

The logo for Sevier County, featuring the word "SEVIER" in a stylized, black, serif font with a decorative flourish extending from the top right. Below it, the word "COUNTY" is written in a simpler, black, sans-serif font.

SEVIER
COUNTY

The title "2018 GENERAL PLAN" is displayed in large, bold, white, sans-serif capital letters, centered within a dark grey rectangular background.

2018 GENERAL PLAN

The subtitle "Amended spring of 2021" is written in a smaller, white, sans-serif font, centered below the main title.

Amended spring of 2021



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SPECIAL THANKS TO

Commissioner Garth "Tooter" Ogden
Commissioner Ken May
Commissioner
Ralph Brown

Malcom Nash, County Economic Development Director
Jason Mackelprang, County Planner
Sevier County Planning Commission

Written with



INTRODUCTION AND SCOPE

The Sevier County General Plan is an effort by the county and its citizens to address the present and future needs of Sevier County. This plan addresses specific issues identified by county residents as county priorities and outlines a series of strategies designed to accomplish the county's goals and objectives.

Utah state statute provides for the development of county-level plans under Title 17-27a-4. Components that may be addressed within these plans include: land use, transportation, environmental issues, public services and facilities, rehabilitation and redevelopment, economic concerns, recommendations for plan implementation, and "any other elements that the county considers appropriate."

In its plan, Sevier County has focused on issues identified by county residents during an intensive outreach process involving personal contact, public work sessions and a series of online surveys.

The purpose of the Sevier County General Plan is twofold. First, the county now possesses a single document that establishes the "guidelines" for all planning efforts within the county. The plan also supports and incorporates, by reference, several other planning efforts already completed or underway in the county, including the Resource Management Plan, implemented and adopted in 2017. It is anticipated that future county planning efforts will expand on the action items identified in the county's General Plan. With respect to this purpose, county priorities and the issues facing the county will undoubtedly change over time. For the document to function as a valuable decision-making tool, it should be reviewed and amended to address county issues and interests as they develop.

Second, the process itself has been a valuable experience for the citizens of Sevier County as they actively participated in all stages of plan development. These activities included: issue identification, issue prioritization, objective identification and implementation strategy development. Through this process, county citizens have truly "planned for Sevier County's future." Not only does the planning effort benefit from the combined experience and expertise of a diverse group of participants, but this hands-on experience will be invaluable as the county adopts and begins to implement this plan.

This document contains information, data, and maps covering county demographics, economics, land use, history, public facilities and services, and public land management policies. If consistently updated, this document will remain a valuable resource for Sevier County officials, county residents, and persons interested in the status of Sevier County.

Scope

The area encompassed by this plan is the entire area of Sevier County, approximately 1,918 square miles or 1,227,900 acres. Within county borders, approximately 19 percent of the land is privately owned. The remaining land consists of 732,950 acres administered by the USFS (60 percent of the county), 205,363 acres administered by the BLM (17 percent), 41,830 acres (3.4 percent) owned by Utah SITLA, 4,477 acres of Capitol Reef National Park, 1,298 acres of sovereign reservation land owned by the Koosharem Indian Tribe, and the remaining 5,280 acres owned by the State of Utah. State-owned public lands within the county are managed by the State Institutional and Trust Lands Administration (SITLA), the State Office of Sovereign Lands and Forestry, the Utah Division of Wildlife Resources, and the Utah Division of State Parks.

INTRODUCTION AND SCOPE

With almost 80 percent of the land within the county being “publicly” owned and managed, it is extremely important that consideration be given to coordination and consistency between county plans and the federal and state resource management plans that exist or are developed for these lands and resources. It is the intent of Sevier County that this plan clearly and concisely state county policies, objectives, strategies, and action steps, and that this document will be used by the county and federal and state public land management agencies during public land planning efforts and decision-making processes.

Sevier County relies on the “public land” for industries such as mining, grazing, agriculture, gas and oil development, and tourism. The county acknowledges the existence of federal laws and associated regulations such as the Endangered Species Act, the National Environmental Policy Act, and the Federal Land Policy and Management Act under which federal land managers must work. However, these laws also specify opportunities for local governments to participate in public land management decisions and decision-making processes. The county requests that federal and state agencies should consider and address the county’s concerns, interests and objectives as stated in this general plan, when fulfilling their regulations and enacting their policies. The county commits to:

1. Actively participate in all relevant public land management decisions by serving as a cooperating agency in land use planning processes.
2. Support multiple-use management of BLM and USFS in their property adopted planning processes.
3. Support continued access to natural resources, including, but not limited to: coal, oil, natural gas, sand, gravel, gypsum and forest products.
4. Support continued access and development of lands administered by the State Institutional Trustlands Administration (SITLA).
5. Support and defend responsible use of public land resources.
6. Work to preserve and maintain public land access routes as adopted by the county transportation plan.

COUNTY HISTORY & BACKGROUND

Sevier County is located in the High Plateau country of central Utah. Most of the towns lie near the Sevier River in a fertile valley bordered on the west by the Pahvant Range and on the east by the Wasatch and Fish Lake plateaus. National forests cover almost half of the land. The area is seismically active, and a number of earthquakes have centered in the southern part of the county on the Sevier Fault.

Many prehistoric Indian sites have been found in Sevier County. Sudden Shelter, an Archaic site on Ivie Creek, contains one of the longest cultural time records in Utah east of the Wasatch: 7080 to 80 B.P. (before the present). Fremont Culture sites continue to be found, especially during construction projects. Fremont State Park preserves artifacts from a recently uncovered prehistoric village.

Travelers on the Old Spanish Trail and mountain man Jedediah S. Smith were among those who crossed the county before white settlement. The Southern Exploring Company under Mormon Apostle Parley P. Pratt visited the area during the winter of 1849-50, and George W. Bean explored the Sevier Valley in 1863. Early in 1864, ten men settled in the Richfield area. Several other towns were founded in the next few years. However, violent confrontations with the Ute Indians during the Black Hawk War (1865-68) forced the abandonment of all the Sevier settlements in April 1867. Attempts to resettle did not succeed until 1870.

The area grew rapidly. Richfield, with eight families and 12 men in 1871, had 753 people by 1874 and was on its way to becoming a major regional commercial center and, eventually, the provider of hospital, airport, and other services for a large area. Many of the county's early settlers were Scandinavians who brought distinctive building styles and cultural practices with them.

The Deseret Telegraph extended its line from Gunnison to Monroe in 1872, providing a vital communications link to the territory's larger cities. The Denver & Rio Grande Railroad reached Salina in 1891 and Richfield in 1896, improving the marketing of Sevier agricultural products. The building of Inter-state 70 in the 1980s linked the county to the national freeway system.

Sheep and cattle remain important to the local economy, as do dairy products, field crops, and, in recent years, turkey raising. Trade and manufacturing – including food processing, clothing, and building products – have contributed to the county's growth as well. Sevier is the state's leading producer of gypsum, a mineral used in building products such as plaster and plasterboard produced in Sigurd. The county has coal mines and natural gas reserves in the northeast and major geothermal resources that could be tapped for energy production.

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GENERAL PLAN PURPOSES AND STATE CODE

The Utah Code, Title 17, Chapter 27a, embodies land use regulations enacted by the Utah Legislature, and thereafter revised, which are titled The County Land Use Development and Management Act. This document is prepared in accordance with these revised regulations.

The County Land Use Development and Management Act requires counties in Utah to prepare and adopt a comprehensive, long-range General Plan. The Act also empowers Sevier County, through this General Plan, to enact zoning and subdivision ordinances and approve a capital improvements program, which implements land use policies contained herein.

The Act also grants to the Sevier County Commission statutory authorization to receive and approve recommendations which district, classify, and regulate properties within Sevier County, including lands that may be owned by other governmental entities, including the State of Utah and the United States Government.

The Sevier County Resource Management Plan was adopted by the Sevier County Commission on June 26, 2017 as a part of the Sevier County General Plan. This plan will remain as a part of the General Plan but may be amended independently and incorporated in to future planning efforts as conditions warrant.

This General Plan supersedes but shall be deemed to be a continuation, or update, of all existing land use regulations within Sevier County, including maps and plats heretofore adopted. Ordinances or resolutions adopted appurtenant hereto shall be interpreted as a continuation of previous provisions which relate to the tenure of officers and boards established, as well as to questions on the dates when prior uses of land, buildings, and ancillary structures were deemed to be conforming or nonconforming.

In adopting this General Plan, the Sevier County Commission has determined that all land use provisions adopted herein are severable. Should any single provision be declared invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect any of the remaining provisions of this General Plan. It is the intent of Sevier County, through its elected and appointed officials and employees, to encourage the lawful use of private and public lands within the county in keeping with policies and standards established by this General Plan and provisions of implementing Sevier County Ordinances.

USE OF THE SEVIER COUNTY PLAN AND GENERAL UPDATE

It is intended that the General Plan for Sevier County serves as a framework for the county as it considers future private and public land use decisions. The Plan is also designed to provide a policy foundation for the development of infrastructure, community and human services, as well as the pursuit of economic development opportunities.

The Plan is also the primary resource for establishment of references to the Sevier County Land Use Ordinance. In particular, the land use map and establishment of zones and uses within zones will be based on the Sevier County General Plan.

The Sevier County Resource Management plan, which is a component of this plan, serves as the primary document guiding the use and interaction with state and federal land agencies in Sevier County. It is the intention that all land use activities conducted on state and federal lands in Sevier County be conducted in consultation with this land use document, as provided in state and federal guidelines.

COMMUNITY OUTREACH AND PUBLIC INVOLVEMENT

Planning meetings for the General Plan update began in October of 2017 and continued until the General Plan was adopted by the County Commission in 2018. The opinions and values of Sevier County residents and property owners are important to the county commission. Proper noticing procedures were followed throughout the process, and public meetings were held in Richfield to publicize the initiative and garner input on resource management.

The consultant focused on creating access to the General Plan for all residents of Sevier County by utilizing electronic surveys. These electronic surveys were advertised through social media platforms such as Facebook and Instagram. The surveys were also advertised through the Sevier County School District with flyers being sent home with all elementary school students. Sevier County officials and commissioners attended the local high schools and presented the General Plan and associated surveys to the students of the Current Events and Social Studies classes. Flyers were also distributed to local businesses and establishments, including the County Administration Building.

This public outreach campaign allowed us to reach an audience that is typically not included in the planning process. The social media, online survey, and student inclusion were vital to expanding the reach of public involvement.

During the initial phases of the General Plan, a group of key shareholders was identified by county officials. The shareholders group is composed of business owners, educators, government officials, professionals, and other leaders. This group of shareholders was sent each survey, and responses from the shareholders were compared to the responses from the general public to ensure the surveys told an accurate story of the thoughts, feelings, values and opinions of county residents. Copies of the survey questions, response data, and citizen comments can be viewed in Appendix C of the General Plan.

Public notices were printed in the county newspapers and broadcast during the County Commission Minutes on radio station KSVC, which also broadcast information about the surveys.

In total, the consultant conducted four surveys. Three were directed directly at the general public with an identical survey being sent out to the key shareholders. The fourth survey was directed to local business owners in the county. From these four surveys, the consultant collected over 1,000 responses in addition to the valuable feedback obtained during the public hearing process. These responses came from all areas of the county, as seen in Figure 1: All Survey Response Locations. With such widespread feedback, the county feels that the sentiments and values of residents were well-captured in the public engagement and outreach activities.

VISION, GOALS, OBJECTIVE SAND POLICIES

MAINTAINING A RURAL AND AGRICULTURAL CULTURE

The rural, agricultural lifestyle that is present in each of the communities in Sevier County is one of its greatest assets. Local residents have consistently expressed a deep appreciation and connection with the land and the unique natural setting, landscape, and natural resources. Of primary concern to county residents are a continuation of a sense of stewardship over the land and a desire to preserve an agricultural and rural lifestyle. It is the belief of the county that this lifestyle can be preserved while allowing for enhanced economic development opportunities and continued development of natural resources such as coal, oil, gypsum, and other assets.

Specifically, the county is interested in the following:

1. Protecting and preserving the county's open spaces: Focus on preservation of the landscape through planned development.
2. Protecting and preserving agricultural areas: Continually work to provide value to agricultural uses as land-use decisions are evaluated. Work to preserve productive agricultural areas rather than focusing development in these key areas.
3. Continue to develop the energy and trucking industries that have served as the economic backbone of the county for decades.
4. Maintain the quality of current public services and facilities through proper planning practices.
5. Ensure that all planning activities are sensitive to the interests of all county residents. This includes agricultural, commercial, residential and governmental.
6. Maintain the county's public land heritage, historical uses, accessibility, and involvement in planning and management decisions.
7. Maintain the zoning ordinances and related development regulations that are consistent with the county's General Plan and in compliance with state laws and administrative rules.

RELATIONSHIPS WITH FEDERAL AND STATE AGENCIES

This General Plan outlines the county's objectives and policies for social, economic and environmental components, along with other policies such as land use and transportation on public and private lands. It is the basic document for communicating county objectives and policies for public and private land resources to cooperating agencies in coordinating public and private land planning and resource management.

Sevier County expects that cooperating agencies will coordinate with Sevier County's local officials and staff and use the best available information in their planning and decision-making. Coordination is the process by which cooperating agencies meet their mandated responsibility to determine management practices and create state and federal plans to be as consistent as possible with local government plans. Coordination also requires that cooperating agencies review and keep apprised of local government plans.

LAND USE MAPS / ZONES

DEFINITION

Zoning is a tool of county planning. It regulates the division of land according to different uses in order to avoid nuisances and to promote healthy and orderly development within the vision of the County. Zoning regulations dictate how real property can and cannot be used in certain areas.

RELATED GENERAL PLAN RESOURCES

Visions, Goals, Objectives and Policies, Consideration of Agricultural Protection Zones, Resource Management Plan

FINDINGS

Sevier County recognizes the value of preserving the vision of the county and recognizes that this is accomplished through proper zoning. A county that is properly balanced will preserve agricultural land as well as the natural open space, while encouraging responsible growth and development. Sevier County currently has six zoning designations: A Agricultural Zone, RA Residential-Agricultural Zone, GRF-20S Grazing, Recreation and Forestry Seasonal Zone, GRF-20R Grazing, Recreation, and Forestry Residential Zone, C Commercial Zone, encourage commercial and retail development, I Industrial Zone, Land which is suited for industrial development, manufacturing, processing, warehousing, and fabrication of goods and material. A-I Intensive Agriculture

In addition to the seven zoning designations, Sevier County utilizes a Planned Unit Development Zone to allow for uses that are not found in other zoning districts, and that are consistent with the Sevier County Plan. These zones can be seen in figures 2 through 6.

As the county continues to grow and develop, each city in the County has developed annexation limits, which can be seen in figure 7.

OBJECTIVES

The county will continue to adopt policies and zoning ordinances that will reinforce the ethics and vision of the county. This vision will be accomplished through the seven zoning designations and PUD zone as follows:

A

The primary use of land is for agricultural and livestock-raising purposes. Agricultural lands should be left fundamentally intact, remain in agricultural production and continue to provide the open space which is vital to human environment. This zone is characterized by primarily agriculture uses as well as non-agriculture residential uses.

RA

The objective in establishing the RA residential-agricultural zone is to insure the orderly and timely conversion of certain open land areas within the county into residential districts as the need for such land occurs. The RA residential-agricultural zone has, therefore, been established as a district in which the primary use of land is for dwelling purposes.

GRF-20S

The GRF-20S grazing, recreation, and forestry seasonal zone has been established as a district in which the primary use of the land is for grazing, recreational, forestry, and wildlife purposes. In general, this zone covers the open portion of the county which is occupied largely by grazing land, mountains, and canyons. The intent of this zone is for seasonal use of the property, as the county cannot provide governmental services.

I-A Intensive Agriculture

This Zone is established for areas of Sevier County that are suited for Concentrated Animal Feeding Operations. (CAFO/AFO). These areas were created to mitigate impact to the general population.

LAND USE MAPS / ZONES

GRF-20R

The GRF-20R grazing, recreation, and forestry residential zone has been established as a district in which the primary use of the land is for grazing, recreational, forestry, and wildlife purposes. In general, this zone covers the open portion of the county which is occupied largely by grazing land, mountains, and canyons.

C

The Commercial Zone is established to encourage commercial and retail development. It is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Sevier County.

I

The Industrial zone is to provide for uses not found in other zoning districts within the county that are consistent with the Sevier County General Plan.

PUD

The Planned Unit Development zone is available for

one or more land use developments. This zone is to provide for uses not found in other zoning districts within the County consistent with the Sevier County General Plan and its vision. All development opting for the PUD zone shall be of the minimum acreage required by the existing zone, or as required by the use (whichever is greater), and required to go through the PUD review process outlined in Section 14.24.100. All land uses are conditional upon approval in the PUD review process. Approval or denial of the zone change and the permit for the development shall run concurrent. The zone change is conditional upon approval of the development by grant of a planned unit development permit.

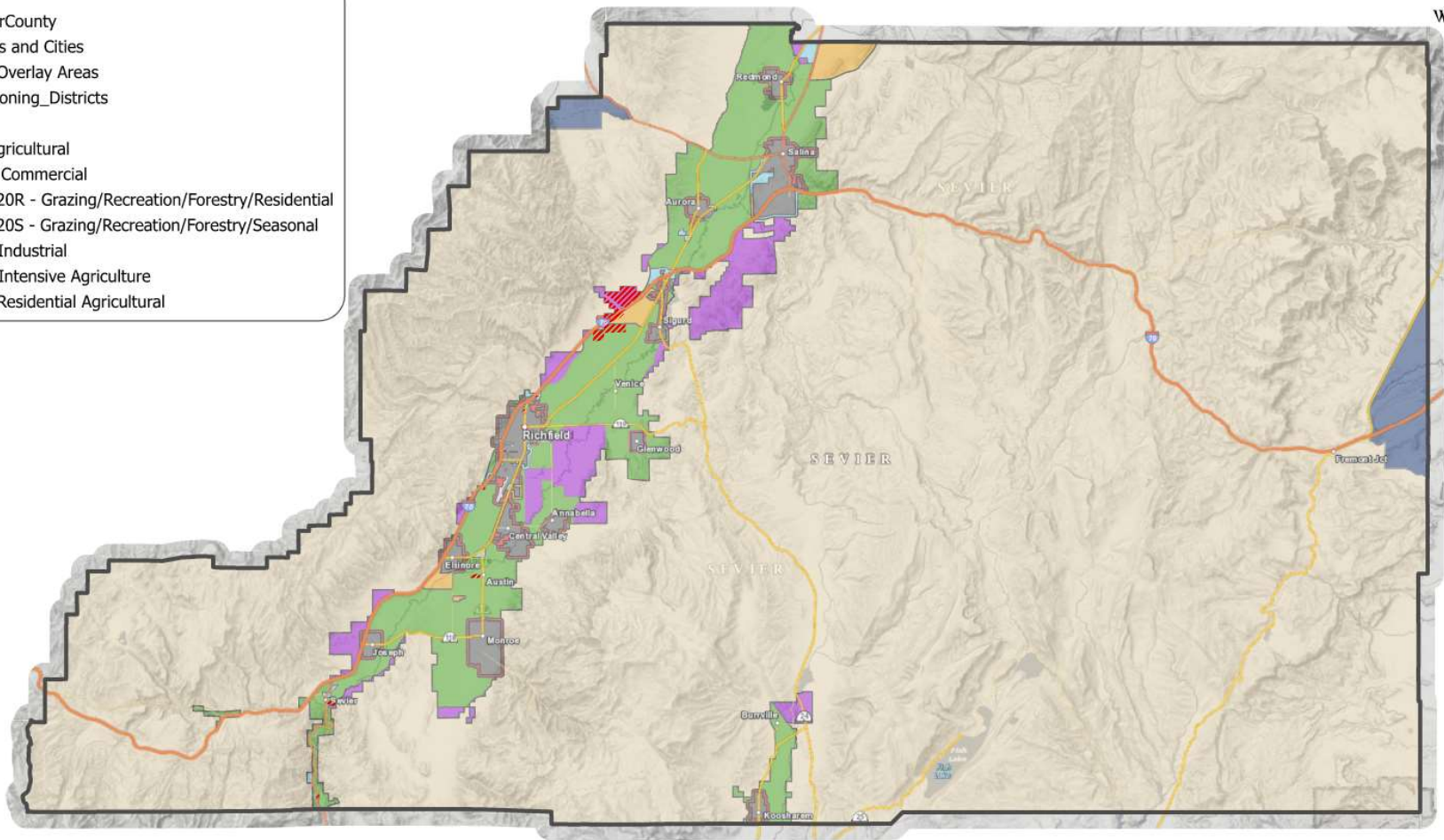
POLICIES

1. County land use decisions will be aligned with the county's vision to preserve agricultural space while promoting responsible economic development.
2. The county will adopt policies and zoning ordinances that reinforce the ethics and vision of the county.



