because of mounting growth pressures, it will be necessary to take actions not normally taken in a rural county to solve this problem. At the same time, we must ensure a supply of affordable housing to serve the housing needs to local residents committed to maintain the rural, agricultural, small town lifestyle. If developers are required to provide affordable housing (land, money, homes), will all other housing be less affordable because of the additional cost of development? Each of these affordable housing issues must be addressed.

13. Jobs that can support a permanent household and industry that can replace the County's lost valuation due to the decline of oil reserves and logging are needed. However, the pursuit of industry should not further the problems associated with growth. Industry that does not promote the desired lifestyle, protect the natural resources, or provide only for workers outside this area is not appropriate.

Where is the appropriate place for this type of development? Should the County encourage commercial and appropriate industrial development in unincorporated areas where appropriate infrastructure may not be available or may be costly to provide? The best locations may be where services can be provided. These matters must be addressed. It is clear that addressing this issue will require substantial coordination and agreement between the County and the municipalities. This Plan must facilitate this type of cooperation.

There are a number of non-conforming commercial and industrial uses in the County. Many of these uses provide the type of jobs that are needed by Eastern Summit County residents. Most of these operations are located near expanding residential subdivisions. Some are successful and wish to expand. Under the provisions of the Development Code, most of these uses do not conform to the residential zoning standards that have been imposed by Summit County. These standards place a priority on residential growth, while discouraging long-standing commercial and industrial uses that are valuable to local residents. As is the case with agriculture, these important land uses must be given appropriate protection from the effects of residential growth. This problem, too, must be addressed in the Plan.

14. Growth management strategies now being carried out in the Snyderville Basin are affecting Eastern Summit County. The market in the Basin is artificially constrained by the tier system. That system, together with high impact fees and other reasons, are partly responsible for the accelerated pace of development interest and speculation in Eastern Summit County. While it is recognized that the Snyderville Basin must address its growth issues, its problems should not simply be transferred to the East side of the County. Joint planning discussions must occur between the Planning Commission of each area to better address this matter.

Protection of Natural Resources

1. In the more remote areas of the County, too many cabins and homes are being built in potential wildfire areas. This type of development is difficult to serve and protect since it is generally located in remote areas some distance from fire fighting equipment and personnel. While the rights of existing property owners in these remote areas must be respected, Summit County should carefully consider any new development, beyond lawfully created subdivisions, that may exacerbate the problems now associated with previously-approved development in these areas. Second, where such development has already been approved, appropriate fire safety and mitigation standards must be developed and coordinated between fires districts and carried out by the County in its Development Code. These standards must ensure adequate year-round access, availability of water and minimize wildfire hazards. Finally, before any construction is allowed in these areas, a property owner should be required to acknowledge the risks involved and the level of service that can be anticipated from the County and Special Districts. A specific definition of service levels that can be expected by property owners in such areas should also be clearly defined through this Plan.
2. There are numerous concerns about existing, but unbuilt subdivisions. Several large subdivision, approved in the 1960's and 1970's were never built. Most do not meet today's standards for septic systems, water and roads. Developers and land speculators are now searching out these old subdivisions, hoping to avoid the County's development review process because they were approved 20 to 30 years ago. Efforts must be taken to ensure that reasonable, minimum standards are met. This may require negotiations with these land owners to secure a more appropriate development project. In no way should the County issue a building permit in these developments unless adequate and usable water is proven for an individual dwelling unit. Furthermore, the County should aggressively enforce any violation of this regulation.
3. There are two significant environmental problems in Eastern Summit County. These relate to water and septic systems. Water is a finite resource; yet, no one knows precisely how much water is available. Furthermore, as people drill deeper and deeper wells, existing shallow wells are being affected. More care must be given to the impact of growth on the water situation in Eastern Summit County. With regard to water, simple and old ways are no longer workable. In the future, each developer must be required to demonstrate not only water rights, but also the actual ability to use water located in a well. A water share or right (paper water) is no longer sufficient. A well driller's log, currently required by the Development Code in order to obtain a building permit, is not adequate to show the State Engineer's authorization to actually use the water in the well. The State Engineer's Memorandum of Decision, authorizing actual use of water in a well or commitment by a private after provider, should be required before development approvals are granted or a building permit issued. In new development, a developer should be required to demonstrate that new wells will not adversely affect those that exist in the area. It is crucial that these requirements are demonstrated before County approvals are granted for any new development project. This is the only way to ensure compliance.

