

Iron County, Utah

General Plan

Adopted October 10, 1995

This document was prepared, in cooperation with the Iron County General Plan Task Force, the Iron County Planning Commission and the Iron County Board of Commissioners, by the Five County Association of Governments. The project was funded through technical assistance grants from the Utah State Department of Community and Economic Development and the Utah State Office of Planning and Budget.

ORDINANCE 137
(GENERAL PLAN)

An ordinance of the County Commission of Iron County, UT, adopting the Iron County General Plan, relating to general land use planning.

Preamble

In order to provide for the health, safety and general welfare of the citizens of Iron County, UT, the County Commission is committed to establish a general plan which will specify goals, relating to land use, housing, the environment, transportation and public facilities and services, which the residents of Iron County hope to achieve during the next twenty years and policies which will facilitate those goals.

WHEREAS, the County desires to adopt a general plan to be known as the general plan of Iron County, UT; and

WHEREAS, the County Commission is authorized to adopt a general plan; and

WHEREAS, the general plan may address issues, among others, related to land use, transportation, the environment, housing and public facilities and services; and

WHEREAS, the Planning Commission has held several publicly noticed meetings in part to discuss the provisions of the general plan; and

WHEREAS, Utah State Code sections 17-27-301 through 17-27-306, set forth procedures for the adoption and content of a general plan; and

WHEREAS, the Planning Commission of Iron County held a duly advertised and noticed public hearing for the purpose or receiving public comment regarding the content of the general plan; and

WHEREAS, the County Commission of Iron County held a duly advertised and noticed public hearing for the purpose or receiving public comment regarding the content of the general plan;

NOW, THEREFORE, BE IT ORDAINED by the County Commission of Iron County, Utah, as follows:

- (1) The general plan attached is hereby adopted as the General Plan of Iron County, Utah.
- (2) Pursuant to Utah Code 17-27-303(6)(b), all building, zoning, and land uses shall be in compliance with the General Plan. No building permit or other land use permit shall be issued except in compliance with the General Plan.
- (3) All ordinances adopted subsequent to this General Plan shall comply with the goals and policies as set forth herein.
- (4) This ordinance shall take effect immediately on passage.

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"Vision Statement"

In order to determine goals with which future growth and development may be directed, a community must first determine the overall purpose or vision of the general plan. At the outset of the general plan process, a "Vision Statement" was drafted to define that purpose or vision. During the drafting of the "Vision Statement" as shown below, particular attention was paid to strong and weak points of Iron County as well as traditional values, custom and culture, future economic realities and current issues the County faces. After careful consideration Iron County, UT resolves:

"To maintain a quality lifestyle for all present and future residents of Iron County, grounded upon economic vitality, while managing natural resources and preserving scenic beauty, traditional values and stability".

General County Goals

- 1. To retain control of issues which effect the county's custom, culture and economic stability.**
- 2. To maintain community pride.**
- 3. To maintain rural qualities.**
- 4. To maintain economic integrity and vitality.**
- 5. To continue to encourage quality educational services.**
- 6. To manage natural resources in order to insure the viability of the resources.**
- 7. To keep a clean environment.**
- 8. To provide quality planning criteria.**
- 9. To encourage growth in areas most capable of providing public services.**
- 10. To direct growth and development which is most compatible with surrounding land uses.**
- 11. To encourage a wide variety of recreational activities.**
- 12. To provide for the smooth flow of traffic in and through the County.**
- 13. To promote a safe community.**
- 14. To encourage quality health care.**

Introduction

The County Land Use Development and Management Act

The County Land Use Development and Management Act of the State of Utah provides each County the opportunity to establish a planning agency and a planning process to guide future growth in accordance with a framework of officially adopted goals and policies directed to land use, circulation, housing, environmental quality, wise use and conservation of resources, safety, and other relevant physical, social, and economic factors¹. To carry this out Section 17-27-301 of the Utah Code directs that the Planning Commission prepares, and the legislative body adopts a comprehensive, long term General Plan for the County and any land outside its boundaries which in the Planning Commission's judgement bears relationship to its planning.

According to the Utah Code Section 17-27-302 (2)(a) The General Plan may include, among other things, a land use element that:

- "(i) designates the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
- (ii) may include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan;"

In addition to the "proposed general distribution and location and extent of the uses of the land....", this Land Use Element incorporates policies and programs to bring about the uses designated. Equally important, the policies and programs of this Element should take into account those of the other General Plan Elements. The policies and programs of the various Elements should be mutually reinforcing. In no case should conflicting policies and programs be recommended or adopted. The Land Use Element attempts to integrate the policies of all the Elements of the Iron County General Plan.

Format of the General Plan

Statistics and Demographics presents a "numbers" image consisting of trends and characteristics in Iron County from previous years and the present. Goals reflect citizen and community leader input gathered at public meetings and presentations as well as conferences. Policies are a result of ideas and information from the first two sections that define development parameters of the County. This section also indicates how each piece of land in the County should ideally be used, as well as provides guidelines for attaining the best quality of life for Iron County's residents. Finally, implementation transforms Goals and Policies into reality.

¹ Utah Code, Annotated, 1992

Role of the General Plan

The General Plan plays several major roles. The County Commission and its appointed Boards and Commissions use it as a "yardstick" against which all planning decisions are measured, including those by Federal and State Officials. Simply, development that is in concert with the General Plan should be encouraged; development that is not, should be rejected or modified. Following this process, the Plan is transformed from "paper to reality."

It is used by citizens and potential residents in making personal decisions and economic commitments. It plays a key role in helping business and industry make decisions in terms of establishing or relocating in the County, or expanding existing facilities.

Value of the General Plan

The Value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the County. While it is conceived and created, to a great degree, by the County Commission, with guidance from the Planning and Zoning Commission, its ultimate long-term support and success must come from the County as a whole.

With challenges posed to the County from Federal and State land management programs, few long term employment opportunities, and expansive distances between necessary services, the residents cannot absolve themselves of their civic responsibility. It is hoped that this document will encourage involvement by all citizens to make Iron County an even better place to live up to the year 2010 and beyond.

Public Workshop, Public Hearing and Comments

The Iron County Planning Commission, in an effort to involve the residents to the greatest degree, sponsored a public workshop during the drafting of this general plan document. The workshop was held on May 26, 1994 in the Centrum located on the campus of Southern Utah University. This workshop was publicized in many ways: public notice in the Spectrum, Spectrum interview with the Iron County Recorder, David Yardley, Spectrum interview with Curt Hutchings, Senior Planner with the Five County Association of Governments, Public service announcement over KSUB/KSSD radio, Jim Robinson, Iron County Commissioner, and copies of the goals and policies made available at various locations in the county. Verbal and written comments were received from this workshop which were taken under consideration by the Iron County Planning Commission as they drafted the plan (see Appendix A, page 90 for comments and other information regarding the first public workshop). Additionally, comments were received from any and all individuals, agencies or other concerns wishing to comment during the public hearing process. Verbal comments recorded in the minutes of the meetings have been compiled in Appendix S, page 171, Appendix T, page 178, Appendix U, page 181, and Appendix V, page 183.

Related Plans and Programs

Though the Land Use Element is largely governed by the Utah Code and the local legislative body, there are a number of other plans and programs that also are considered in the formulation of land use policy.

1. Iron County Zoning Ordinance The zoning ordinance will serve as the primary implementation tool for the Land Use Element and the goals and policies contained herein. The Zoning Map (see Zoning Map page 13) should be consistent with the land use map contained in the General Plan. The land use designations contained in this element and the areas designated for each category correspond to one or more zoning districts.
2. Municipal General Plans. Within Iron County, Municipal General Plans indicate the location and extent of existing and planned development in the incorporated portions of the County.
3. Forest Plan for the Dixie National Forest. This forest plan will direct the management of public lands known as the Dixie National Forest. This plan will direct a mix of activities which allows use and protection of the forest and its resources.
4. Bureau of Land Management Plans. These public lands plans administered by the Bureau of Land Management, direct the management of public lands not under the control of the National Forest Service or National Park Service.
5. Cedar Breaks National Monument General Management Plan. This plan sets forth the basic management philosophy for the National Monument Park and provides the strategies for solving issues and achieving identified management objectives over a 10-15 year period.
6. State Trust Lands. The mission of State Trust Lands is to fulfill the States fiduciary obligations to manage Trust assets for the maximum sustainable return, with undivided loyalty, for the beneficiary.

Amendment Procedures

As stated above, Utah Code Annotated provides an avenue for county governments to develop and implement planning and related programs. In addition to this, and recognizing that the general plan is a dynamic and changeable document, Utah Code Annotated provides for amendments to the general plan as needed. The code outlines the procedures for amending the plan and specifies all requirements to satisfy due process. For counties, sections 17-27-304 & 17-27-303 deal with amendment procedures (see Appendix Q, page 157 for detail)

Location and Setting

Physical Characteristics

Iron County lies almost entirely within the Great Basin except for some acreage along the south central county line that drains into the Virgin River. The south end of ancient Lake Bonneville inundated approximately 200,000 acres in the north central part of the county.

Elevations range from the high point of 11,307 feet at Brian Head on the Dixie National Forest to the low point of 5,050 feet northeast of Lund on the county line.

Iron County is a land of the four distinct seasons. Temperatures can range from a high in the summer near 100°F to -30°F in the winter. Precipitation ranges from near 30 inches annually in the high mountains to near 10 inches in the desert valleys.

Mountain stream flow from the mountain ranges out onto the valley bottoms where the waters drain in the valley alluvium through free flow or are spread over the land through irrigation. Ground water pumping is also an important source of water for domestic and agricultural uses.

The elevation extremes provide for a variety of landscapes, vegetative types, recreational choices and year-round livestock grazing opportunities.

A variety of minerals are found within the county with some, especially iron ore, providing historic economic strength to the county. Some ores are still being extracted but not near to the historic levels. Mineral deposits are available and awaiting future opportunities.

Some timber and woodland products are harvested. The high mountain forests and the pinyon juniper forests of the lowlands also provide recreational and aesthetic values important to the diversity found in Iron County.

Regional Setting

Iron County is located in the southwestern quarter of Utah bounded by Nevada on the west, Beaver County on the north, Washington County on the south, and Garfield County on the East.

Access is excellent to good. Interstate 15, a primary access route, bisects the eastern part of the county in a north-south direction. I-15 places southern California within an eight-hour travel time and Las Vegas with three hours. Salt Lake City lies four hours to the north on I-15 and Denver lies about eight hours distant via I-15 then I-70. State highways 56 from the west, 14 and 20 from the east, and 130 from the north provide excellent access into the surrounding areas.

The Union Pacific Railroad traverses western Iron County providing access from Salt Lake City and points east to southern California. A railroad spur line from Lund to Cedar City links the county with necessary railroad access.

The Cedar City airport provides daily air service in and out of the county as well as local scenic flights.

Historically, Cedar City has been a popular transportation hub for access to some of the major U.S. National Parks; being, Zion National Park, Bryce Canyon National Park, Grand Canyon National Parks North Rim, and Cedar Breaks National Monument. The center block of the beautiful Dixie National Forest lies in eastern Iron County and is easily accessed through Cedar City and Parowan. Vast expanses of public lands managed by the Bureau of Land Management occupy the northern and western parts of the county. The largest blocks of private land in the south half of the state are located in Iron County (see Ownership Map, page 14).

Iron County is strategically located to service the recreation visitor that comes to visit southern Utah and to service the visitor passing through to points beyond.

About 95% of the Iron County population is located in the eastern third of the county along I-15.

**Table 1-Land Ownership²
(Acres)**

BLM	963,704
Private	545,822
U.S. Forest Service	241,167
School Trust	135,794
Wildlife Resources	7,941
National Parks Service	8,733
Piute Indian Reservation	2, 500
Total	1,905,661

County Seat

Parowan City, the county seat for Iron County, was first settled on January 13, 1851. Parowan has an abundance of historic sites which reflect a rich pioneer heritage. The center of town alone has 18 historic points of interest. The Iron County Courthouse, located at 68 South 100 East, houses offices for the County Courts, Clerk, Assessor, Treasurer, Recorder, Auditor, Fair Committee, and Data Processing. County Commissioners currently serving are Roy P. Urie-Chairman, Robert L. Gardner, and Thomas B. Cardon.

² Source: United States Department of the Interior, Bureau of Land Management, Cedar City District Office

History

Since the establishment of Iron County in the Territory of Utah on February 10, 1852, the cultural growth and development has been one of arithmetic progression. The post-Anasazi era has seen railroads, freeways, extensive cultivation of the lands, and the establishment of cities and towns.

What is now Garfield County was part of the area which was first designated by the State of Deseret as Iron County. In the 1860's Iron County was divided into two counties with boundaries as they are now. Iron County was a natural name because of its vast reserves of iron ore. The early establishment of an Iron Mission in 1851 by the Mormon pioneers of the Church of Jesus Christ of Latter-day Saints was for the purpose of colonizing and developing the much needed iron products for the influx of immigrants to the Great Basin.

The iron ore deposits west of Cedar City, and the coal reserves in Cedar Canyon presented a means of producing the commodities that were needed in the early western communities especially since overland trails and freighting routes had not yet been established. Although the manufacturing of iron products was not as successful as they had hoped, the settling of Parowan and Cedar City opened the door to colonization of the rest of southern Utah and northern Nevada. However, the successful iron mining and manufacturing in the 1870's at Iron City contributed many useful products to the eastern Nevada mining towns. When World War II created an urgent need for iron ore to supply the inland steel plant at Provo, Utah, millions of tons of ore were mined from Iron County mines. A blast furnace and mill at Ironton, south of Provo, was built in the 1920's and iron ore was supplied to it from the Pioche Pit at Iron Springs in Iron County. This was the first ore to be shipped by railroad when the Lund-Cedar branch of the Union Pacific Railroad was built in the early 1920's.

The railroad coming to Iron County meant growth. The livestock business was booming, and now the sheep, cattle, and wool could be shipped to market. Incoming freight for the growing businesses and the outgoing iron ore shipped to Provo, Fontana, California, and Pueblo, Colorado greatly improved the economy. The Union Pacific also created a subsidiary called the Utah Parks Company furnishing transportation to Cedar City by rail and to the national parks by bus. The tourist trade enhanced a booming economy in southern Utah. The Utah Parks Company organized tours from all over the United States, and they entertained the 'dudes' at Zion, Grand Canyon, Bryce and Cedar Breaks. They also built lodges and cabins which provided accommodations for the tourists in these remote scenic areas. The outstanding splendor of the national Parks was not a secret any more.

More air transportation and mail service was demanded after World War II and as a result of proper long-range planning, the Cedar City airport is now one of the best in the state with its daily air service. During the 1960's and 1970's the building of a major freeway through the county (I-15) had a great impact. Tourist trade escalated and became a major factor in the expansion of local businesses. The access to the airport, railroad, and interstate highway made it possible for many small industries to locate in the county which in turn generated local employment. The old highway -- U.S. 91 -- that had traversed through every small town in the state turned into a busy frontage road for the ever basic livestock and farming traffic.

The county has three major alluvium filled valleys: Parowan/ Paragonah, Cedar (Quitchipa), and Beryl-New Castle. All three areas provide excellent farm ground by the use of underground water supplied by large irrigation pumps. The 1930 census listed Iron County's population as 7,227. In 1960 the population was listed as 10,747 and by 1992 the population had increased to 21,687.

The citizens of the county always found ways to establish public libraries and promote cultural development. As the population grew so did the need for education. From its inception Iron County has always prided itself in having quality education in both the secondary and elementary levels, and in 1898 Utah recognized the need to fund a college of higher learning in Cedar City. After the years of expansion this college has now been given University status and at present is known as Southern Utah University and has become one of the greatest assets in the county. Through the university facilities and local development a Shakespeare Festival was created in 1961. Thousands of people come from far and near in the summer to the cool mountain air of Cedar City to attend and enjoy this unique festival, thus bringing revenue into the county through restaurants, motels and other businesses. In 1986 the Utah Summer Games, truly the envy of many communities in the state, became a part of the County's agenda. The correlation between the Iron County schools and the university facilities along with volunteers from the community enables this event to attract over 7,000 participants each year.

The public lands, Forest Service, Bureau of Land Management, county and state lands account for about seventy percent of the property in the county. This public domain property provides the residents and the tourists with fishing, hunting, grazing, camping, winter sports and logging of timber for the sawmills. The cities and county have developed parks, mountain campsites, golf courses, fire stations, and many other required facilities. Brian Head Ski Resort located 10,000 feet above sea level provides some of the best skiing in the world, as well as being a beautiful high altitude summer vacation area.

There is a fine hospital located in Cedar City managed by Intermountain Health Care which provides ample facilities for the growing communities. The hospital also includes specialty clinics to augment the services of our local medical doctors.

Parowan, is a very active community with a high school and tourist facilities. As one of its many accomplishments the city takes pride in sponsoring a very successful Iron County Fair each year. Religious representation includes , Assembly of God, Conservative, Independent and Southern Baptist, Catholic, The Church of Christ, The Church of Jesus Christ of Latter-day Saints, Episcopal, Jehovah's Witnesses, Lutheran, Presbyterian, and The Valley Bible Church throughout the communities of Iron County and there are beautiful chapels and institutions of learning.

Great pride is taken in boasting about fresh water, clean air, bright sunshine and the scenic beauty surrounding the communities.

General Demographic Profile

According to the 1990 Decennial Census, Iron County's population had reached 20,789 which represents a 19.8% increase over the 1980 population figure (Please see Appendix B, page 101 for Census detail.). The median age of the county was 24.5 and the median household income was \$23,185.

Of the total 8,499 housing units in the county, 5,393 were single family dwellings, 2,055 were listed as multi family structures (either 2-4 units, 5-9 units, or 10 or more units) and 1051 were mobile homes. The number of persons per household in owner occupied dwellings was 3.31 while the number in rental units was smaller at 2.96. The county as a whole has an average household size of 3.21.

With a total of 8,499 housing units³ and a total current land area of 1,905,661 acres, the county has an overall density of (1) one dwelling unit per 224 acres. This low density is due in large part to a high percentage of State or Federal owned land in the county which is largely undeveloped.

The county includes 6 incorporated areas: Cedar City, Enoch, Brian Head, Parowan, Paragonah, and Kanarraville. Additional areas of residential development are Summit and the Beryl-Newcastle area.

According to population studies conducted in the state, the unincorporated area of the county is expected to grow faster than the incorporated areas⁴ (see Table 2, below).

Table 2-Historic and Projected Population Growth

	1970	1980	1990	2000	2010	2020
Iron County	12,177	17,349	20,789	28,103	36,655	44,034
Brian Head	NA	77	109	150	199	242
Cedar City	8,946	10,972	13,443	17,942	22,992	26,990
Enoch	120	1,669	1,947	2,537	3,178	3,654
Kanarraville	204	255	228	285	346	386
Paragonah	275	310	307	382	460	513
Parowan	1,423	1,836	1,873	2,429	3,030	3,471
Unincorp.	1,209	2,230	2,882	4,377	6,451	8,779

³ Five County Association of Governments, Comprehensive Housing Affordability Strategy, 1993-1994

⁴ Governor's Office of Planning and Budget

According to these figures the county population will increase by 111%. However, while the incorporated areas are expected to increase by 96%, the unincorporated area will increase by 204%.

By classifying and projecting the total population increase by the types of age specific services each group consumes, the county can adopt goals and policies now that will lay the groundwork for the provision of adequate services in areas such as child care, education, employment, and health care for county residents and visitors. For example, the following sample age group categories indicate specific need for services (see Appendix C, page 106 for greater detail).

0-4 Day care and preschool users.

5-17 In addition to after-school day care, all children must have access to tot lots, play fields, public schools and libraries for their development. Adolescents between the ages of 15-17 impact the high schools, local transportation systems, public parks and recreational facilities.

30-39 In light of surging home prices, the 30-39 year age group represents the first time home buyers of the 1990's. Necessary proximate services include supermarkets, shopping centers, churches and banks. The desirability of the area hinges upon the perceived quality of schools, employment opportunities, and the surrounding housing values.

Demographic information at the detail needed to evaluate age group categories is only available on a county scale (see Table 3, below & Appendix D, page 111). Information for this portion of the profile is from county data provided by Utah State Office of Planning and Budget⁵.

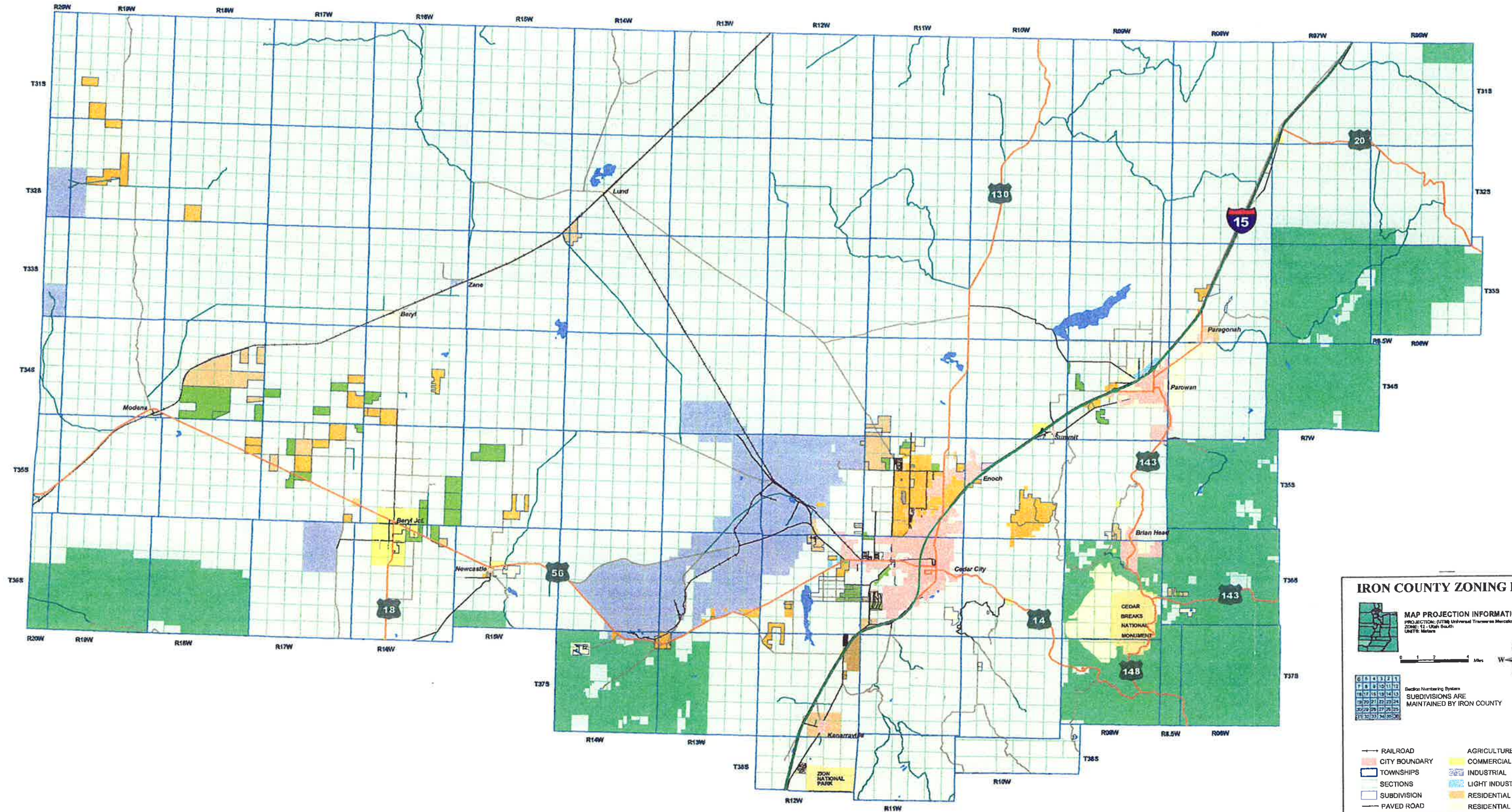
Table 3-Population Growth by Age Group

Age Group	1990	2020	% Increase
0-4	1,935	3,967	105
5-17	5,472	9,527	74
18-29	4,599	7,506	63
30-39	2,617	5,624	114
40-64	4,189	11,399	172
65+	1,977	6,011	204
Total	20,789	44,034	111

From this table, the majority of age group categories will more than double in size. Those categories which are predicted to double include 0-4, 30-39, 40-64 while the 65+ category is

⁵State of Utah, Economic & Demographic Projections 1994, Table D-75, pgs. 214

expected to triple in size. These figures lead to an overall increase in county population by 2020 of 111 percent or just over a doubling of the population.