Legend

-  Sevier County
-  Towns and Cities
-  PUD Overlay Areas
- County_Zoning_Districts
- Zone ID
-  A - Agricultural
-  C-1 - Commercial
-  GRF-20R - Grazing/Recreation/Forestry/Residential
-  GRF-20S - Grazing/Recreation/Forestry/Seasonal
-  I-1 - Industrial
-  I-A - Intensive Agriculture
-  RA - Residential Agricultural



Sevier County General Plan
 Sevier County, Utah
 January, 2022

Official Zoning Map of Sevier County
 For General Illustrative Purposes Only; Boundaries Not Surveyed

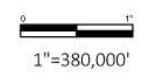
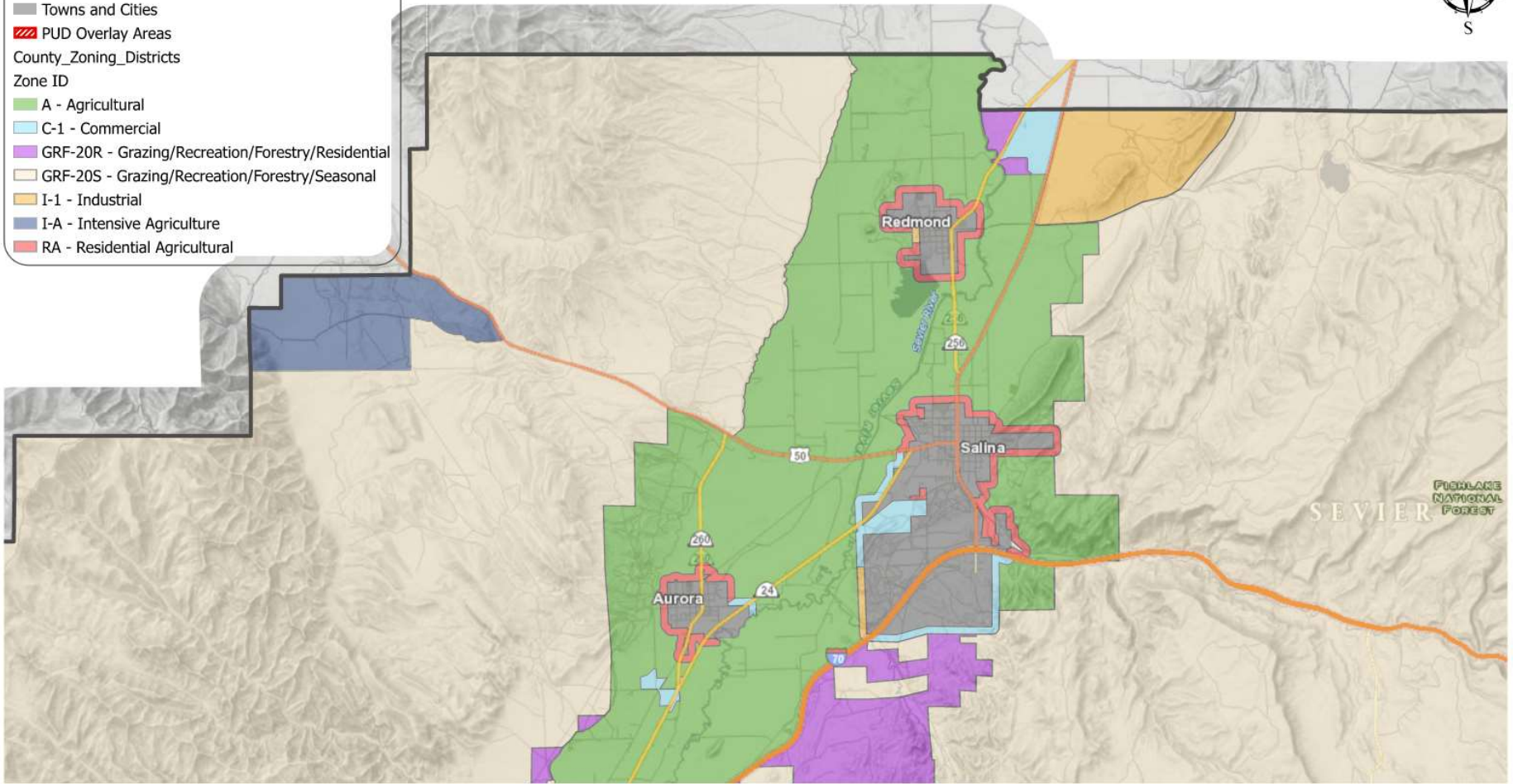


Figure: 2



- Legend
- SevierCounty
 - Towns and Cities
 - PUD Overlay Areas
 - County_Zoning_Districts
 - Zone ID
 - A - Agricultural
 - C-1 - Commercial
 - GRF-20R - Grazing/Recreation/Forestry/Residential
 - GRF-20S - Grazing/Recreation/Forestry/Seasonal
 - I-1 - Industrial
 - I-A - Intensive Agriculture
 - RA - Residential Agricultural



Sevier County General Plan
Sevier County, Utah
January, 2022

Official Zoning Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

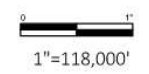











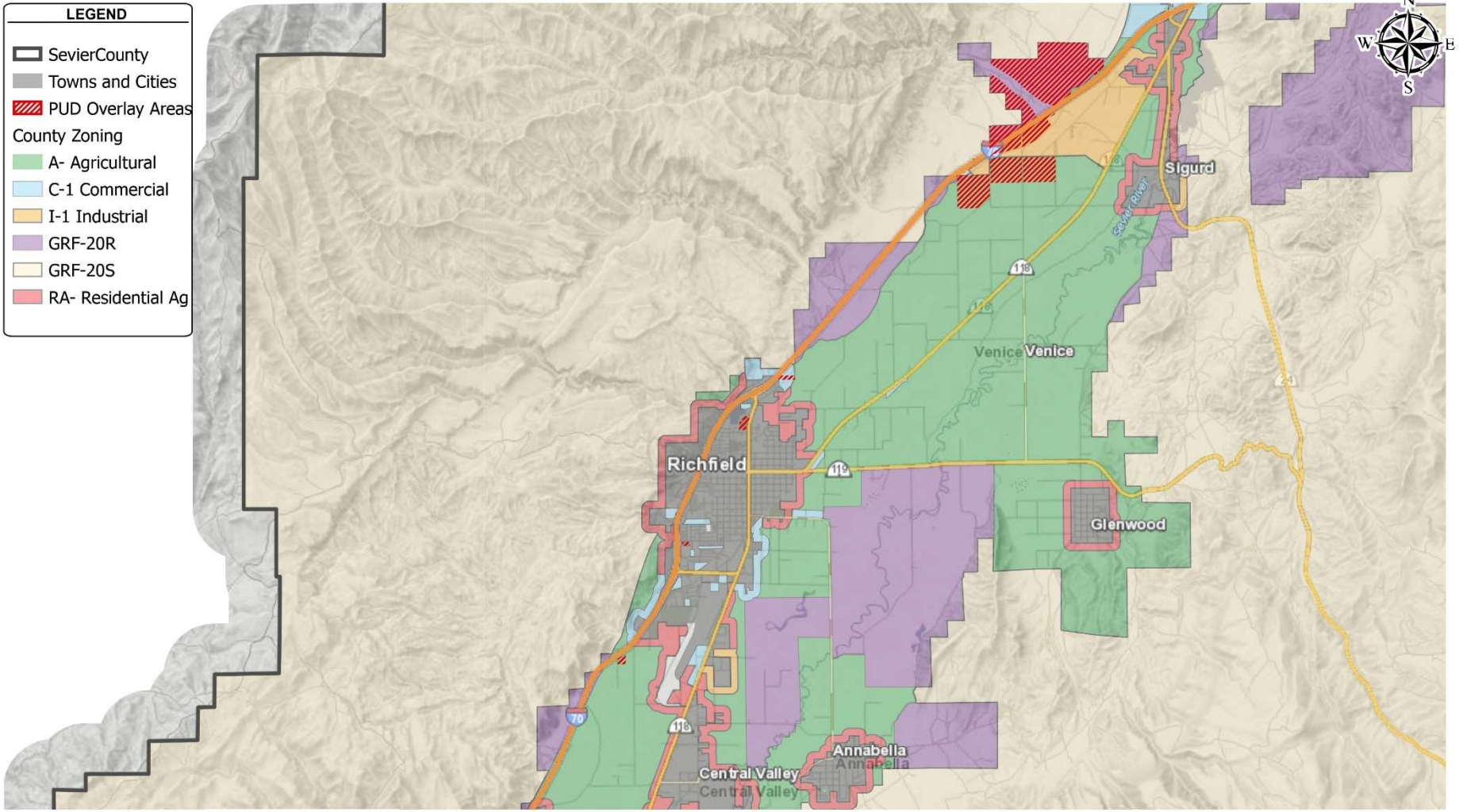
Figure: 3

LEGEND

-  SevierCounty
-  Towns and Cities
-  PUD Overlay Areas

County Zoning

-  A- Agricultural
-  C-1 Commercial
-  I-1 Industrial
-  GRF-20R
-  GRF-20S
-  RA- Residential Ag



Sevier County General Plan
Sevier County, Utah
April, 2021

Unofficial Zoning Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

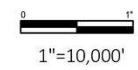
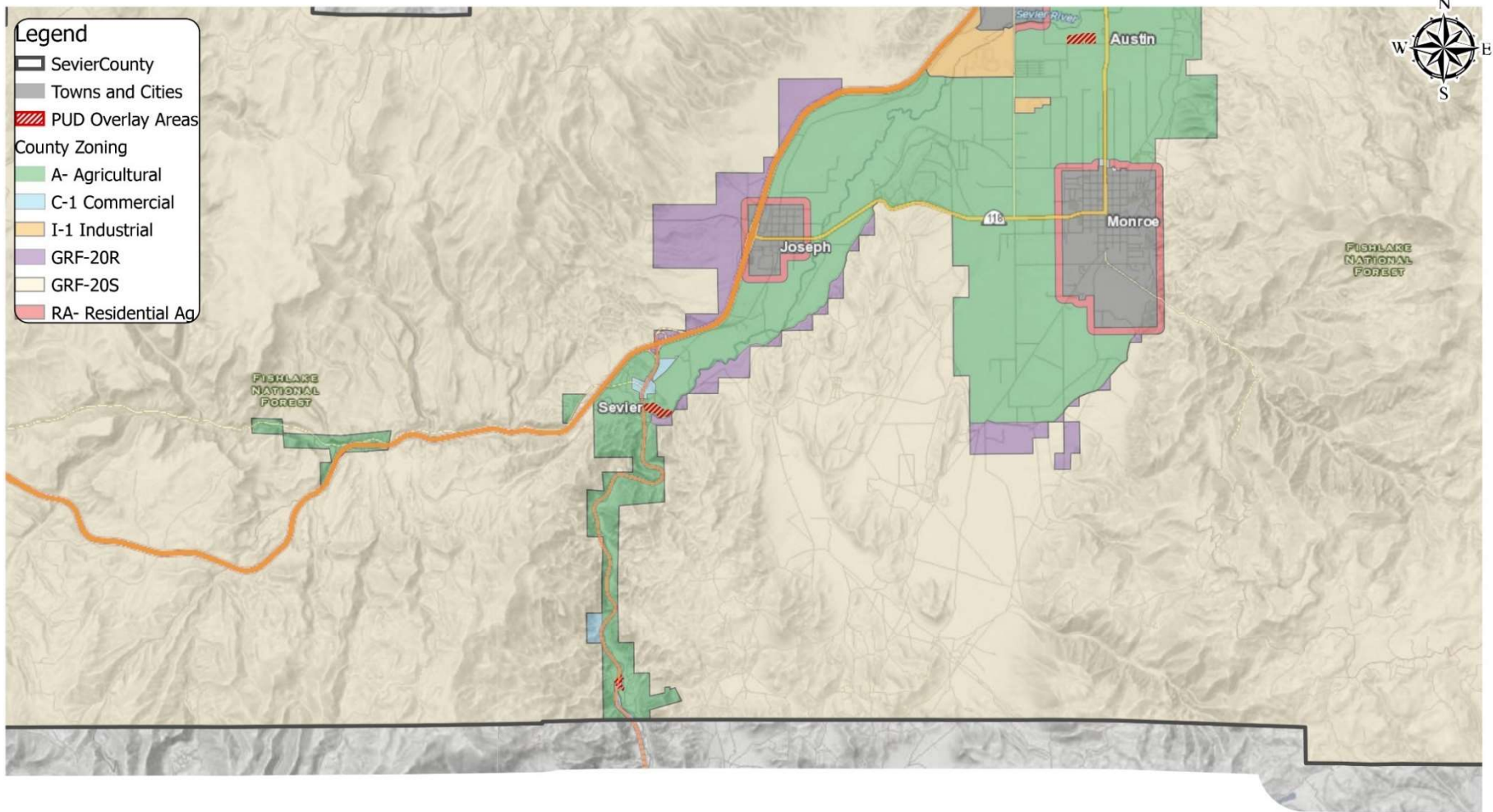


Figure: 4



Sevier County General Plan
Sevier County, Utah
April, 2021

Unofficial Zoning Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

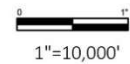
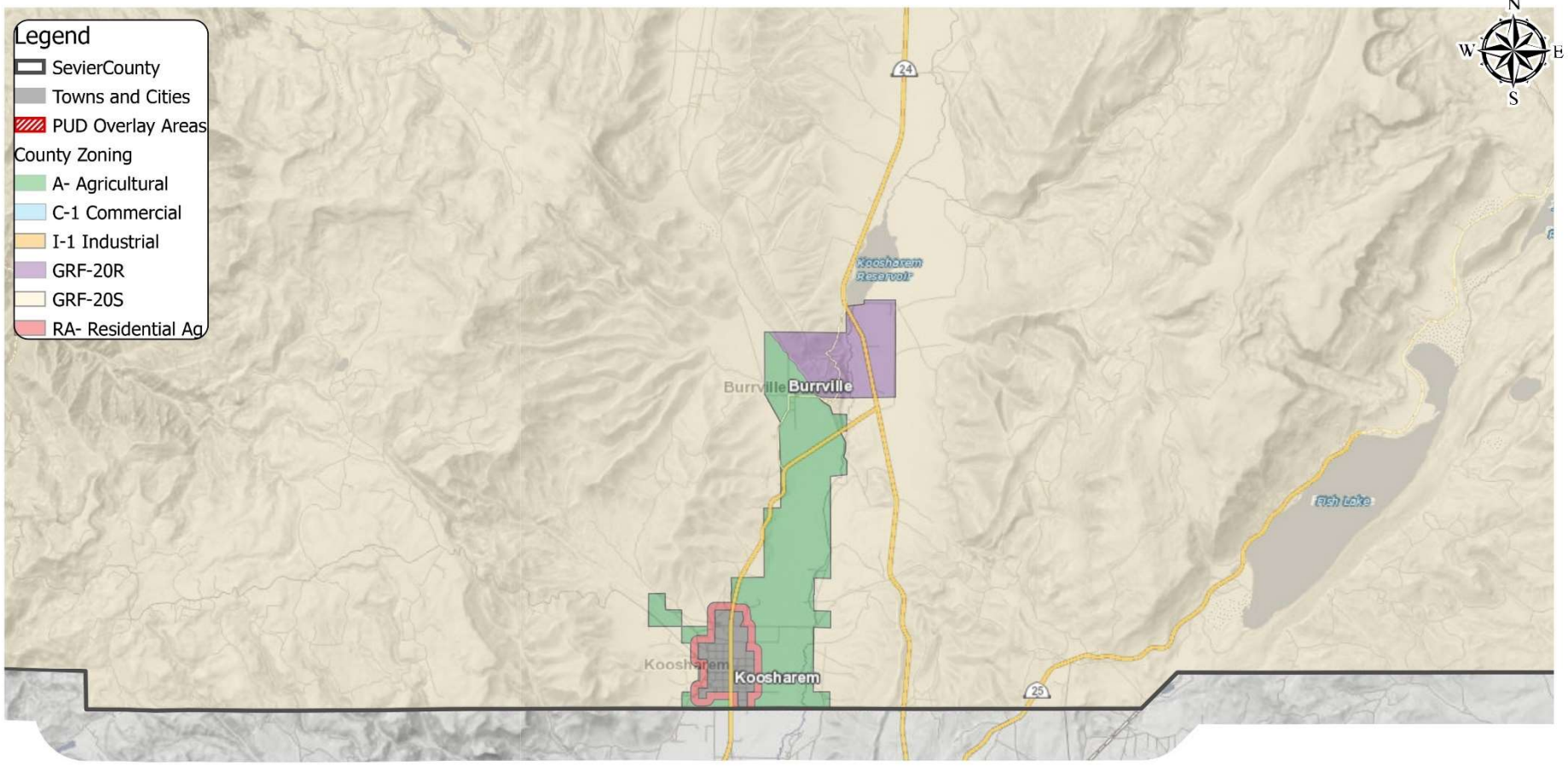


Figure: 5



Sevier County General Plan
Sevier County, Utah
April, 2021

Unofficial Zoning Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

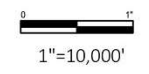



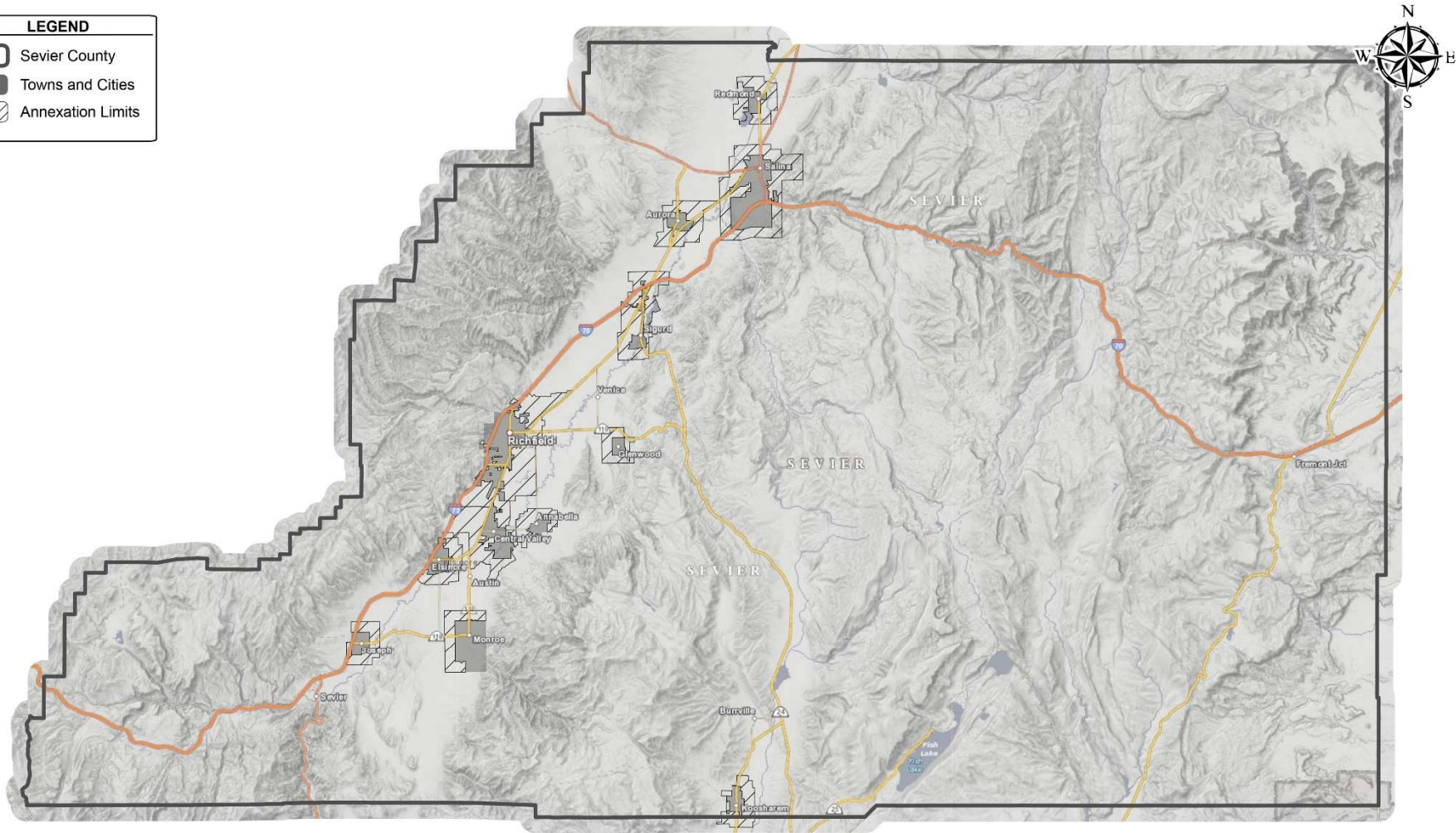


Figure: 6

LEGEND

-  Sevier County
-  Towns and Cities
-  Annexation Limits



Sevier County General Plan
Sevier County, Utah
April, 2021

Annexation Limits in Sevier County

For General Illustrative Purposes Only; Boundaries Not Surveyed

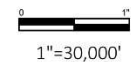


Figure: 7



REQUIRED GENERAL PLAN COMPONENTS

**MODERATE INCOME HOUSING • TRANSPORTATION
CONSIDERATION OF AGRICULTURAL PROTECTION ZONES**

MODERATE INCOME HOUSING

INTRODUCTION

Quality housing at an affordable cost is the foundation of a strong and vibrant community. The condition and character of houses and public spaces reflect and contribute to local identity, pride in the community, and the long-term viability of the County as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contribute to the vibrancy and economic success.

This Housing Plan element analyzes existing housing supply, specifically for moderate income households where the income level is at or below 80% of the median income of the community. It also makes a projection of housing needs and factors that will affect housing.

MODERATE INCOME HOUSING

The Utah Legislature established new planning requirements for cities and counties to update the moderate income housing element of their general plan. The new requirements included in the SB34 requires communities with a population of 10,000 or more to “provide a realistic opportunity for the development of moderate-income housing within the next five years”. Sevier County is not currently required to adopt a Moderate-Income Housing Plan in accordance with [Utah Code Annotated 17-27a-408](#). However, with an increased focus on creating affordable housing and the growing population within Sevier County affordable housing is needed within the community.

EXISTING CONDITIONS

The new state model was applied for this plan update in March 2020. The following is a summary of its findings.

- The housing profile of Sevier County’s total population in 2018 was roughly 78% in owner-occupied units and 22% in rental housing units.
- The total population in Sevier County is expected to increase over the next five years. Residents in owner-occupied units are expected to decrease by roughly 367 people, while those in rental-units are expected to increase by 1,710 people.
- As expected with future housing developments in Sevier County, the number of households that own their housing without a mortgage has decreased and is expected to continue to do so over the next five years. Occupancy rates for rental units are expected to continue to increase.
- Median housing costs for owner occupied housing are currently (2017) estimated to be \$765 and median gross rents are approximately \$740 per month.
- The median household income for City residents is estimated to be at \$50,850. Those in owner-occupied units are reporting \$56,615 and those in rental unit’s report \$27,833
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the “area median income”. Sevier County’s household AMI is approximately \$56,540 for households that are between 2-3 people, 80% of this amount is \$45,232. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as or more affordable than what is on the market currently.
- The 2018 population was estimated to be 20,961, an increase of 6.4% from the 2010 population numbers. The five-year projection for the population in the area is 21,989 representing a change of 4.6% annually from 2018 to 2025.