With regard to septic systems, considerable environmental damage to natural resources can be found, including pollution of water resources. There are instances where development was either approved on unsuitable soil or where systems are inadequate. In several neighborhoods, sewage flows into streams. Since these same streams are used for drinking water down river, it is an ongoing concern. In other instances, sewage flows from hillside septic systems to lower areas in the valleys, where it causes a variety of other concerns. It is time to investigate the feasibility of a sewer district as a remedy for areas with failing or failed septic systems. The County also should actively pursue enforcement of any violation to stop these occurrences.

Property owners must be required to demonstrate that soils on the property are suitable for disposing effluent properly at all times of the year so that nearby streams, wetlands or water sources are not polluted. Percolation tests are required by the County, but they are permitted to be carried out at any time of the year. While the test should be permitted at any time of the year, the County should make every effort to determine the worst case conditions related to each potential septic system site and require appropriate mitigation of possible impacts.

4. Development should be permitted in areas which do not contain natural hazards; which are possible to serve with an appropriate level of services, and when it is considerate of the natural resources within Eastern Summit County. Development on steep slopes, in wetlands or flood plains, on unstable or poorly draining soils and in critical wildlife areas is occurring more frequently. While property owner's rights must be protected, developers should be obligated to use the property in a way that does not endanger individual or public safety, create adverse environmental consequences, or unnecessarily eliminate the productive and desired qualities of Eastern Summit County. A "common sense" approach to development must be assured by this Plan.

5. Logging operations on private land have caused environmental damage. While there are standards that must be met on public lands, these standards do not exist for operations on private lands. These can be impacts on erosion, scenic qualities and sedimentation of streams. Operations can result in the degradation of wildlife habitat and increase wildfire hazards. Logging on private lands, by itself, is not an issue and should be allowed. The concern is the lack of County standards for these operations. There should be reasonable and appropriate standards which can be applied to logging operations on private land to ensure sensitivity to the environment. These standards should be included in the Development Code.

6. Access to public lands, especially motorized access, is important to Eastern Summit County residents. Some residents believe that the Forest Service is not listening to their concerns regarding motorized access. On the other hand, the Forest Service feels that it must protect the natural resources and motorized access is not appropriate in certain areas. In other instances, the Forest Service would like to provide better access, including motorized vehicles, but needs help from the County, municipalities and property owners. Communication, collaboration and a greater effort will be required to address this matter.

The Plan should do whatever possible in the form of standards and policies, to ensure “appropriate” access to public lands without infringing on private property rights.

7. There is concern in the southern portion of the County that the landfill is reaching capacity. Development can cause two problems – adding greater volumes to the landfill and making it difficult to find another suitable location for this type of use. If a new location is not identified and set aside, long expensive trips to a landfill in another part of the County will be required in the future. This will add to the cost of trash collection and disposal. The Plan should address the future of these important community facilities.

Improving Relationships Between County and Municipalities

1. It is impossible now to define the type of development that will occur in the unincorporated areas immediately surrounding the five municipalities in Eastern Summit County. Yet, these are sensitive areas and development there must be carefully planned. The County and municipality must collaborate on development standards to ensure that whenever new development occurs, developers cannot take advantage of a different County review, site layout and infrastructure standards. Any development in these areas must be done in a manner that requires concurrent or allows future annexation and the provision of, or connection to municipal services (sewer, water, roads). Using similar standards, it will be less likely for a developer to play an individual municipality against the County. This is the best way for the municipality to protect its infrastructure, deal with future development and coordinate planning efforts to ensure that mutually beneficial land use goals can be attained.