IRON COUNTY ZONING MAP

MAP PROJECTION INFORMATION
 PROJECTION: UTM Universal Transverse Mercator
 ZONE: 12 North
 UNIT: Meters

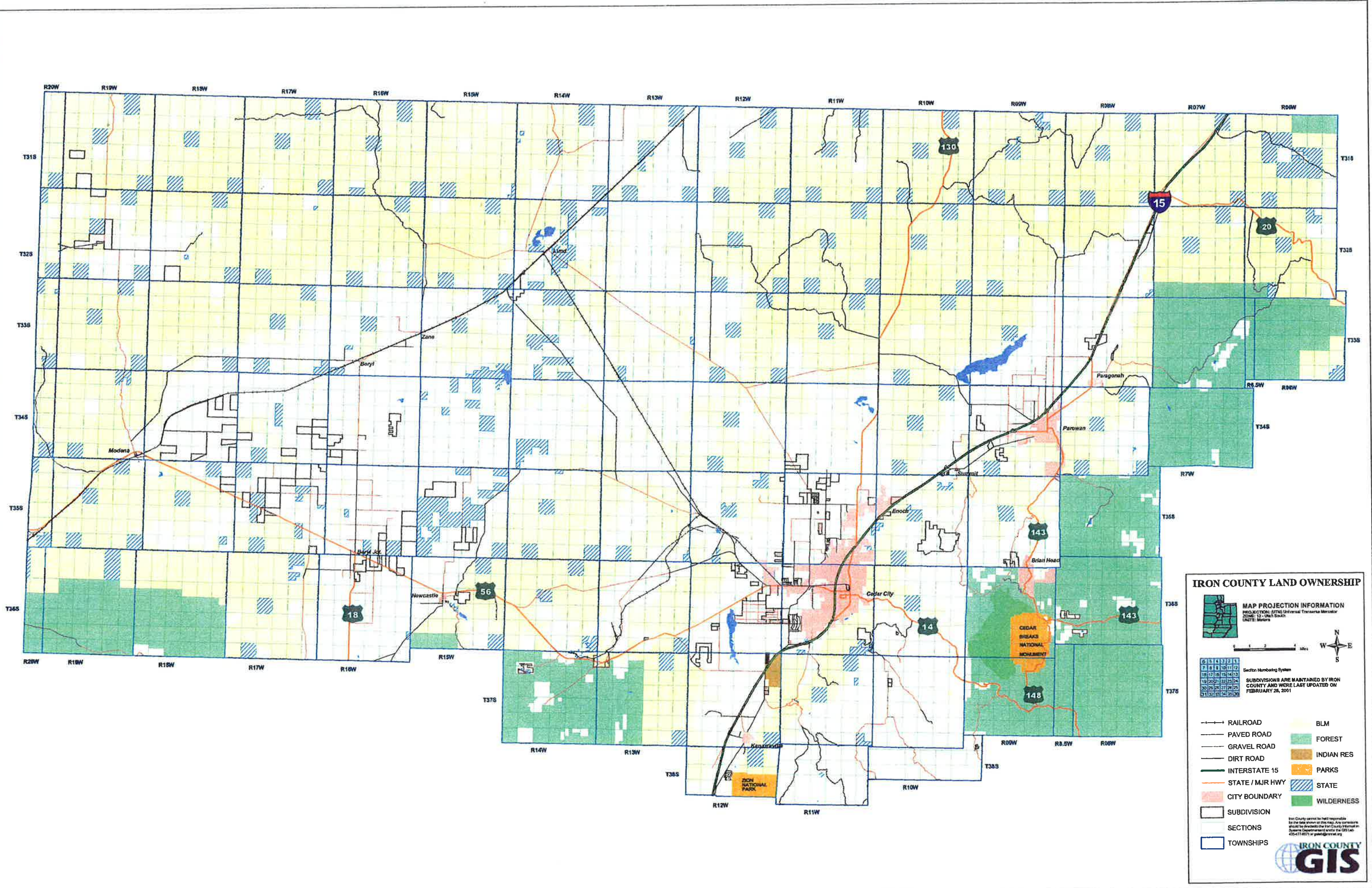
0 1 2 4 Miles

Section Numbering System
 SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY

RAILROAD	AGRICULTURE 20
CITY BOUNDARY	COMMERCIAL
TOWNSHIPS	INDUSTRIAL
SECTIONS	LIGHT INDUSTRIAL
SUBDIVISION	RESIDENTIAL 1 ACRE
PAVED ROAD	RESIDENTIAL 1/2 ACRE
IMPROVED GRAVEL	RESIDENTIAL 2 ACRE
IMPROVED DIRT	RESIDENTIAL 5 ACRE
INTERSTATE 15	
STATE / M/JR HWY	
FOREST	
INDIAN RES	
PARKS	
WILDERNESS	

Iron County cannot be held responsible for the use of information on this map. Any person who uses this map should be directed to the Iron County Data Processing Department and the GIS Unit. 435-477-8277, gis@ironcounty.org

IRON COUNTY GIS



IRON COUNTY LAND OWNERSHIP

MAP PROJECTION INFORMATION
 PROJECTION: (NAD83) Universal Transverse Mercator
 ZONE: 12 - West South
 UNITS: Meters

Section Numbering System
 SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 26, 2001

- | | |
|-----------------|------------|
| RAILROAD | BLM |
| PAVED ROAD | FOREST |
| GRAVEL ROAD | INDIAN RES |
| DIRT ROAD | PARKS |
| INTERSTATE 15 | STATE |
| STATE / MJR HWY | WILDERNESS |
| CITY BOUNDARY | |
| SUBDIVISION | |
| SECTIONS | |
| TOWNSHIPS | |



Iron County cannot be held responsible for the data shown on this map. Any corrections should be directed to the Iron County Planning & Economic Development and/or the GIS Lab. 424-174371 or geis@ironcounty.org

Land Use Element

Purpose

The Land Use Element of Iron County is designed to promote sound land use decisions throughout the County. The pattern of land uses-their location, mix and density-is a critical component of any planning area. The Land Use Element is organized to plan sufficient land for residential, industrial, and public uses; locate these uses appropriately to enhance community character; preserve important natural resources; and enable the County to efficiently ensure that adequate public services are provided for Iron County residents.

Definitions

"Urban Growth" refers to a predominance of areas or uses which exhibit one or a combination of the following:

Intensive use of land for buildings and structures;
High percentages of impermeable surfaces;
Incompatibility with the primary use of the land for production of food, other agricultural products, or fiber, or the extraction of mineral resources;
Need for urban governmental facilities and services such as :

- streets, roads, highways, sidewalks, street and road lighting systems, and traffic signals
- domestic water systems
- sanitary sewer systems
- storm sewer systems
- park and recreational facilities
- schools
- fire protection and suppression
- law enforcement
- public health
- education
- recreation
- environmental protection
- other governmental services, including power, transit, and libraries

"Characterized by Urban Growth" refers to

Areas with Urban Growth;

Land located in relationship to an area with urban growth as to be appropriate for urban growth.

Key Issues

1. *Accommodation of Growth in Accordance with the County's Goals and Policies and Regional General Welfare.* The Land Use Element establishes a planned pattern for development of the County for the next twenty years, and beyond. It reflects the

County's historical development patterns, and the pattern, amount, and types of new development occurring today. The Element provides an advanced view of what the County should become in the years ahead and acts as a guide for informed decision making in development matters, keeping in mind important concerns such as infrastructure availability, development compatibility and the County's desire to retain the natural environment.

Additionally, the Land Use Element provides the basis for the implementation of appropriate growth coordination techniques within the County. This element, in conjunction with other plan elements and the general plan as a whole, provides the structural basis for assuring that future growth occurs in accordance with the County's vision. Through the land use and other general plan elements, Iron County will ensure that provisions for necessary regional and local growth needs in accordance with the Utah Code are pursued within its boundaries.

2. *Development Guidance.* The Land Use Element provides direction and predictability for both developers and decision-makers. It establishes the County's vision of the future and guides development of land accordingly. Individual developments must fit into the overall development pattern described in the plan (see Future Land Use Map, page 40 and Appendix E, page 113 for greater detail). Development approvals, capital improvement programs and service level provisions, implementation ordinances, financing and regulatory fee mechanisms of the County, municipalities, and all districts, service providers and state agencies, to the extent not inconsistent with law, shall be consistent with this general plan and each element of the general plan shall be internally consistent with each other, unless findings of fact supporting a statement of overriding consideration can be made.

Population and Employment Growth

Iron County is projected to experience high population and employment growth over the time period of this General Plan (see Table 2, page 10). As such, the ratio of land designated for residential, and other uses, should be balanced to meet growth projections. Such planning will ensure that the County will utilize all elements of this plan, and in particular the growth boundary designations, to allow for appropriate growth while directing that growth into areas where services are available. The plan is designed to accommodate the anticipated 20 year population and employment projected for the County in locations which maximize the value and minimize the effects of growth on the County's environment and quality of life. Within the County, development intensities will be planned to support this level of growth. The Future Land Use Map on Page 40 is included within this element to show the relationship of various land use categories within the county.

Table 4, page 17, contains county data regarding employment in mining, construction, manufacturing, Transportation/Communications and Public Utilities (TCPU), Trade, Finance/Insurance and Real Estate (FIRE), Service and Government. This data shows that in the time period from 1980-1990, services has seen the greatest increase and mining has seen the greatest decrease as percentage employed.

**Table 4-Employment in Iron County⁶
by Major Industry**

	1980	1990	1993	1995	2000
Agriculture	560	584	555	554	567
Mining	160	156	31	31	31
Construction	290	215	463	463	479
Manufacturing	450	723	857	908	952
TCPU	410	412	295	327	355
Trade	1510	2065	2584	2500	2799
FIRE	300	209	274	263	294
Services	640	1509	1956	2047	2413
Government	1890	2342	2796	2930	3384
Non-farm Prop.	600	553	656	661	761
Total Employment	6810	8768	10467	10683	12035
Non-ag Employment	5660	7687	9322	9531	10784

Public Lands

The people of Iron County, State of Utah, accept, support and sustain the Constitutions of the United States and of the State of Utah.

It is our intent that all natural resources and land use planning decisions affecting Iron County shall be guided by the principals of protection of private property rights, protecting and sustaining valuable natural resources, and maintaining traditional economic opportunities through reliance on free markets. Resource decisions made in this manner will sustain or enhance the environmental quality of the County.

The public lands portion of the Land Use Element of the Iron County General Plan is adopted by the Iron County government to guide the use of public lands and public resources in Iron County.

Federal and State lands make up a substantial part of Iron County. Moreover, Iron County's economy is dependent on business activities on federal and state lands. These activities are inseparably tied to the small fraction of private patented lands in Iron County. Because of the close relationship between federal and state lands management and the private concerns of the county, Iron County is committed to gaining greater knowledge of and coordination with applicable agencies and departments. For information regarding "Missions" and policies of some of these agencies please refer to Appendix R, page 157. The nature and intent of Iron County's government land use planning is the furtherance of community goals. It is therefore necessary to develop and implement a land use planning mechanism that addresses federal and state land within the geographic boundaries of Iron County, Utah.

⁶ "Utah's Southwest District", first quarter 1994

Water Resources (see Appendix "F", page 116)

Cedar Valley

Withdrawal of water from wells in Cedar Valley, Iron County, in 1992 was about thirty-four thousand (34,000) acre-feet, which is the same quantity that was reported for 1991 and ten thousand (10,000) acre-feet more than the average annual withdrawal for 1982-91. Average annual withdrawal during 1988-92 was about 29,000 acre-feet, which is 8,000 acre-feet more than during the previous five-year period, 1983-87.

Ground-water levels declined from March 1988 to March 1993 in most of Cedar Valley, except in the extreme northeastern part where levels rose slightly. The declines probably are the result of increased withdrawals for irrigation and decreased recharge because of less precipitation and streamflow during 1988-92.

Water Rights - When the Utah groundwater law was passed in 1935, Cedar Valley was one of the areas of concern because of declining water levels. The ground water in the valley was considered to be fully appropriated, and the State Engineer approved no further applications for drilling additional irrigation wells pending an investigation. Upon completion of studies in 1940, the central part of the valley was closed to new appropriation, but appropriations were granted in outlying areas such as Enoch, Quitcupah and Hamilton's Fort. The entire sub-basin was closed in 1966.⁷

Water Quality - Groundwater in Cedar Valley is hard, but is generally satisfactory for most uses. Most samples are of the calcium or magnesium sulfate type. The sulfate ions are from weathering of abundant gypsum-bearing rocks in the basin. In parts of the valley with heavy groundwater development, water contains greater concentration of dissolved solids, possibly due to recycling of irrigation water. Shallow water near the playas of Quitcupah and Rush Lakes have high concentrations of sodium chloride, and could present a source of contamination to basin in general if increased pumpage or changes in recharge should reverse groundwater gradients.

Parowan Valley

Withdrawal of water from wells in Parowan Valley was about 31,000 acre-feet in 1992. This was about 1,000 acre-feet less than in 1991 and 6,000 acre-feet more than the average annual withdrawal for 1982-91. The average annual withdrawal for 1988-92 was about 29,000 acre-feet, 6,000 acre-feet more than the average annual withdrawal for the preceding five-year period, 1983-87. The lower withdrawal in 1992 as compared with 1991 was because of decreased withdrawals for irrigation .

Water levels declined from March 1988 to March 1993 in all parts of Parowan Valley for which data are available. The decline in water levels probably is the result of greater withdrawals and less recharge because of less precipitation during 1988-92.

⁷ "Ground-Water Conditions in Utah", Spring of 1993, Cooperative Investigations Report No. 33

Water Quality - Water quality throughout the Parowan Valley is generally good. Even around the margins of Little Salt Lake TDS does not exceed 300 mg/l. There appears to have been little decrease in quality over the years. The playa salt pan of Little Salt Lake was probably generated over a long time by the evaporation of water, slowly seeping upward under artesian pressure from the confined aquifers at depth. As long as they remain pressurized, there is no potential for intrusion of brine from the lake. At the present time, the artesian pressure is seasonal; that is, most artesian wells flow only in the winter when irrigation wells are not being pumped. As groundwater levels continue to decline, the average pressure gradient at Little Salt Lake could be reversed, and the lake may become a source of contamination.

Escalante Valley

Withdrawal of water from wells in the Beryl-Enterprise area was about 72,000 acre-feet in 1992, 7,000 acre-feet less than was reported in 1991, and about 19,000 acre-feet less than the average annual withdrawal for 1982-91. The average annual withdrawal for 1988-92, 82,000 acre-feet, was 12,000 acre-feet less than the average annual withdrawal for the preceding five-year period, 1983-87.

Water levels declined from March 1988 to March 1993 in most of the Beryl-Enterprise area; however, water levels rose slightly in the northern part of the valley. The overall declines are primarily the result of continued large withdrawals for irrigation and possibly less recharge because of less precipitation during 1988-92 than during the preceding five-year period, 1983-87.

Water Quality - The quality of groundwater in the Beryl-Enterprise area is generally good, with some small areas of poorer quality. As in Milford Valley, water at the top of the saturated zone has a concentration of dissolved solids several times that of deeper water, due to the recharge of excess irrigation water. Most water has a low sodium hazard, except for an area extending northward from New Castle Geothermal source. None of the groundwater is known to contain toxic levels of boron or other trace elements. For additional information regarding water issues, please refer to Appendix F, page 116.⁸

Agricultural Development

Iron County is included in the E & I Soil Conservation District, covering the vast majority of the county. Long range planning for this area is currently being undertaken by the Utah Association of Conservation Districts. The current plan, though outdated, shows a strong tradition of agricultural development in the county.

⁸ "Utah State Water Plan", Cedar/Beaver Basin, 1994, Utah Division of Water Resources, Utah Department of Natural Resources.

Land Use

Irrigated Land - Private	59,141 acres
Dryland - Private	4,793 acres
Rangeland - Private & State	600,388 acres
Forest and Woodland - Private	152,725 acres
Other	73,833 acres

The irrigated lands are located below the foothill areas and support the towns of Cedar City, Parowan, Paragonah and Kanarraville in the east end of the district and the Escalante Valley and Enterprise areas in the west part of the district. These lands are primarily used for the production of alfalfa, small grains, corn silage, potatoes and pastures. Some of the alfalfa hay, potatoes, wheat and barley is fed to livestock in the district.

The drylands in the district are seeded to grass, winter wheat or rye.

The rangelands of the E and I SCD are managed under the principle of multiple use. They are used extensively for the grazing of livestock, wildlife programs, recreation and woodland. The private, public and state rangelands are administered and owned by the following general groups.

1. Land Reserve (BLM)
2. U.S. Forest Service
3. National Parks
4. Private
5. State Fish and Game

Agricultural Economics

The economy of Iron County has many facets. Its major economic enterprises are agriculture and livestock production, mining and mineral extraction, tourism, retail and wholesale trade, construction, manufacturing and governmental enterprises.

The five leading agricultural enterprises are cattle, sheep, potatoes, hay and grain. Most livestock operations use public lands during the summer months and then utilize private land and stockyards to feed them on during the late fall and winter.

Iron County has two distinct provinces of mineral resources. West of the Hurricane Cliffs at Iron Mountain and Desert Mound are large deposits of iron ore and at State Line, Gold Springs and Modena, gold has been found. There was a silver mine southwest of Beryl Junction. At various other places there are also small accumulations of silver, copper and fluorite. Iron mines west of Cedar City supply iron ore for the Geneva Steel Corporation.

Tourism in the district has greatly increased in economic importance in the past few years, and helps support the economy of Iron County.⁹

The agricultural make-up of our society is rapidly being replaced by vast urban expansion and sprawl. It is for this, and other reasons, that county goals and policies are directed at comprehensive and planned growth which can be a protection from the deterioration of rural and farming communities.

Farming and livestock production in Iron County are a long standing tradition. The agricultural nature of the area has indeed been a large factor in supporting residents of the area. In addition, the open space and rural qualities of the county are attractions for people wishing to leave the congestion and complexity of more urbanized areas of the country.

For these reasons the agricultural and rural quality of the county, as stated in the "Vision Statement" of this general plan should be preserved for both current and future residents of the county. This can only be accomplished through strong and consistent planning practices.

⁹ E & I Soil Conservation District, Long-Range Plan, 1982

Timber and Wood Products

The timberlands within Iron County contribute in many ways to the well being of the area. Two of these are timber production and scenic value. Timber production within Iron County has traditionally been a vital portion of it's economic stability.

The Dixie National Forest¹⁰ has made some estimations of timber production within Iron County based on the percentage of suitable timber producing land base which exists in the County. Prior to 1987 the area produced six (6.0) million board feet per year or sixty (60.0) million feet per planning decade.

Although planned production figures were stated as 5.2 million board feet per year, current production figures for the time period from 1987 through 1996 are estimated at 3.9 million board feet per year or 39 million board feet per planning decade. The first three years of the time period show a 95% production level compared to plans, while the years 1992, 1993 and 1994 show a 100% production level. The short fall is due to a substantial decrease in production between 1989 and 1991. During that period, the Forest Service encountered appeals for approximately 90% of its permits. These appeals greatly lengthened the permit process and slowed down production. As a result, the Forest Service has modified it's environmental documentation to better satisfy NEPA regulations.

Future production, 1997 and beyond is estimated at 4.0 million board feet per year according to Forest Service best estimates.

In addition to timber production, the Dixie National Forest offers great scenic vistas and recreation opportunities.

"State Road 14 quickly leaves Cedar City and climbs through a scenic mountain passageway to the east, topping the summit of Cedar Mountain at nearly 10,000 feet above sea level, then dropping in gentle steps to Long Valley and U.S. 89. At the alpine summit it is worth us searching out a particular Bristlecone Pine, one of the world's oldest living trees. A little further are ancient lava flows and extinct volcanoes. And beyond that are Navajo Lake and Duck Creek Reservoir, popular for trout fishing and camping. "

Mineral Resources

Iron ores in Utah were first discovered in 1849 in the Iron Springs, Granite Mountain, and Pinto districts of Iron County¹², and major iron ore production from this district began in 1923. During the past half century the Iron Springs district has become the largest iron producing

¹⁰ "Land and Resource Management Plan", United States Department of Agriculture, Forest Service, Dixie National Forest, Timber and Planning Division.

¹¹ Wayfaring in Southwest Utah's Iron County, Iron County Tourism and Convention Bureau

¹² Utah Geological and Mineralogical Survey, Bulletin 88, 1970, "Iron Ore Deposits Of Utah", Kenneth C. Bullock, Professor of geology, Brigham Young University

district in the western states, making Utah the fifth state in the nation in iron ore production. The Utah iron mining industry can be divided into five stages.

The first, from 1849 to 1884, was doomed to failure because of lack of funds and stiff competition. The iron ore in this stage of iron ore history came from iron county, but produced only a few thousand tons of iron ore.

Stage two, starting about 1869 and continuing until about 1922, was marked by the coming of the railroad to Utah. This period resulted in the production of several hundred thousand tons of fluxing iron ores used by Utah smelters.

The third stage, from 1923 to 1942 produced an average of 230,585 long tons of ore annually.

Stage four, from World War II to 1961, is marked by the construction of Geneva Steel Works in Provo-Orem. Production in the Iron Springs District averaged 3,108,820 long tons annually.

Iron ore production, during stage five beginning in 1962, from Iron Springs has seen a decline because Geneva Steel had begun using 1.5 million gross tons of taconite pellets annually from Atlantic City, Wyoming. The pellets in Wyoming average a 60% iron content, while Iron Springs ores average 52.7% since 1923. Iron Springs produced an average of slightly more than 2 million long tons annually.

The Iron Springs, Granite Mountain, and Pinto districts were some of the highest iron producing districts in Utah. The district produced nearly 78 million long tons of ore from 1923 through 1968. The estimate of ore potential still exceeds 300 million tons with the possibility of the discovery of additional ore bodies in the district.

Iron County is committed to allow the extraction of ores within county boundaries.

Access and Transportation

Currently within Iron County are many roads, trails, and paths which are used for everything from access to traditional agricultural concerns and livestock movement to timber harvesting to recreation areas. Iron County is committed to maintaining the unrestricted use of those roads, paths, and trails for these and similar activities.