[Five-year projection calculator](#)

In order to meet the needs of more affordable housing, Sevier County will strive to meet the following objectives:

1. Provide a mix of housing opportunities to support economic development efforts.
2. Encourage the preservation of moderate-income housing currently within the County and monitor its availability.
3. Encourage the development of housing units suitable for people with special needs such as, but not limited to, the elderly and disabled.
4. Promote quality residential development in well-designed subdivisions or residentially zoned areas.

MODERATE INCOME HOUSING

5. Coordinate regularly with the Six County AOG to ensure access to federal and regional housing assistance programs, grant
6. Work with and encourage cities and towns within the County to use and support, residential rehabilitation loans, and down-payment/closing cost assistance programs, etc. to support the development of multi-family housing where appropriate and supported by infrastructure capacity.
7. Encourage growth to develop along or near major transportation corridors.
8. Allow for mixed use housing to occur within the commercial zone.
9. Allow accessory dwelling units within residential zones of the county.

TRANSPORTATION

The main components of Sevier County's transportation system are air and land (railroads, roadways, trailways, and historic cattle rights-of-way). Currently the transportation system does not include any form of public or mass transportation.

AIR

The principal air transportation occurs at the Richfield City Municipal Airport. It is located within the Richfield City limits at an elevation of 5,318 feet above sea level. The airport is used for personal, business, and medical purposes. The current runway is 7,100 linear feet long and 100 feet wide.

The secondary source of air transportation occurs near the northern border of the county, northeast of Redmond. The Salina-Gunnison Airport is located outside of city limits at an elevation of 5,159 feet above sea level. The airport is currently used for personal, business, educational, and emergency purposes. The runway was resurfaced in the fall of 2017 and is currently 3,855 linear feet long and 60 feet wide.

LAND

Railways

A useable railway does not currently exist in Sevier County. Historically, the Denver & Rio Grande Railroad serviced the county in the late 1800s. It is the county's desire to have a railway from Salina to Nephi, Utah – a distance of 43.2 miles. With the final EIS completed, the project is on hold due to current economic circumstances.

Roadways

Roadways in Sevier County range from interstates to local (dirt) roads. Interstate 15 and 70, as well as U.S. Highways 50 and 89, allow major access from outside of the county while multiple state (secondary), county, municipal, and public (BLM and

USFS) roadways provide transportation throughout the county. Several of the roadways are designated for use by all-terrain vehicles (ATVs) as connectivity of trailways.

A critical component of Sevier County's transportation system is access to public (BLM and USFS) lands. United States Revised Statute 2477 (RS 2477) provides that rights-of-way for the construction of highways over public land not reserved for public uses, is hereby "granted." Miners, ranchers, and other developed such rights-of-way in the form of roads and trails, many of which continue to be used today, although their usage is increasingly restricted.

Trailways

Trailways in the county range from dirt path trails mingled throughout public lands to the world-renowned Paiute ATV Trail. There are motorized as well as non-motorized trails throughout the county.

The motorized trails are mostly used by vehicles and ATVs. See Figure 13 for an overview of the county's vast trail network.

The non-motorized trails are oriented for bicycle (road and mountain bicycles), equestrian, and pedestrian usage as well as some mixed uses. There is a paved, non-motorized trail that is continuous from the north end of Richfield City to Big Rock Candy Mountain Resort located at the southern boundary of the county. Figure 14 shows the proposed current pedestrian trails in relation to fire risk.

Maps of Sevier County's air and land resources can be seen in figures 8 through 14.

Historical Cattle Rights-of-Way

Historical cattle rights-of-way corridors have been maintained in the county and in most cases located in shared rights-of-way with roads or trails.

TRANSPORTATION

POLICIES

1. Sevier County recognizes the importance of a transportation system that promotes orderly growth, travel, and tourism while discouraging urban sprawl by maintaining levels of transportation system components efficiencies, protecting county and community culture.
2. Sevier County recognizes the importance to coordinate and communicate provisions of this General Plan with federal, state and local municipal transportation managers in assuring that transportation corridors, including recreational and agricultural trailways, together with inter-related transportation systems, serve residents in the county efficiently and safely.
3. Sevier County recognizes the importance to collaborate with all public land agents, incorporated cities, and all adjacent counties to implement and integrate right-of-way requirements and improvement standards for General Plan roads that cross jurisdictional boundaries.
4. Sevier County recognizes the importance of updating the Transportation Master Plan every five years.
5. Sevier County recognizes the importance of maintaining and continuing the use of highways, roadways, trailways, and rights-of-way established by agriculturalists, herders, and livestock owners in the county and will strive to maintain such.
6. Sevier County encourages and supports the development of projects that facilitate and enhance the recreational component of transportation, including ATV trailways, mountain bike trailways, and equestrian trailways and will actively seek opportunities to fund such projects.

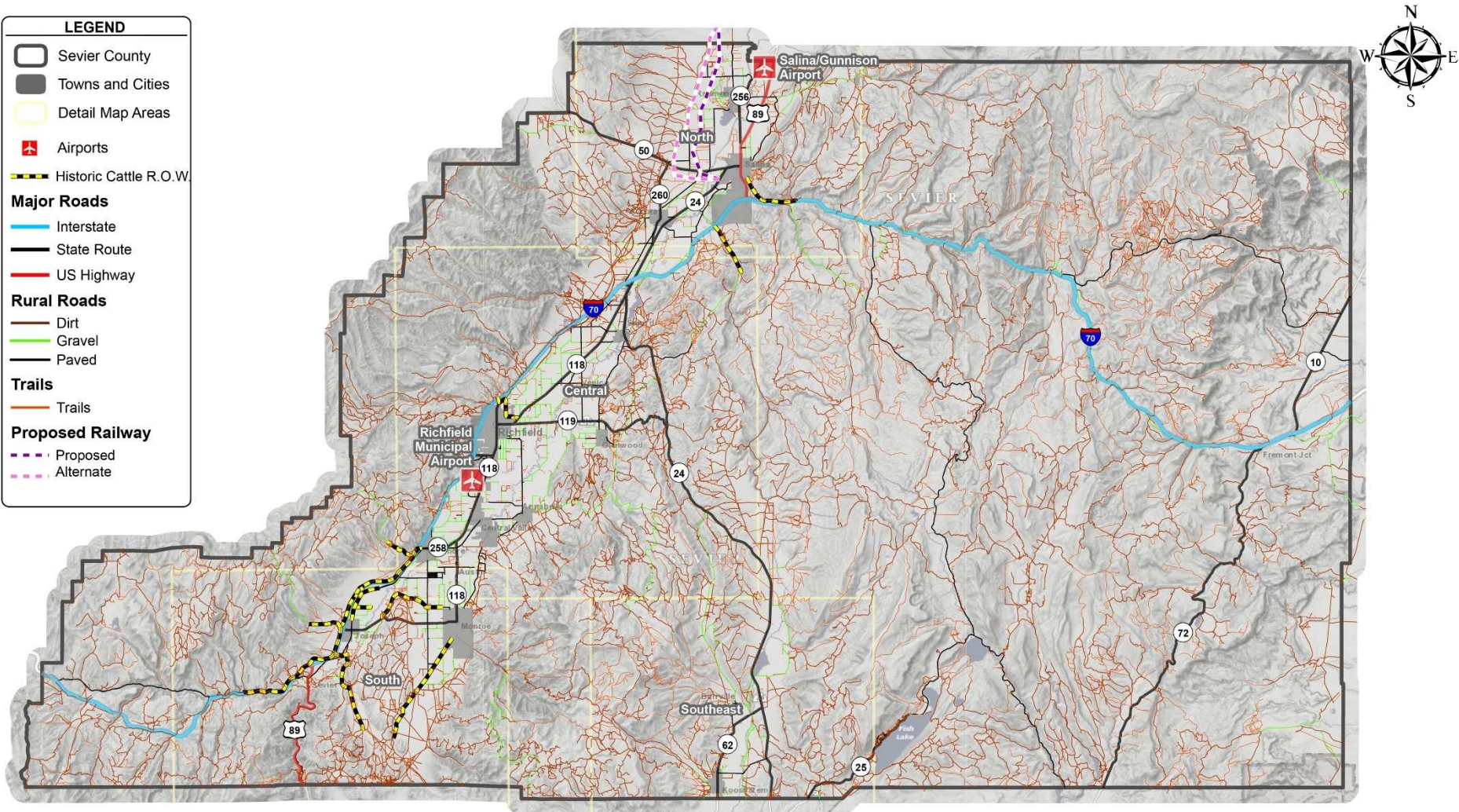
7. Sevier County will continue to support the development of its two airports, including ensuring airport-friendly zoning and development.
8. Sevier County recognizes the importance of supporting and encouraging new and alternative methods of transportation such as railroads in the county.

DESIRED MANAGEMENT PRACTICES

1. The county will maintain and update a transportation master plan as well as a trails master plan every five years.
2. Sevier County supports working with federal, state, and local government agencies and additional shareholders to continually update the TMP.
3. Sevier County will require transportation studies with any applications for zoning or rezoning of unincorporated areas of Sevier County that will demonstrate how the transportation will connect into the county's master plan.
4. Sevier County prioritizes preserving historic cattle rights-of-way and will require development to facilitate them.
5. Sevier County will seek and pursue funding opportunities including grants, county transportation funds, special assessments, developer contributions, and other sources for all types of transportation in the system.
6. The county supports and will actively promote new and alternate forms of transportation not currently in the system, including railroads and public transportation as they become economically viable and feasible.

LEGEND

-  Sevier County
-  Towns and Cities
-  Detail Map Areas
-  Airports
-  Historic Cattle R.O.W.
- Major Roads**
-  Interstate
-  State Route
-  US Highway
- Rural Roads**
-  Dirt
-  Gravel
-  Paved
- Trails**
-  Trails
- Proposed Railway**
-  Proposed
-  Alternate



Sevier County General Plan
Sevier County, Utah
April 2021

General Transportation Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

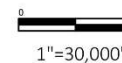
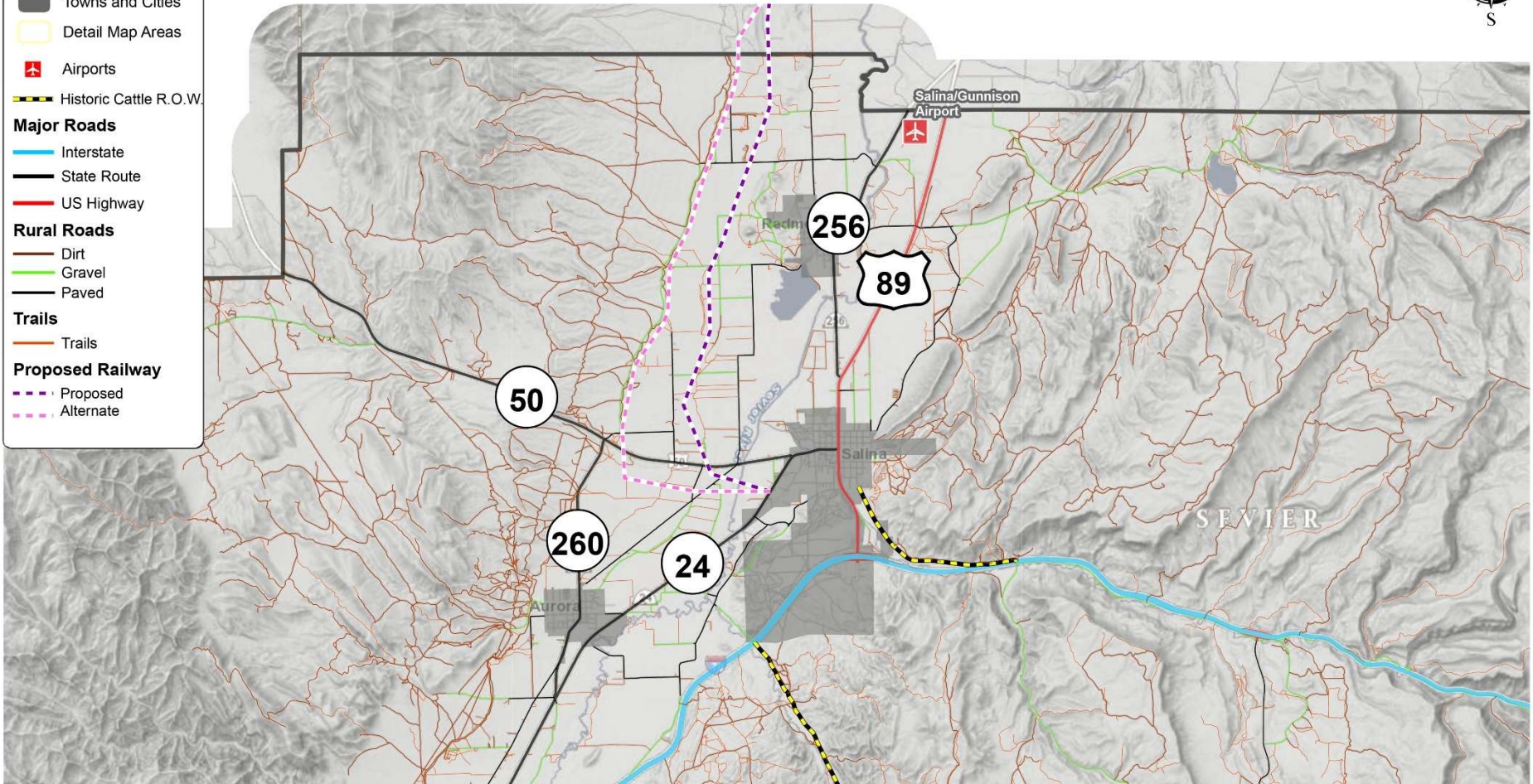


Figure: 8



LEGEND

- Sevier County
- Towns and Cities
- Detail Map Areas
- Airports
- Historic Cattle R.O.W.
- Major Roads**
 - Interstate
 - State Route
 - US Highway
- Rural Roads**
 - Dirt
 - Gravel
 - Paved
- Trails**
 - Trails
- Proposed Railway**
 - Proposed
 - Alternate



Sevier County General Plan
Sevier County, Utah
April 2021

General Transportation Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

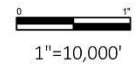
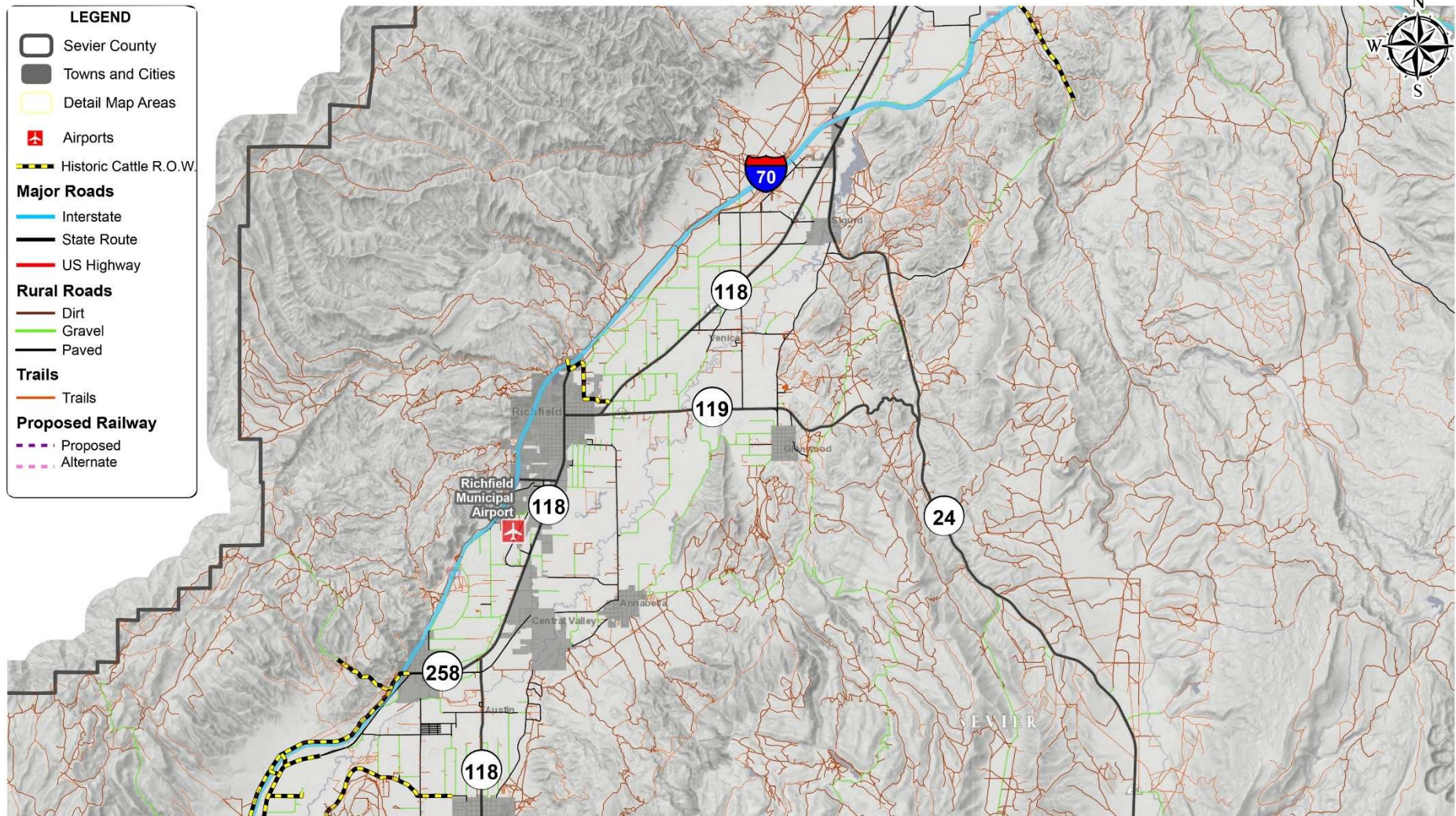


Figure: 9

LEGEND

-  Sevier County
-  Towns and Cities
-  Detail Map Areas
-  Airports
-  Historic Cattle R.O.W.
- Major Roads**
-  Interstate
-  State Route
-  US Highway
- Rural Roads**
-  Dirt
-  Gravel
-  Paved
- Trails**
-  Trails
- Proposed Railway**
-  Proposed
-  Alternate



Sevier County General Plan
Sevier County, Utah
April 2021

General Transportation Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

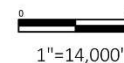
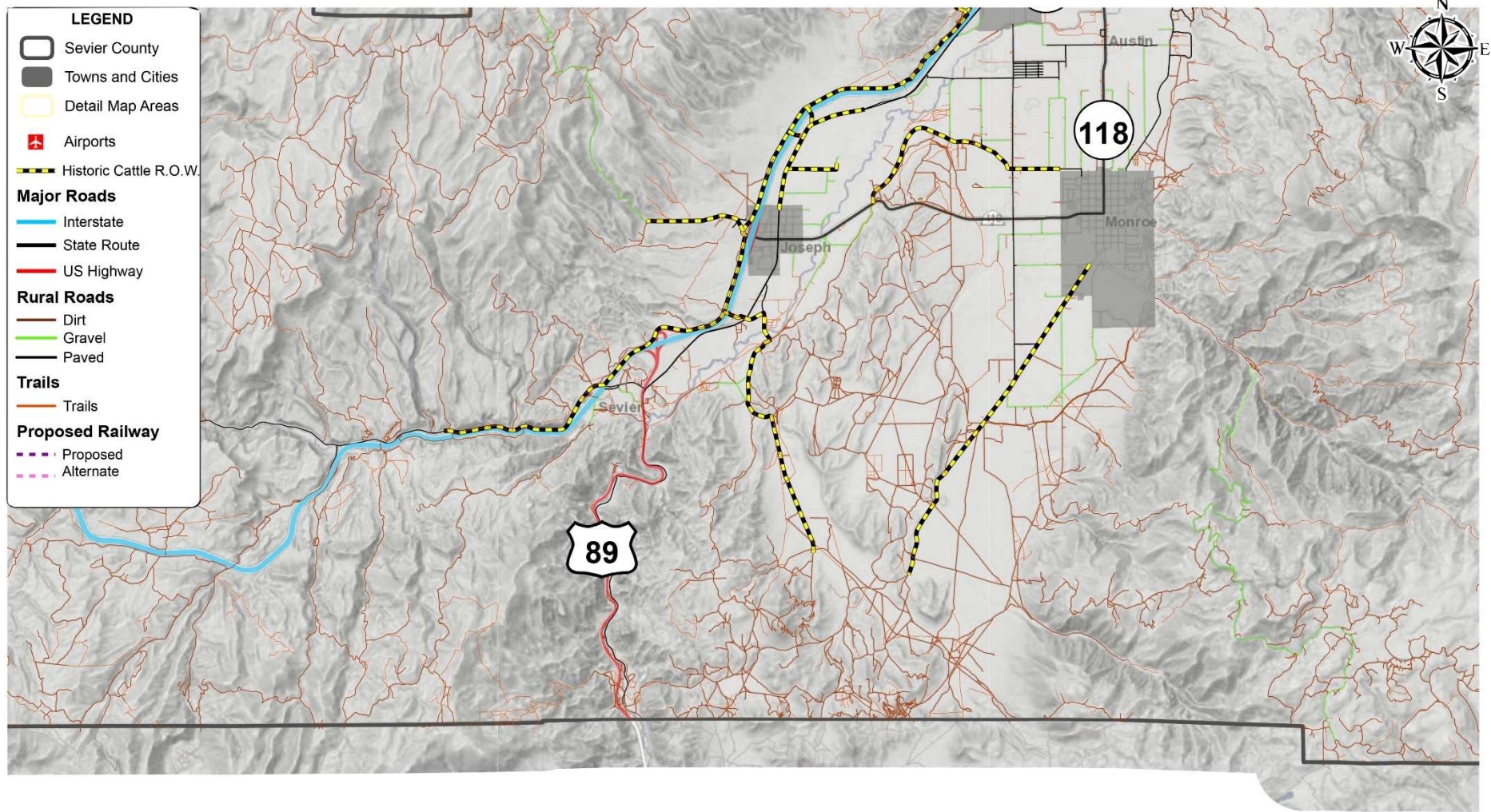