This plan must create a mechanism that ensures joint County/municipal planning before development is approved in these areas. It must ensure that the County has the ability to impose special infrastructure requirements and standards in order to account for the varying needs of each municipality. It also must recognize that timely cooperation must be given since the County is obligated to treat these property owners fairly. The Development Code should establish procedures that permit the County to achieve these special planning objectives near municipal boundaries.

2. Community involvement in this planning effort is vital to its success. When decisions are made about the future of Eastern Summit County, the residents, including those living in the incorporated municipalities, must feel that the decision makers have taken the time to fully hear and understand their concerns and have made the best possible effort to meet their needs. The Plan must ensure this type of involvement. Further, it must be understood that changes will occur that alter the effectiveness of this Plan. Periodic review and appropriate updates involving the community must be undertaken. This Plan should incorporate such review and public participation requirements.

3. Procedures must be established and actions taken to ensure that issues which go beyond the boundaries of a given town are addressed. The municipalities, with their ability to provide a higher level of service, may be the best locations for certain types of development, including affordable housing neighborhoods, other larger-scale projects and

some commercial and light industrial uses. Joint planning meetings must be held to determine whether these ideas fit the vision a municipality has for its future and the best means for providing appropriate services. This Plan must ensure coordinated planning efforts to better understand and properly plan for appropriate growth.

PURPOSE OF THE PLAN

The purpose of the Eastern Summit County General Plan is to provide the type of guidance required for the governing body, planning commission, property owners, and each resident and to achieve the type of social, cultural, physical and economic environment desired. This plan attempts to:

1. Recognize existing problems which can potentially negate any positive steps taken in the future to improve Eastern Summit County as a place to live and work and suggest remedial action for these problems;
2. Guide growth and development in a rational and creative manner that is consistent with the desires of the residents; and
3. Establish long-range guidelines and policies to assist decision makers in the consistent application of decisions, even when the composition of the decision making body changes.

By following these guidelines and policies, decisions will be directed at common goals and allow the County to adapt successfully to the challenges we will face.

Four points must be made about the nature of this Plan. First, the highest priority of this Plan is to establish standards and regulations to ensure that all growth is consistent and compatible with the desired rural, agricultural, small town character. Virtually every action suggested in the Plan supports this goal in a direct or indirect way.

Second, this Plan is a vision for all of Eastern Summit County. It is crucial that a common vision be established because the problems we face and the solutions we need overlap political jurisdictions. By establishing a common vision, it may be possible for the collective resources and actions of the County and municipalities to implement that vision and protect the culture and values of the residents of Eastern Summit County.

Third, this Plan includes all geographic areas of Eastern Summit County. While it does not plan areas within incorporated boundaries, it does provide mechanisms to ensure that growth and change outside municipal boundaries are compatible with municipal plans.

Fourth, this Plan is generalized. It does not indicate specific land use locations or detailed development regulations; but rather, it presents, in a general fashion, the type of land use patterns, development regulations and other programs and strategies which, based upon current and forecasted conditions, will best serve the needs of residents in the foreseeable future.

THE VISION FOR EASTERN SUMMIT COUNTY

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.

EASTERN SUMMIT COUNTY GENERAL PLAN GOALS AND OBJECTIVES

Goals and objectives have been formulated to guide the preparation of this Plan. Goals are general statements or proposed long-term accomplishments (in other words, the type of cultural, social, physical and economic environment that is desired); while objectives are more specific short-term statements of purpose that are set forth to guide public policy and development actions.

Goals and objectives established in this plan are related to one another and serve to reinforce each other. The achievement of one common goal or objective will help to achieve others. These goals and objectives are, by necessity, based on the needs and desires of the Eastern Summit County residents to ensure a broad base of public support. The goals and objectives set forth here are the foundation of the Eastern Summit County General Plan.