These roads, paths, and trails have been identified by the county under the provisions of RS 2477. For more information regarding the preservation of those accessways, please refer to RS 2477 Rights-of-Way Map page 51, Livestock Trails Map page 52, and Appendix G, page 122.

Wilderness Designation

Iron County recognizes the need for wilderness areas within the county lines. A portion of land within the county is designated as wilderness-those areas being Zion National Park, Cedar Breaks National Monument and Ashdown Gorge. These existing areas satisfy wilderness needs within the county.

Parks and Recreation

Centrally located to many western Metropolitan areas, Iron County's cities are ideal headquarters for visits throughout southern Utah. The following table illustrates the proximity of Cedar City, Iron County's largest City with other western cities. Please check with the Iron County Travel Council for more information regarding recreation and travel opportunities in the County.

¹³**Table 5-Mileage From Major Cities to Cedar City**

City	Miles
Salt Lake City, Utah	253
Cheyenne, Wyoming	698
Denver, Colorado	575
Albuquerque, New Mexico	614
Phoenix, Arizona	398
Las Vegas, Nevada	172
Los Angeles, California	446
Portland, Oregon	1038
San Fransisco, California	780
Spokane, Washington	991

Every season in Iron County is a time of fascinating activities and spectacular beauty. From the breathtaking beauty of Cedar Breaks in the spring to summer's enchanting Shakespearean Festival. From autumn's sparkling colors in Zion National Park to superb downhill and cross-country skiing at Brian Head in the winter. In addition to these, Iron County has many Historic and recreation sites and other area attractions (see Appendices N, O, P, and Q, pages 139, 141, 142, and 143)

Some of the other more famous attractions include: Bryce Canyon National Park, Grand Canyon, Great Basin National Park, Lake Powell, and Iron Mission State Historical Monument.

Housing

Tenure

The majority of housing in Iron County is single family residential. According to the 1990 Census, 63.45 percent of all housing units in the County were comprised of single-family dwellings, or 5,393 units. Of the 8,490 dwelling units in the County, 87.53 percent fall within municipal boundaries. If the current ratio of dwelling units contained within the County is held constant through the next 20 years, the County's estimated housing needs are quite small.

Although single family detached homes still account for the majority of housing units (63.45%), the proportion of these units has decreased slightly. In 1980, 69.60% of all housing stock was of a single-family nature. There has been an increase in the proportion of multiple-family units to single-family units, including both smaller (two or four units) and larger (five or more units) buildings, in the past ten years. As a percentage of total housing stock, the number of multiple-family units in Iron County has increased by 3.90% during the past ten years. Both the number and proportion of mobile homes in the County increased over 1980 levels. According to the 1990 Census, there were 1,051 mobile homes in Iron County.

In an effort to identify the County's target distribution of housing types with the projected population growth, the County's total population can be separated into three general categories: (1) single family detached units; (2) single-family attached units; and (3) multi-family units:

Category 1 Age Groups
0-17, 40-49, 50-74

Category 2 Age Groups
Ages 30-39, and 75+

Category 3 Age Groups
18-29

Affordable Housing

Under the Cranston-Gonzales National Affordable Housing Act, Iron County has prepared a Comprehensive Housing Affordability Strategy (CHAS). The CHAS document includes a profile, 5-year strategy and 1-year action plan for evaluating and planning safe, sanitary affordable housing for prescribed areas within the County. The CHAS works in concert with programs, such as HOME, Weatherization, Critical Needs Housing and other housing programs to provide such housing, particularly for very-low and low-income people.

Household Size

According to the 1990 Census, the overall household size for Iron County was 2.95 persons. In considering this overall household size the Census did differentiate between "owner-occupied" and "renter-occupied" households. The "owner occupied" household consists of 2.98 persons whereas the "renter occupied" household consists of 2.79.

Though at times it is difficult to correlate Census information from one Census to the next, the number reflecting household size seems to be the one consistent bit of data available. Four Censuses have revealed a consistent downward trend. The 1960 Census indicated a household size of 3.48 persons; the 1970 Census indicated a drop to 3.18 persons; the 1980

Census revealed another drop to 3.06; and the 1990 Census recorded another drop to 2.95 persons per household.

Household Economic Characteristics

The average household income for Iron County, based upon the 1990 Census was \$23,185. The comparable Southwest Districts average is \$22,234.

According to the 1990 Census, an owner vacancy rate of 3.0 percent and a rental vacancy rate of 8.8 percent existed.

Based on the 1990 Census, the median value of a residence in Iron County was \$63,400. Monthly rents average approximately \$343 per month.

Annexation/Incorporation

In order to best accommodate the needs of present and future Iron County residents, consideration must be given to the most logical and efficient location of residential and supporting commercial development to satisfy those needs. **For existing partial development in outlying areas, the County will, by its development procedures, make certain that any developer make adequate provision for services to future residents.** Even in light of these provisions, development from a service availability standpoint should remain in areas which currently enjoy service and infrastructure development or which can be reasonably considered by means of location as a viable residential area.

Through its land use goals, policies and mapping, the County will encourage residential growth near existing city boundaries in an effort to best serve the residents of the County. The County has developed a Tiered Growth Boundary Map which designates particular areas of the County as Tier I (current boundaries of incorporated areas), Tier II (future city expansion/annexation area), Tier III (areas which may be considered for incorporation), Tier IV (agricultural area) (see Tiered Growth Boundary Map, page 41). See Appendix H, page 130 for detail on Tier definitions.

Goals and Policies

Public Lands

Land Disposition

- Goal LU1 Support all federal and state land transactions, including land adjustments, purchases, sales, and exchanges which benefit the citizens of Iron County.**
- Pol. LU1.1 Promote local economic development by increasing the amount of patented and non-federal land within the County. This will be accomplished by encouraging transfer of public lands which are difficult and uneconomical to manage by the federal government, to private ownership or control by local government which will serve important public objectives such as expansion of communities, economic development and other public purposes.
- Pol. LU1.2 Encourage close cooperation between local, state and federal agencies by requesting review and comment on all proposed federal and state land adjustments, close coordination with the Utah State Department of Lands regarding land exchanges and to encourage compliance with all federal and state requirements regarding public land use.
- Pol. LU1.3 Notify, consult and otherwise inform the general public of all Federal and State land ownership adjustments in Iron County.
- Pol. LU1.4 Determine in conjunction with the appropriate land agency, land withdrawals for non-hazardous waste storage as well as identifying the types and points of origin of such waste.

Water Resources

- Goal LU2 Protect water resources and quality which are essential to short and long term economic, recreational, and cultural viability.**
- Pol. LU2.1 Carefully consider transfers in water use, acquisition of new water, creation of conservancy districts, development of water markets, the promotion of water conservation and alternative uses of water brought on by new water demands and needs in relationship to the history, traditions, and culture of Iron County.
- Pol. LU2.2 Prepare needed plans for the protection of all aquatic threatened and endangered species within its boundaries.
- Pol. LU2.3 Initiate a process for establishing a geologic, hydrologic, and biologic data base within the County. The County shall acquire, develop, and synthesize alone or in coordination with other governmental agencies information as pertaining to these data base needs.

- Pol. LU2.4 Develop Wild and Scenic River Suitability Designations and develop riparian management plans in concert and coordination with landowners, ranchers and the appropriate federal agencies.
- Pol. LU2.5 Notify, consult and otherwise involve the general public of all changes in water use development or restrictions in Iron County.
- Pol. LU2.6 The County shall identify municipal water sheds important for domestic water production and flood control and work with owners of those watersheds to manage and protect those watersheds for the production of quality water and the prevention of soil erosion and flooding.
- Pol. LU2.7 The County will coordinate with the State Health Department to insure the maintenance of satisfactory water quality.

Croplands

Goal LU3 Protect and promote the continued use of prime and productive croplands.

- Pol. LU3.1 Establish an agricultural land use designation.
- Pol. LU3.2 Encourage the continued use of prime croplands for crop production and encourage that non agricultural development be focused on marginal croplands.
- Pol. LU3.3 Provide a zoning ordinance which allows for cropland owners or operators, if they desire, to reside on site.

Agriculture

Goal LU4 Protect grazing land and promote the continuation of grazing permits.

- Pol. LU4.1 Continue to allow opportunities for grazing livestock on federal, state and private lands at levels consistent with proper range management, standards and guidelines, custom, culture and the protection of equitable property rights by developing incentives for improving grazing lands and promoting good stewardship through:
 - a) Encouraging permittee ownership of range improvements;
 - b) Appropriate Fee Schedules;
 - c) Allowing subleasing of equitable property rights;
 - d) Allotment management plan flexibility;
 - e) Increasing grazing capacity or allowing other economic benefits to accrue to permittee making investment in range betterment;
 - f) Reduction of administrative and grazing costs; and
 - g) To encourage the non agricultural development of marginal agricultural lands.

- Pol. LU4.2 Explore market and incentive systems to reduce administrative and grazing costs on federal and state lands.
- Pol. LU4.3 Encourage populations of wild horses and big game that are in balance with land productivity and land use, to recognize the economic value to the County or its citizens of these animal resources.
- Pol. LU4.4 Coordinate with the Division of Wildlife Resources on the maximum and minimum hunting days for big game and harvest levels.
- Pol. LU4.5 Encourage Congress to promote a wetlands policy to include only those areas that actually function as wetlands, which would allow for the development of Wetland areas when overriding public need requires such development and it is offset by the suitable mitigation actions, and does not require land designated as agricultural land by the USDA prior to 1985 to be restored to conditions that existed prior to agricultural use.
- Pol. LU4.6 Promote efficient multiple use management of the range resources in Iron County.
- Pol. LU4.7 Coordinate with the Division of Wildlife Resources to encourage the continued use of predator control regulations.
- Pol. LU4.8 Recognize the right of livestockmen to move livestock, by trail drives or the use of trucks, along existing county roads, state roads, and established livestock trails and to protect the safe passage of the livestock through retention or replacement of interrupted fence lines due to development. (see also goal C5)

Timber and Wood Products

- Goal LU5 Protect timber resources promoting the continuation of a sustainable wood products industry.**
- Pol. LU5.1 Promote sale sizes that provide opportunities for a wide spectrum of producers and that allow for local entrepreneurship.
- Pol. LU5.2 Maintain timber harvest profitability and explore market and incentive systems to reduce administrative and harvest cost on federal and state lands.
- Pol. LU5.3 Encourage continued private use of timber products for citizens in terms of wood fuel, Christmas trees, and other woodland production under the existing permit system.
- Pol. LU5.4 Encourage sustainable timberlands for the production of timber and related resources as well as for their scenic values.

Cultural Resources, Recreation, Wildlife, and Wilderness

Goal LU6 Promote and facilitate public and private recreational, cultural, wilderness and wildlife opportunities compatible with local custom and culture.

Pol. LU6.1 The Iron County Natural Resources Advisory Committee will monitor Federal and State Land enforcement programs as well as Wildlife Management and Natural resource enforcement programs and insure that those programs comply with all County, State, and Federal laws. The Natural Resources Advisory Committee will report periodically to the County Board of Commissioners.

Pol. LU6.2 Through cooperative agreement, Iron County may designate land areas for recreational uses.

Pol. LU6.3 Identify public land tracts needed for future recreational and public purpose needs and communicate that need to the Federal Management Agency for incorporation into the Federal Land Use Plan.

Mineral Resources

Goal LU7 Develop policies that provide for the long term availability and responsible development of the County's mineral, hydrothermal, and hydrocarbon resources by ordinance.

Pol. LU7.1 Adopt a County mineral, hydrothermal, and hydrocarbon resources ordinance.

Access and Transportation

Goal LU8 Maintain and improve the valid existing rights-of-way across public and private lands in accordance with appropriate safety standards and public need.

Pol. LU8.1 Optimize accessibility within the County.

Pol. LU8.2 Minimize cost and environmental degradation from movement between communities and across public lands.

Pol. LU8.3 Provide adequate routes to transport natural resources, livestock, manufactured goods, and services produced or provided within or outside the County.

Pol. LU8.4 Provide for adequate roadways to serve tourist related industry.

Pol. LU8.5 Iron County shall actively defend the right to maintain and control all existing paths, roads, and trails, which traverse Federal and State lands, as County Rights-Of-Way under the provisions of RS 2477.

Parks and Recreation

Coordination of a Comprehensive System of Parks and Recreational Facilities to Meet Existing and Future Needs of Residents

- Goal LU9** Encourage local municipalities to provide and maintain parks with quality recreational facilities within their jurisdictions in cooperation with planned county parks and recreation facilities.
- Pol. LU9.1 Pursue mechanisms, such as a joint powers agreement, by which the Cities, County and school districts can establish standards for the improvement and maintenance of parks in a manner consistent with Iron County.
- Pol. LU9.2 Encourage the development of a variety of park types and sizes (community, neighborhood) which are distributed adequately to serve all area residents and to prevent overcrowding and overuse.
- Pol. LU9.3 Promote, in cooperation with other county agencies, regional recreation facilities in all areas of the County to avoid duplication and enhance opportunities.
- Pol. LU9.4 Require developers to provide park and recreation facilities within individual development projects.

Recreational Use of Rivers, Streams and Other Natural Features

- Goal LU10** Utilize streams and other bodies of water within Iron County as central recreational corridors and identify other significant natural features to be designated as open spaces, parks, and recreational opportunities.
- Pol. LU10.1 Encourage multiple uses of public easements and public lands, such as the flood inundation areas within Iron County for recreational purposes.
- Pol. LU10.2 Encourage development of linear greenway systems.
- Pol. LU10.3 Design new recreational areas to minimize the visual, noise, and traffic impacts on neighboring communities.
- Pol. LU10.4 Provide adequate and appropriate park supervision.
- Pol. LU10.5 Provide design guidelines for the preservation of natural features.
- Pol. LU10.6 Design trail routes, trail heads, and staging areas and designate trail uses to minimize impact upon adjacent property, neighborhoods, and fragile habitats.
- Pol. LU10.7 Promote cooperation between local, state, and federal agencies in the extension and expansion of the user.

- Pol. LU10.8 Provide safe equestrian, bicycle, and pedestrian trail development along routes which are viable to the health and safety of the user.
- Pol. LU10.9 Provide trail access to scenic viewpoints and provide scenic overlooks and picnic areas along trail routes.
- Pol. LU10.10 Pursue the development of a bike trail within the County which is complimentary to any existing or proposed trails within incorporated areas.

Development of Community Centers

- Goal LU11 Develop community centers which provide multiple-use opportunities for the residents of Iron County on County-wide parks and other such locations deemed appropriate.**
- Pol. LU11.1 Encourage the development of mechanisms to provide and support community cultural arts facilities and programs.
- Pol. LU11.2 Promote joint property agreements for use and development of joint school park sites and facilities.

Provision of Recreational Opportunities

- Goal LU12 Develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the community through public/private cooperation.**
- Pol. LU12.1 Promote the development of a variety of park and recreation facilities which satisfy the recreational needs of all age groups and lifestyles and which satisfy the needs of the handicapped through compliance with ADA requirements.
- Pol. LU12.2 Investigate the appropriateness of user fees and/or subsidies for specialized recreational services.
- Pol. LU12.3 Encourage citizen programs which provide recreation opportunities within individual development projects.
- Pol. LU12.4 Encourage private joint-use agreements for facilities provided by non-profit agencies.
- Pol. LU12.5 Encourage cooperation between public agencies and private development regarding the reservation of adequate acreage to satisfy the park and recreational goals of this plan and the community.
- Pol. LU12.6 Promote cooperation between federal, state, and local agencies to coordinate regional park planning.

Pol. LU12.7 Require developers to improve and/or construct parks and recreational facilities.
(see LU9.4)

Housing

Housing Development

- Goal LU13** Encourage a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including, but not limited to, low and moderate income, large families, handicapped, families with female heads of households, and the elderly.
- Pol. LU13.1 Implement the Iron County General Plan land use element which provides opportunities for a range of housing densities and types within designated Tier II, "Urban Expansion" areas.
- Pol. LU13.2 Periodically review development standards contained in the zoning ordinance to encourage consistency between the ordinance and the General Plan, including provisions to facilitate affordable housing without diminishing quality.
- Pol. LU13.3 Existing and future infrastructure, health safety, water availability and sewage disposal needs should be addressed in connection with considerations for new development proposals.
- Pol. LU13.4 Seek development which facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies, and anticipates and facilitates the orderly provision of future development and infrastructure consistent with this General Plan.
- Pol. LU13.5 Encourage the development of residential units which are accessible to handicapped persons and adaptable for conversion to use by handicapped persons.
- Pol. LU13.6 Consider alternative development standards where practical in light of environmental, market, infrastructure and other factors to promote desired housing types and benefits, while also protecting the quality of life in the County.
- Pol. LU13.7 Encourage the exploration of non-traditional housing models to accommodate affordable housing and/or the need for temporary or transitional shelter for special needs such as for the abused, neglected, divorced, homeless, handicapped, etc.
- Pol. LU13.8 Ordinances shall not be amended capriciously.

Maintenance of Existing Affordable Housing

- Goal LU14** Encourage the maintenance and improvement of the existing housing stock, particularly the affordable portion of the housing stock, where feasible.

- Pol. LU14.1 Encourage the upkeep, maintenance, and rehabilitation of existing housing in the County.
- Pol. LU14.2 Promote the maintenance of existing affordable housing throughout the County, including dwellings occupied by households utilizing Section 8 programs and other governmental and/or non-profit housing assistance programs.
- Pol. LU14.3 Utilize programs, such as Community Development Block Grants, to improve the condition of the existing housing inventory.
- Pol. LU14.4 Promote increased awareness among property owners and residents of the importance of property maintenance for long term housing quality.
- Pol. LU14.5 Continue to utilize the County's code enforcement program to bring substandard units into compliance with County codes and to improve overall housing conditions.
- Pol. LU14.6 Promote residential rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.
- Pol. LU14.7 Support ongoing State programs for manufactured housing and encourage the retention and maintenance of mobile home parks within the County, where consistent with standards for a suitable living environment and compatible with surrounding land uses.

Growth Management

Urban Growth Boundaries

Goal LU15 Establish urban growth areas and growth boundaries for Iron County to facilitate growth in established incorporated areas, areas considered for future development and to discourage development in areas disproportionately costly to service.

Pol. LU15.1 Iron County shall designate "tiers" within the urban growth area to discourage urban sprawl and leapfrog development and to encourage the provision of adequate public facilities and services concurrent with development, as follows:

15.1.1 Tier 1-Urbanized Area (i.e., incorporated areas characterized by urban growth that have existing public facility and service capacities).

15.1.2 Tier 2-Urban Expansion Area (i.e., areas surrounding incorporated cities or towns which are characterized by limited public facility and service provision from the adjacent City or Town with the potential for future public facilities and services provided by such cities or towns through annexation).

15.1.3 Tier 3-Future Urbanizing Area (i.e., areas not adjacent to existing incorporated cities or towns, but which are characterized by urban growth and limited public services. Iron County encourages these areas to gain their own public services resulting from incorporation and formation of a municipal government).

Pol. LU15.2 The County shall also designate a tier for the preservation of rural/environmentally-sensitive land outside of the Urban Growth Boundary.

15.2.1 Tier 4-Rural area (i.e., areas characterized by rural development or environmentally sensitive lands not presently served or served in only a limited way with public facilities and which is expected to retain this development pattern over the life of the General Plan).

15.2.2 Rural areas shall be protected from urban development.

Pol. LU15.3 The County shall designate urban growth areas for Iron County based upon consideration of the following criteria.

15.3.1 Size -- urban growth areas must be of sufficient size to accommodate only the urban growth projected to occur over the succeeding 10 year period. The following factors shall be used when considering a change:

- a. the carrying capacity of the land, considering natural resources, agricultural land and environmentally sensitive lands;**

- b. population and employment projections;
- c. financial capabilities and urban service capacities;
- d. consistency and compatibility with local and regional plans;
- e. the existing land use and subdivision patterns;
- f. transportation corridors; and
- g. specialized development (e.g., mixed use).

15.3.2 Boundaries -- any of the following shall be considered in determining the location of urban growth area boundaries:

- a. geographic, topographic, and manmade features;
- b. public facility extension and service availability, limits and extensions;
- c. jurisdictional boundaries including special improvement districts; and
- d. location of designated natural resource lands and critical areas;

Pol. LU15.4 The urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within the urban growth area is determined to be inadequate to meet total population and employment projections consistent with other policies as set forth herein.

Timing

Goal LU16 Promote the appropriate timing of development within the Urban Growth Areas in accordance with the provision of adequate public facilities and services consistent with related goals of this plan

Pol. LU16.1 When development is proposed for a tier other than Tier I, the County shall consider the following issues prior to approval:

- 16.1.1 Available facility or service capacity.
- 16.1.2 Effect of the proposal on the character of the community or neighborhoods surrounding the proposed site;
- 16.1.3 *The need for additional land areas of urban development to meet the needs of anticipated planning area population and employment growth.*
- 16.1.4 Consistency with other policies of the General Plan.

- Pol. LU16.2 The Future Urbanizing area shall relate to the long-range planning, capital improvement programming and service provision horizon.
- Pol. LU16.3 Specialized development may be approved within the urban expansion and future urbanizing tiers provided that any such approval shall include a plan to ensure that the development is served in a timely fashion by adequate public facilities and services in accordance with the policies set forth herein.
- Pol. LU16.4 Iron County may establish differential levels of service and impact fee systems.

Regional Growth Management

Goal LU17 Create a regional growth pattern which supports the continuing economic vitality of Iron County, and builds on natural and cultural amenities, provides choices of urban, suburban and rural lifestyles, and is cost-effective from a service provision standpoint.

- Pol. LU17.1 The land use element shall support infill development to maintain the continuing viability of existing urban areas. During the time period of this General Plan, urban development shall be encouraged to occur within the Urbanizing (Tier I), negotiated Joint Planning/Urban Expansion and Planned Urbanizing (Tier II) areas. Suburban development shall occur in these areas and in other suburban communities as designated on the land use map.
- Pol. LU17.2 Within Urbanizing areas, higher density development should be encouraged in those areas identified on the Land Use Map.

Area Delineation

Goal LU18 Delineate the areas of Iron County which are urbanizing and in which development should be encouraged within the next twenty years.

- Pol. LU18.1 Urbanizing areas shall provide a balance of land uses, including sufficient commercial area to meet the needs of community residents for neighborhood commercial uses.
- Pol. LU18.2 Within Urbanizing areas, High Density Residential uses shall be located principally adjacent to major collector or arterial streets, adjacent to existing, or other planned non-residential uses or adjacent to residential areas where site configuration and project design can encourage compatibility between such uses.

City/County Coordination

Goal LU19 Encourage compatibility between the plans and policies of the County, the Cities and Towns or other "effected entities".

- Pol. LU19.1 The joint planning process shall be undertaken in two steps:

19.1.1 The County, Cities, and Towns shall create an interlocal agreement which establishes the process and subjects of the joint planning negotiations, which may include such things as appropriate levels of service, zoning, subdivision of land, adequacy of public facilities, capitol improvements, etc..

19.1.2 When the negotiations have been completed and agreed to by all parties, the proposed joint plan will be subject to the General Plan amendment process of any City, other entity and the County. This shall include all statutory notice and public hearing requirements and any other matters as indicated in the General Plan.