Figure: 10



Sevier County General Plan
Sevier County, Utah
April 2021

General Transportation Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

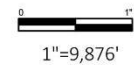
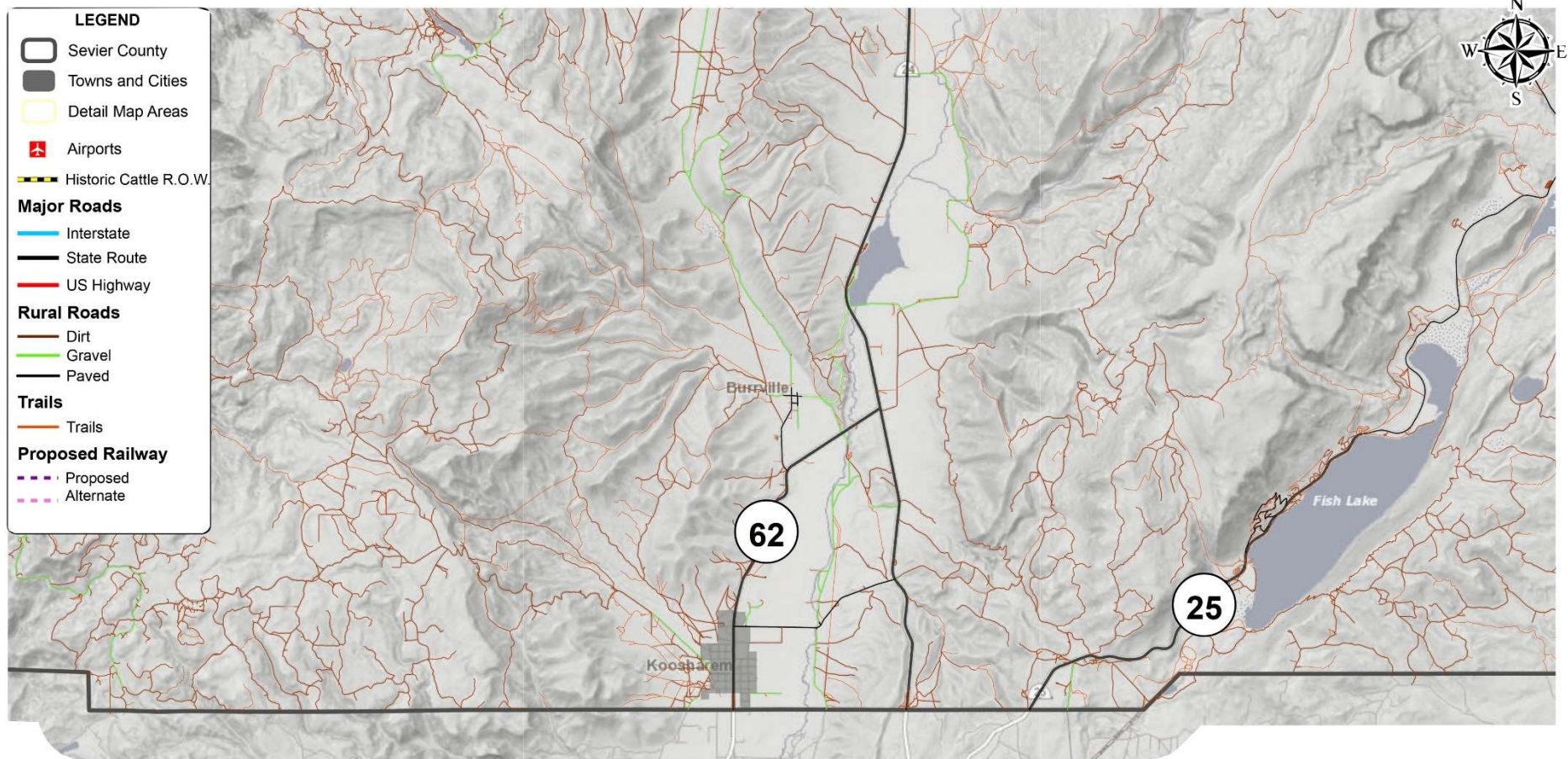


Figure: 11



Sevier County General Plan
Sevier County, Utah
April 2021

General Transportation Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

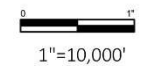
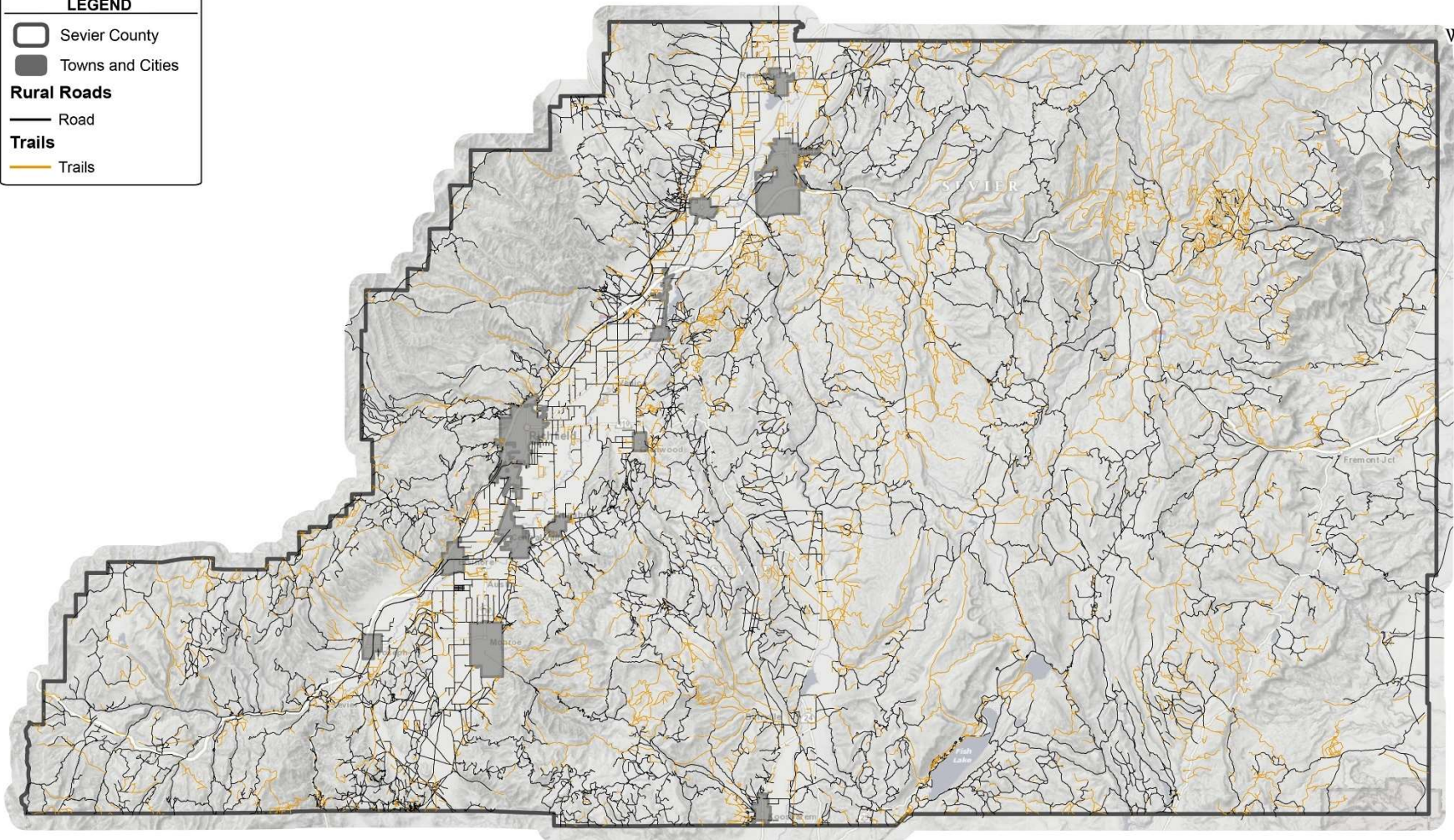


Figure: 12

LEGEND

-  Sevier County
-  Towns and Cities
- Rural Roads**
-  Road
- Trails**
-  Trails



Sevier County General Plan
 Sevier County, Utah
 April 2021

OHV Transportation Map of Sevier County
 For General Illustrative Purposes Only; Boundaries Not Surveyed

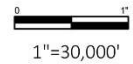


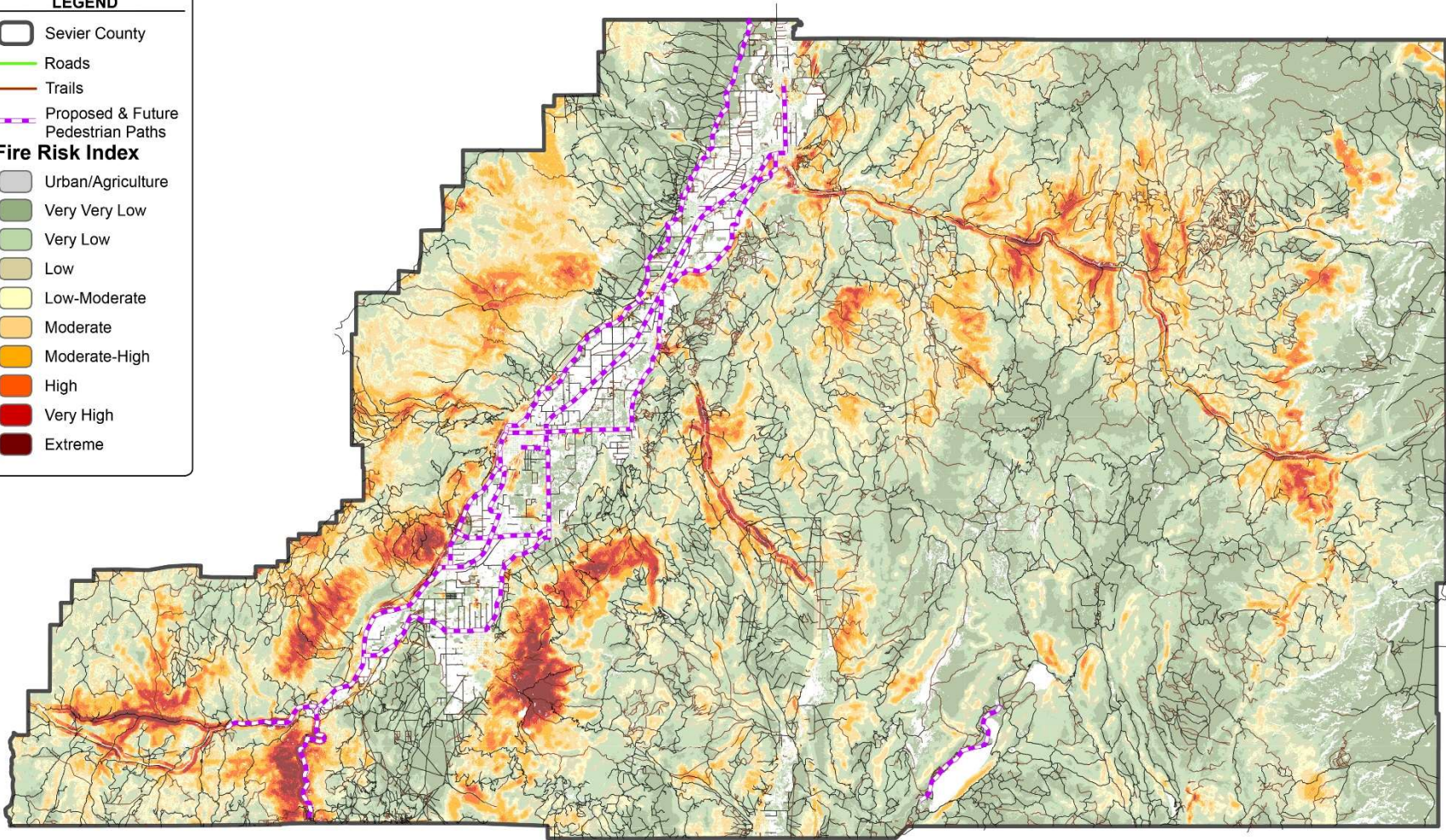
Figure: 13

LEGEND

-  Sevier County
-  Roads
-  Trails
-  Proposed & Future Pedestrian Paths

Fire Risk Index

-  Urban/Agriculture
-  Very Very Low
-  Very Low
-  Low
-  Low-Moderate
-  Moderate
-  Moderate-High
-  High
-  Very High
-  Extreme



Sevier County General Plan
Sevier County, Utah
April 2021

Trails and Fire Risk Map

For General Illustrative Purposes Only; Boundaries Not Surveyed

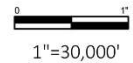


Figure: 14

CONSIDERATION OF AGRICULTURAL PROTECTION ZONES

In concert with Utah Code 17-41-2 and 17-27a-4-2-c, Sevier County recognizes the value of development of responsible Agricultural Protection Areas. In drafting any significant modification to land use plans, the planning commission shall:

(i) Identify and consider each agriculture protection area within the unincorporated area of the county or mountainous planning district; and

(ii) Avoid proposing a use of land within an agricultural protection area that is inconsistent with or detrimental to the use of the land for agriculture.

Agricultural protection zones can be seen in figure 15.




AGRICULTURAL PROTECTION AREAS

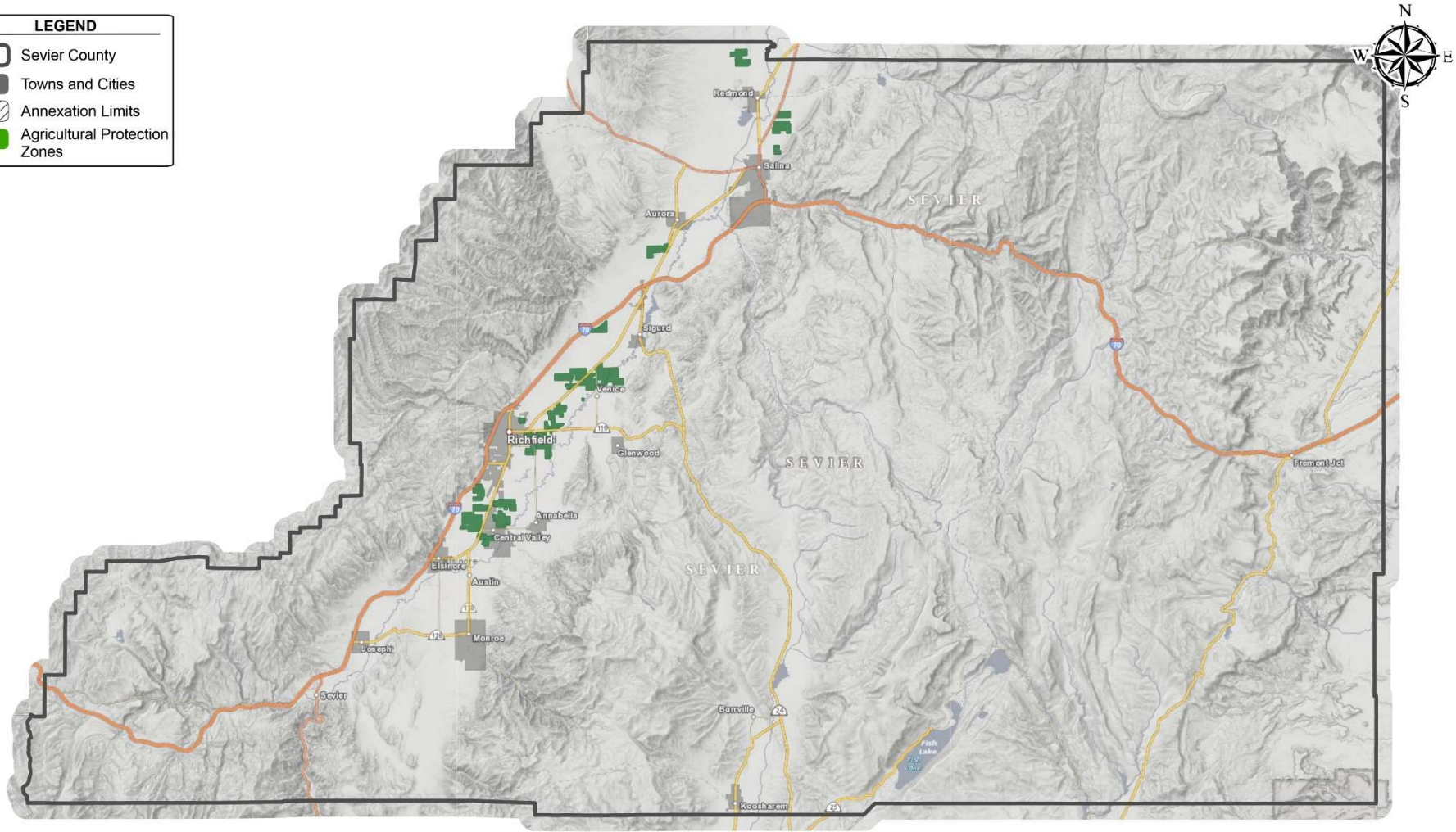
1. Must be a minimum of 20 acres.
2. Agricultural Protection Areas must be applied for by the property owners or controlling entity of the affected properties.
3. Applications must be approved by the Planning and Zoning Commission and County Commission.

4. Will not affect greenbelt status.
5. Requires political subdivisions (including service districts) within APA to not create laws and ordinances that would make it unreasonable or difficult to maintain farming practices, unless they are tied to public health or safety.
6. Prevent the changing of existing zoning unless approved by all landowners.
7. Any law or ordinance that defines or prohibits a nuisance must not include practices and situations that fall within sound agricultural practices (unless it is a direct threat to public health and safety).
8. Developers of new subdivisions located in the APA or within 300 feet of the boundary will provide notice on the plat that there is an Ag Protection Area and that the use of the lots is expressly conditional on acceptance of any annoyance or inconvenience resulting from normal agricultural uses and activities.
9. Provide restriction against the use of Eminent Domain, unless it receives explicit approval from the governing legislative body and the advisory board.



LEGEND

-  Sevier County
-  Towns and Cities
-  Annexation Limits
-  Agricultural Protection Zones



Sevier County General Plan
Sevier County, Utah
April, 2021

Agricultural Protection Zones in Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

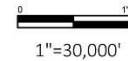


Figure: 15



EDUCATION • EMERGENCY SERVICES AND LAW ENFORCEMENT
MEDICAL FACILITIES • PUBLIC SERVICES
SENIOR CITIZEN SERVICES
LOW INCOME AND INTERGENERATIONAL POVERTY

EDUCATION

DEFINITION

Educational facilities are the facilities provided to students, so that they can use every opportunity to develop their full potential.

RELATED GENERAL PLAN RESOURCES

Vision, Goals, Objectives and Policies, Public Services, State Trust Lands

FINDINGS

Formal education is administered by the Sevier School District for K-12 programs and Snow College for higher education offerings. A single charter school provides services for elementary age students.

Sevier School District operates five elementary schools, seven secondary schools, and one alternative high school. The district administers a career technical education (CTE) center for high school students. High school students can participate in programs at Snow College.

Snow College operates a community college satellite campus in Richfield. The Richfield campus also houses vocational and technical training programs. The campus makes available courses from other Utah

college and universities. Snow College administers a state-wide program for distant learning courses for high school students.

OBJECTIVES

1. To have buildings, facilities, and infrastructure to house and operate educational offerings to all learners (youth through adult).
2. Support and expand valuable continuing education for adults through Snow College and other trade schools.

POLICIES

1. Coordinate with State Institutional Trust Land Administration (SITLA) to promote the development of local SITLA lands for additional investment in public education.
2. Advocate for permanent funding of Secure Rural Schools funding at the federal level.
3. Advocate for permanent funding for payments in lieu of taxes at the Federal level.
4. Advocate with federal land agencies the importance of and access to public lands for multiple uses, including resource development.



EMERGENCY SERVICES AND LAW ENFORCEMENT

DEFINITION

Emergency services and law enforcement include the wide assortment of services provided to deliver safety and security to all residents of the county. This includes law enforcement, search and rescue, ambulance, dispatch, fire, emergency and disaster planning, and related services.

RELATED GENERAL PLAN RESOURCES

Medical Facilities, Public Services

FINDINGS

The county has an active emergency services and law enforcement program with broad support from the community and stakeholders. On a state level, Sevier County works with the Highway Patrol, State Emergency Planners, Wildlife Resources and other agencies to ensure laws are followed and enforcement is consistent. Furthermore, the county works well with federal agencies such as the BLM and Forest Service in ensuring the public land in the county is protected and that necessary emergency services are provided.

Figure 16 shows the wildfire risks throughout the county.

OBJECTIVES

1. Sevier County and its partners will strive to deliver high quality, responsive and effective services to county residents and travelers within


the county borders. This will be accomplished through efficient communication with all affected agencies, both in and out of the county, and by working on planning efforts that consistently improve the quality of the services.

2. The county also recognizes the importance of ongoing training and technology to improve the quality of the services that are provided.