1. GOAL: Ensure that the Eastern Summit County General Plan is adaptable and responsive to the values of its residents.

1.1 OBJECTIVE: Provide for the regular review of the General Plan by scheduling periodic reviews and other updates as needed.

1.2 OBJECTIVE: Work with residents and property owners to further understand their values and needs and ensure that development that is compatible will most likely facilitate those needs.

1.3 OBJECTIVE: Hold neighborhood or town hall meetings to solicit input on the general plan, development code, and land use issues from the public at-large.

2. GOAL: Support the logical growth of each municipality in Eastern Summit County and help each municipality maintain its unique identity, while promoting the Vision for Eastern Summit County.

- 2.1 OBJECTIVE: Encourage cooperative land use planning efforts between the County and the municipalities.
- 2.2 OBJECTIVE: Improve communications between the municipalities and County.
- 2.3 OBJECTIVE: Encourage and actively seek continued citizen participation and input on all County issues.
- 2.4 OBJECTIVE: Encourage development within established annexation overlay areas to conform to the development standards of the declarant municipality as applicable.
- 2.5 OBJECTIVE: Encourage development that is compatible with surrounding uses.
- 2.6 OBJECTIVE: Ensure that the costs of new development are borne by the developer.
- 2.7 OBJECTIVE: Establish policies that encourage growth within declared annexation overlay areas to maximize existing services and infrastructure.
- 2.8 OBJECTIVE: Encourage single-family residential development to minimize disturbance and be clustered.

3. GOAL: Protect the rural and open environment of Eastern Summit County.

- 3.1 OBJECTIVE: Allow appropriate land uses to be developed in Eastern Summit County that are consistent with the desired rural, agricultural character, customs, and culture, but provide flexibility for other uses when they are found to be compatible and consistent with nearby uses and the character in the specific area for which they are proposed.
- 3.2 OBJECTIVE: Create appropriate development procedures in the Development Code to ensure that all major development is adequately reviewed and determined to be consistent with the goals and objectives of this Plan before any approvals are granted.
- 3.3 OBJECTIVE: Proactively forecast the impact of the existing development code and new amendments to understand their impact upon the future buildout of the County.

4. GOAL: Promote a mix of housing types to continue the County's history of a diversity and a mix of residents.

- 4.1 OBJECTIVE: Consider mechanisms to gain private sector development of affordable housing.

4.2 OBJECTIVE: Identify the role of the public sector, if any, in ensuring the provision of affordable housing in Eastern Summit County.

4.3 OBJECTIVE: Identify locations within Eastern Summit County for an appropriate amount and type of affordable housing for each location that is compatible with the values and needs of Eastern Summit County.

4.4 OBJECTIVE: Encourage affordable housing development close to existing services and infrastructure.

4.5 OBJECTIVE: Educate the community about how affordable housing can be used as a tool to build a strong sense of community.

4.6 OBJECTIVE: Clarify the intention and development standards for seasonal dwelling units in the Development Code.

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

5.1 OBJECTIVE: Establish a policy and educate existing and future residents regarding service and infrastructure expectations in Eastern Summit County.

5.2 OBJECTIVE: 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.

5.3 OBJECTIVE: Work with service providers to apply uniform infrastructure guidelines to be utilized by the County during the development review process.

5.4 OBJECTIVE: Work with service providers to forecast future infrastructure needs.

6. GOAL: Foster development codes and policies that promote proper stewardship of the natural resources of the County.

6.1 OBJECTIVE: Require development to occur in a fashion and location which avoids adversely impacting sensitive lands.

6.2 OBJECTIVE: Ensure that there is adequate quality and quantity of water for all new development, and encourage water conservation.

6.3 OBJECTIVE: Development shall not contribute significantly to the degradation of air quality.

6.4 OBJECTIVE: Preserve and create appropriate motorized and non-motorized 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.