Infrastructure Coordination

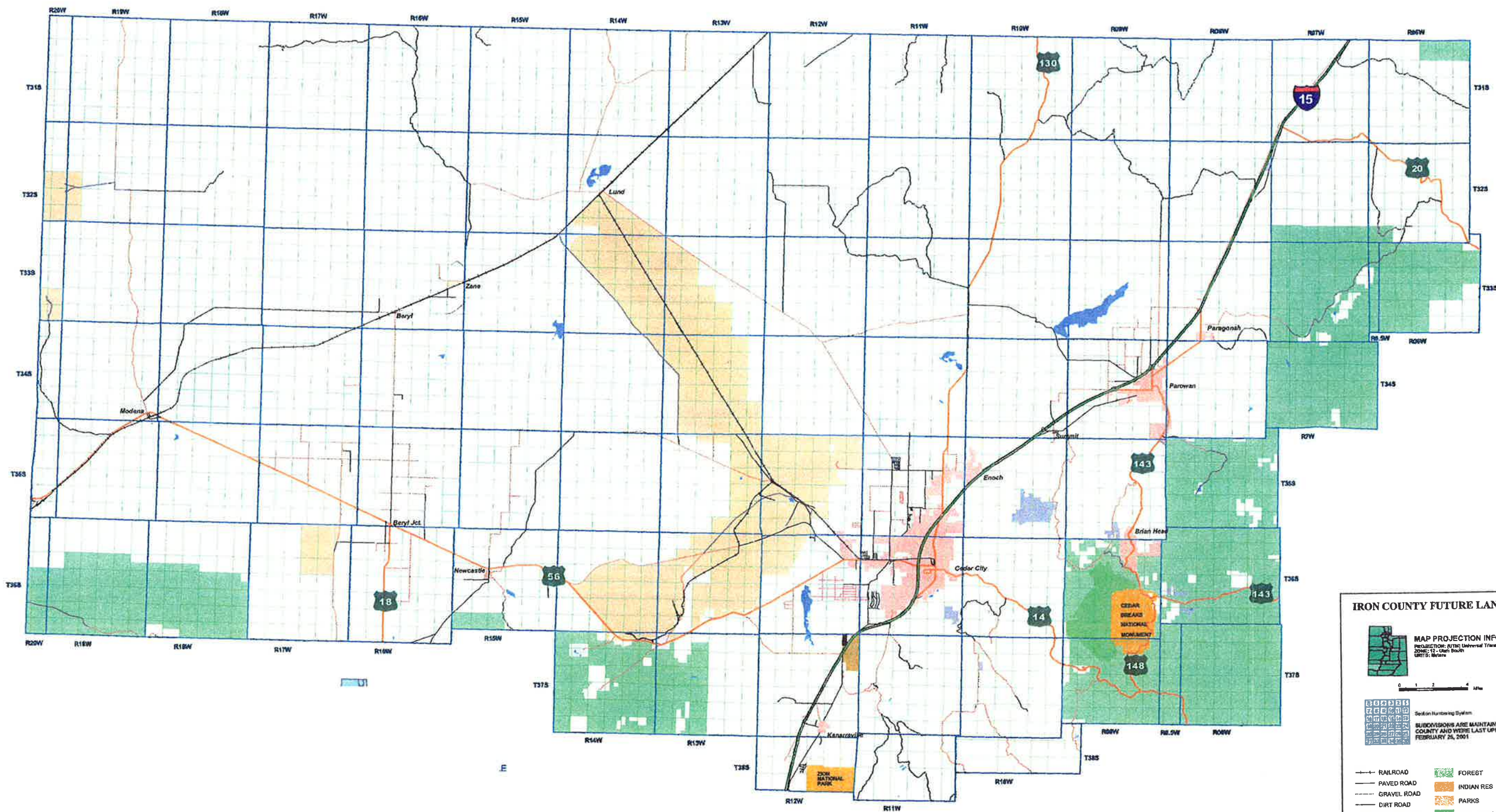
Goal LU20 Encourage organized, coordinated and efficient planning, construction and improvement of urban infrastructure, so that development does not exceed the capacity of infrastructure.

Pol. LU20.1 The county shall define level of service standards for public facility adequacy for Urbanizing, Planned Urbanizing, and Future Urbanizing Areas based on the capacity per unit of demand or on the operational characteristics of the facility, as shown in Appendix I, page 136.

Implementation of The Land Use Element

The primary tools which the county will use to implement the land use element of the plan include:

- * A comprehensive zoning ordinance with accompanying map
- * Subdivision regulations
- * Development agreements
- * Capitol facilities improvement program
- * Building and housing codes
- * Impact fees ordinances
- * Recycling and conservation programs
- * Regular update of the general plan
- * Grading and drainage standards
- * Parks and recreation standards
- * Public Health Standards
- * Sewer Ordinance
- * Engineering Standards

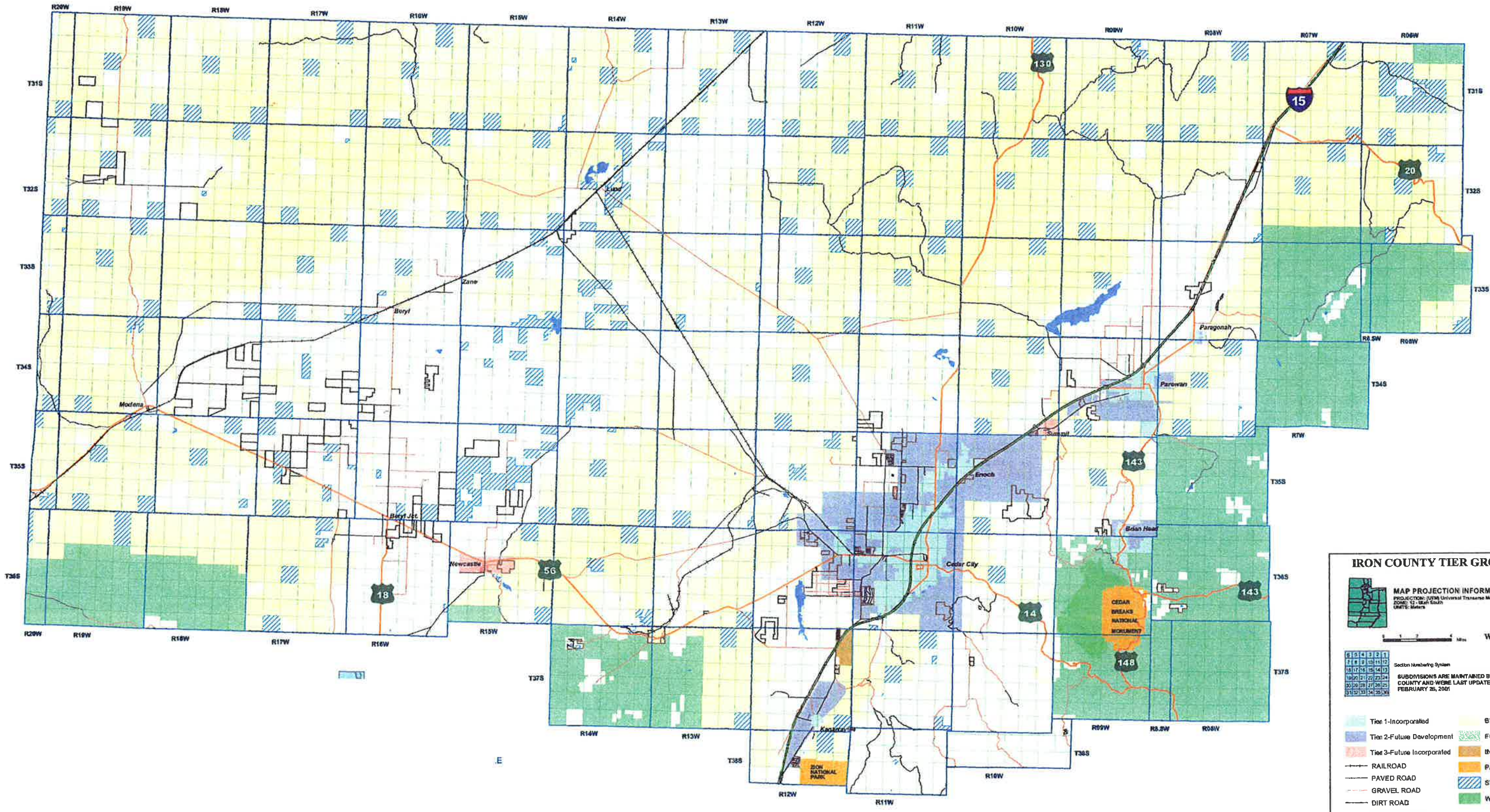


IRON COUNTY FUTURE LAND USE

MAP PROJECTION INFORMATION
 PROJECTION: NAD83 Universal Transverse Mercator
 ZONE: 11 - Utah South
 UNIT: Meter

Section Numbering System
 SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 25, 2001

- RAILROAD
- PAVED ROAD
- GRAVEL ROAD
- DIRT ROAD
- STATE / M/JR HWY
- CITY BOUNDARY
- TOWNSHIPS
- SECTIONS
- FOREST
- INDIAN RES
- PARKS
- WILDERNESS
- INDUSTRIAL
- SEASONAL RESIDENTIAL
- YEAR ROUND RESIDENTIAL



IRON COUNTY TIER GROWTH

MAP PROJECTION INFORMATION
 PROJECTION: (UTM) Universal Transverse Mercator
 ZONE: 12 - West South
 UNITS: Meters

Section Numbering System

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 26, 2001

Tier 1-Incorporated	BLM
Tier 2-Future Development	FOREST
Tier 3-Future Incorporated	INDIAN RES
RAILROAD	PARKS
PAVED ROAD	STATE
GRAVEL ROAD	WILDERNESS
DIRT ROAD	
INTERSTATE 15	
STATE / M&R HWY	
CITY BOUNDARY	
SUBDIVISION	
TOWNSHIPS	
SECTIONS	

Iron County cannot be held responsible for the data shown on this map. Any questions should be directed to the Iron County Information Systems Department at the GIS Unit. 435-477-8271 or gis@ironcounty.org

IRON COUNTY GIS

Circulation Element

Introduction

Classification

Several systems are used to classify roadways. Systems have been developed which assign roadway construction/maintenance responsibility, funding distribution and administration, and numbering designations. For transportation network planning as well as specific design purposes, highways are most effectively classified by function. Roadways have two basic functions:

- 1) Provide mobility from point to point
- 2) Provide access to adjacent land uses.

From a design standpoint, these two functions have proven to be incompatible. For land access, low speeds are desirable, usually accompanied by inconsistent flows; for mobility, high speeds and uniform flows are desirable.

For example, freeways are designed and constructed to satisfy demand from the traveling public for high mobility. Rapid travel between points in a safe and uniform manner is the primary objective. Access to land uses is tightly controlled, limited only to spaced interchanges to preserve the high-speed, high-volume characteristics of the facility. Extremely dangerous conditions would result if low-speed, land access traffic were permitted on these roads. Conversely, local roadways are developed with the primary objective to provide convenient access to the adjacent land areas.

Between these two extremes fall the majority of all roadway mileage. This group is most difficult to classify because the roadways must provide both land access and mobility.

Roadway function establishes the type of transportation service that is provided. Directly related to the type of transportation service provided is the degree of access control. Increasing control of access allows traffic to travel in a more uniform manner, allowing design speeds to be increased. Table 6, page 43, shows the relationship between categories, functions and access control.

Four basic functional categories are used to classify roadways see Appendix J, page 141). These categories are defined as:

- 1) Major Arterial Streets
- 2) Arterial Streets
- 3) Collector Streets
- 4) Local Streets

These groups make up the hierarchy of functional classes which relate directly to the different levels of travel demand from the public. Travel demand is easily identified according to the types and lengths of trips which individuals attempt to make.

Iron County has determined that the Interstate, and major county roads should be considered when establishing designations for the roadways within the county (see Circulation Map, page 53) . These roadways are equivalent to the Major Arterial and Arterial designations mentioned above.

Table 6-Functional Classification Definitions/Principles

CATEGORY	PRIMARY FUNCTION	DEGREE OF PRIVATE ACCESS CONTROL
Major Arterial Streets Freeways Expressways Major at grade arterial streets.	Mobility	Total Very High Very High
Arterial Streets	Mobility	High
Collector Streets	Mobility/Accessibility Transition	High
Local Streets	Accessibility	Minimal

Existing Facilities

Roadways

Iron County is well situated for convenient access to major population centers of the intermountain west and the southwest United States due to the location of the interstate highway system. Interstate 15 passes through the eastern part of the County and Parowan City, the county seat. It is the main traffic route to points north and south. Salt Lake City is located 245 miles to the north, and Las Vegas is 185 miles to the south. Interstate 70, which provides access to points east, joins Interstate 15 approximately 55 miles north of Parowan City at the Beaver-Millard county line. The majority of cities in the county - Paragonah, Parowan, Enoch, Cedar City and Kanarraville - are connected by Interstate 15. Highway 56 which continues westward to Nevada through Newcastle and Modena, unincorporated areas, while Highway 14, which begins at Cedar City and extends easterly toward Cedar Breaks and Brian Head as well as linking the county with the eastern parts of Utah.

The circulation system within Iron County is administered by a variety of agencies. The Federal Highway Administration and the Utah Department of Transportation share jurisdiction over the Interstate and U.S. highways. UDOT administers state highways, and Iron County administers the county roads. Other lesser, unimproved roads are administered by the BLM and the Forest Service.

The Interstate Highway and State Highways in and adjacent to Iron County include:

Interstate 15 (North-South)	Highway 89 (North-South)
Highway 14 (East-West)	Highway 130 (North-South)
Highway 20 (East-West)	Highway 143 (East-West)
Highway 56 (East-West)	Highway 148 (North-South)

County Roads

The annual average daily traffic counts on the main highways and roads in Iron County have shown slight to moderate increases over the past 5 years. I-15 has had the largest increase in traffic volume (see Appendix K, page 143).

Railroad

The Union Pacific Railroad main line passes through the western portion of the County in a north-southwesterly direction. The line establishes a direct link to Salt Lake City and Los Angeles. The railroad potentially has great implications for economic development within the area.

Bus Transportation

Iron County Cities have daily bus service to points north and south. The service is provided by the Greyhound-Trailways Bus Lines.

Freight Trucking

Iron County is served by most of the major trucking lines, including Yellow Freight, Consolidated Freightways, ANR Freight System, Motor Cargo, Uintah Freightways, and other firms with terminals located in southwest Utah.

Airports

Iron County is serviced by two public use airports, one in Cedar City and another in Parowan. These airports can accommodate specific types or sizes of aircraft based upon runway length and runway surface (see Table 7, page 45, for detail). The county also has private airstrips. However, detailed information on these is not available

Table 7-Public Use Airports¹⁴

Airport	Runway	Runway Dimensions	Surface Type	Example Aircraft
Cedar City	220	7,802' X 150'	Asphalt	Dual Tandem gear Boeing 707
Cedar City	826	5,202' X 60'	Asphalt	Single wheel gear DC3
Parowan	422	5,000' X 60'	Asphalt	Single wheel gear DC3

Future Need

Interstate and State Highway System

The Utah State Department of Transportation has tabulated the amount of traffic on Interstate 15 and selected locations of all State highways within Iron County (See Appendix K, page 143 for detail). Traffic on Iron County's roadways has increased over the years from 1991 to 1993 a total of 6% per year, while the population for the period from 1990 to 2000 is expected to increase an average of 3.5% per year. This could be due to many factors, but it is reasonable to assume that the scenic and recreation facilities in the area are a major traffic generator for Iron County. Assuming a simple straight line traffic projection, the county could see an increase in traffic roughly equal to 120%, more than doubling current counts. For an example, the traffic on the North Cedar City interchange in 1993 was counted at 10,675 daily vehicle trips. This number under constant circumstances would increase to 23,485 daily vehicle trips.

Other Traffic Generation

Industrial and/or Commercial uses which could be served by a proposed roadway extending from the Hamilton Fort Interchange to the Three Peaks area

- American Azide
- Andalex
- KSUB Radio Station
- KREC Radio Station
- Lab at mine buildings
- Long View Fiber
- O'Sullivan Furniture Plant
- Recycling operations at mine buildings
- WECCO

These enterprises represent a significant amount of vehicular traffic in and around the area of Cedar City. In addition, the proposed industrial area which has been a part of Iron County planning for more than a decade will generate, as it develops, a need for additional traffic routes as the county grows.

¹⁴ Burt Poulsen, Plans and Programs Specialist, Cedar City Automated Flight Service Station

The Institute of Traffic Engineers state that the average number of vehicular trip ends generated from a typical light industrial or industrial park use is 7 trip ends (a trip end means a vehicle either leaving or entering the site) per 1,000 sq.ft. of floor area on a weekday.

For example an enterprise such as O'Sullivan Furniture with ½ million sq.ft. generates, at full capacity, approximately 3500 trip ends per day.

Additional businesses in the industrial area will generate trip ends at the same ratio.

Residential lots presently existing which could be served by the roadway

Currently approximately 367 residential lots have been subdivided in the immediate area (abutting) of this roadway. This amount of residential activity will generate approximately 3,670 vehicle trip ends per day.

*While these figures show traffic generation for existing uses, with the exception of Andalex, they can give a good indication of future generation for similar uses.

Movement of Livestock

Livestockmen with their Livestock, including cattle and sheep, have traditionally used county and state roadways and other rights-of-way to move livestock from winter to summer ranges and visa versa. These "Trails" are of vital importance to those who have used them over the years. Iron County is committed to the continued movement of livestock along roadways which have traditionally been used for the movement of livestock (see Livestock Trails Map page 52).

Goals and Policies

Need for Arterial Street System

- Goal C1** **Provide a circulation system to move people and goods safely and efficiently throughout Iron County and the general planning area.**
- Pol. C1.1 Discourage the flow of truck traffic through municipal/residential areas consistent with circulation and emergency needs by providing a truck route program which will accommodate the needs of the commercial and industrial uses within the County.
- Pol. C1.2 Establish a Capital Improvements Program (CIP) which incorporates a funding program for the construction of improvements to the County's roadway system. Specific improvement proposals should be determined for the entire community and all local benefit, cost, feasibility, and safety issues should be considered. Seek alternative funding opportunities to provide adequate transportation and circulation improvements.
- Pol. C1.3 Work cooperatively with regional, state and federal agencies to integrate the County's circulation system with that of the surrounding region.
- Pol. C1.4 Limit the number of intersections and driveways on all major, secondary and limited access secondary state roadways to promote a safe, efficient and steady flow of traffic.
- Pol. C1.5 Require access to higher density land uses and commercial developments from major, secondary and limited secondary roadways, and not from low density residential neighborhoods.
- Pol. C1.6 Establish hillside street standards which are sensitive to topographical constraints, necessary grade separations and other special needs.
- Pol. C1.7 Maximize use of all major, secondary and limited secondary roadways while minimizing use of all collectors and local streets. Protect residential neighborhoods from intrusion of undesirable through traffic.
- Pol. C1.8 Review design standards for roadway and intersection improvements to safely and efficiently accommodate existing and projected traffic patterns and circulation.
- Pol. C1.9 Establish roadway alignments and require appropriate dedication of right-of-way for all major and secondary highways.
- Pol. C1.10 Encourage a "Safe Routes To School" program.

Need for Local Transit Services

Goal C2 Promote a continued analysis of a need for a public transportation system that is safe, convenient, efficient, and meets the identified needs of the Iron County and the general planning area.

Pol. C2.1 Pursue the development of a local car pool information and routing program. The program can provide alternative transportation for concentrated users.

Railroads

Goal C3 Encourage rail system access which helps to maintain a high quality of life for surrounding residents.

Pol. C3.1 Preserve the quality of residential neighborhoods by encouraging residential construction in areas not impacted by rail access.

Pol. C3.2 Encourage rail transportation which will relieve truck traffic on freeways and county roadways.

Transportation Alternatives

Goal C4 Promote safe and effective alternatives to automobile traffic which will meet the needs of all planning area residents.

Pol. C4.1 Establish a master plan of bikeways, jogging paths and equestrian trails for the County in order to provide an adequate system for the safe and efficient movement of activities.

Pol. C4.2 Promote ride-sharing.

Movement of Livestock

Goal C5 Provide for the safe movement of livestock and livestockmen throughout recognized county livestock trails. (see also policy LU8.3)

Pol. C5.1 Recognize the right of livestockmen to move livestock, including trail drives and use of trucks along existing county roads, state roads, and established livestock trails.

Pol. C5.2 Preserve all recognized livestock trails and support their intended use.

Parking Facilities

Goal C6 Provide for and encourage an adequate supply of off-street private and public parking to meet the needs of local residents and visitors to the Cities and Iron County.

Pol. C6.1 Adopt regulations which specify minimum parking requirements for various types of land uses. Periodically review and update these standards as commuting patterns, vehicle sizes and land uses change over time.

Regional System Impacts

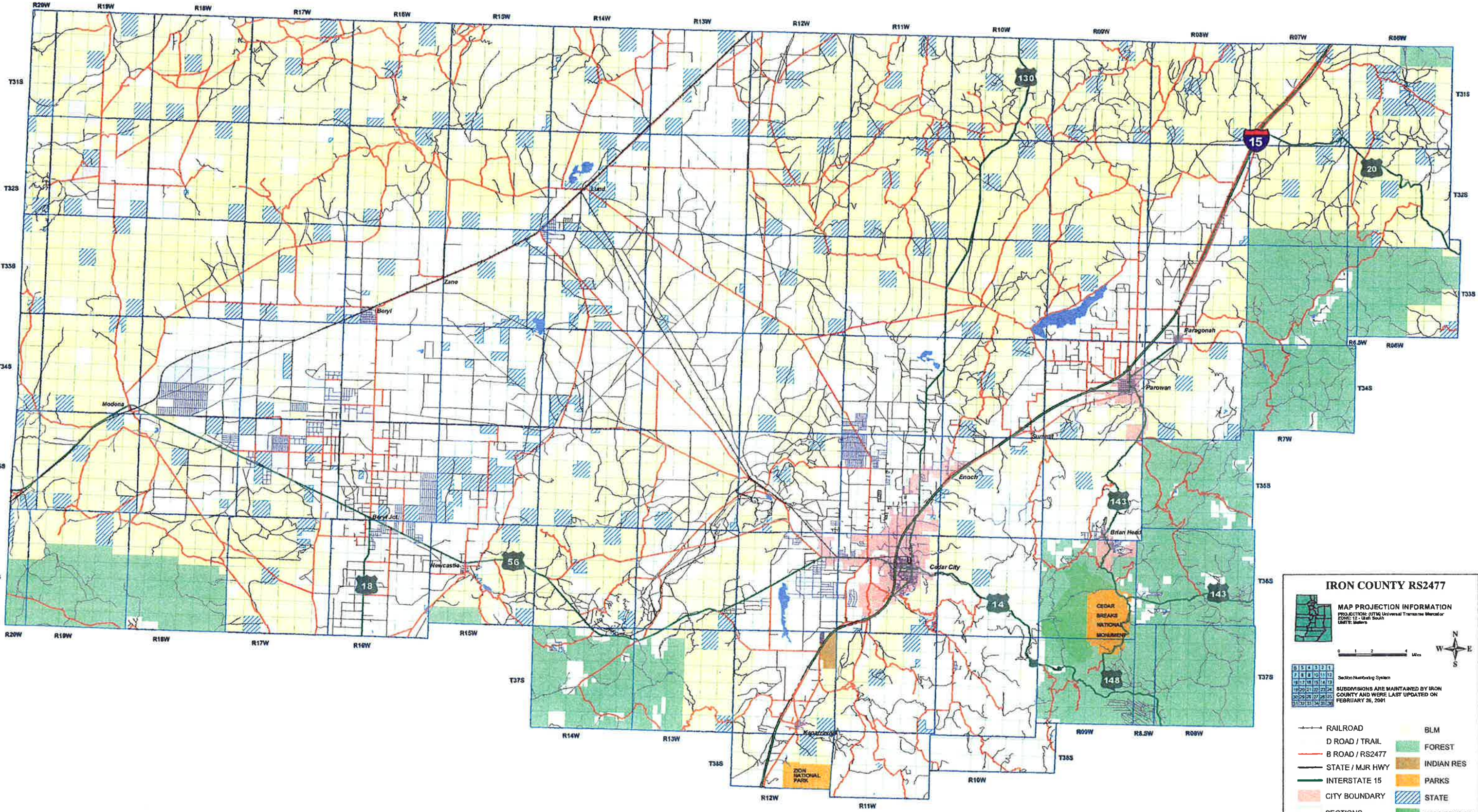
Goal C7 Evaluate the need for a regional transportation system.