POLICIES

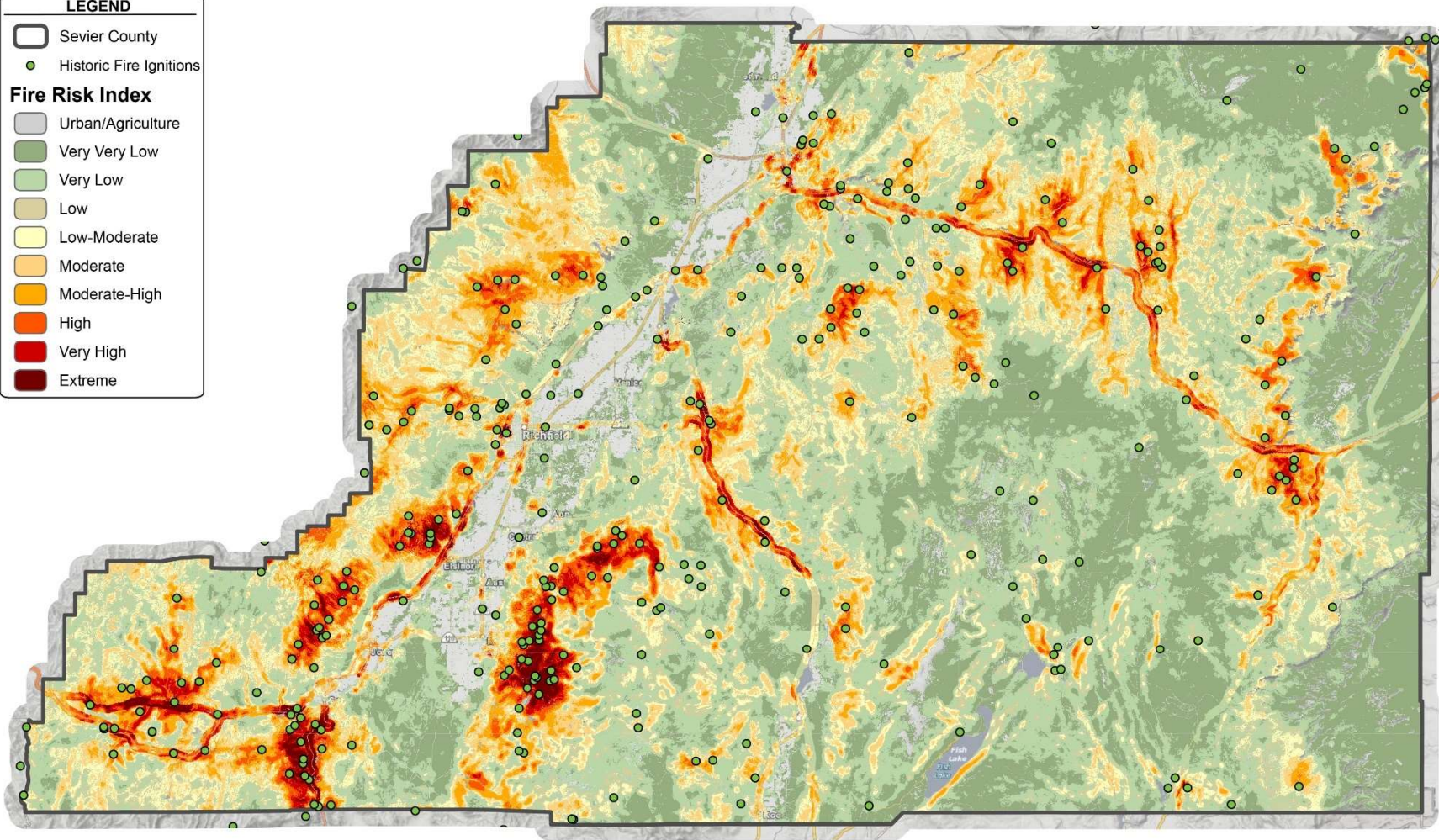
1. Sevier County is dedicated to maintaining the professional nature of its emergency services and law enforcement agencies. The county supports development of short, medium and long-term planning to prepare the community for potential disasters as well as less impacting events.
2. Sevier County asserts its position as the primary law enforcement agency within the boundaries of the county. The county is dedicated to working with state and federal law enforcement agencies to ensure proper coverage for law enforcement is provided and that timely response to emergencies is always delivered.
3. The county will strive to work on securing funding to consistently improve training for employees and preparation for emergency events. This includes an assortment of local, state and federal resources with the intention of consistently improving services.

LEGEND

-  Sevier County
-  Historic Fire Ignitions

Fire Risk Index

-  Urban/Agriculture
-  Very Very Low
-  Very Low
-  Low
-  Low-Moderate
-  Moderate
-  Moderate-High
-  High
-  Very High
-  Extreme



Sevier County General Plan
Sevier County, Utah
April 2021

FFSL Fire Risk Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

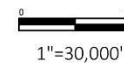


Figure: 14

MEDICAL FACILITIES

DEFINITION

Medical facilities refer to institutions, places, buildings, or agencies that furnish, conduct, and operate health services for the prevention, diagnosis, or treatment of human disease, pain, injury, deformity, or physical condition.

RELATED GENERAL PLAN RESOURCES

Public Services, Emergency Services and Law Enforcement

FINDINGS

Sevier County is a regional destination for healthcare services. The Sevier Valley Hospital, located in Richfield, provides inpatient care, emergency services, and many specialty services not available otherwise.

Doctors' groups and specialists maintain offices near the hospital that provide general care services. Offices are also found in Monroe and Salina.

The presence of the hospital and doctors' offices are important components to the local economy.

The state of Utah regulates all healthcare related matters.

County commissioners sit on the boards of the Central Utah Counseling Center and Central Utah Public Health, as well as the Sevier Valley Hospital Governing Board.

OBJECTIVES

1. Growth of healthcare facilities and patient services to offer a greater number of services.

POLICIES

1. County land use decisions will encourage the location of healthcare-related facilities.
2. County offices will communicate with facilities and providers to understand industry trends and changes.
3. County offices will support and participate in the promotion of and participation in community-based wellness programs, including services for aging population.



PUBLIC SERVICES

DEFINITION

Public services are key services either provided or facilitated, that benefit all members of the county. Public services provide citizens of the county with amenities to ensure residents can live healthy, happy, and comfortable lives. Public Services are necessary for the County to realize it's vision.

RELATED GENERAL PLAN RESOURCES

Visions, Goals, Objectives and Policies, Economic Development, Renewable Energy, Resource Management Plan

FINDINGS

Sevier County recognizes that safety, conservation, and economic development begins with providing and facilitating public services throughout populated areas of the county. Critical public facilities include electricity, gas, sanitary sewer, high-speed internet, solid-waste handling, and others.

The infrastructure behind public services is a key component of economic development. A network of well-planned utilities and public services ensures that the county's visions and goals can be realized.

OBJECTIVES

1. The county will seek to continue to encourage the growth of public services to meet the growing demands of Sevier County.
2. To keep Sevier County beautiful and diverse, the county will continue to explore eco-friendly practices such as recycling and renewable energy as technology progresses.
3. Development is best supported by promoting development near or adjacent to existing public infrastructure.
4. Economic development is spurred by making public utilities accessible to industrial and commercial areas.

POLICIES

1. Master plans will be created and updated every five years to plan for adequately sized infrastructure for residential, industrial and commercial zoned areas.

SENIOR CITIZEN SERVICES

DEFINITION

People who are more than sixty-five years of age. In legislation, the term applies to the age at which pensions, social security or medical benefits for the elderly become available. Traditionally in the United States, people have been eligible to retire with full Social Security benefits at age 65.

RELATED GENERAL PLAN RESOURCES

Public Services, Medical Facilities

FINDINGS

In 2016, 15.6 percent of Sevier County's population, or 3,259 people, were 65 years of age or older (American Community Survey Data).

There are three assisted living centers, two skilled nursing homes, and one rehabilitation facility.

The following services are now provided in Sevier County:

- Information & referral, outreach, assessment screening, legal and supportive services, transportation for medical appointments and necessary shopping to keep seniors in their home, Health Insurance Information Program (Medicare Drug plans and other Medicare information), health fairs, advocacy, elder abuse, awareness, preventive health programs and other services.
- Home-delivered meals, congregate meals and nutrition education.
- In-home services such as Homemaker, Personal Care and Lifeline (Emergency Response System).
- Utah Family Caregiver Support Program.

- Aging Medicaid Waiver Program.
- Affiliated senior centers and senior nutrition sites (12 centers):

Six county contracts with area senior centers to provide services such as transportation for shopping or medical appointments, legal seminars, health education, and provision of a location for the Senior Nutrition Program to prepare and distribute meals in both homebound and congregate settings.

Centers also have a number of activities to promote health and well-being of area seniors.

OBJECTIVES

1. Protect seniors from fraudulent and criminal behavior.
2. Support access to facilities and programs that benefit senior citizens.

POLICIES

1. Inspect applicable construction and/or remodel projects to monitor for compliance with the Americans with Disabilities Act.
2. Ensure county-owned-and-operated facilities are compliant with the Americans with Disabilities Act.
3. Investigate criminal acts that target senior citizens.
4. Participate in programs administered by the Six County Association of Government that address senior citizen needs.

LOW INCOME AND INTERGENERATIONAL POVERTY

DEFINITION

A situation of poverty and public assistance that continues from one generation to the next. Intergenerational poverty (IGP) occurs when two or more successive generations of a family continue in the cycle of poverty. For this plan, IGP individuals are those receiving public assistance for at least 12 months as an adult and as a child. Public assistance includes the receipt of one or more services including food stamps, child care subsidies, cash assistance, or Medicaid/CHIP.

RELATED GENERAL PLAN RESOURCES

Public Services, Economic Development, Education

FINDINGS

The state of Utah has a formal, ongoing initiative to address IGP in each county.

A few statistics of IGP in Sevier County include:

- Sevier County has the fifth-highest Child IGP Rate among all Utah counties.
- As of the October 2017 report by the state of Utah, 15 percent of children are living in intergenerational poverty. From that, 22 percent are at risk of remaining in poverty as adults. Finally, 9 percent of adults are experiencing intergenerational poverty.
- Of youth ages 10-17, 72 percent experience intergenerational poverty, and 72 percent of that portion were involved with the juvenile justice system.
- 77 percent of adults experiencing intergenerational poverty lack an education beyond high school.

OBJECTIVES

1. Organize community resources to address IGP including educational, faith-based, community, and private organizations.
2. Coordinate and utilize state resources in local programs.
3. Use *Utah's Plan for A Stronger Future* document as a guide and benchmark for progress in county efforts.

POLICIES

1. Appoint and sponsor a local IGP committee.
2. Support the School District and the individual schools in early identification and early intervention for children in poverty. Programs such as Head start, breakfast and lunch programs, and related services should be supported politically so long as they provide direct benefit to the most "at risk" children.
3. The county supports educational opportunities for families that will lead to enhanced occupational opportunities. The county will encourage participation in programs that it oversees, such as USU Extension Services.
4. The county also encourages additional educational opportunities from the colleges and technical schools throughout Utah as they look to increase their reach through online education. It is critical that, as these entities look at their offerings, they provide opportunities for discounted or free education to students and children in poverty.



PRIVATE LAND USE AND DEVELOPMENT • WATER RESOURCES
PROTECTION OF AIR, WATER, LAND RESOURCES & COMPATIBILITY WITH STATE LAW
CULTURAL, ARCHAEOLOGICAL, AND HISTORICAL PRESERVATION & FACILITIES
MULTIPLE USE OF PUBLIC LANDS • STATE TRUST LANDS
MINERAL AND ENERGY RESOURCES • RENEWABLE ENERGY
ECONOMIC DEVELOPMENT • RECREATION & TOURISM
BUSINESS EXPANSION & RETENTION

WATER RESOURCES

SEVIER COUNTY POLICY

The water resource policy encompasses the policy-making processes that affect the collection, preparation, use and disposal of water to support human uses and protect environmental quality in the Sevier County area. The water resources identified on public land are identified in more detail in the current Resource Management Plan. This section primarily discusses the water resource issues on private property.

Water in Sevier County, as with many areas in arid climates, is considered the “life blood” of the county. It is essential to have both adequate quality and quantity to maintain the current status of residential, industrial, commercial, agricultural, and recreational needs and for future development.

Figures 17 through 25 show the complexity of the county’s water resources, including service areas, points of diversion, and canals.

Policies

1. Sevier County supports working with local government, agencies, and additional shareholders to continually update the RMP with any large events or changes that effect the current and future status of water resources.
2. Sevier County prioritizes water conservation within the county and utilizes funding to capture conserved water and hold for future municipal, industrial, and agriculture needs.
3. Sevier County prioritizes preserving historical agriculture practices in highly valued soils and will use conserved water to promote that development and conserve this historical agriculture ground.
4. Sevier County supports the beneficial use of approved water rights and improving groundwater recharge of flood water, storm water, and excess

municipal, industrial, and irrigation water.

5. Sevier County supports water quality efforts to reduce nitrates, phosphates, and sediments in water.

Desired Management Practices

1. It is recommended that the RMP be updated every five years to determine the current standings of the county’s water resources and conservation efforts that may be needed for sustainability of this highly valued resource.
2. It is recommended that the county create a group that is focused of conserving, optimizing, and planning regarding existing water.
3. It is recommended that financing methods be developed to fund conservation and water quality improvements within the County.

WATER QUALITY, QUANTITY, AND SOURCE PROTECTION

Water quality and quantity are essential to sustain the current level of service to its users and will determine the type and level of potential growth areas. Sevier County supports and encourages these resources to be efficiently managed as they are being used. The county does not operate or maintain any current water systems but does support the development of new water systems or upgrading existing water systems, including the collection, storage, and distribution of these systems in all areas and municipalities within county boundaries. Conservation plans for use of water resources by these systems is greatly supported and recommended by the county.

There are currently 50 public water systems on record with the Utah Division of Drinking Water (DDW) in the Sevier County Boundaries. Currently, 36 of these systems are actively being used. Most of these systems are supplied with springs that come from the nearby mountain areas, and many have well

WATER RESOURCES

systems for backup and system redundancy. There are also many groundwater springs and drilled wells that provide water resources to private individuals/groups in both municipalities and unincorporated areas within the county.

There are 42 canal companies that operate in Sevier County as listed in the Division of Water Rights 2014 document and 24 irrigation companies that convey irrigation water to their stockholders. This water is used for irrigation and secondary water beneficial use purposes.

Policies

1. Implement a Sevier County Water Master Plan and update the plan every five years.
2. Water master plans to be required with any applications for zoning or rezoning of unincorporated areas of Sevier County that will demonstrate how the water will be supplied for proposed uses.
3. To maintain the current level of water quality and quantity and protection of these sources.
4. To clearly identify floodplain areas and set back requirements as they are actively migrating both laterally and vertically and to maintain existing floodplain detention basins and flash flood channels and protect these areas from new structures and development.
5. To support implementing additional protection measures to better sustain the existing conditions and future planned conditions of watershed areas.
6. To support the implementation of a water conservation district to conserve water resources and make these resources available for industrial or non-agricultural areas.

Desired Management Practices

1. Sevier County will maintain and update a Water Master Plan.

2. Sevier County will take an active role in both federal and state water resource management plans that are relevant to and impact the County and its residents.

WATER RIGHTS AND ALLOCATION

Water rights are the right to make use of water from a stream, lake, irrigation canal, or groundwater. As stated in the DDW document dated July 19, 2011, "All waters in Utah are public property. A 'water right' is a right to divert (remove from its natural source) and beneficially use water." These water rights as held by the municipalities, water districts, private parties, and the county are protected by law. Management of these rights are governed by the Utah water law.

Policies

1. Require that all new developments in unincorporated areas be able to demonstrate that they have physical availability for adequate water supply and an approved waste water discharge system.
2. To maintain that all rights-of-way for canals and rivers that convey water to water right holders will be protected with new development and structures in unincorporated areas within the county.
3. Require that new developments clearly establish



WATER RESOURCES

points of access to existing waterways, irrigation streams, canals, and ditches; when applicable, these ingress and egress areas are recorded by the new land owners or developers as easements.

4. To support water conservation efforts for efficient and intelligent usage for the beneficial use of these water rights.
5. To support projects that benefit in-stream uses while protecting water rights.

Desired Management Practices

1. Sevier County will take an active role in maintaining that water rights located on federal and state lands be protected and supporting identification and adequate protection of watersheds and groundwater recharge areas located within these areas.
2. Sevier County will work closely with the citizens, communities, water user groups, land use agencies, and energy development companies to promote energy development opportunities and protect water rights that may be affected by these opportunities.

FLOOD CONTROL AND STORMWATER

Flood control and stormwater management are critical to protecting private property, water quality, and potential groundwater recharge. The average rainfall in the county is 9.75 inches.

Loss of topsoil, river channel erosions and straightening, and loss of riparian areas lead to a decrease in water infiltration, storage volumes, and reduction in groundwater recharge. These effects contribute to continued top soil loss, reduction of organic matter, lowering groundwater levels, reduced vegetation cover, and increased noxious weeds.

Riparian area stabilization, improved farming methods, improved ground cover, storm water detention, and groundwater recharge all improve water infiltration, increase topsoil storage capacity, provide water for vegetation for longer periods of time to increase ground cover, reduce atmospheric temperatures, raise groundwater levels, improve spring flows, and improve the ability for sediments to be retained on ground to treat and improve water quality.

Policies

1. Educate county residents on the benefit of storm water quality issues.
2. Create a storm water master plan with appropriate BMPs that comply with EPA standards.
3. Promote and incentivize good farming practices, maintaining appropriate cover on all soils, removal of noxious weeds, and carbon soil banking.
4. Improve riparian areas along creeks and rivers through maintaining and improving meandering stream channels.

Desired Management Practices

1. Sevier County will take an active role in educating residents, governmental officials, and agricultural users regarding storm water quality, topsoil increase, and retention.
2. Improper stormwater management can degrade county lands and result in the loss of beneficial water. Sevier County will create a stormwater management entity to train county members for consistency.
3. Sevier County will work with the Farm Bureau, NRCS, and USDA to create incentives and motivate to increase topsoil, increase plant coverage, and reduce noxious weeds.

LEGEND

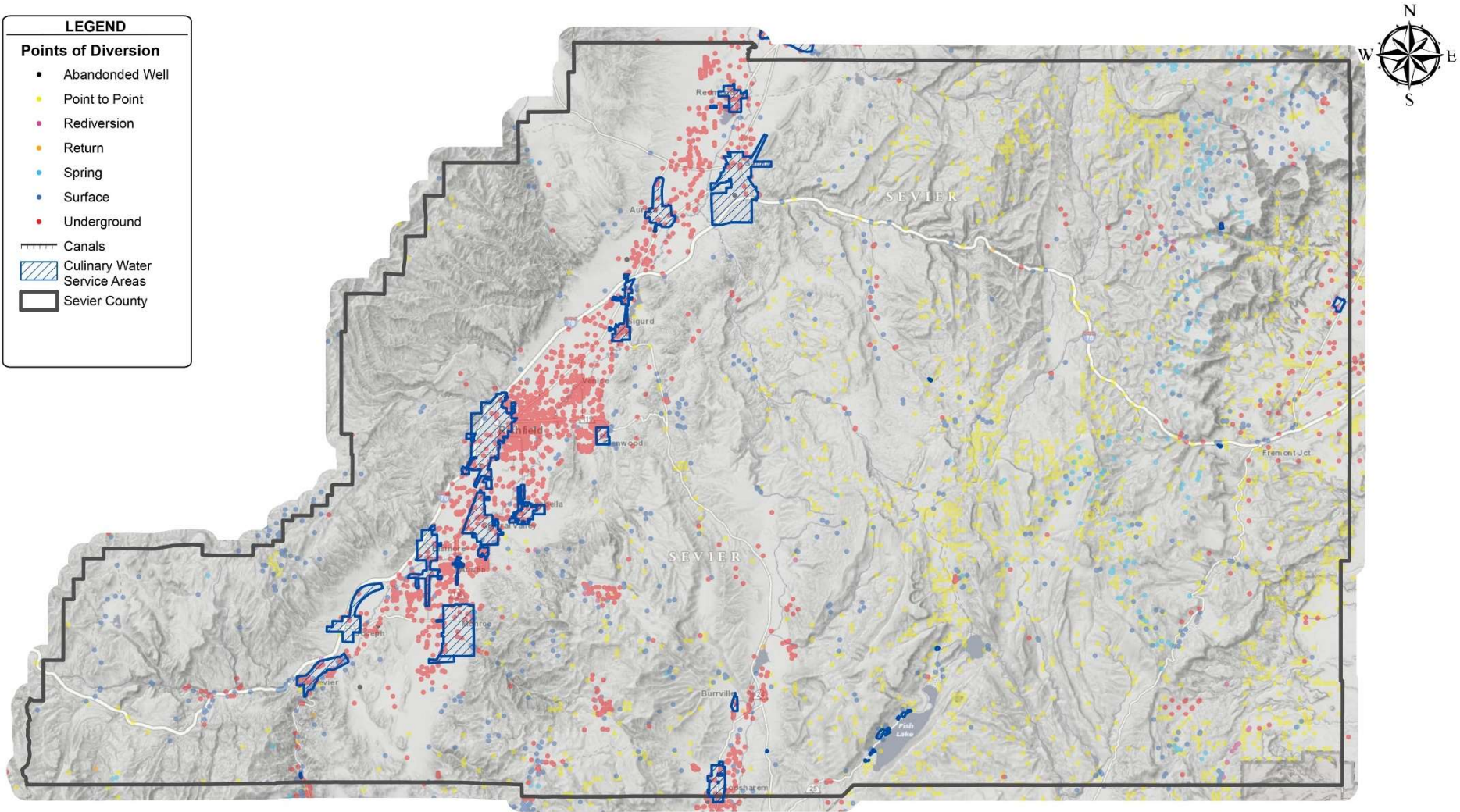
Points of Diversion

- Abandoned Well
- Point to Point
- Rediversion
- Return
- Spring
- Surface
- Underground

— Canals

▨ Culinary Water Service Areas

▭ Sevier County



Sevier County General Plan
Sevier County, Utah
June 2021

Water Rights and Service Areas
For General Illustrative Purposes Only; Boundaries Not Surveyed