6.5 OBJECTIVE: Develop a land use plan in partnership with other public land use agencies.

6.6 OBJECTIVE: Encourage green building practices.

6.7 OBJECTIVE: Identify alternate locations for a future landfill and other appropriate County facilities.

7. GOAL: Create a development code which augments and supports the desired lifestyle and characteristics of Eastern Summit County residents, the characteristics of which are mountains, open space, recreation, rural character, agriculture, and small towns.

7.1 OBJECTIVE: Permit appropriate recreational opportunities that will enhance the quality of life in Eastern Summit County and provide economic development opportunities.

7.2 OBJECTIVE: Encourage businesses and activities that are compatible with the Eastern Summit County identity and that provide jobs which can support permanent resident households.

7.3 OBJECTIVE: Promote the development of small home based businesses or clean cottage type industries in the Development Code.

7.4 OBJECTIVE: Work jointly with the municipalities to determine if appropriate locations and services are available for industry and business within or adjacent to those municipalities.

8. GOAL: Acknowledge the historic rural, agricultural, and small town character of Eastern Summit County.

8.1 OBJECTIVE: Recognize agricultural operations as a significant and important use of the land.

8.2 OBJECTIVE: Encourage those land use patterns and undertake those programs that support and protect existing and future agricultural operations.

8.3 OBJECTIVE: Implement “Agricultural Protection and Right to Farm” strategies and require all non-agricultural activities to develop in a manner that is not detrimental to nearby agricultural operations.

8.4 OBJECTIVE: Ensure that development is compatible with the existing rural, small town character of Eastern Summit County.

8.5 OBJECTIVE: 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.

8.6 OBJECTIVE: Support the development of tools and programs to allow the preservation of productive agricultural lands.

9. GOAL: Develop a transportation master plan for Eastern Summit County.

9.1 OBJECTIVE: Encourage a transportation system that supports the goals of the Eastern Summit County General Plan.

9.2 OBJECTIVE: Ensure that any transportation plans developed within Eastern Summit County address non-motorized modes of transportation, with focus on safety, infrastructure, and appropriate infrastructure size/width.

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

10.1 OBJECTIVE: Encourage development of renewable energy resources.

10.2 OBJECTIVE: Encourage conservation.

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

11.1 OBJECTIVE: Provide for the revision of existing and development of new inventories of culturally significant structures, sites, and landmarks within Eastern Summit County.

11.2 OBJECTIVE: Consider development of heritage preservation plan.

11.3 OBJECTIVE: Develop 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.

THE COMMUNITY PLANNING PROCESS

This General Plan has been developed through a logical procedure of research, analysis and decision-making, as illustrated in Figure 6. It began with the recognition of problems within the County and, therefore, the need for planning. In response to this recognition, considerable public input was obtained to identify the broad range of issues and concerns facing Eastern Summit County and its resources, needs and potentials. Then, the Community Development Department and the Planning Commission formulated community goals and objectives defining the type of community desired. Based on the established goals and objectives, the long-range plan described in this document was formulated to guide growth in Eastern Summit County. This Plan will, however, be of little use to the County unless it is implemented.

Plan implementation begins with the adoption of the Plan itself by the Board of County Commissioners. After its adoption, the County must carry out the policies espoused, while coordinating its decisions with those of other public and semi-public agencies, private groups and individuals. This Plan and its goals, objectives and policies, must be reflected in revisions to the Development Code.

Although the Eastern Summit County General Plan is a complete and final document, in a sense this General Plan is never complete. In the future, changing conditions will necessitate the evaluation of various proposals included herein. The Plan must, therefore, be reviewed, updated and readopted periodically. This should be done at least every two to five years. After all, this can be seen in Figure 6, planning is an ongoing process, not a single event with a beginning and an end.

Figure 6.

The Eastern Summit County Planning Process