Pol. C7.1 Work cooperatively with regional transportation agencies to study the feasibility of developing a mass transit system.

Implementation of The Circulation Element

Available tools which the county may utilize in implementing the stated goals of the circulation element include;

- * Standards for right-of-way acquisition and dedication
- * Roadway improvement design standards
- * A comprehensive zoning ordinance which addresses parking and access requirements
- * Development agreements
- * Capitol improvement programs
- * Transportation facility financing
- * Subdivision regulations
- * Circulation system mapping including a truck route designation



IRON COUNTY RS2477

MAP PROJECTION INFORMATION
 PROJECTION: NAD83 Universal Transverse Mercator
 ZONE: 12 - Utah South
 UNITS: Meters

0 1 2 4 Miles

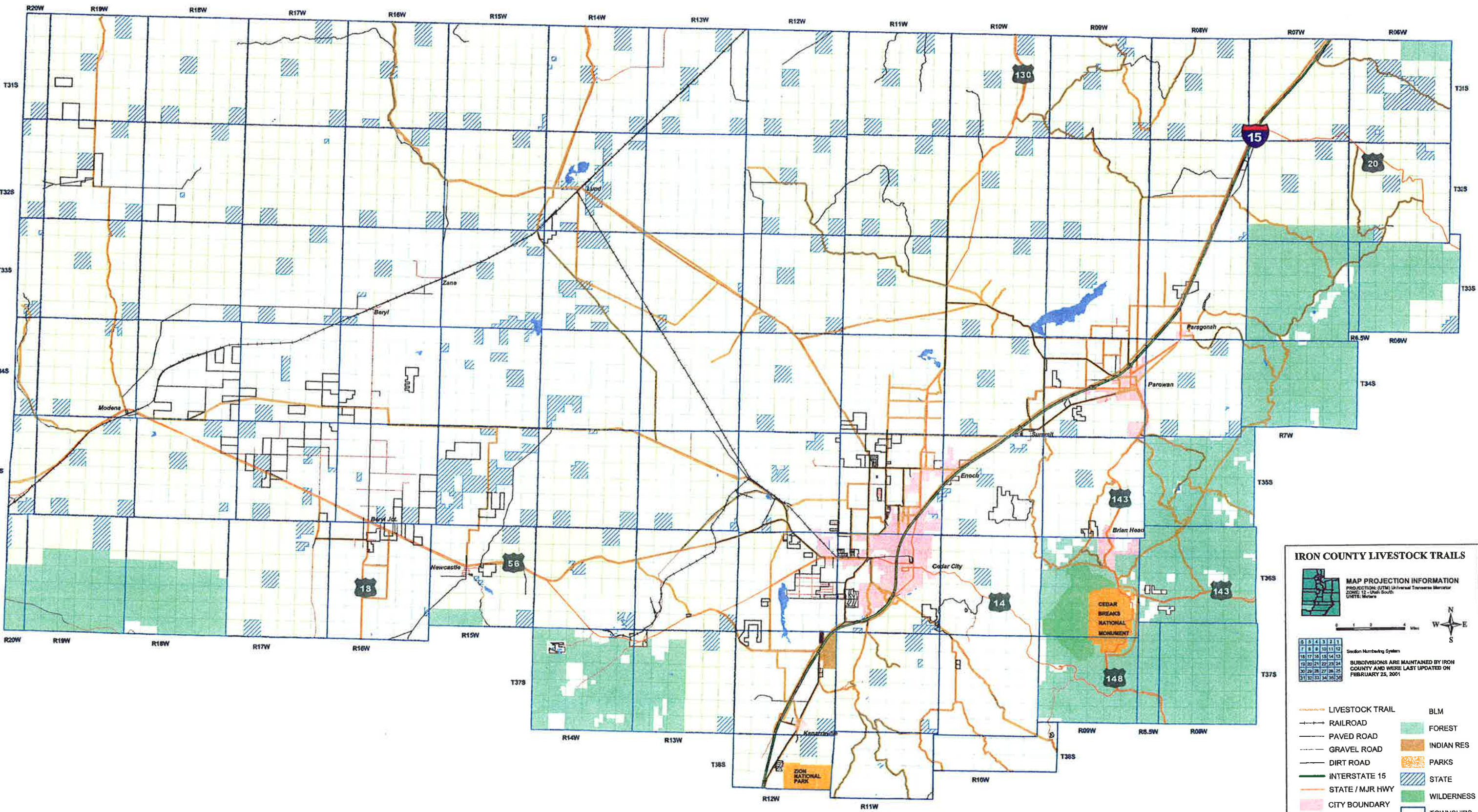
Section Numbering System

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 26, 2011

RAILROAD	BLM
D ROAD / TRAIL	FOREST
B ROAD / RS2477	INDIAN RES
STATE / MJR HWY	PARKS
INTERSTATE 15	STATE
CITY BOUNDARY	WILDERNESS
SECTIONS	SUBDIVISION
TOWNSHIPS	

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IRON COUNTY GIS



IRON COUNTY LIVESTOCK TRAILS

MAP PROJECTION INFORMATION
 PROJECTION: (UTM) Universal Transverse Mercator
 ZONE: 12 - 10th South
 UNIT: Meter

Section Numbering System

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 25, 2001

- LIVESTOCK TRAIL
- RAILROAD
- PAVED ROAD
- GRAVEL ROAD
- DIRT ROAD
- INTERSTATE 15
- STATE / M/JR HWY
- CITY BOUNDARY
- SUBDIVISION
- BLM
- FOREST
- INDIAN RES
- PARKS
- WILDERNESS
- TOWNSHIPS
- SECTIONS

Environmental Element

Soils

The county area contains a variety of soil types and conditions (see General Soils Map page 61). The general classification for these soils falls into 17 categories. Properties, including drainage quality, slope and structural make up of the soils and how those soils can be used is vital in the planning process. Soils and their properties are an important factor in determining the proper location of specific land uses and buildings. For example, many communities are restricting development in hillside areas which may be subject to landslides or in areas which may be prone to flooding or slow runoff. Specific information regarding each type of soil located within the county is contained in Appendix L, page 144. The specific information was used in this plan to determine areas which may be marginally safe for residential and other development.

The soils of the district have formed alluvium, residuum, colluvium and eolian deposits from igneous and sedimentary rocks¹⁵. Nearly all the soils are well drained. Many of the soils on mountain and foothill slopes are shallow or moderately deep and are gravelly, cobbly or stony. In the alluvium valleys, soils are very deep and tend to have finer textures.

In Escalante Valley and Parowan Valley some of the soils on valley flats contain salt and alkali. In the Escalante Valley north of Beryl Junction, there are some sand dunes. Many valley soils on alluvial fans are gravelly or cobbly and some have hardpan layers below the surface. Many have a subsurface layer of lime accumulation.

The soils at the higher elevations in the district are cooler and more moist; at the lower levels they are warmer and drier. The soils in the district are used mainly for rangeland. The cultivated soils are in Cedar Valley, Parowan Valley and Escalante Valley. The valley soils have slopes of 0-8 percent, while the mountain soils have slopes of 8-60 percent.

Geologic and Seismic Conditions¹⁶

Liquefaction/Subsidence

Liquefaction refers to a phenomenon where the surface soils, generally alluvial soils, become saturated with water. Groundshaking packs the sand grains closer together so that there is less pore space available for the water. This increases the water pressure between the sand grains within the alluvium. These soils, therefore, become very wet and mobile causing foundations of structures to move, leading to varying degrees of structural damage. Generally, this phenomenon occurs only below the water table; however, after liquefaction has developed, it can move upward. Liquefaction susceptibility decreases with depth of the water table, and the age, cementation, and compactness of the sediments.

¹⁵ E&I Soil Conservation District Long Range Plan, 1982

¹⁶Atlas of Utah, Weber State College, Brigham Young University Press, 1981

Subsidence may also be a problem in certain areas. Subsidence can be a serious side effect of excessive ground water or petroleum withdrawal where the ground surface sinks.

Seismic Effects

The major cause of structural damage from earthquakes is groundshaking and liquefaction. The amount of ground motion expected at a building site can vary from none to forceful depending upon (1) the distance to the fault, (2) the magnitude of the earthquake, and (3) the local geology. Greater movement can be expected at sites located on poorly consolidated material such as alluvium located near the source of the earthquake (epicenter) or in response to an earthquake of great magnitude. Strong ground shaking can damage large freeway overpasses and unreinforced masonry buildings. It can also trigger a variety of secondary hazards such as liquefaction, landslides, fire, and dam failure.

The county is located in a seismically dynamic region, known as the Intermountain Seismic Belt which extends from northern Arizona through Montana, which has experienced earthquakes since 1953 of 5 or higher on the richter scale. However, Iron County lies in an area categorized as moderate when evaluating ground shaking effects. The State of Utah considers a fault to be active if it has caused soil and strata displacement in the last 11,000 years.

Hillside Stability

Landslides are often associated with earthquakes though there are other factors that may influence the occurrence of landslides. These factors include the slope, the moisture content of the soil, and the composition of the soils and subsurface geology. In addition to an earthquake, heavy rain or the improper grading of a construction site may trigger a landslide.

Flooding Hazards

Numerous 100 year flood zones lie within the county area (see Flood Plain Map page 62). Flooding can occur as a result of heavy, prolonged rainfall or a smaller precipitation event in a degraded watershed or drainage system resulting from a forest fire or excessive grading.

Noise

Studies have been performed by the U.S. Environmental Protection Agency (EPA) and other public and private organizations to determine the relationship between particular noise levels and human health. The human response to noise has been varied and complex. Noise has been found to have effects in the following areas: (1) physiological, (2) psychological, (3) behavioral, and (4) subjective.

Noise and Land Use Compatibility Guidelines

Community decision-makers should use available community noise information to ensure that a minimum number of people are exposed to potentially harmful noise sources. To aid decision-makers, several federal and state agencies have established noise/land use

compatibility guidelines. These guidelines are all based upon cumulative noise criteria, such as the Equivalent Noise Level (Leq), the Community Noise Equivalent Level (CNEL), or the Day-Night Average Level (Ldn).

Environmental Protection Agency (EPA)

In March 1984, the EPA published a document entitled Information of Levels of Environmental Noise Requisite to Protect Public Health and Welfare With an Adequate Margin of Safety, (EPA 550/9-74-004), which identifies noise level thresholds requisite for protecting human health in both indoor and outdoor environments. According to this publication, 55 Ldn is described as the threshold level with an adequate margin of safety for outdoor activities associated with residential development and recreation. The document and the thresholds are advisory only and not considered standards, specifications, or regulations.

Federal Highway Administration (FHWA)

The FHWA has adopted and published noise abatement criteria for highway construction projects. The FHWA noise abatement criteria establishes an exterior noise goal for residential land uses of 67 Leq. The interior goal for residences is 52 Leq. The criteria apply to private yard areas and assume that typical wood frame houses with open windows provide a 10 dB noise reduction (outdoor to indoor) and a 20 dB noise reduction with the windows closed.

Goals and Policies

Safety

Development in Areas Subject to Risk from Natural Hazards

GOAL EN1 Minimize damage and hazards resulting from seismic activity, unstable soils, flooding conditions, and other geologic hazards.

Pol. EN1.1 Encourage all new development to have an adequate water supply, road widths, and reasonable secondary emergency access to minimize health and safety risks.

Pol. EN1.2 Require that soils containing toxic or hazardous substances be cleaned up to the satisfaction of the agency having jurisdiction prior to development or redevelopment.

Pol. EN1.3 Review development proposals located in or immediately adjacent to areas of soil instability, liquefaction areas, and steep slopes to provide geotechnical studies, determine if a significant constraint exists relative to these various issues and to determine appropriate land use and structural design.

Pol. EN1.4 Promote open space and recreational uses in designated floodzones unless the hazard can be adequately mitigated.

Pol. EN1.5 All structures will meet or exceed Uniform Building Code required earthquake resistant design standards.

Pol. EN1.6 Develop hillside grading standards, by ordinance, to minimize the hazards of erosion and slope failure.

Pol. EN1.7 To protect all natural flood channels.

Emergency Preparedness

GOAL EN2 Prepare Iron County for self sufficiency in the event of a major emergency or earthquake.

Pol. EN2.1 Develop an earthquake/emergency preparedness plan which includes, but is not limited to, the establishment of a volunteer pool to assist in responding to a seismic event, and a volunteer pool to help provide food and shelter to those impacted persons requiring help within the County.

Pol. EN2.2 Develop a plan in cooperation with hospitals, schools, major businesses, utilities, the Red Cross, churches and other service providers to work together and train in preparation for a coordinated response during a major event.

Interagency Coordination

GOAL EN3 Coordinate Iron County Emergency Preparedness efforts with incorporated areas within its boundaries.

Pol. EN3.1 Coordinate inter-county training and emergency preparedness activities.

Fire Hazards

GOAL EN4 Minimize potential damage and hazards resulting from fire.

Pol. EN4.1 All new subdivisions and planned unit developments must be served by a water system that meets the fire flow requirements established by the fire code.

Pol. EN4.2 Require all public roadways, subdivisions, and planned developments containing private roadways to be constructed according to minimum standards to encourage that vehicular access for emergency vehicles can be maintained.

Pol. EN4.3 Promote adequate fire protection service to encourage the maximum safety feasible throughout the county and work to minimize response times.

Pol. EN4.4 Encourage dual access systems, particularly in mountainous and high fire risk areas.

Pol. EN4.5 Minimize fire risks by allowing controlled burns in accordance with Utah State law.

Pol. EN4.6 Evaluate the need for fire-resistant landscape buffers, and/or zone buffers for development located in high risk fire hazard areas.

Hazardous Materials

GOAL EN5 Minimize levels of risk to people and property from hazardous waste.

Pol. EN5.1 Restrict and/or prohibit land uses and activities that use excessive amounts of hazardous materials or generate hazardous wastes that cannot be properly disposed of or contained.

Pol. EN5.2 Work with the fire department or another responsible agency in compiling a hazardous waste materials data base to identifying all hazardous waste material and to pinpoint those activities that store, transport, or manufacture hazardous materials or wastes within Iron County.

Pol. EN5.3 Identify the agency responsible for first response to hazardous waste accident sites and to encourage a mutual aide training seminar, including those first response personnel, and to advise county agencies regarding hazardous materials and waste and possible impacts to County residents.

Pol. EN5.4 Establish through the circulation element of this general plan, a transportation route for the movement of hazardous materials.

Pol. EN5.5 Promote safe transport of hazardous materials along key transportation routes by establishing designated transportation routes along key arterials.

Noise

Noise Level Control Standards

GOAL EN6 Protect the health and welfare of the residents of Iron County by the elimination, mitigation, or prevention of significant existing and future noise levels.

Pol. EN6.1 Limit the type and extent of residential development along, railroads , airport approach routes designated major arterial, arterial and truck route roadways, railroad and airport approach routes.

Pol. EN6.2 Restrict construction practices to daylight hours in areas where residential neighborhoods would be impacted by nighttime building or other construction.

Pol. EN6.3 Incorporate a truck route and other regulatory truck traffic signage into the County's sign ordinance.

Fauna and Flora

Endangered Species

Goal EN7 To reasonably attempt to protect endangered species.

Goal EN8 Work to control noxious weeds

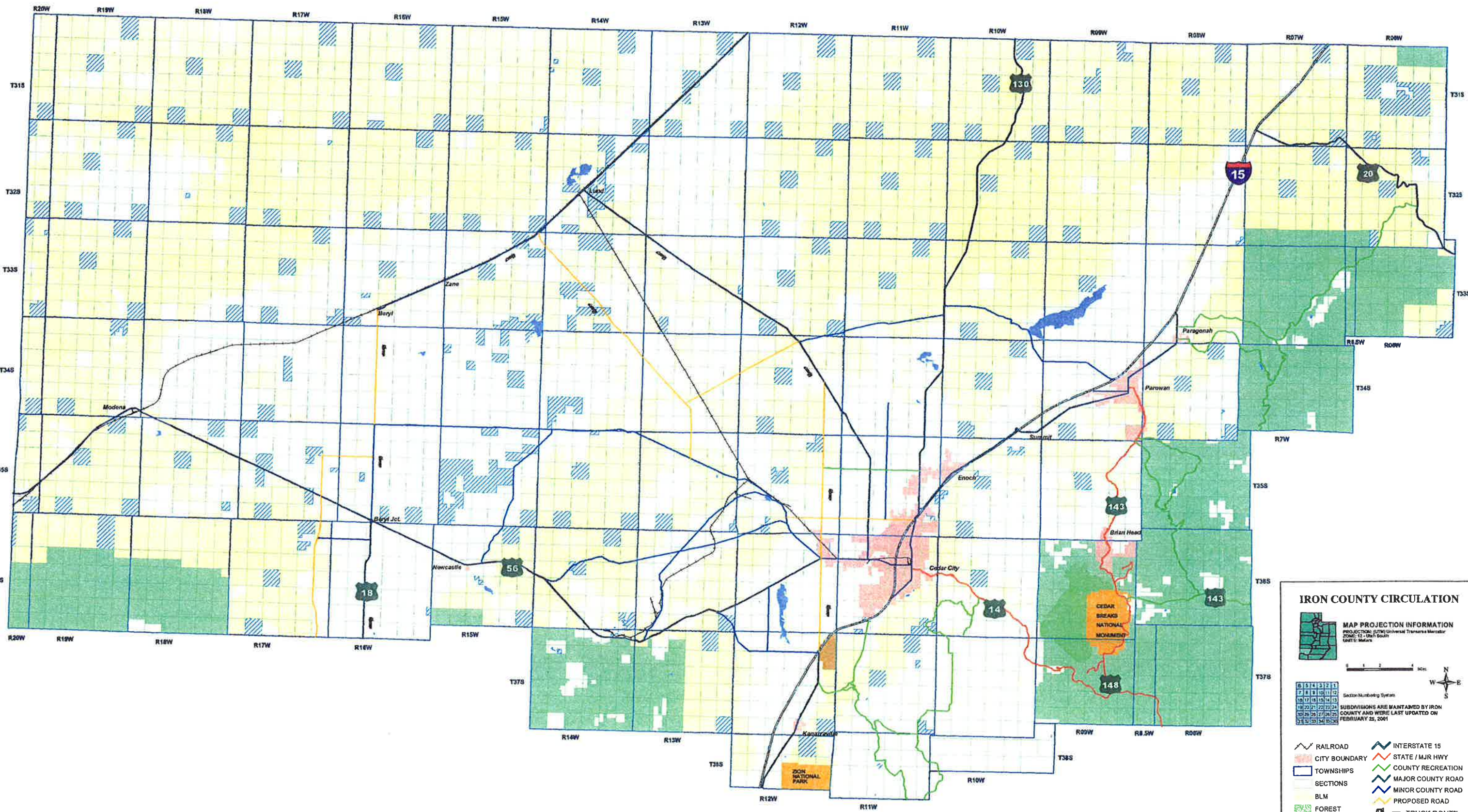
Pol. EN8.1 Continue spray efforts to control noxious weeds.

Implementation of the Environmental Element

The County believes in and is committed to the implementation of this plan. Whereas the goals and policies of the plan establish the general framework for future growth and development, actual realization of the plan can only be accomplished through the specific implementing actions that the County subsequently undertakes.