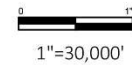


Figure: 17

LEGEND

Points of Diversion

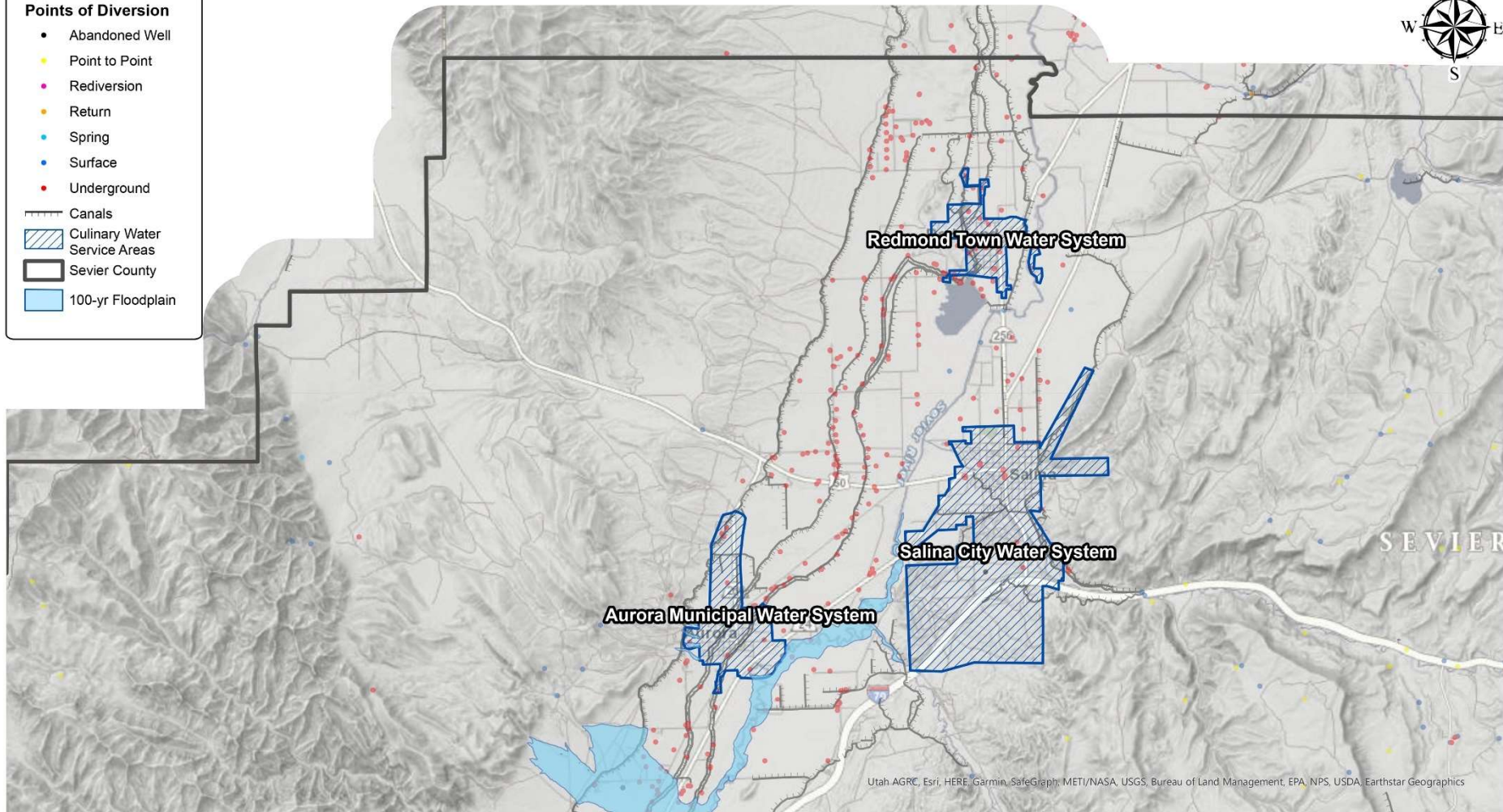
- Abandoned Well
- Point to Point
- Rediversion
- Return
- Spring
- Surface
- Underground

— Canals

▨ Culinary Water Service Areas

▭ Sevier County

■ 100-yr Floodplain



Utah AGRC, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Earthstar Geographics



Sevier County General Plan
Sevier County, Utah
June 2021

Water Rights and Service Area North County
For General Illustrative Purposes Only; Boundaries Not Surveyed

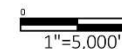
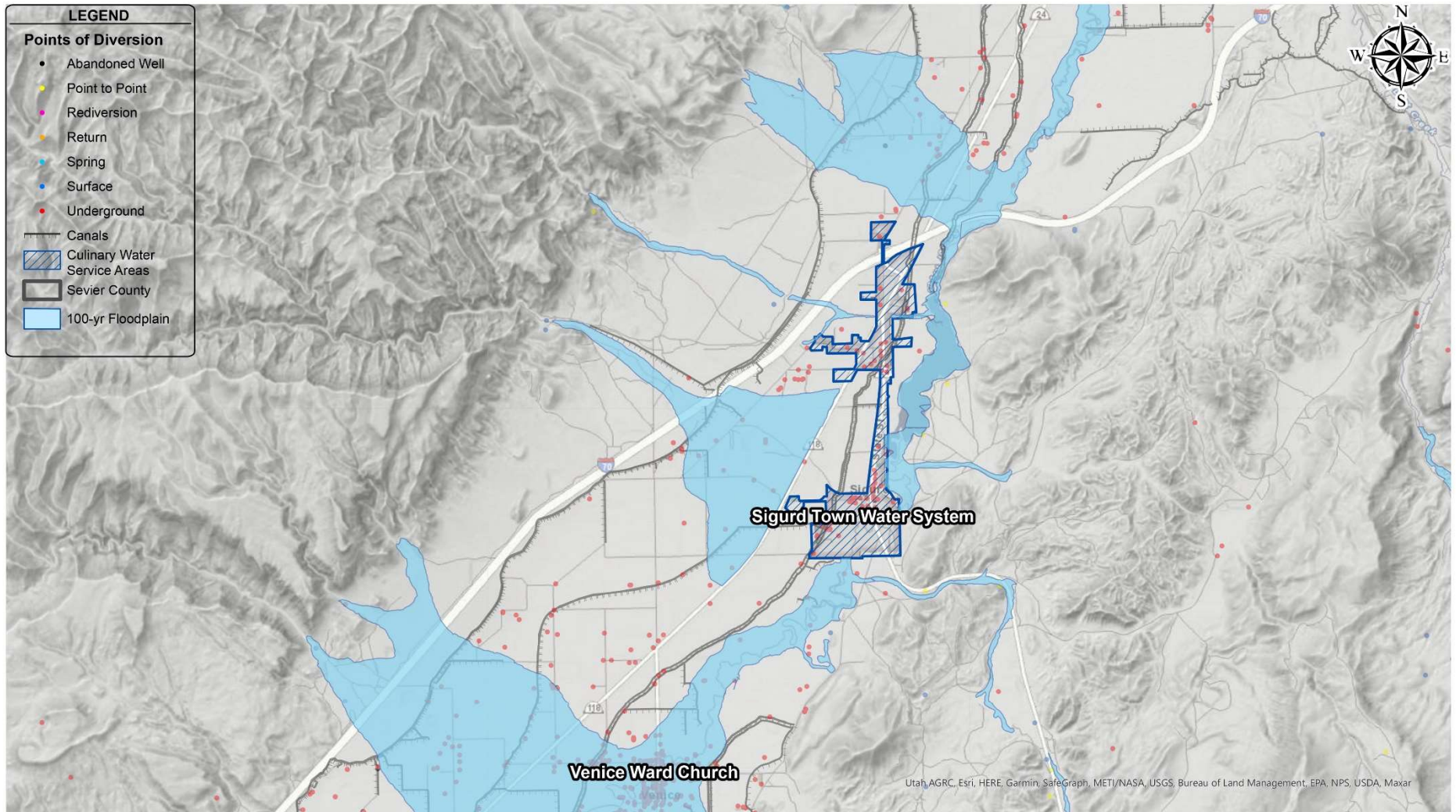


Figure: 18



Sevier County General Plan
Sevier County, Utah
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Water Rights and Service Area Sigurd
For General Illustrative Purposes Only; Boundaries Not Surveyed

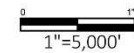
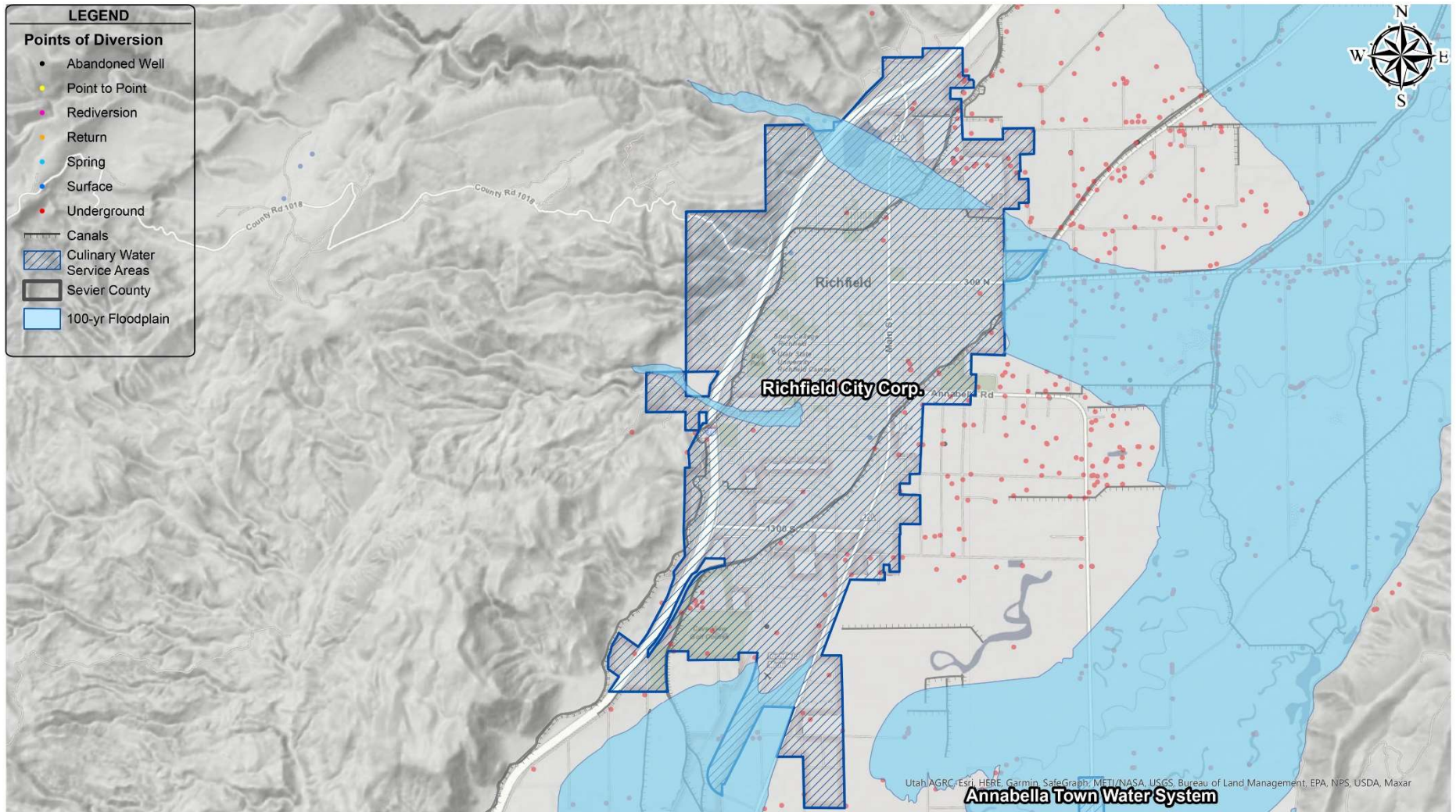


Figure: 19



Sevier County General Plan
Sevier County, Utah
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Water Rights and Service Area Richfield
For General Illustrative Purposes Only; Boundaries Not Surveyed

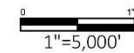
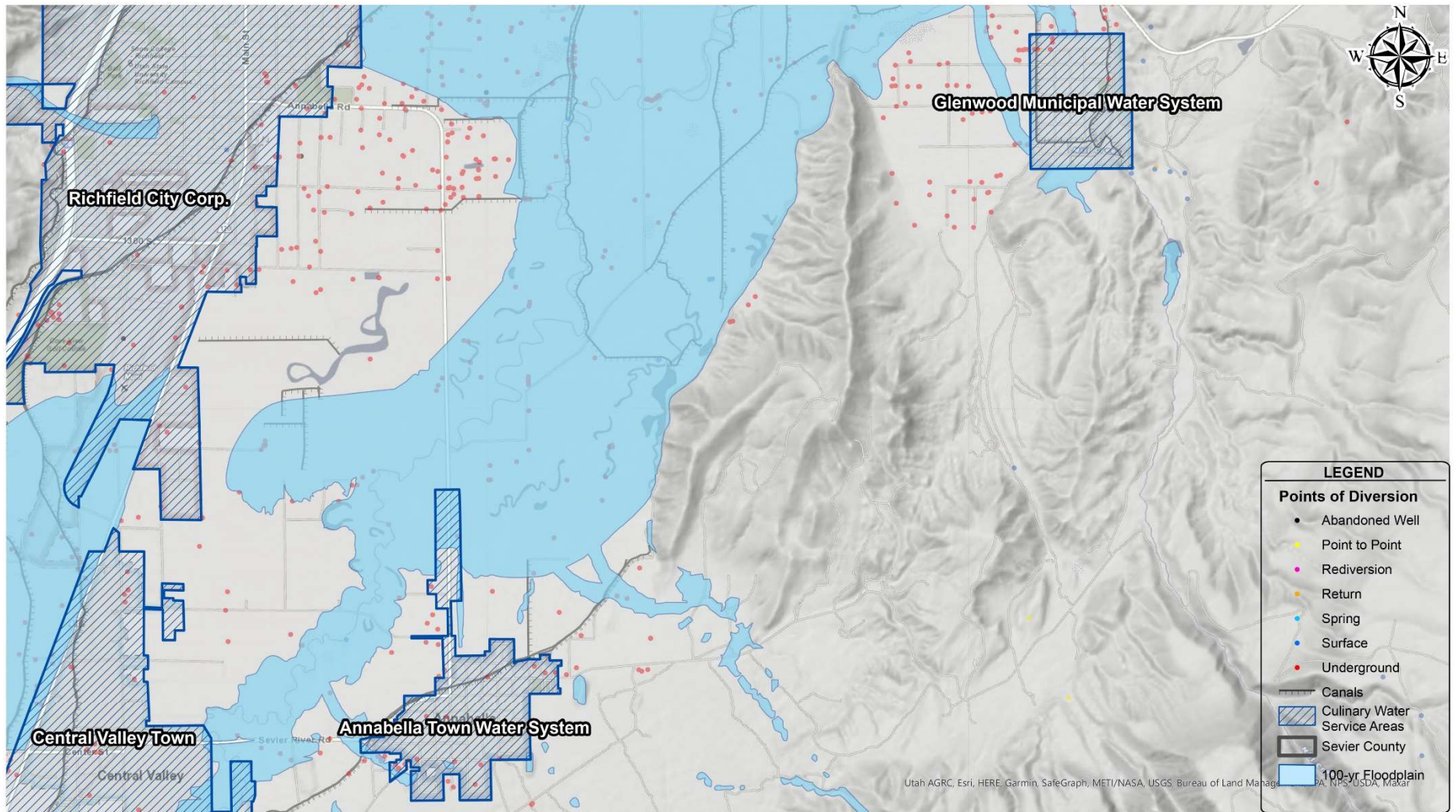


Figure: 20

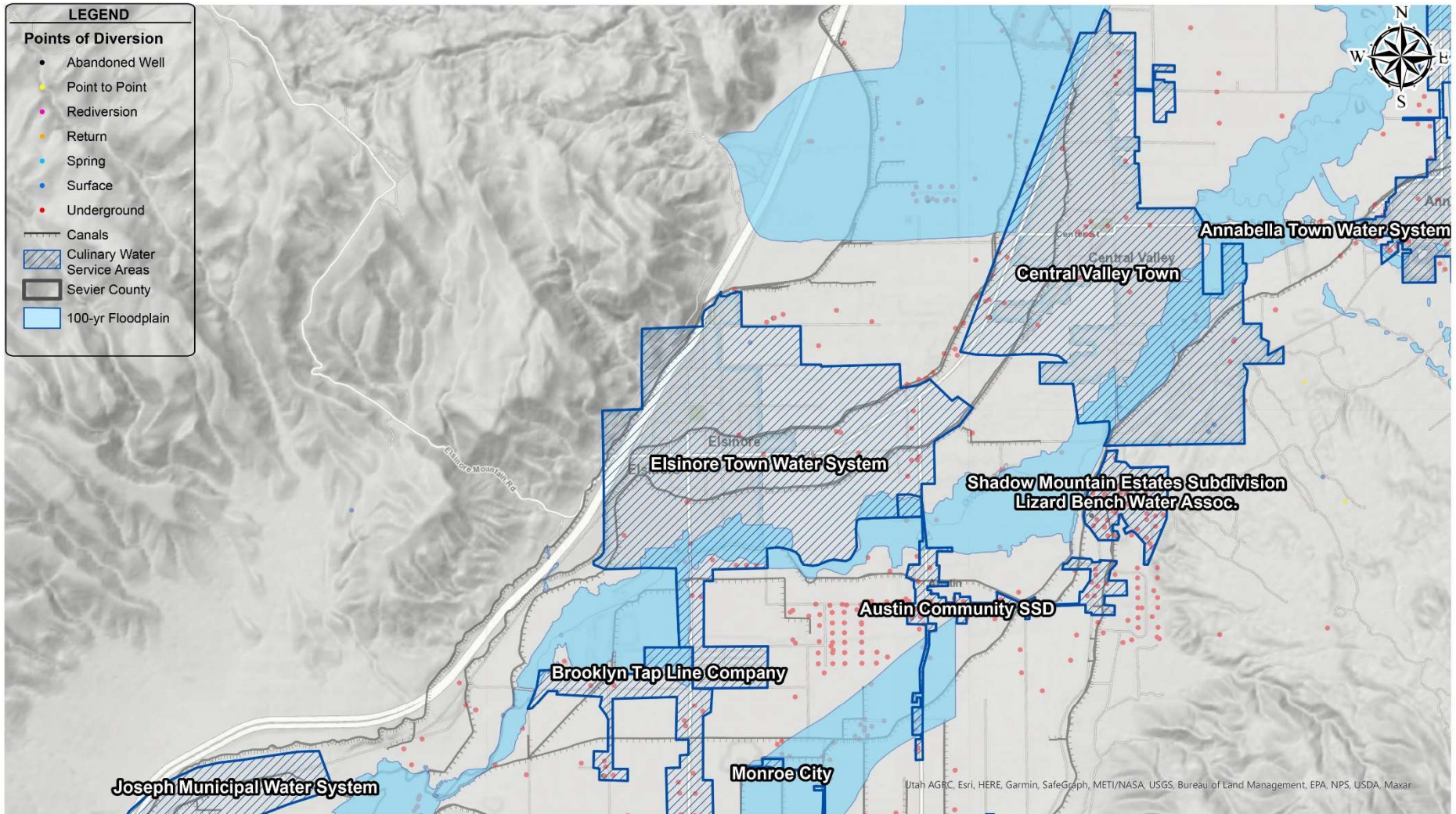


Sevier County General Plan
Sevier County, Utah
June 2021

Water Rights and Service Area Glenwood and Annabella
For General Illustrative Purposes Only; Boundaries Not Surveyed

0 4'
1"=5,000'

Figure: 21



Sevier County General Plan
Sevier County, Utah
June 2021

Water Rights and Service Area Central Part of County
For General Illustrative Purposes Only; Boundaries Not Surveyed

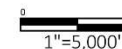
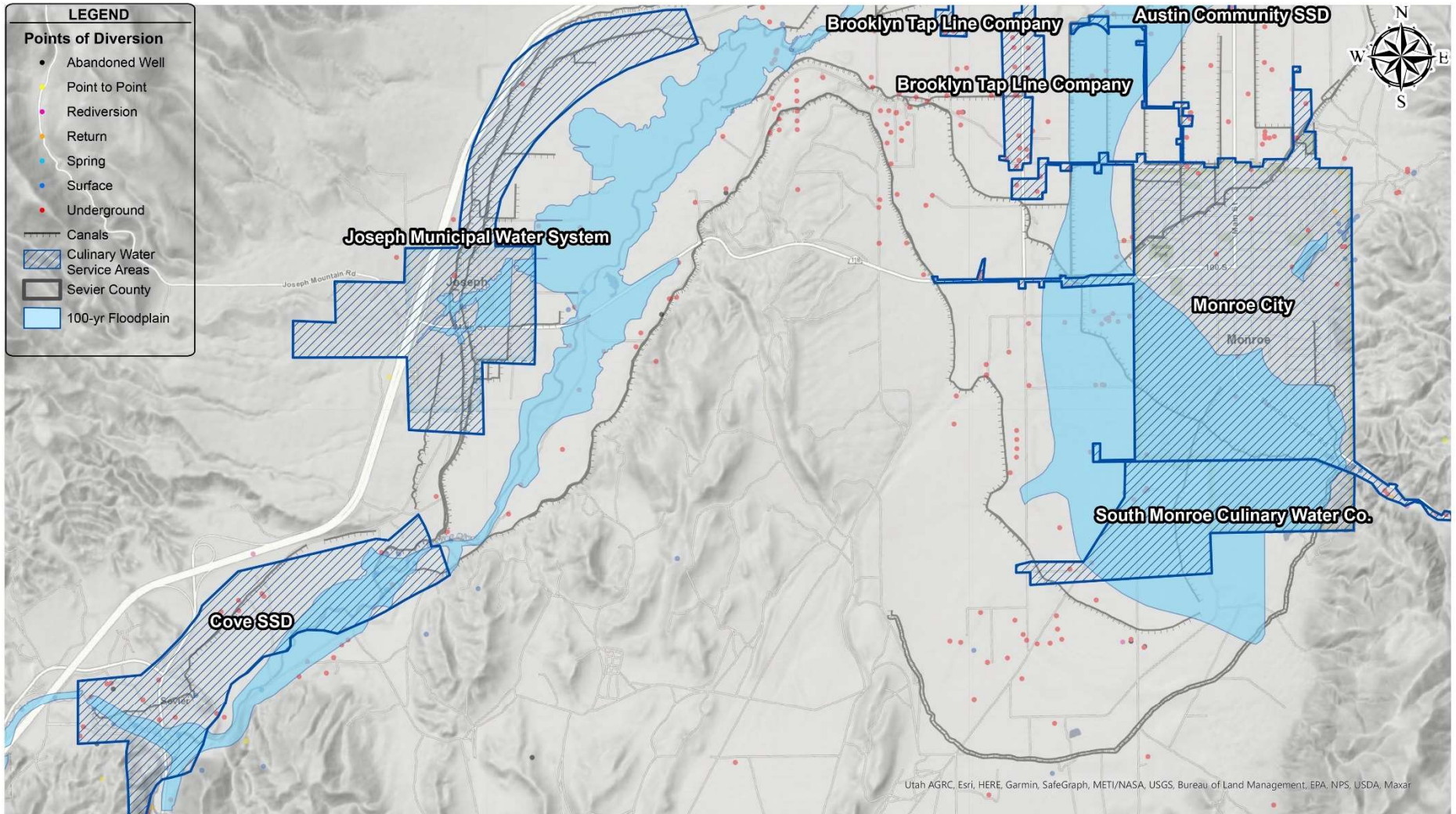