The primary tools with which the County should undertake to implement the Environmental Element of the plan include:

- * Emergency preparedness and safety programs
- * Floodzones and dam inundation policies and standards
- * Wildland fire standards
- * Toxic and hazardous waste clean-up programs
- * Hillside Development Ordinance
- * Grading and drainage standards
- * Noise Ordinance
- * Graffiti Removal Program
- * Lighting Ordinance
- * Sign Ordinance
- * Nuisance Ordinance



IRON COUNTY CIRCULATION

MAP PROJECTION INFORMATION
 PROJECTION: GCS NAD 83 Universal Transverse Mercator
 ZONE: 14N (104th Meridian)
 UNIT: Meters

0 1 2 3 4 Miles

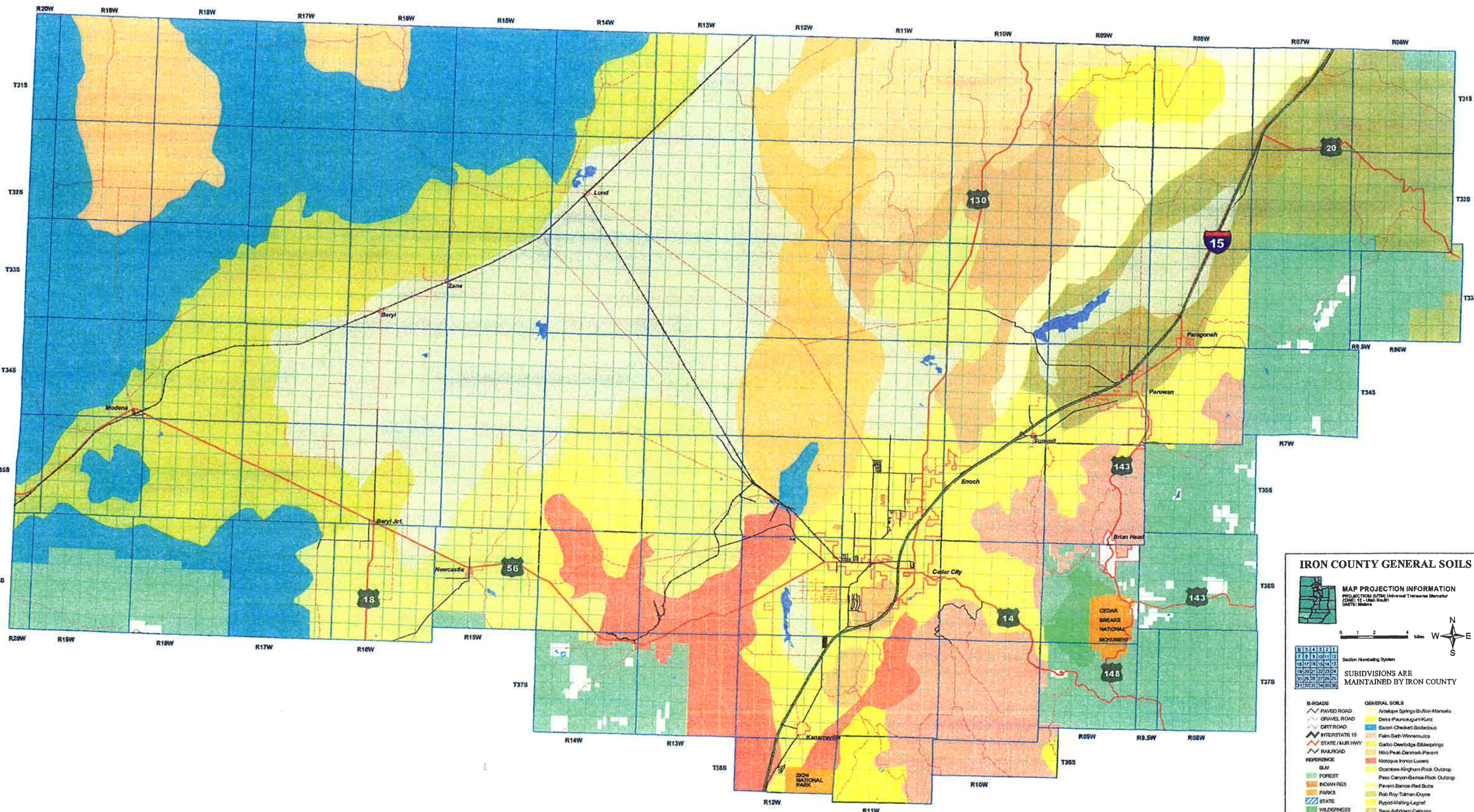
Section Numbering System

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 25, 2001

- RAILROAD
- CITY BOUNDARY
- TOWNSHIPS
- SECTIONS
- BLM
- FOREST
- INDIAN RES
- PARKS
- STATE
- WILDERNESS
- INTERSTATE 15
- STATE / M/JR HWY
- COUNTY RECREATION
- MAJOR COUNTY ROAD
- MINOR COUNTY ROAD
- PROPOSED ROAD
- TRUCK ROUTE

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IRON COUNTY GIS



IRON COUNTY GENERAL SOILS

MAP PROJECTION INFORMATION
 PROJECTION: NAD83 Universal Transverse Mercator
 ZONE: 12 - Utah South
 UNIT: Meters

0 1 2 4 Miles

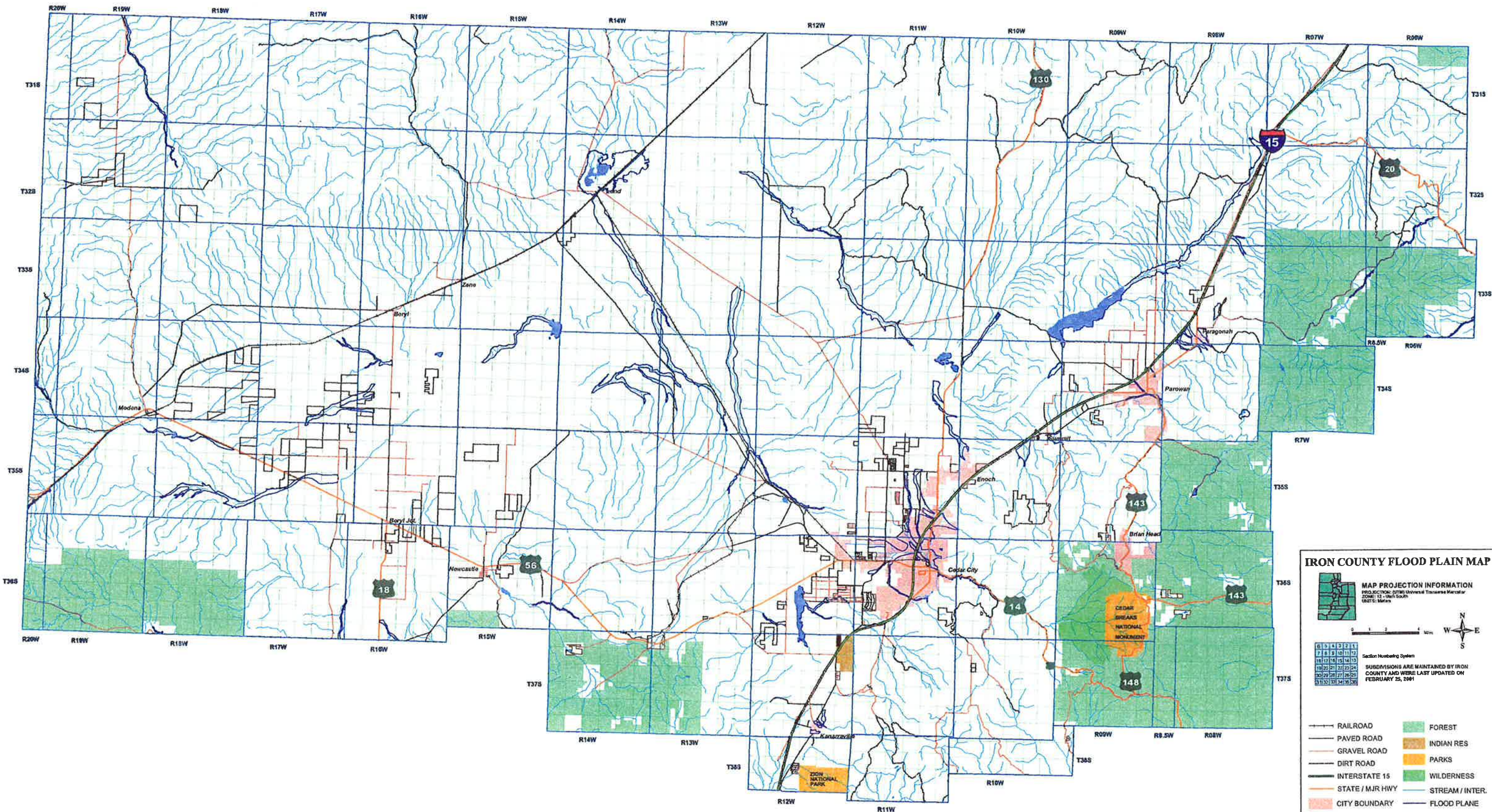
Section Numbering System

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY

SYMBOL	GENERAL SOILS
— B-ROADS	Antelope Springs-Bullion-Mansella
— PAVED ROAD	Delta-Pharmington-Kiure
— GRAVEL ROAD	Escon-Chickasaw-Godolious
— DIRT ROAD	Falm-Seth-Winnemucca
— INTERSTATE 15	Gallo-Dewledge-Edleysprings
— STATE / MAJ. HWY	Hiko Peak-Danmark-Playert
— RAILROAD	Motouque-Ironco-Luoro
— REFERENCE	Ozarkia-Kingham-Floak-Outcrop
BLM	Pass Canyon-Garnoe-Rock Outcrop
FOREST	Payson-Saxos-Red Butte
INDIAN RES.	Rob Roy-Talman-Doyne
PARKS	Rypos-Malling-Lagart
STATE	Soy-Ashdown-Calkins
WILDERNESS	Soy-Taylor-Hall-Wales
CITY BOUNDARY	Semper-Mino-Narador
TOWNSHIPS	Unks-Hiko Peak-Taylorlat
SECTIONS	Wales-Ashdown-Medburn
WATERBODY	

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IRON COUNTY GIS



IRON COUNTY FLOOD PLAIN MAP

MAP PROJECTION INFORMATION
 PROJECTION: (UTM) Universal Transverse Mercator
 ZONE: 12 - West South
 UTM: Meters



Section Numbering System

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 25, 2001

- RAILROAD
- PAVED ROAD
- GRAVEL ROAD
- DIRT ROAD
- INTERSTATE 15
- STATE / MJR HWY
- CITY BOUNDARY
- SUBDIVISION
- SECTIONS
- TOWNSHIPS
- FOREST
- INDIAN RES
- PARKS
- WILDERNESS
- STREAM / INTER.
- FLOOD PLANE



Iron County cannot be held responsible for the use of information on this map. Any construction should be based on the Iron County Information Systems Department and/or the GIS Unit. 435-711-6311 or gis@ironco.org

Public Services and Facilities Element

Emergency Service

Fire Services

Current Services

Main Station

Iron County is serviced by a Main Station in Cedar City. The main station, manned by three (3) full-time fire-fighters and thirty (30) on-call paid volunteers, services the Cedar City/Iron County area including areas north to Summit, south to the black ridge, west to Iron Mountain, and east to the county line. The main station also assists other adjacent communities and stations as needed¹⁷.

Available equipment at the station includes: one 1500 GPM Pumper, two (2) 1250 GPM pumpers, two (2) 750 GPM pumpers, one 1500 GPM combination aerial pumper, three brush trucks, one airport crash rescue vehicle, one two-wheel drive captain's vehicle, one four-wheel drive chief's vehicle, one four-wheel drive quick response vehicle, the Jaws-of-Life, and airbags.

Services provided by the main station include: fire protection, extrication, fire education, public buildings and business inspection, home inspection on request, fire personnel trained to operations level of HAZMAT training, and assistance to ambulance services. The station also aids Boy Scouts in merit badge completion.

In addition to this main station, other areas of the county are serviced by fire stations with volunteer firemen:

Station Location	Number of Volunteer Firemen
Beryl	15
Brian Head	20
Kanarraville	10
New Castle	8-10
Paragonah	10-15
Parowan	25

¹⁷ Clint Neilson, Cedar City/Iron County Fire Chief

Beryl

Beryl Fire House which is manned by fifteen (15) local volunteers serve an area to the state line on the west, Pine Valley to the north, 1/2 way to Newcastle to the east, and south to the county line.

Current services and facilities available include; a 5-bay fire house (1 bay which houses a county ambulance, one (1) bay housing county maintenance vehicles, and three (3) bays used to house Beryl fire fighting equipment and vehicles, 3 1969 chevrolet 2-ton trucks with 150 GPM capability, a county ambulance, a 3rd response army 4X4 brush truck (summer only), a 1-ton truck with 40 GPM capability, and breathing apparatus and other safety equipment.

The volunteers have been given a 20 hour training course and have been trained and certified in wildland fire-fighting¹⁸.

Brian Head

The Brian Head Fire House, manned by a Fire Chief and 20 volunteer firemen, serves the Brian Head area with respect to fire-fighting, search and rescue, and also mans an Iron County Ambulance which is housed in Brian Head.

Equipment at the two (2)-bay Fire House includes: a third response, 1942 military vehicle with pump, a second response, 1950 military multi-fuel vehicle with a 500 GPM capability, and a 1st response, 1980 Ford 500 GPM capability pumper.

In addition to these services, eight of the volunteer firemen are EMT certified. Completion of training of all firemen for classification as "Fire-fighter 1" by the spring of 1995 is planned¹⁹.

Kanarraville

The Kanarraville Fire House, manned by a Fire Chief and ten volunteer firemen, serves the area between the Kanarraville off-ramps and aids adjacent areas when the need arises.

Current services and facilities available in Kanarraville include: one two-bay fire house, two (2) first response "Class A" pumper trucks with 1000 and 750 GPM capability respectively, one second response 1000 GPM brush truck, one pick-up brush truck, and first response medical equipment²⁰.

¹⁸ Sterling Harker, Beryl Fire House

¹⁹ Dave Harris, Brian Head Fire Chief

²⁰ Bruce Passey, Kanarraville Fire Chief

Newcastle

Services and facilities available in Newcastle include a two (2)-bay Fire House, one first response 1956 Army 6 by 6 with a 1000 GPM capability, and a 1972 250 GPM second response vehicle.

The eight-ten (8-10) volunteers serve an area from 1/2 the distance to Beryl on the west to Iron Mountain on the east to Antelope on the north and to the County-line on the south, in addition to responding to calls in the adjacent areas when necessary²¹.

Paragonah

Paragonah fire-fighting personnel includes a Fire Chief and from ten-fifteen (10 to 15) volunteer firemen. The station provides fire fighting, search and rescue, medical response and extrication services and responds to an area from Minersville Highway to the west, the Iron County boundary to the north and east, and halfway to Parowan to the South.

The 2-bay Fire House includes: one (1) first response brush truck with extrication, lighting, first aid, and 250 GPM capability; 2 "Class A" 1000 GPM Pumpers used for second response; and an Iron County ambulance manned by community residents²².

Parowan

The Parowan Fire House, manned by twenty-five (25) volunteer firemen, serves an area from Summit to the south, the Paragonah interchange to the north, Brian Head to the east, and old Highway 91.

Equipment at the 5-bay Fire House includes: three first response pumper trucks with 1500 GPM, 1200 GPM, and 100 GPM respectively, one multi-fuel 6 by 6 with rescue equipment and a 750 GPM gas powered 6 by 6 used for second response, one pick-up, one brush truck, and an Iron County Ambulance.

In addition to these services, 16 of the 25 firemen are certified as "Fire-fighter 1"²³.

Future Needs

Main Station

As the county grows, the needs of the fire departments change. At the main station, it is

²¹ Wayne Peterson, Newcastle Fire Chief

²² Royce Barton, Paragonah Fire Chief

²³ Albert Orton, Parowan Fire Chief

estimated that additional staffing of two full-time fire-fighters is needed to meet expected growth. It is also anticipated that a satellite station should be located somewhere in the vicinity of the north Cedar City interchange to meet the anticipated needs of the north part of the county.

Beryl

Future needs in Beryl include use of the entire fire house for Beryl equipment, a larger more modern pump truck with greater pumping capability, and up-graded training.

Brian Head

With a continued seasonal influx of people into the Brian Head area, a ladder truck which has a capability of 1250 GPM is needed in the area. In addition a quick attack, mini-pumper is being discussed for the future.

Kanarraville

Future needs in Kanarraville include: an expansion of the Fire House to five (5) bays, certification for all volunteers, update all equipment and staffing as necessary, and an Iron County Ambulance housed at the station.

Newcastle

Because of the remote location of Newcastle, future needs include: a two (2)-bay Fire House expansion, certification for all volunteers, and more reliable equipment.

Paragonah

The Fire House in Paragonah should be expanded to provide space for a third bay to accommodate the current equipment. Other equipment needed includes: extrication equipment, 1 brush truck in five-ten (5-10) years, continued upgrade of safety equipment, and pagers.

Parowan

Parowan's needs include: continued updating of all equipment, a wildland fire-truck, and a new pumper truck.

Law Enforcement

Current Services

There are three police departments and one sheriff's department within Iron County. They are the Iron County Sheriff's Office, Brian Head PD, Cedar City PD, Parowan PD and the Utah Highway Patrol. These organizations are all engaged in law enforcement, motorist assistance, public education, search and rescue, and other community services.

Iron County Sheriff's Office

Current staffing includes: the Sheriff, 1 detective, 1 drug enforcement officer, 9 patrol officers, 1 school security officer, 2 bailiffs, 2 secretaries, and 25 search and rescue volunteers. All officers with the exception of the search and rescue volunteers are category 1 officers. The search and rescue volunteers are category 2. The Iron County Sheriff's Office provides a variety of law enforcement services for the entire County area. However, they receive backup when necessary from and to Brian Head, Cedar City, Parowan Police officers and the Utah Highway Patrol.

Equipment utilized by the officers include 15 "Police Package" vehicles, surveillance equipment and firearms.

The department provides services to the county such as process and bailiff services, patrol, crime prevention, victims witness program, neighborhood watch, D.A.R.E., officer friendly, enforcement of all County and State laws and city ordinances, and special requests by the County Commission²⁴.

Station Location	Number of Officers
Brian Head	3
Cedar City	19
Parowan	2 full-time, 3 part-time

Brian Head

The Brian Head Police services include a Chief and two (2) officers. These officers are engaged in a wide variety of activities including assistance of County and Highway patrol officers. The area served by the department extends east to the Garfield County-line, west into unincorporated County areas which include seasonal housing, and north and south along SR 143²⁵.

Cedar City PD

The Cedar City Police Department assists the County Sheriff's Office when necessary. They are staffed with nineteen (19) officers, each with a vehicle, who perform a variety of specialized functions within the community from investigations of crimes against children to traffic enforcement and accident reconstruction²⁶.

²⁴ Ira Schoppman, Iron County Sheriff

²⁵ Dave Harris, Brian Head Police Chief

²⁶ Glen Miller, Cedar City Police Department

Parowan PD

The Parowan department is staffed with two (2) full-time officers and three (3) part-time officers and a secretary. They cover Parowan City limits primarily, but respond to situations in the surrounding area when necessary. They have 3 vehicles²⁷.

Future Needs

Iron County Sheriff's Office

Currently Iron County has 2.6 patrol officers for every 1,000 county residents. This number is roughly equal to the national standard of 2.5. It is expected that the county population will increase in the next 20 years to 39,816. In order to stay with the same average of officers per 1,000 people the department will need a total of 16 patrol officers, and corresponding support staffing, by 2015. In addition to these needs, the department should be upgraded with night vision equipment, a snow cat, more surveillance equipment, additional cars, etc.

Cedar City PD

Currently the City is staffed at approximately 1.1 officers per 1,000 residents. The Police Department's intent is to strive to reach the national standard of 2.5 officers, and associated equipment for those officers, per 1,000 residents. They are trying to find funding for five new officers.

Brian Head PD

The Brian Head Department is in need of a new four-wheeled drive vehicle, bullet-proof vests, three light-bars, an electronic tracking system and a radar gun. They are most interested in acquiring a new vehicle and bullet-proof vests.

Parowan PD

Parowan is staffed with the equivalent of 3.5 officers. They are just over one officer per 1,000 population which is short of the national standard. They are trying to bring one more full time officer, including equipment, on board which would put them roughly in line with the current standard.

²⁷ Wayne Townsend, Parowan Police Department

Medical Services

Current Services

Valley View Medical Center

Valley View Medical Center is a forty-eight (48)-bed hospital providing primary care services, appropriate secondary care, and responsive community health services to residents of Iron County and the surrounding areas. It is fully accredited by the Joint Commission of Accreditation for Healthcare Organizations.

VVMC is owned and operated by Intermountain Health Care, a nonprofit health care system based in Salt Lake City. The hospital also receives direction from local citizens serving on the VVMC Governing Board.

Some of the services VVMC provides are 24-hour emergency room care, Intensive Care/Cardiac Care Unit, Obstetrical Services, Complete Laboratory Services, Full Service Radiology/Imaging including: Mammography, CT Scan, Nuclear Medicine, and Ultra Sound, Full Surgery Capabilities, Same Day Surgery Options, Respiratory Therapy, Physical Therapy, Pharmacy, Home Health Services, Specialized Senior Service Programs, Behavioral Medicine Services, Specialty Clinics, and Classes and Support Groups²⁸.

Future Needs

Valley View Medical Center

In order to determine future needs in medicine for the county, Intermountain Health Care (IHC) projections of providers needed by 2015, can be used compared to the latest 2015 population projections of 40,544²⁹ for the county (see Table 8, page 70). For clarity, these numbers have been transferred to figures based on population size.

²⁸ Margaret Holm, Valley View Medical Center

²⁹ Morgan Bush, Intermountain Health Care

Table 8-Medical Services Providers

Service Type	Number of Providers	IHC Standard	Provider Need-2015
		based on population	
Cardiology		1/68,000	0.6
Dermatology		1/45,000	0.9
Family Practice	8	1/6,500	6.2
General Surgery	1	1/18,000	2.3
Internal Medicine	2	1/12,000	1.9
Ob/Gyn	2	1/20,000	2.0
Ophthalmology		1/37,000	1.1
Orthopedics	1	1/27,000	1.5
Otolaryngology (ENT)		1/100,000	0.4
Pediatrics	1	1/21,000	1.9
Psychiatry		1/20,000	2.0
Urology		1/68,000	0.6

With an estimated 1995 population of 24,546, it is clear from this table that all of these services are being provided at the IHC standard, with the exception of Psychiatry. In order to continue to provide quality health care for the county residents, the above ratios should be used as a guide.

There are, of course, many supporting medical fields for the above mentioned categories. Some of these are Anesthesiology, Emergency Medicine, Pathology, Physicians Assistant, Podiatry, and Radiology.

Other Medical Services

From a telephone book, yellow pages survey, the following medical services are offered throughout Iron County: 21 dentists and related offices, 4 chiropractic offices, and 5 nursing/rest homes.

Education

Southern Utah University

With over 5,000 students enrolled in the 1995-1996 school year, SUU is the fastest growing University in the State of Utah. Founded in 1897, the University will continue to grow with the influx of people into Southwestern Utah.

Students select courses from: programs in the College of Arts, Letters, and Humanities, the colleges of Education and Science, and from the professional colleges of Business, and Technology & Communication. More than 430 faculty members serve SUU's under graduate and graduate programs.

Table 9-Southern Utah University Statistics³⁰

1995-1996 Student Enrollment	5,159
1995-1996 Faculty & Staff	500
Student Increase '94-'95 to '95-'96	3%
Buildings Under Construction	3
Library	
Student Center	
Coliseum Expansion	
Buildings Planned	2
Fields of Study	72
Athletics Division	
Basketball	NCAA Div. I
Football	NCAA Div. II

Iron County School District

The public school system in Iron County provides the groundwork for the Iron County workforce which shows a high education level when compared to State or National figures. All public schools in the County, up to and including high schools, have a combined enrollment of 5,799 students (see Table 10, below).

Table 10-Iron County School District

School	Enrollment
East Elementary School	514
North Elementary School	558
South Elementary School	522
Escalante Valley School	93
Enoch Elementary School	382
Fiddler's Elementary School	348
Parowan Elementary School	402
Cross Hollow Intermediate School	467
Cedar Middle School	875
Cedar City High School	1490
Parowan High School	449
Adult High School	59

Private Schools

³⁰ Southern Utah University, Admissions Office

Adding to the educational opportunities and diversity in the County are a number of private schools (Table 11, below). These schools range in curriculum from standard Utah Education System to Core Knowledge Foundation methods.

Table 11-Private Schools

School	Enrollment
Trinity Lutheran Christian School	30
Eagle Valley School	12

Daycare

According to the 1990 Census, 50.3% of women with children under 6 years of age work, while 77.9% of women with children from 6-17 years of age are in the work force. With continued employment growth in the county these figures could be expected to rise.

Currently there are only a few available child care openings in Iron County (see Table 12, below).

Table 12-Licensed Child Care in Iron County as of January 1995

	Family Day Care	Family Day Care Group Homes	Center Care
Total Capacity	105	90	76
Available Openings	15	15	20
Infant Capacity	32	12	4
Infant Openings	5	0	0

According to the Child Care Resource and Referral office of the Five County Association of Governments, child care availability in Iron County is in Crisis³¹. With the impact of new employment opportunities, and the needs of students at Southern Utah University for child care, already stressed child care availability will worsen.

Child care facilities should be encouraged within the county, in order to meet future child care needs.

³¹ Elizabeth Barker , Child Care Resource and Referral Office, Five County Association of Governments

Goals and Policies

Service Provision

Adequacy of Public Services and Facilities

GOAL PS1 Work with utility and other service providers to encourage adequate and safe public infrastructure and public services for residents, including upgrading and expansion of existing deficient systems.

Pol. PS1.1 Determine service standards and cooperate with providers for services and facilities which serve County residents to see that these standards are met.

Pol. PS1.2 Require the provision of adequate public services for new developments at the time of occupancy or within a reasonable period of time as designated by the subdivision ordinance.