Figure: 22



Sevier County General Plan
Sevier County, Utah
June 2021

Water Rights and Service Area South County
For General Illustrative Purposes Only; Boundaries Not Surveyed

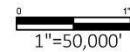
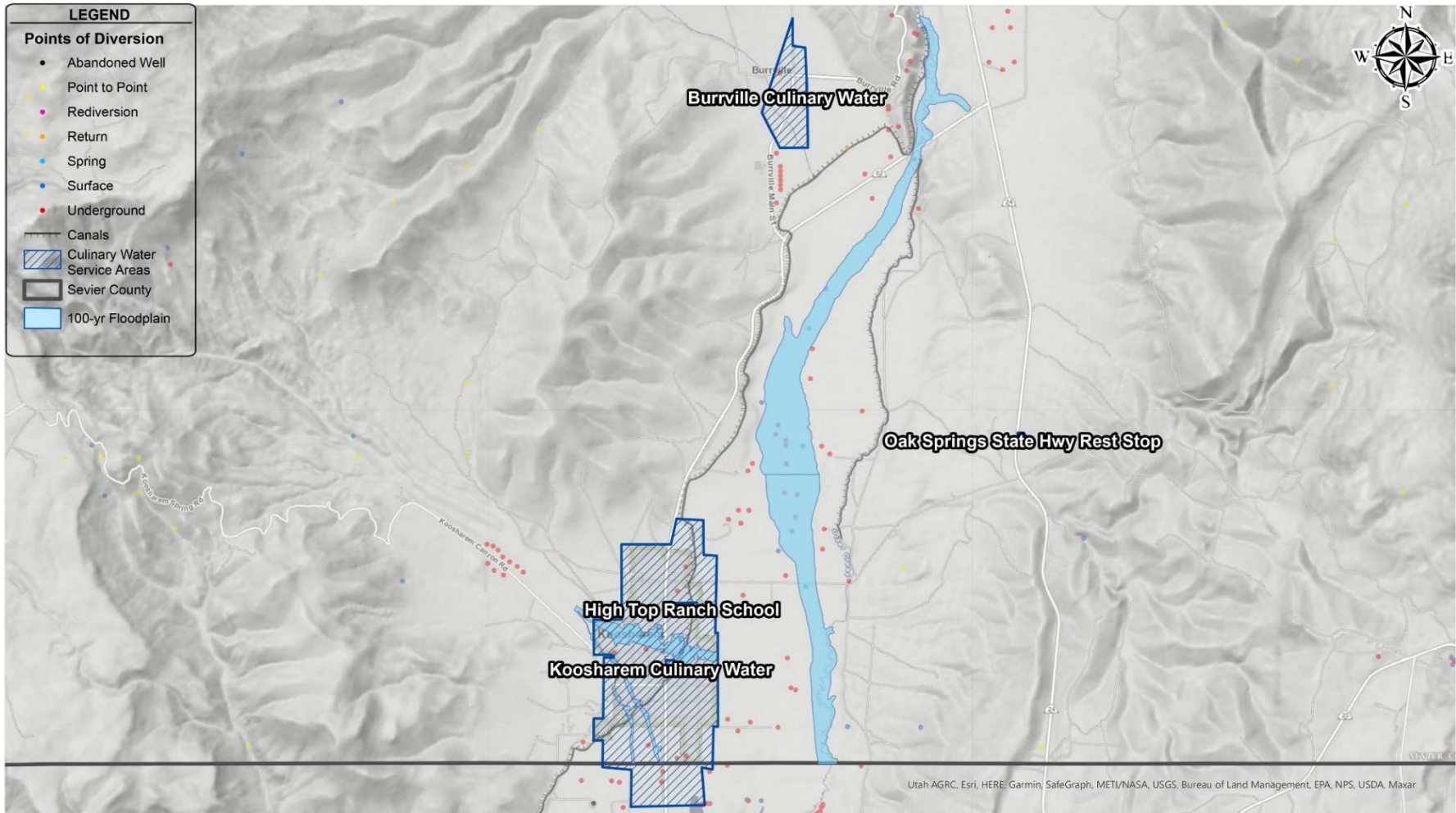


Figure: 23



Sevier County General Plan
Sevier County, Utah
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Water Rights and Service Area Koosharem & Burrville
For General Illustrative Purposes Only; Boundaries Not Surveyed

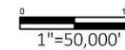
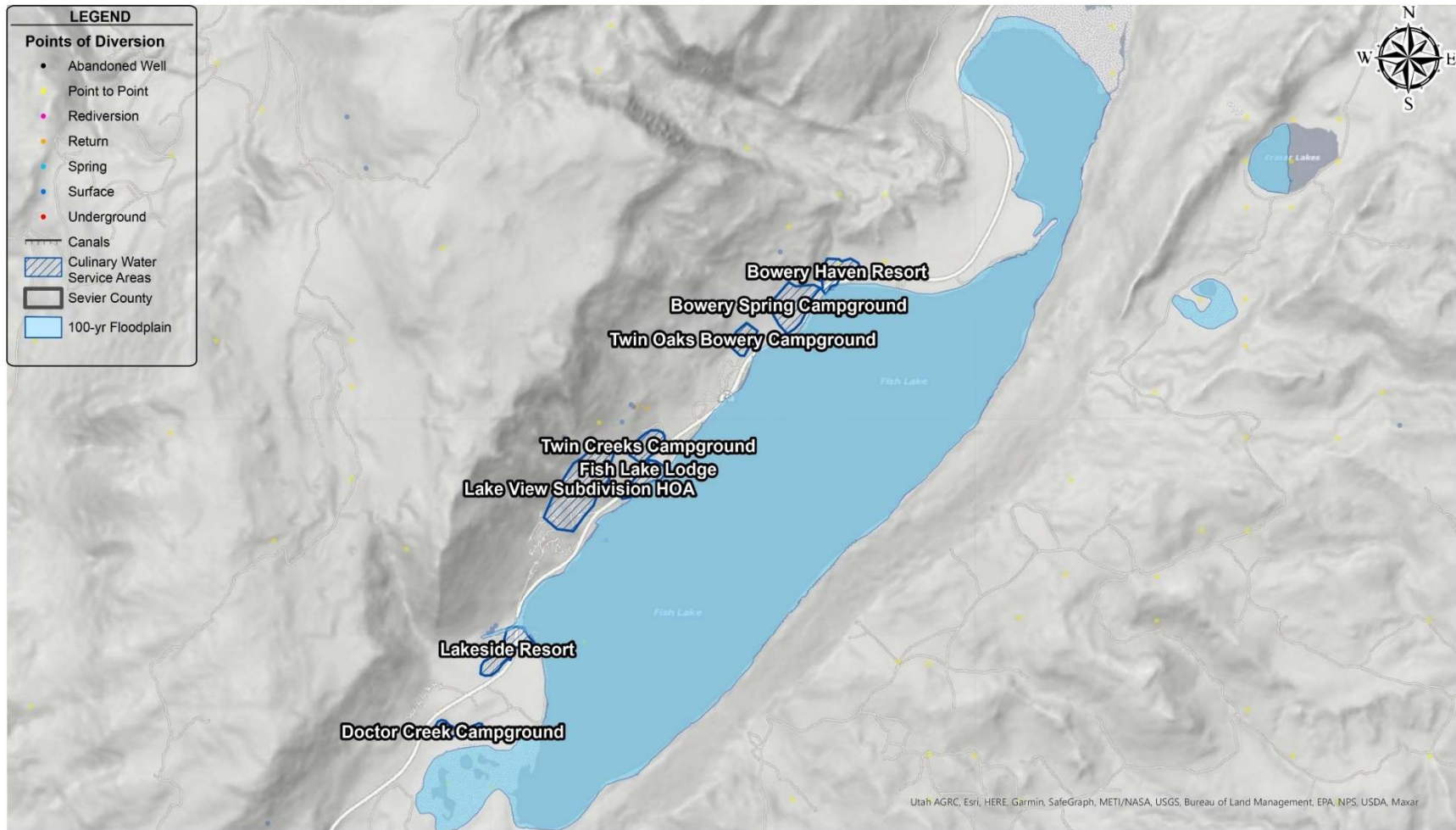


Figure: 24



Sevier County General Plan
Sevier County, Utah
June 2021

Water Rights and Service Area Fishlake
For General Illustrative Purposes Only; Boundaries Not Surveyed

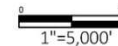


Figure: 25

PROTECTION OF AIR, WATER, LAND RESOURCES AND COMPATIBILITY WITH STATE LAW



Sevier County is committed to the protection of air, water, land resources and compatibility with state law. These resources are vital assets to the county. The county recognizes the State of Utah as the primary authority on air quality and will continue to work closely with the state to ensure air quality standards are met.

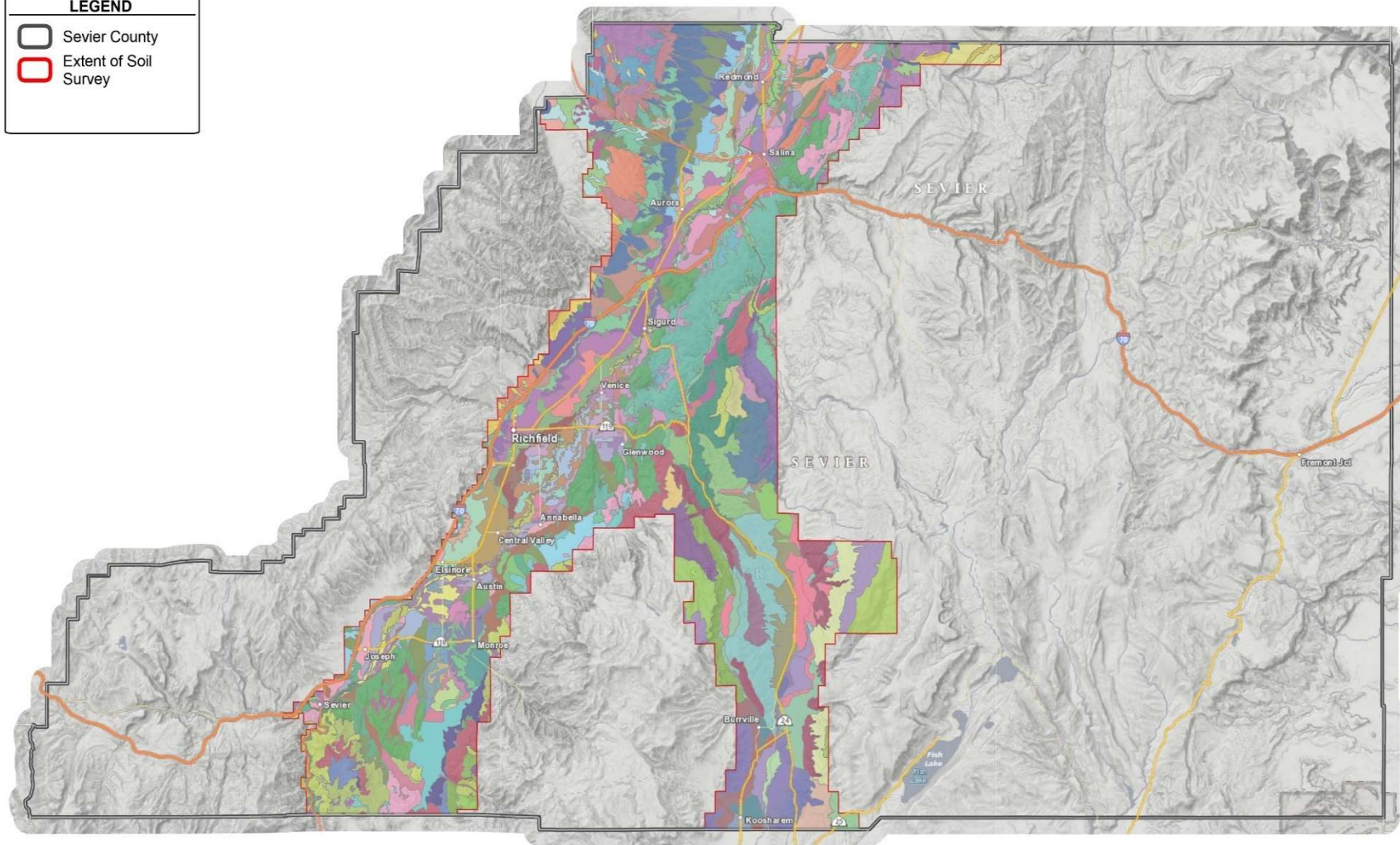
Sevier County is home to fertile farm land that is key to maintaining the county's goals and visions. The county will continue to protect its land resources as it

grows and develops. Figures 26 through 30 show the complexity of soils that make up Sevier County. Figure 31 is a soils key that explains the differing soils.

The county will continue to protect its water resource as discussed in previous sections. The county is committed to work with cooperating agencies to ensure information regarding water resources is up to date. See Figure 32 for a map showing all digitally available flood maps.

LEGEND

-  Sevier County
-  Extent of Soil Survey



Sevier County General Plan
Sevier County, Utah
June 2021

Unofficial Soils Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

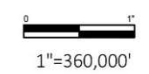


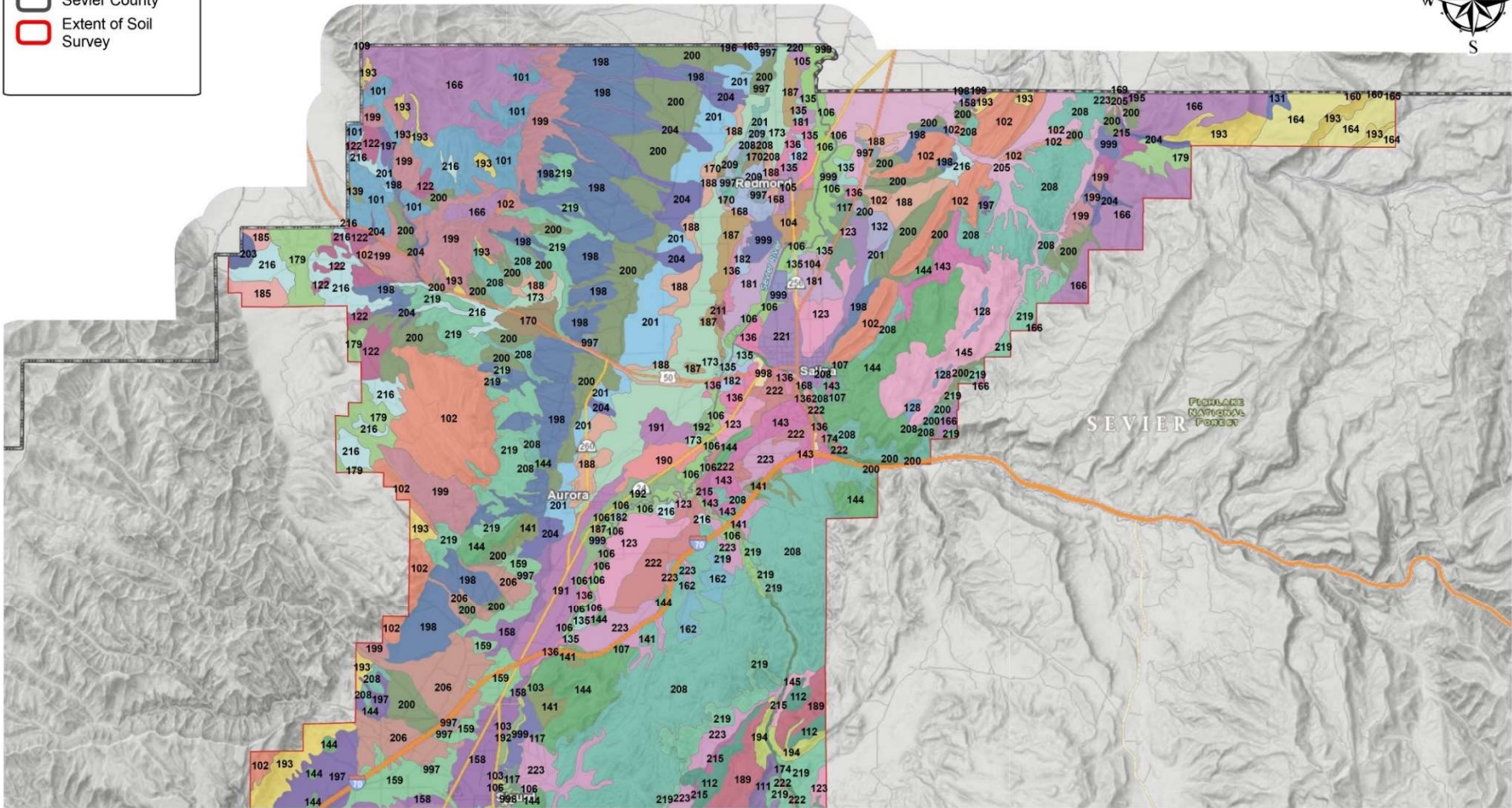


Figure: 26

LEGEND

-  Sevier County
-  Extent of Soil Survey



Sevier County General Plan
Sevier County, Utah
June 2021

Unofficial Soils Map of Sevier County

For General Illustrative Purposes Only; Boundaries Not Surveyed

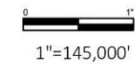


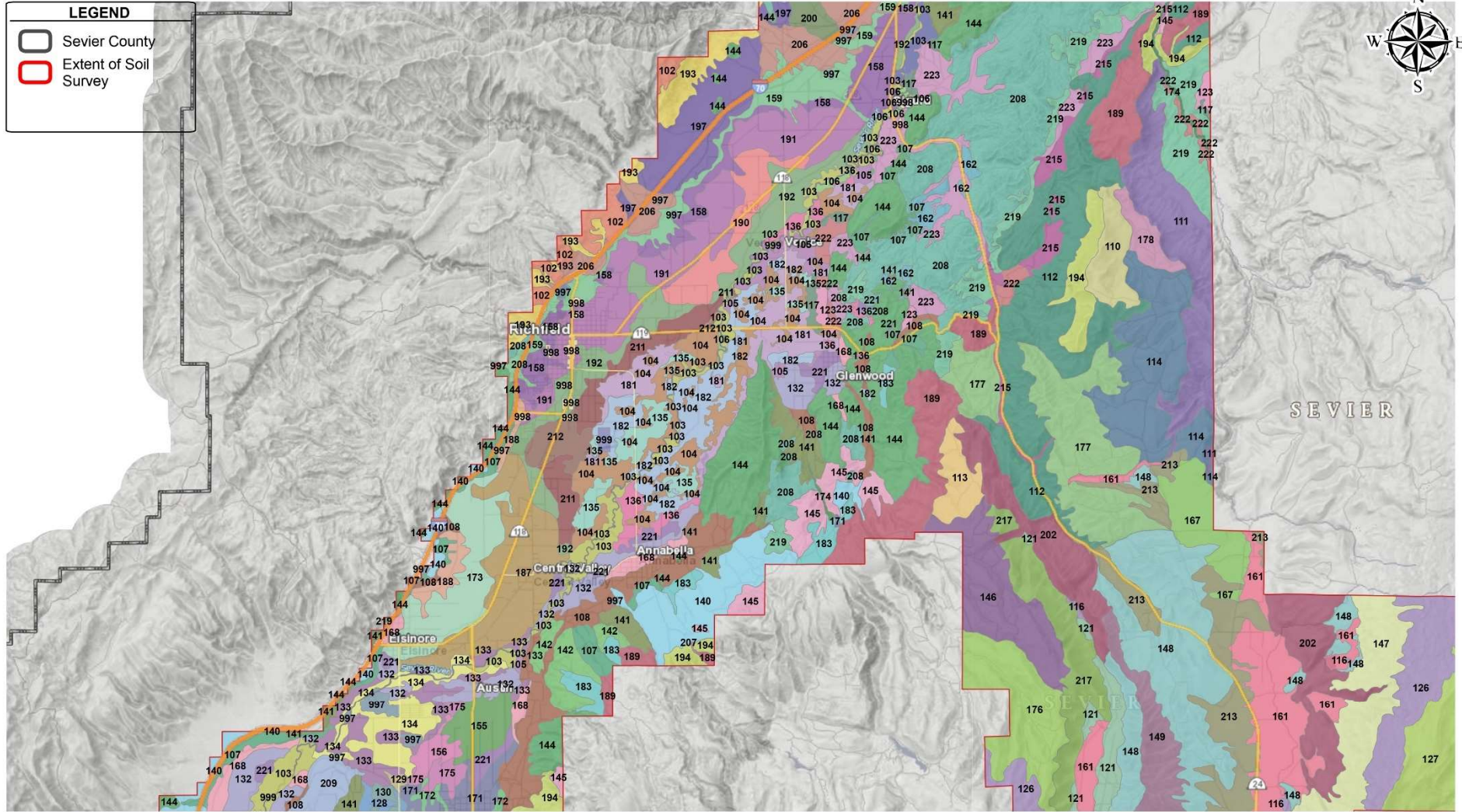


Figure: 27

LEGEND

-  Sevier County
-  Extent of Soil Survey



Sevier County General Plan
 Sevier County, Utah
 June 2021

Unofficial Soils Map of Sevier County
 For General Illustrative Purposes Only; Boundaries Not Surveyed

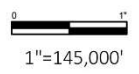
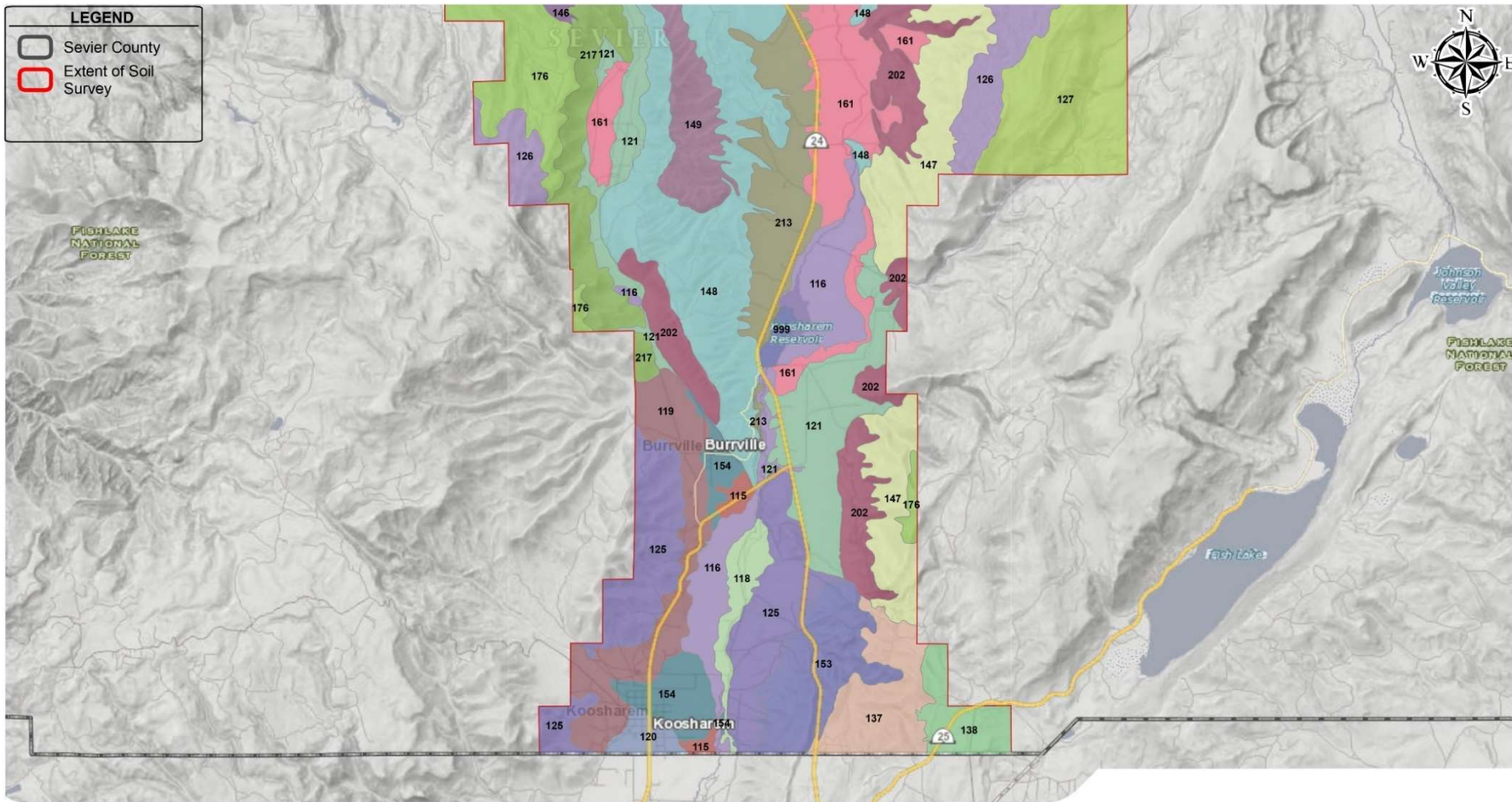


Figure: 28



Sevier County General Plan
Sevier County, Utah
June 2021

Unofficial Soils Map of Sevier County
For General Illustrative Purposes Only; Boundaries Not Surveyed

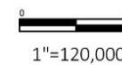


Figure: 30

Soils Key

See Number and Associated Color

101 Amtoft moist-Rock outcrop association	131 Fontreen cobbly loam 4 to 20 percent slopes	163 Linoyer very fine sandy loam 2 to 5 percent slopes	196 Sanpete stony fine sandy loam 5 to 30 percent slopes
102 Amtoft-Rock outcrop complex 15 to 60 percent slopes	132 Genola loam 0 to 2 percent slopes	164 Lizzant very cobbly loam 20 to 40 percent slopes	197 Sanpete very cobbly sandy loam 4 to 15 percent slopes
103 Anco-Green River-Poganeab complex 0 to 4 percent slopes	133 Glenwood fine sandy loam 0 to 2 percent slopes	165 Lizzant very stony loam 40 to 60 percent slopes	198 Sanpete very cobbly sandy loam 8 to 30 percent slopes
104 Anco-Griver moderately saline complex	134 Glenwood thin surface-Wrango complex	166 Lodar-Amtoft-Fontreen complex 40 to 70 percent slopes	199 Sanpete-Amtoft moist association
105 Anco-Kirkham complex 0 to 1 percent slopes	135 Green River moderately saline-Anco complex	167 May Day gravelly silt loam 2 to 8 percent slopes	200 Sanpete-Lisade association 2 to 15 percent slopes
106 Anco-Poganeab-Job complex 0 to 2 percent slopes	136 Green River-Job complex 0 to 1 percent slopes	168 Medburn-Glenwood fine sandy loams 2 to 5 percent slopes	201 Sanpete-Lisade complex 2 to 5 percent slopes
107 Annabella cobbly sandy loam 5 to 20 percent slopes	137 Harol very stony-Ipson association	169 Mellor silt loam 1 to 5 percent slopes	202 Searla dry-Demner-Bezzant association
108 Annabella sandy loam alkali	138 Harol-Zillion cold-Faim association	170 Mellor silt loam slightly saline	203 Searla-Kapod complex 15 to 30 percent slopes
109 Atepic-Rock outcrop complex 10 to 50 percent slopes	139 Hiko Peak gravelly loam 2 to 15 percent slopes	171 Monroe loam 0 to 2 percent slopes	204 Sigurd-Rapho complex 2 to 5 percent slopes
110 Bodacious-Pass Canyon association 15 to 50 percent slopes	140 Hiko Peak very cobbly sandy loam 5 to 30 percent slopes	172 Monroe-Elbboc complex 0 to 4 percent slopes	205 Skumpah-Xeric Haplogypsis complex 2 to 10 percent slopes
111 Bodacious-Pass Canyon-Rock outcrop association 10 to 50 percent slopes	141 Hiko Peak south-Annabella complex	173 Naser silt loam 0 to 2 percent slopes	206 Stillman-Sigurd complex 2 to 8 percent slopes
112 Bodacious-Reebok-Pass Canyon complex 15 to 60 percent slopes	142 Hiko Peak south-Grifleys family-Annabella	174 Numana-Provo complex 0 to 4 percent slopes	207 Tierney family-Typic Xerofluvents complex 0 to 8 percent slopes
113 Borvant very stony loam dry	143 Hiko Peak-Pibler-Sanpete association 2 to 30 percent slopes	175 Okerland clay loam 0 to 2 percent slopes	208 Torriorthents-Xeric Haplogypsis association 5 to 35 percent slopes
114 Borvant-Tombar association 2 to 15 percent slopes	144 Hiko Peak steep-Saxby-Rock outcrop association	176 Parkay-Faim-Wallsburg complex 10 to 50 percent slopes	209 Tosser-Hiko Peak south-Annabella complex
115 Canburn loam 0 to 2 percent slopes	145 Hiko Peak dry-Tarnach-Rock outcrop association	177 Pass Canyon-Red Butte complex 8 to 40 percent slopes	211 Vanajo silty clay 0 to 1 percent slopes
116 Canburn-Haulings association 0 to 2 percent slopes	146 Horrocks-Horrocks steep association	178 Pass Canyon-Rock outcrop complex 5 to 25 percent slopes	212 Vanajo silty clay strongly saline
117 Christianburg silty clay loam 0 to 1 percent slopes	147 Horrocks steep-Demner-Wallsburg association	179 Pibler gravelly fine sandy loam 2 to 15 percent slopes	213 Vicking-Krueger association 2 to 15 percent slopes
118 Dacore-Jodero association 2 to 8 percent slopes	148 Horrocks-Krueger-Demner association 8 to 40 percent slopes	180 Poganeab-Abcal complex 0 to 1 percent slopes	214 Wala-Hiko Peak south-Rock outcrop association
119 Dacore-Jodero association 4 to 15 percent slopes	149 Horrocks-Trove association 15 to 40 percent slopes	181 Poganeab-Griver complex 0 to 1 percent slopes	215 Wales-Genola-Annabella north association
120 Dacore-Jodero complex 0 to 2 percent slopes	150 Hoye coarse sandy loam 2 to 6 percent slopes	182 Poganeab-Griver complex 0 to 1 percent slopes	216 Wales-Medburn complex 1 to 5 percent slopes
121 Demner dry-Vicking complex	151 Hoye coarse sandy loam 0 to 2 percent slopes	183 Povertyflat very gravelly loam 3 to 15 percent slopes	217 Wallsburg-Horrocks steep association
122 Denmark-Sanpete complex 2 to 10 percent slopes	152 Hoye-Hiko Peak south-Checkett association	184 Povertyflat-Annabella association 8 to 30 percent slopes	219 Torriorthents dry-Hiko Peak
123 Duggins clay 0 to 2 percent slopes	153 Ipson-Secondledge complex 15 to 50 percent slopes	185 Probert loam 2 to 8 percent slopes	220 Woodrow silty clay loam 0 to 2 percent slopes
124 Elbboc very cobbly loam 1 to 6 percent slopes	154 Jodero loam moist	186 Hundraw-Rock outcrop complex 5 to 60 percent slopes	221 Woodrow alkali-Wales complex
125 Eldgin-Ipson association 8 to 25 percent slopes	155 Jura clay 0 to 1 percent slopes	187 Quaker silty clay loam 0 to 2 percent slopes	222 Woodrow alkali flat-Wales complex
126 Epoke-Epoke dry association	156 Jura clay sandy substratum	188 Rapho-Naser complex 2 to 5 percent slopes	223 Xeric Haplogypsis-Sigurd association 2 to 15 percent slopes
127 Epoke-Parkay association 8 to 50 percent slopes	157 Kanarra-Pass Canyon-Red Butte association 5 to 30 percent slopes	189 Red Butte-Hiko Peak steep association	997 Pits
128 Escalante gravelly sandy loam gravelly substratum	158 Kapture loam 0 to 4 percent slopes	190 Redfield silt loam 0 to 1 percent slopes	998 Urban land
129 Escalante sandy loam 1 to 4 percent slopes	159 Kapture-Sigurd-Stillman complex 2 to 5 percent slopes	191 Redfield silt loam 1 to 3 percent slopes	999 Water
130 Escalante sandy loam gravelly substratum	160 Kitchell gravelly loam 40 to 70 percent slopes	192 Redview moderately well drained-Redview complex	
	161 Krueger loam 2 to 8 percent slopes	193 Rock outcrop-Tiki-Amtoft steep complex	
	162 Lepic Haplogypsis-Xeric Haplogypsis moist-Wales association	194 Rock outcrop-Wala steep-Annabella	
		195 Sanpete cobbly fine sandy loam 5 to 10 percent slopes	



Sevier County General Plan
Sevier County, Utah
June 2021

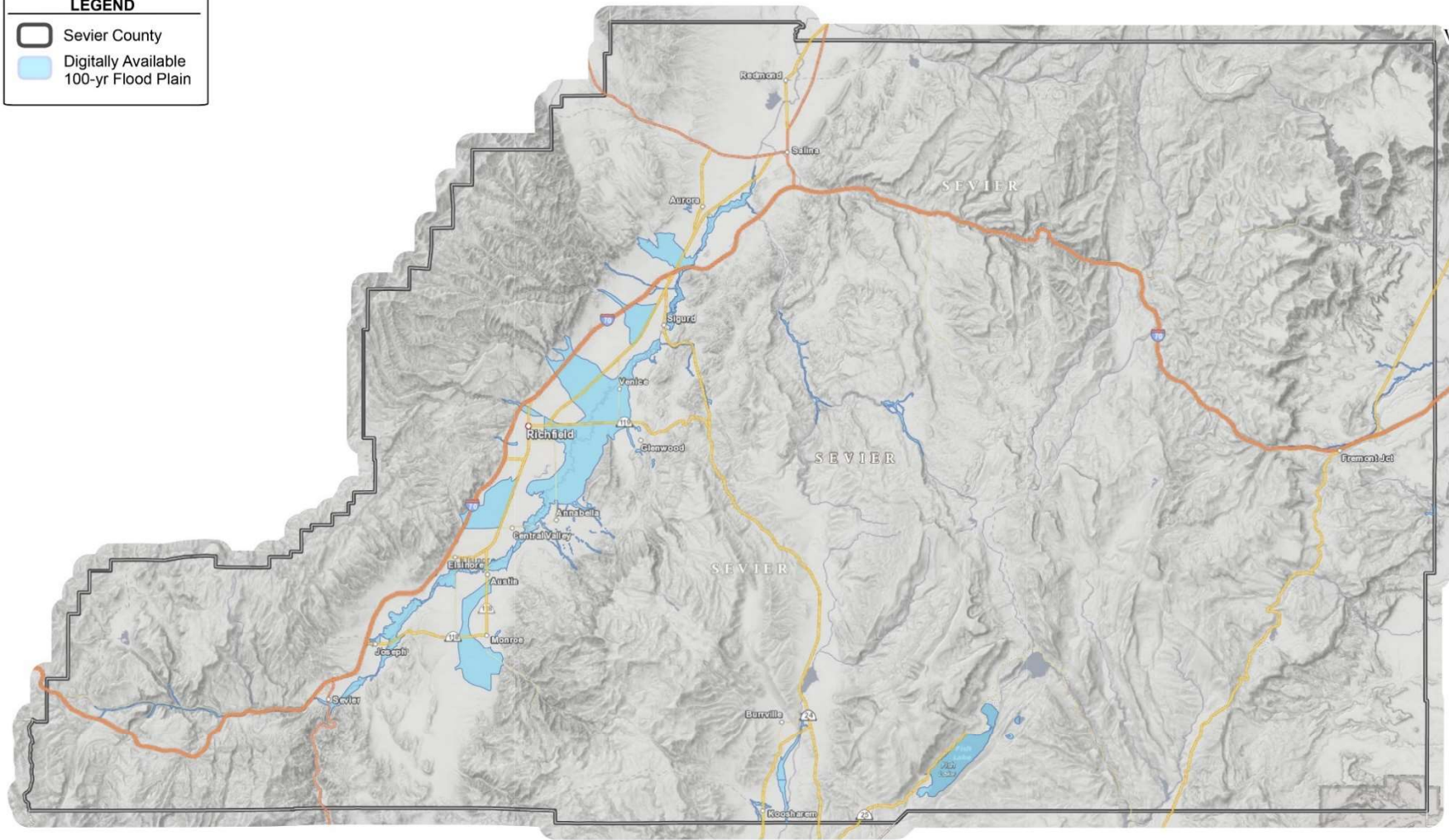
Unofficial Soils Key of Sevier County

For General Illustrative Purposes Only; Boundaries Not Surveyed

Figure: 31

LEGEND

-  Sevier County
-  Digitally Available 100-yr Flood Plain



Sevier County General Plan
 Sevier County, Utah
 June 2021

Digital Flood Risk Map of Sevier County

For General Illustrative Purposes Only; Boundaries Not Surveyed

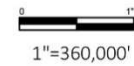


Figure: 32

CULTURAL, ARCHAEOLOGICAL, AND HISTORICAL PRESERVATION AND FACILITIES

For information regarding this topic, see the *Cultural, Historical, Geological, Paleontological* section (pg. 44) of the Resource Management Plan in Appendix A.

MULTIPLE USES OF PUBLIC LANDS

For information regarding this topic, see the *Land Uses* section (pg. 1) of the Resource Management Plan in Appendix A.

STATE TRUST LANDS

For information regarding this topic, see the *Land Uses* section (pg. 1) of the Resource Management Plan in Appendix A.

PRIVATE LAND USE AND DEVELOPMENT

For information regarding this topic, see the *Land Uses* section (pg. 1) of the Resource Management Plan in Appendix A.

MINERAL AND ENERGY RESOURCES

For information regarding this topic, see the *Minerals* section (pg. 47) of the Resource Management Plan in Appendix A.

RENEWABLE ENERGY

Renewable energy is a constantly increasing component of the portfolio of all electrical utilities. Sevier County has been identified as a location of critical electrical importance due to the significant infrastructure that has been installed throughout the community. Sevier County supports responsible renewable energy projects, so long as they are developed on a “level playing field.” That is to say that the projects must be capable of demonstrating economic and environmental sustainability without unique or unfair subsidies. The county supports increasing the utilization of existing infrastructure such as substations and high-capacity power lines using renewable energy only if these projects are evaluated to be on the same regulatory and fiscal basis of traditional generation sources such as coal, natural gas and nuclear.



ECONOMIC DEVELOPMENT

DEFINITION

Efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base.

RELATED GENERAL PLAN RESOURCES

Recreation and Tourism, Land Use, Mineral and Energy Resources

FINDINGS

Sevier County annually funds an economic development office with a full-time employee. That employee is charged with administering the program and coordinating with other public offices and private sector organizations.

It is the private sector that makes capital investments in land, buildings, and equipment as well as investments in human capital. Wealth generation and growth is created only by private entities choosing to spend limited resources. Availability of skilled labor is the number one factor that encourages private sector investment.

The public sector supports private investment activity by establishing policy such as land use, regulations, and taxation. Further, enforcement of public policy maintains a level playing field for private interests to pursue their investment plans.

Significant influences on Sevier County economic development programs include the land use policies of federal land agencies. If federal land managers restrict access or prevent permitting on federal lands, private sector activity is hindered.

Current private-based industries include: agriculture, mineral extraction, transportation, retail sales, tourism, hospitality, financial services, health care, utilities, construction, and manufacturing. Public sector categories include local, state, and federal agencies

along with public and higher education.

For decades, the county's economy has been heavily dependent on the operation of Utah's largest coal mine and businesses that support that operation. During the past decade, federal regulations and market-based forces have reduced the demand for coal as a base-load source of electrical power. Sevier County's economy will be negatively affected by the mine closing or reducing its production levels.

OBJECTIVES

1. Promote Sevier County as a "business friendly" community.
2. Diversify the local economy to be less affected by a single industry.
3. Promote growth and expansion of existing industries.
4. Incentivize private sector investment in land, buildings, equipment, and labor.
5. Develop an entrepreneurial ecosystem to support people who have ideas for new businesses or for those who are expanding existing operations.

POLICIES

1. Actively engage the local business community in the economic development program and activities.
2. Adopt an incentive policy to promote private sector investment.
3. Coordinate with other government offices, business resource providers, and educational institutions.
4. Support city and town efforts to increase their level of economic activity.
5. Adopt a formal economic development strategy.
6. Coordinate with existing industries to ensure industry needs are being addressed where the local government can be involved.

RECREATION AND TOURISM

DEFINITION

Tourism is defined as the activities of persons identified as visitors. A visitor is someone who is making a visit to a main destination outside his/her usual environment. The purpose [including] holidays, leisure and recreation, business, health, education or other purposes.

RELATED GENERAL PLAN RESOURCES

Land Use, Multiple Uses of Public Lands, Mineral and Energy Resources, Cultural, Archaeological and Historical Preservation and Facilities

FINDINGS

There are several areas that offer visitors and county citizens off-highway vehicle (OHV) trails, biking, hiking, equestrian, camping, fishing, hunting and other recreation opportunities in Sevier County.

There is a clear abundance and diversity of recreational opportunities and stunning landscapes in Sevier County. The county has resources such as Sevier Valley Center, Blackhawk Arena, Fremont Indian State Park, the Paiute and Gooseberry Trail systems, Big Rock Candy Mountain, and Fish Lake. These resources make Sevier County a destination for premier sporting events at the Sevier Valley Center,

such as professional rodeo competitions and other equestrian activities at the Blackhawk arena.

In 2016, Sevier County branded itself as “Utah’s Trail County” and encouraged visitors and county citizens to “Come Find Your Trail” on the thousands of miles of trails within the county.

OBJECTIVES

1. To invest in Sevier County and increase economic impact beyond natural growth by increasing visitation from non-county residents.
2. Increase the number of trail-based experiences in which people can participate.
3. Increase marketing efforts surrounding the county brand in the areas of websites, social media, and word-of-mouth advertising to promote Sevier County as a tourism destination.
4. Heighten awareness of events in Sevier County and increase public knowledge of Sevier County’s resources. Also seek to create cohesiveness between the county and the communities when events are taking place.
5. Find events to take place in the county to showcase our resources and complement the values and goals of Sevier County.