Pol. PS1.3 Prepare, monitor, and update a comprehensive capital improvements plan.

Pol. PS1.4 Encourage water conservation and reclamation in order to reduce water consumption in existing and future residential impoundments and for commercial and agricultural uses.

Pol. PS1.5 Encourage adequate trash collection, including the installation and maintenance of public trash receptacles in designated areas, in parks, and in other public places.

Pol. PS1.6 Develop a drainage master plan that is sensitive to environmental and aesthetic concerns.

Pol. PS1.7 Work with appropriate agencies, to encourage:

- * Regular maintenance, updating, and improvement of catch basins, water, sewer, and storm drain/flood channel systems
- * The provision of sufficient and continued telecommunication service
- * To protect and enhance ground and surface water quality.

Pol. PS1.8 Maintain law enforcement and fire protection personnel and service standards to ensure that all residents, businesses, and visitors to the County are protected.

Pol. PS1.9 Support public safety education programs and neighborhood organizations to prevent crime and fire hazards.

Pol. PS1.10 Encourage Geographic Information Systems data sharing with all available data sources.

Pol. PS1.11 Encourage the recycling of household wastes as soon as commercially feasible.

Compatibility of Land Use and Infrastructure Services

GOAL PS2 Encourage all public infrastructure improvements to be compatible with surrounding and nearby development.

Pol. PS2.1 Correlate infrastructure development with the provisions and policies of the Land Use Element of this Iron County General Plan.

Safety of Waste Disposal Facilities

GOAL PS3 Ensure that all waste disposal facilities are designed and maintained to provide acceptable levels of safety and security.

Pol. PS3.1 Require the safe use of toxic materials and proper disposal of toxic wastes.

Pol. PS3.2 Promote the establishment of collection centers and programs to recycle and safely dispose of toxic/hazardous waste substances.

Pol. PS3.3 Establish public education, recycling, conservation, and safety programs for the residents and businesses of the planning area in:

- * Safe disposal of toxic waste
- * Recycling of oil and grease
- * Landscape chemicals
- * Litter, and anti-graffiti
- * Pesticides

Pol. PS3.4 Support laws and requirements to monitor, prevent, and correct, as appropriate, contamination of soil, air and water.

Emergency Services

Goal PS4 Work to provide emergency services for all present and future County residents and visitors where possible

Pol. PS4.1 Maintain adequate fire protection which provides fire and hazardous materials control and extrication services.

Pol. PS4.2 Maintain adequate EMT and ambulance services.

Pol. PS4.3 Maintain an adequate Sheriff's Department which provides jeep patrol, law enforcement, school security, awareness programs, juvenile and state prisoner transport and domestic violence monitoring.

Pol. PS4.4 Allow for the location of any necessary emergency service facilities within any zone in the County.

Pol. PS4.5 Adopt an ordinance which requires the location of address numbers on all structures which are given an address to facilitate the response of emergency vehicles and personnel.

Human Services

Human Services and Facilities Required to Serve Existing and Future Development

GOAL PS5 Encourage adequate social service planning and programming for residents which is responsive to the needs of diverse populations, including, but not limited to, families with children, seniors and the frail elderly, minorities, persons with disabilities, immigrants, and the homeless.

Pol. PS5.1 Work with social service providers to evaluate and develop service methods to assure that the County's social services meet a high standard.

Pol. PS5.2 Encourage cooperative and supportive relationships between the County, private agencies, and other social service providers to avoid duplication in the provision of similar social services.

Pol. PS5.3 Provide human service information to the community through community-based organizations and coordinate with private service providers.

Pol. PS5.4 Encourage volunteer assistance in County programs, such as parks and recreation.

Pol. PS5.5 Monitor availability of and encourage the development of literacy programs.

Pol. PS5.6 Work with private and public providers to monitor and evaluate the needs of child care, senior citizens and the frail elderly and develop appropriate policy responses to those needs.

Pol. PS5.7 Evaluate zoning codes to permit or conditionally permit child care centers, congregate care facilities and homes where they are needed.

Pol. PS5.8 Encourage the establishment of parks and recreation programs that would accommodate school children, the frail elderly, senior citizens, the handicapped, and other special needs groups.

Health Care Services and Facilities

GOAL PS6 Promote the provisions of a broad range of high quality health care services to meet the existing and future needs of County residents.

Pol. PS6.1 Encourage health care services and programs which serve all segments of the population, including, but not limited to, lower income families, seniors, immigrants, homeless, handicapped, and the developmentally impaired.

Pol. PS6.2 Assess and monitor specific health care needs of the community and encourage facility development in the appropriate areas.

- Pol. PS6.3 Encourage the development of medical care facilities to meet County needs.
- Pol. PS6.4 Encourage the development and continuation of programs for seniors, children, families, and handicapped persons, including, but not limited to:
 - * Transportation/Dial-a-Ride for the elderly and handicapped
 - * Anti-Drug & Alcohol and illiteracy prevention education programs
 - * Wellness and medical screening programs to avoid major health care emergencies.
- Pol. PS6.5 Encourage the siting of public clinics near target populations and/or public transportation routes.
- Pol. PS6.6 Support major employers who provide wellness, health promotion and screening programs, in order to maintain a healthy workforce.

Cultural Opportunities

GOAL PS7 Encourage the development of a wide range of cultural activities throughout the planning area.

- Pol. PS7.1 Preserve and enhance designated significant historic assets and other structures and amenities which provide focal points and which broaden the cultural and preservation opportunities within the County.

Education

GOAL PS8 Encourage improved educational and training opportunities and services for the people throughout the County.

- Pol. PS8.1 Promote job education and training.
- Pol. PS8.2 Support the continuation of children's and adult literacy programs.
- Pol. PS8.3 Encourage trade and technical training.
- Pol. PS8.4 Support and promote the public school system.
- Pol. PS8.5 Support and promote the educational programs of Southern Utah University.

Daycare

GOAL PS9 Encourage the development of affordable and quality daycare in Iron County.

- Pol. PS9.1 Work with private and public sources of childcare to monitor and evaluate child care needs and develop policy responses to these needs.

- Pol. PS9.2 Encourage all major public and private employers to provide childcare programs and facilities for their employees.
- Pol. PS9.3 Evaluate the feasibility of providing and staffing public facilities for child care in conjunction with County parks and recreation programs.
- Pol. PS9.4 Facilitate the childcare regulatory process by working with the state and county to develop a system in which the licensing and inspection and the approvals for local health, fire department and building safety can be coordinated in a reasonable amount of time.

Community Character

Gangs

GOAL PS10 Prevent the formation, migration and proliferation of gangs in Iron County.

- Pol. PS10.1 In conjunction with the Sheriff's Department, school districts, social service agencies and the community, prepare and implement a Gang Prevention Plan.
- Pol. PS10.2 Iron County will guarantee equal opportunity for all youths to enter traditional sport and recreation organizations and activities.
- Pol. PS10.3 Maximize recreational opportunity in neighborhoods not having access to parks and facilities through the implementation of the general plan.
- Pol. PS10.4 Expand the existing drug education and gang education programs to include an element on graffiti prevention.
- Pol. PS10.5 Form and support the efforts of a volunteer Graffiti Removal Committee.
- Pol. PS10.6 Support the organization of neighborhood watch and other programs such as D.A.R.E.
- Pol. PS10.7 Encourage and support adult education programs dealing with gang awareness.

Street and Exterior Lighting

Goal PS11 Prevent the occurrence of exterior lighting which detracts from the natural beauty of the County.

- Pol. PS11.1 Adopt a lighting ordinance which regulates the location, frequency, type and orientation of all exterior lighting.

Aesthetics

- GOAL PS12 Stimulate pride in the appearance of Iron County to improve the quality of life.**
- Pol. PS12.1 Continue to support the upgrading of neighborhoods through rehabilitation programs.
- Pol. PS12.2 Remove abandoned vehicles and other nuisances from roadways, vacant lots, streams, and open areas of public and private lands of the county through code and nuisance enforcement.
- Pol. PS12.3 Promote neighborhood cooperation to clean up areas through neighborhood meetings and county incentives.
- Pol. PS12.4 Provide roadway and infrastructure maintenance of such things as potholes, drainage grates, fire hydrant painting, and traffic signage.
- Pol. PS12.5 Encourage a high degree of aesthetic quality through the adoption and use of a County Sign and Billboard Ordinance.
- Pol. PS12.6 Encourage a county Adopt a Road" program".

Implementation of the Public Services and Facilities Element

The County believes in and is committed to the implementation of this plan. Whereas the goals and policies of the plan establish the general framework for future growth and development, actual realization of the plan can only be accomplished through the specific implementing actions that the County subsequently undertakes.

The primary tools with which the County should undertake to implement the Public Services, Facilities, and Utilities Element of the plan include:

- * Develop a growth management monitoring system and ordinance
- * Development and impact fee ordinance
- * Zoning and subdivision standards
- * Recycling and conservation programs
- * Community facility financing programs
- * Capital improvement program
- * Community monitoring guidelines for toxic/hazardous waste disposal transport and storage
- * Code Enforcement Ordinance
- * Nuisance Ordinance
- * Sign Ordinance

Economic Development Element

County Economy

Coal in the canyons east of Cedar City and iron ore in the mountains to the west brought mining and smelting activity to Iron County in the 19th Century. Smelting efforts finally failed because of the lack of economical transportation to large markets and metallurgical grade coals. Settlers soon turned to farming and ranching. Iron County is frequently regarded as the gateway to Southern Utah's National Parks and monuments. The colorful Kolob Canyon section of Zion National Park and Cedar Breaks National Monument are located within Iron County. Iron County's proximity to Zion National Park, Bryce Canyon National Park and the Grand Canyon make this county a center for tourism and recreation see Appendix M, page 146, Appendix N, page 148, Appendix O, page 149, and Appendix P, page 150 for information. Cedar City, the county's largest city, is the location of Southern Utah University - a four-year liberal arts institution - which has become nationally known for its Shakespearean Festival. For twelve weeks each summer the festival presents three Shakespearean plays in repertory theater.

Workers' Compensation Rates

Utah boasts one of the lowest workers' compensation rates in the United States. In 1989, the average weekly premium cost per worker in Utah was \$4.45, the fourth lowest rate in the nation. This compares to \$20.13 (the highest rate) in Montana, \$14.70 in California, and \$3.59 (the lowest rate) in North Carolina.

Construction Activity

The number of building permits issued by the Iron County Building Official in the unincorporated area of the county has nearly tripled in the last decade or so, from 102 in 1983 to 274 in 1994 (see Table 13, page 82). In addition to a rise in the number of permits, the valuation for those permits has increased from \$1,497,582.00 in 1983 to \$11,480,460.00 in 1994.

Table 13-Building Permits and Valuation³²

Year	Permits Issued	Valuation of Permits
1983	102	\$ 1,497,582.00
1984	102	1,976,998.00
1985	115	1,322,403.00
1986	133	1,530,872.00
1987	117	1,055,918.00
1988	106	5,454,611.00
1989	137	3,936,551.00
1990	96	2,071,210.00
1991	122	2,877,300.00
1992	166	3,699,700.00
1993	219	5,328,630.00
1994	274	\$11,480,460.00

Tax Structure

General Property: The 1993 tax rate for real property in Cedar City was 0.004422 percent. The Iron County School District assessed an additional 0.008771 percent. State and locally assessed commercial property is taxed at 100 percent of "fair market value". Residential property is taxed at 95 percent. Farmland is assessed according to agricultural value.

Sales Tax: Five and three quarters (5.75) percent of purchase price; two (2) percent of power and fuel for residential use, and five (5) percent for power and fuel for commercial uses. Local government may impose an additional one (1) percent.

Individual Income Tax: Ranges from 2.55 to 7.20 percent of individual income, as determined for federal income tax purposes.

Corporate Income Tax: Five (5) percent of net taxable income.

³²
Iron County Building Official

Stunning Economic Growth in 1994

Iron County and Cedar City are experiencing economic growth. Since 1988, over 30 companies have moved into the area. During the past year several factors have contributed to economic vitality in the area.

1. Job growth in Cedar City is at 11.7%
2. Retail sales grew at 13.6% to equal \$241 million.
3. 65 new manufacturing jobs have been created.
4. Several Iron County and Southern Utah University facilities are under construction.
4. 540 new jobs are expected in the near future.

The Iron County/Cedar City Economic Development office is committed to continue to help provide jobs for future generations, add to the tax base, and provide opportunities for entrepreneurs.

Distances to Major Destinations

Iron County is located in close proximity to a number of scenic and recreation destination points (see Points of Interest Map, page 88). Cedar City, the county's largest, is located along Interstate 15 just 60 miles north of the Utah-Arizona border. As the following list illustrates, the city is central to many major western states destination cities.

Los Angeles:	446 miles
San Francisco:	780 miles
San Diego:	502 miles
Las Vegas:	172 miles
Boise:	599 miles
Denver:	575 miles
Phoenix:	398 miles
Salt Lake City:	250 miles

Iron County's Labor Force³³

Iron County Labor Pool	10,850
Unemployment Rate	3.8%
High School Graduates 1994	620
University Graduates 1994	700
1993 In-Migration	1,080
1993 Natural Increase	350

33

Cedar City/Iron County Economic Development Department

Goals and Policies

Business and Economic Activity Diversification

GOAL EC1 Encourage a balanced mix of economic activity, including but not limited to: agriculture; agri-business; mining; timber and wood products; manufacturing; commercial; retail; cultural; entertainment; service industry; and government service uses which result in a diversified, stable, and environmentally sound local economic base.

Pol. EC1.1 Seek to expand Iron County's economic base through quality planning practices and County zoning ordinances.

Pol. EC1.2 Determine a desirable economic diversification profile for Iron County.

Pol. EC1.3 Encourage business opportunities in established or planned commercial and industrial centers.

Pol. EC1.4 Encourage the development and promotion of recreation, entertainment, filming, the arts, to create a positive identity and enhance visitors and business opportunities which bring revenues to the County.

Pol. EC1.5 Encourage the preparation of an Iron County labor market profile for purposes of recruiting firms.

Pol. EC1.6 Work together with local educational institutions, banks, employers, real estate developers, and others to anticipate changes occurring in employment demands in the County, and together with these groups, promote job training, skill enhancement, and educational excellence.

Pol. EC1.7 Assess periodically those social, economic, political and other forces which are affecting the County's competitive position in the region and, where possible, develop policies and programs in response to those forces to enhance the County's competitive position.

Pol. EC1.8 Periodically assess the County's fiscal position relative to the land use mix and any changes associated with the land use mix.

Economic Development Organization

GOAL EC2 Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the General Plan.

Pol. EC2.1 Encourage programs which enhance small businesses.

Provision and Financing of infrastructure

GOAL EC3 **Serve existing and new economic growth by pursuing timely and equitable strategies to provide financing of basic infrastructure.**

Pol. EC3.1 Actively solicit increased funding and local priorities agreements with UDOT to provide on-going freeway facility expansion and maintenance.

Pol. EC3.2 Consider financial impacts in connection with the provision and ongoing maintenance of public services and infrastructure.

Pol. EC3.3 Develop a fiscal impact model to assist the County in evaluation of the revenues and costs associated with public services, infrastructure, and maintenance.

Fiscal Balance

GOAL EC4 **Ensure that the County's present and future fiscal balance of revenues and expenditures is maintained.**

Pol. EC4.1 Seek a mixture of land uses, and the progressive and concurrent development of such uses and provide service costs for those uses in the budget, the General Fund, Capital Improvement Program, Enterprise Funds, and other financing mechanisms.

Pol. EC4.2 Require new public and/or private developments to demonstrate the ways in which they can contribute to the achievement of the County's fiscal balance.

Pol. EC4.3 Require developers to provide fiscal impact analyses to the County on proposed development projects.

County Marketing

GOAL EC5 **Market and promote the County's available resources as necessary to encourage further expansion of its economic base.**

Pol. EC5.1 Support an economic development office which develops programs to enhance the economic base of the County.

Pol. EC5.2 Support the Chambers of Commerce and revenue source agencies to develop and enhance the economic base of the County.

Pol. EC5.3 Foster enterprise stimulation by providing current County statistics and brochures to prospective businesses.

Pol. EC5.4 Be proactive in stimulating and attracting targeted business to locate within Iron County and expanding and strengthening existing businesses.

- Pol. EC5.5 Develop and implement a comprehensive marketing plan which strongly focuses on community and visitor wants and needs.

Revitalization

GOAL EC6 Promote revitalization for the county's long-term economic stability.

- Pol. EC6.1 Determine specifically which areas of the County require further revitalization or initiation of new revitalization.
- Pol. EC6.2 Determine which major existing rights-of-way are likely to change in character in the future, what new rights-of-way may be needed and the degree to which right-of-way improvements will stimulate adjacent private land assembly and re-use.

Long Range Financial Planning

GOAL EC7 Prepare a long-range financial plan which would contain both an operating and capital plan and be updated on a regular basis.

- Pol. EC7.1 Formally adopt a long-range financial plan.
- Pol. EC7.2 Periodically update the long-range financial plan which includes a capital improvement element.

Allocation of Service, Facility, and Utility Costs

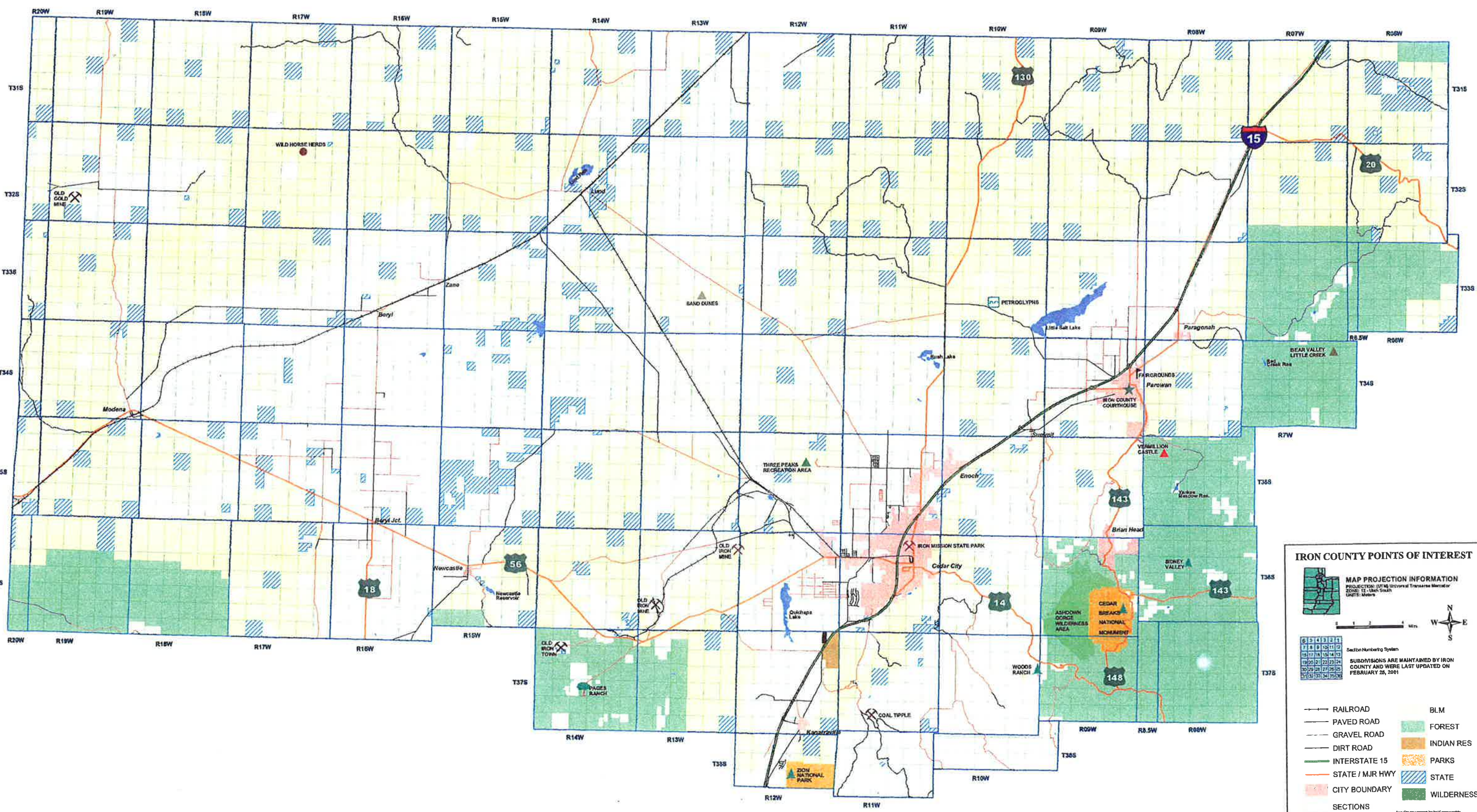
GOAL EC8 Allocate the cost of public services, facilities, and utilities on a fair and equitable basis based on service demand generated and benefits derived from services/improvements.

- Pol. EC8.1 Make use of plans and development agreements that specify the nature, timing, cost, and financing mechanisms to be used to fund improvements and services.
- Pol. EC8.2 Utilize, where appropriate, public financing mechanisms, such as special assessment districts, and community facilities districts, to fund improvement and service costs.
- Pol. EC8.3 Support funding of infrastructure improvements that are consistent with the County's General Plan and financing guidelines.
- Pol. EC8.4 Aggressively pursue, State, and Federal funding for roads, freeway, and highway expansion in the County.

Implementation of the Economic Development Element

The primary tools with which the County should undertake to implement the Economic Development and Community Revitalization Element of the plan include:

- * A comprehensive marketing plan
- * Specific plans
- * Development agreements
- * Redevelopment and revitalization programs
- * Industrial Development Bonds



IRON COUNTY POINTS OF INTEREST

MAP PROJECTION INFORMATION
 PROJECTION: UTM 12N Universal Transverse Mercator
 ZONE: 12 - Utah South
 UNITS: Meters

Scale: 1:50,000

Section Numbering System

SUBDIVISIONS ARE MAINTAINED BY IRON COUNTY AND WERE LAST UPDATED ON FEBRUARY 25, 2001

North Arrow

Scale: 0 1 2 3 4 Miles

<ul style="list-style-type: none"> RAILROAD PAVED ROAD GRAVEL ROAD DIRT ROAD INTERSTATE 15 STATE / MAJ HWY CITY BOUNDARY SECTIONS TOWNSHIPS 	<ul style="list-style-type: none"> BLM FOREST INDIAN RES PARKS STATE WILDERNESS
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Iron County cannot be held responsible for the data shown on this map. Any corrections should be directed to the Iron County Information Systems Department and/or the GIS Unit. 435-477-4311 or gis@ironco.org

IRON COUNTY
GIS

Appendices

Appendix A-Comments From Public Workshop #1

Any suggested changes from this written submittal are underlined and italicized.

Valerie P. Cohen comments from written submittal

Wording

- Pol. LU3.1 — ~~Continue to allow for opportunities for grazing livestock on federal, state and private lands at levels consistent with proper range management, standards and guidelines, custom, culture and the protection of equitable property rights by developing incentives for improving grazing lands and promoting good stewardship through:~~
- ~~a) — Encouraging permittee ownership of range improvements;~~
 - ~~b) — Appropriate Fee Schedules;~~
 - ~~c) — Allowing subleasing of equitable property rights;~~
 - ~~d) — Allotment management plan flexibility; and~~
 - ~~e) — Increasing grazing capacity or allowing other economic benefits to accrue to permittee making investment in range betterment.~~
 - ~~f) — Reduction of administrative and grazing costs.~~
 - ~~g) — To encourage the non-agricultural development of marginal agricultural lands~~

Cultural Resources, Recreation, Wildlife, and Wilderness

Goal LU6 — ~~Promote and facilitate public and private recreational, cultural, wilderness and wildlife opportunities compatible with local custom and culture.~~

- Pol. LU6.1 — ~~Iron County shall establish a Natural Resources Advisory Committee and encourage Federal and State land and wildlife management and enforcement agencies to coordinate with that committee relative to controversial matters regarding wildlife and resources.~~
- Pol. LU6.2 — ~~Through cooperative agreement, Iron County may designate land areas for recreational uses as fish and wildlife management areas.~~
- Pol. LU6.3 — ~~Encourage citizen programs which provide park and recreation facilities within individual development projects~~
- Pol. LU6.4 — ~~Identify public land tracts needed for future recreational and public purpose needs and communicate that need to the Federal Management Agency for incorporation into the Federal Land Use Plan~~

Gangs

GOAL EN7 Prevent the formation, migration and proliferation of gangs in Iron County.

Pol. EN7.2 Study the feasibility of using officers from the county probation department to track and monitor high risk youth.

Pol. EN7.3 Facilitate the mainstreaming of ethnic groups into traditional sport and recreation activities so they may acquire the skills for future success.

Pol. EN7.3 Iron County will guarantee equal opportunity for all youths to enter traditional sport and recreation organizations and activities.

Land Use

Land Disposition

Goal LU1 Support all federal and state land disposal transactions, including land adjustments, purchases, sales, and exchanges which benefit the citizens of Iron County

Pol. LU1.4 Determine in conjunction with the appropriate land agency, land withdraws for hazardous and non-hazardous waste storage as well as identifying the types and points of origin of such waste.

Pol. LU1.4 Determine in conjunction with the appropriate land agency, land withdraws for hazardous and non-hazardous waste storage as well as identifying the types and points of origin of such waste. Waste not accepted by our land fill include nuclear, medical waste, and dioxins.

Water Resources

Goal LU2 Protect the development of water resources which are essential to short and long term economic, recreational, and cultural viability.

Pol. LU2.1 Carefully consider transfers in water use, acquisition of new water, creation of conservancy districts, development of water markets, the promotion of water conservation and alternative uses of water brought on by new water demands and needs in relationship to the history, traditions, and culture of Iron County.

Pol. LU2.1 Carefully consider transfers in water use, acquisition of new water, creation of conservancy districts, development of water markets, the promotion of water conservation, through education and economic incentives, (example: incentives for installing xeriscape landscaping,) and alternative uses of water brought on by new water demands and needs in relationship to the history, traditions, and culture of Iron County.

Agriculture

Goal LU3 Protect grazing land and promote the continuation of grazing permits.

Pol. LU3.2 Explore market and incentive systems to reduce administrative and grazing costs on federal and state lands.

Cultural Resources, Recreation, Wildlife, and Wilderness

Goal LU6 Promote and facilitate public and private recreational, cultural, wilderness and wildlife opportunities compatible with local custom and culture.

Goal LU6 *Promote and facilitate public and private recreational, cultural, wilderness and wildlife opportunities compatible with the local custom and culture of all local residents.*

Coordination of a Comprehensive System of Parks and Recreational Facilities to Meet Existing and Future Needs of Residents

Goal LU9 Encourage local municipalities to provide and maintain parks with quality recreational facilities within their jurisdictions.

Recreational Use of Rivers, Streams and Other Natural Features

Goal LU10 Utilize streams and other bodies of water within Iron County as central recreational corridors and identify other significant natural features to be designated as open spaces, parks, and recreational opportunities.

Access and Transportation

Goal LU8 Maintain and improve the valid existing rights-of-way across public and private lands in accordance with appropriate safety standards and public need.

Pol. LU8.3 Provide for *high-priority* ~~adequate~~ routes to transport the natural resources produced within the County *and low priority for those produced outside the county.*

See EC2 as it relates to LU8 comment.

Housing

Housing Development

Goal LU13 Encourage a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including, but

not limited to, low and moderate income, large families, handicapped, families with female heads of households, and the elderly.

Pol. LU13.2 Periodically review development standards contained in the zoning ordinance to encourage consistency between the ordinance and the General Plan, including provisions to facilitate affordable housing without diminishing quality.

Pol. LU13.2 *Ordinances shall not be amended frequently or capriciously.*

Circulation

Need for Arterial Street System

Goal C1 Provide a circulation system to move people and goods safely and efficiently throughout Iron County and the general planning area.

Pol. C1.1 Discourage the flow of truck and through traffic residential areas consistent with circulation and emergency needs by providing the best truck route program which will accommodate the needs of the commercial and industrial uses within the County.

Pol. C1.6 Require access to higher density land uses and commercial developments from major, secondary and limited secondary roadways, and not from low density residential neighborhoods.

Need for Local Transit Services

Goal C2 Promote adequate funding and a public transportation system that is safe, convenient, efficient, and meets the identified needs of the Iron County and the general planning area.

Pol. C2.1 Incorporate accommodations and facilities to support local transit services (i.e., bus lanes, bus stops and bus shelters) in new and redeveloped projects, where feasible that are consistent with local transit planning.

Pol. C2.2 Require right-of-way dedication and/or construction of appropriate facilities in support of a public transportation system in new and redeveloped projects.

Pol. C2.3 Pursue the development of a local car pool information and routing program. The program can provide alternative transportation for concentrated users.

Environmental

Hazardous Materials

GOAL EN5 Minimize levels of risk to people and property from hazardous waste.

Pol. EN5.5 Restrict and prohibit land uses and activities that use excessive amounts of hazardous materials or generate hazardous wastes that cannot be properly disposed of or contained. Add text related to list industry which is inappropriate for the county.

Noise

Noise Level Control Standards

GOAL EN6 Protect the health and welfare of the residents of Iron County by the elimination, mitigation, and prevention of significant existing and future noise levels.

Pol. EN6.1 Limit the type and extent of residential development along designated major arterial, arterial and truck route roadways through a noise ordinance which is drafted cooperatively with the Department of Environmental quality.

Pol. EN6.4 Prohibit residential development along rail lines and air traffic noise corridors or truck routes, rail lines or airplane corridors near existing residential areas.

Service Provision

Adequacy of Public Services and Facilities

GOAL PS1 Work with utilities and other service providers to encourage adequate and safe public infrastructure and public services for residents, including upgrading and expansion of existing deficient systems.

Pol. PS1.7 Encourage adequate trash collection, including the installation and maintenance of public trash receptacles in designated areas, in parks, and in other public places.

Pol. PS1.? Provide for the recycling of household wastes through recycling centers within 5 years.

Community Maintenance

GOAL PS10 Stimulate pride in the appearance of our County and improve the quality of life.

Pol. PS 10.? Preserve large shade trees in all jurisdictions whether they are private, city, federal, water district land, and etc.

Economic Development

Business and Economic Activity Diversification

GOAL EC1 Achieve a balanced mix of manufacturing, commercial, retail, cultural, entertainment, and service uses that result in a diversified, stable, and environmentally sound local economic base.

Pol. EC1.2 Determine a desirable business diversification profile for Iron County.

Pol. EC1.2 *Attract high-tech, high-paying jobs such as those related to the computer industries or lens manufacturers.*

Economic Development Organization

GOAL EC2 Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the General Plan.

Pol. EC2.1 Encourage programs which enhance small businesses.

Pol. EC2.2 Where practical, continue to support activities related to tourism, and business relocation/ development opportunities within the County.

Pol. EC2.3 *Develop an ordinance which addresses and resolves conflicts between desirable industry and heavy industry.*

Provision and Financing of infrastructure

GOAL EC3 Serve existing and new economic growth by pursuing timely and equitable strategies to provide financing of basic, community, and public safety infrastructure.

GOAL EC3 *Serve existing and new economic growth by pursuing timely and equitable strategies to provide financing of future basic, community, and public safety infrastructure.*

Pol. EC3.1 Actively solicit increased funding and local priorities agreements with UDOT to provide on-going freeway facility expansion and maintenance.

Pol. EC3.2 Consider financial impacts in connection with the provision and ongoing maintenance of public services and infrastructure.

Pol. EC3.3 Develop a fiscal impact model to assist the County in evaluation of the revenues and costs associated with public services, infrastructure, and maintenance.

Fiscal Balance

GOAL EC4 Ensure that the County's present and future fiscal balance of revenues and expenditures is maintained.

Pol. EC4.3 Developers should provide fiscal impact analysis and pro forma information to the County on proposed development projects.

Pol. EC4.3 Developers should provide fiscal impact analysis, subject to independent verification, and pro forma information to the County on proposed development projects.

Summary of verbal comments (of a more general nature) from minutes

True Ott

Fantastic first step (General Plan goals & policies)

Iron county will be experiencing a tremendous growth phase, it is already happening
commended those who put this together

We need an environmental policy ordinance on the books immediately

People are more important than prairie dogs

The county can become a joint partner with NEPA in environmental matters

Are we prepared for a major disaster

We need to preserve our heritage and culture

Antone Thompson

Plan is too passive about environmental issues

The county can become a joint partner with NEPA in environmental matters

Discussed Catron County Plan

Cited Lameroux case

Cited Sullivan case

Wants stronger language in the plan

Read comments from Karen Bud-Fallen

Lacks custom and culture

This should be the most important document that we have to protect our personal and federal rights.

Scott Holvoak

A National Lands Conference was held on April 16th.

Discussed forest reserve fees of the county

Resents school teacher telling kids to hug the trees and save the old growth forest

The forests are here to use

Cited Article 1 Section 8 Clause 17 of the Constitution of The United States

Discussed prairie dog issue

Utah is owned 66% by feds

We need to be concerned about what goes on in our county

Alan DeMille

Worked on the draft goals and policies

Needs to address three issues, Mission Statement, public involvement and specific implementation

Discussed mission statement. Seems like it has been brushed under the rug. All goals and policies of the plan should go back to the mission statement

We have an apathetic public

Public involvement in the plan should be conducted and solicited in the same way as a political campaign

need specific implementation measure for each policy of the plan
We should create more committees to develop the plan

Yula Hunting

This is about the same as the Five County organization plan
We need to protect our backroads
BLM restricts access
We need something to protect our rights as individuals

David Burton

Goals and policies are nothing more than a repeat of BLM and Forest service legal jargon
Plan should have authority against the Federal Government
Control needs to be with the State
Land use and zoning should be developed by two different task forces
Sees too much of federal policies in goals and policies
Too many people on the General Plan Task Force are tied to government paychecks
Maybe we should go back to the mission statement
Our custom and culture draws people here
We need to have a land use plan not ordinances and policies

Betsy Gordon

The plan looks good but does not address preserving our quality of life
The economy should not be improved by recruiting industry like Andalex
People like the clean environment
Stop labeling people as newcomers

Verbal comments made to specific goals and/or policies

Jennifer Geerlings

Coordination of a Comprehensive System of Parks and Recreational Facilities to Meet Existing and Future Needs of Residents

Goal LU9 Encourage local municipalities to provide and maintain parks with quality recreational facilities within their jurisdictions.

Pol. LU9.1 Pursue mechanisms, such as a joint powers agreement, by which the Cities, County and school districts can establish standards for the improvement and maintenance of parks in a manner consistent with Iron County.

Pol. LU9.2 Encourage the development a variety of park types and sizes (community, neighborhood) which are distributed adequately to serve all area residents and to prevent overcrowding and overuse.

Pol. LU9.3 Promote regional recreation facilities in the unincorporated areas of the County.

Goal LU12 Develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the community through public/private cooperation.

Pol. LU12.7 Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees as partial fulfillment of park and recreation requirements.

Pol. LU12.7 *Require developers to improve and/or construct parks and recreational facilities in lieu of paying fees as partial fulfillment of park and recreation requirements.*

Goal LU13 Encourage a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including, but not limited to, low and moderate income, large families, handicapped, families with female heads of households, and the elderly.

Pol. LU13.6 Consider alternative development standards where practical in light of environmental, market, infrastructure and other factors to promote desired housing types and benefits, while also protecting the quality of life in the County.

Pol.LU13.7 To allow a compatible mix of housing types which does not lend itself to segregation.

Gangs

~~GOAL EN7 — Prevent the formation, migration and proliferation of gangs in Iron County.~~

~~Pol. EN7.3 — Facilitate the mainstreaming of ethnic groups into traditional sport and recreation activities so they may acquire the skills for future success.~~

Does not want to see segregation of housing.
Wants more goals associated with community pride, signage
Need to address downtown issues

Margaret Lamb

Noise Level Control Standards

GOAL EN6 Protect the health and welfare of the residents of Iron County by the elimination, mitigation, and prevention of significant existing and future noise levels.

Didn't know about the meeting until day of.
Hasn't had a chance to read it
Would like to see recycling implemented
Likes goal EN6.
Andalex will contribute to noise
Doesn't like the idea of large trucks on residential area roads
Andalex will produce a lot of truck traffic
We need to follow through with our goals

Appendix B-Statistics and Demographics

1990 Census of Population and Housing
 040 Utah
 050 Iron County

URBAN AND RURAL RESIDENCE

Total population 20,789
 Urban population 13,443
 Percent of total population 64.7
 Rural population 7,346
 Percent of total population 35.3
 Farm population 176

SCHOOL ENROLLMENT

Persons 3 years and over enrolled in
 school..... 8,405
 Preprimary school 426
 Elementary or high school 4,978
 Percent in private school 0.7
 College 3,001

EDUCATIONAL ATTAINMENT

Persons 25 years and over 10,209
 Less than 9th grade 365
 9th to 12th grade, no diploma 1,081
 High school graduate 2,718
 Some college, no degree 3,007
 Associates degree 800
 Bachelor's degree 1,553
 Graduate or professional degree 685

Percent high school graduate or higher 85.8
 Percent bachelor's degree or higher . . 21.9

RESIDENCE IN 1985

Persons 5 years and over 18,930
 Lived in same house 9,781
 Lived in different house in U.S 9,033
 Same State 6,095
 Same county 3,026
 Different county 3,069
 Different State 2,938
 Lived abroad 116

DISABILITY OF CIVILIAN NONINSTITUTIONALIZED PERSONS

Persons 16 to 64 years 12,020
 With a mobility or self-care limitation . . 324
 With a mobility limitation 26
 With a self-care limitation 239
 With a work disability 844
 In labor force 366
 Prevented from working 351
 Persons 65 years and over 1,910
 With a mobility or self-care limitation . . 373
 With a mobility limitation 321
 With a self-care limitation 212

VETERAN STATUS

Civilian veterans 16 years and over . 1,767
 65 years and over 572

NATIVITY AND PLACE OF BIRTH

Native population 20,615
 Percent born in state of residence . 69.6
 Foreign-born population 174
 Entered the U.S. 1980 to 1990 51

LANGUAGE SPOKEN AT HOME

Persons 5 years and over 18,930
 Speak a language other than English 1,063
 Do not speak English 'very well' . . . 178
 Speak Spanish 355
 Do not speak English 'very well' 74
 Speak Asian or Pacific Island language 80
 Do not speak English 'very well' 21

ANCESTRY

Total ancestries reported 26,383
 Austrian 36
 Belgian 13
 Canadian 16
 Czech 66
 Danish 1,340
 Dutch 547
 English 10,056
 Finnish 59
 French (except Basque) 540

French Canadian	67
German	3,245
Greek	84
Hungarian	64
Irish	1,940
Italian	328
Lithuanian	18
Norwegian	331
Polish	157
Portuguese	18
Russian	7
Scotch-Irish	322
Scottish	1,429
Slovak	23
Swedish	893
Swiss	430
Ukrainian	19
United States or American	469
Welsh	912
West Indian (excluding Hispanic origin groups)	3
Yugoslavian	52
Other ancestries	2,899

LABOR FORCE STATUS

Persons 16 years and over	14,168
In labor force	9,020
Percent in labor force	63.7
Civilian labor force	8,990
Employed	8,402
Unemployed	588
Percent unemployed	6.5
Armed Forces	30
Not in labor force	5,148
Males 16 years and over	6,945
In labor force	5,036
Percent in labor force	72.5
Civilian labor force	5,006
Employed	4,642
Unemployed	364
Percent unemployed	7.3
Armed Forces	30
Not in labor force	1,909
Females 16 years and over	7,223
In labor force	3,984
Percent in labor force	55.2

Civilian labor force	3,984
Employed	3,760
Unemployed	224
Percent unemployed	5.6
Armed Forces	0
Not in labor force	3,239

Females 16 years and over	7,223
With own children under 6 years	1,516
Percent in labor force	50.3
With own children 6 to 17 years only	1,361
Percent in labor force	77.9

Own children under 6 years in families and subfamilies	2,224
All parents present in household in labor force	926

Own children 6 to 17 years in families and subfamilies	4,938
All parents present in household in labor force	3,339

Persons 16 to 19 years	1,817
Not enrolled in school and not high school graduate	62
Employed or in Armed Forces	44
Unemployed	6
Not in labor force	12

COMMUTING TO WORK

Workers 16 years and over	8,366
Percent drove alone	73.2
Percent in carpools	14.7
Percent using public transportation	0.3
Percent using other means	1.1
Percent walked or worked at home	9.8
Mean travel time to work (minutes)	12.8

OCCUPATION

Employed persons 16 years and over	8,402
Executive, administrative, and managerial occupations	786
Professional specialty occupations	1,065
Technicians and related support occupations	260
Sales occupations	1,186

Administrative support occupations, including clerical	1,045
Private household occupations	22
Protective service occupations	129
Service occupations, except protective and household	1,399
Farming, forestry, and fishing occupations	448
Precision production, craft, and repair occupations	882
Machine operators, assemblers, and inspectors	468
Transportation and material moving occupations	397
Handlers, equipment cleaners, helpers, and laborers	315

INDUSTRY

Employed person 16 years and over	8,402
Agriculture, forestry, and fisheries	543
Mining	90
Construction	569
Manufacturing, nondurable goods	415
Manufacturing, durable goods	404
Transportation	286
Communications and other public utilities	252
Wholesale trade	236
Retail trade	1,986
Finance, insurance, and real estate	324
Business and repair services	222
Personal services	378
Entertainment, and recreation services	193
Health services	399
Educational services	1,301
Other professional and related services	329
Public administration	475

CLASS OF WORKER

Employed persons 16 years and over	8,402
Private wage and salary workers	5,580
Government workers	2,080
Local government workers	605
State government workers	1,201
Federal government workers	274
Self-employed workers	702
Unpaid family workers	40

INCOME IN 1989

Households	6,258
Less than \$5,000	340
\$5,000 to \$9,999	773
\$10,000 to \$14,999	727
\$15,000 to \$24,999	1,477
\$25,000 to \$34,999	1,102
\$35,000 to \$49,999	985
\$50,000 to \$74,999	663
\$75,000 to \$99,999	129
\$100,000 to \$149,999	43
\$150,000 or more	19
Median household income (dollars)	23,185

Families	4,883
Less than \$5,000	183
\$5,000 to \$9,999	394
\$10,000 to \$14,999	522
\$15,000 to \$24,999	1,063
\$25,000 to \$34,999	999
\$35,000 to \$49,999	905
\$50,000 to \$74,999	641
\$75,000 to \$99,999	114
\$100,000 to \$149,999	43
\$150,000 or more	19
Median family income (dollars)	27,283

Nonfamily households	1,375
Less than \$5,000	168
\$5,000 to \$9,999	389
\$10,000 to \$14,999	210
\$15,000 to \$24,999	396
\$25,000 to \$34,999	114
\$35,000 to \$49,999	75
\$50,000 to \$74,999	8
\$75,000 to \$99,999	15
\$100,000 to \$149,999	0
\$150,000 or more	0
Median nonfamily household income (dollars)	12,840

Per capita income (dollars)	8,539
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INCOME TYPE IN 1989

Households	6,258
With wage and salary income	4,972
Mean wage and salary income (dollars)	25,224

With nonfarm self-employment income	897
Mean nonfarm self-employment income	
(dollars)	10,644
With farm self-employment income	328
Mean farm self-employment income	
(dollars)	6,137
With Social Security income	1,623
Mean Social Security income (dollars)	
.....	8,314
With public assistance income	273
Mean public assistance income (dollars)	
.....	3,437
With retirement income	1,103
Mean retirement income (dollars)	9,801

POVERTY STATUS IN 1989

All persons for whom poverty status is	
determined	20,101
Below poverty level	3,380
Persons 18 years and over	12,835
Below poverty level	2,167
Persons 65 years and over	1,910
Below poverty level	177
Related children under 18 years	7,229
Below poverty level	1,185
Related children under 5 years	1,829
Below poverty level	382
Related children 5 to 17 years	5,400
Below poverty level	803
Unrelated individuals	2,388
Below poverty level	1,143
All families	4,883
Below poverty level	605
With related children under 18 years	2,926
Below poverty level	436
With related children under 5 years	1,325
Below poverty level	260
Female householder families	492
Below poverty level	208
With related children under 18 years	393
Below poverty level	193
With related children under 5 years	125
Below poverty level	107

Percent below poverty level:

All persons	16.8
Persons 18 years and over	16.9
Persons 65 years and over	9.3
Related children under 18 years	16.4
Related children under 5 years	20.9
Related children 5 to 17 years	14.9
Unrelated individuals	47.9
All families	12.4
With related children under 18 years	14.9
With related children under 5 years	19.6
Female householder families	42.3
With related children under 18 years	49.1
With related children under 5 years	85.6

Total housing units 8,499

YEAR STRUCTURE BUILT

1989 to March 1990	223
1985 to 1988	700
1980 to 1984	1,684
1970 to 1979	2,625
1960 to 1969	709
1950 to 1959	890
1940 to 1949	610
1939 or earlier	1,058

BEDROOMS

No bedroom	309
1 bedroom	970
2 bedrooms	2,532
3 bedrooms	2,554
4 bedrooms	1,271
5 or more bedrooms	863

SELECTED CHARACTERISTICS

Lacking complete plumbing facilities	102
Lacking complete kitchen facilities	160
Condominium housing units	1,044

SOURCE OF WATER

Public system or private company	7,580
Individual drilled well	670
Individual dug well	30
Some other source	219

SEWAGE DISPOSAL

Public sewer	6,132
Septic tank or cesspool	2,283
Other means	84

Occupied housing units 6,269

HOUSE HEATING FUEL

Utility gas	2,161
Bottled, tank, or LP gas	168
Electricity	1,347
Fuel oil, kerosene, etc	1,298
Coal or coke	149
Wood	1,091
Solar energy	22
Other fuel	33
No fuel used	0

YEAR HOUSEHOLDER MOVED INTO UNIT

1989 to March 1990	1,593
1985 to 1988	1,632
1980 to 1984	718
1970 to 1979	1,245
1960 to 1969	396
1959 or earlier	685

TELEPHONE

No telephone in unit	411
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VEHICLES AVAILABLE

Occupied housing units	6,269
None	253
1	1,568
2	2,643
3 or more	1,805

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

Specified owner-occupied housing units	3,408
With a mortgage	2,036
Less than \$300	101
\$300 to \$499	658
\$500 to \$699	700
\$700 to \$999	468
\$1,000 to \$1,499	98
\$1,500 to \$1,999	11

\$2,000 or more	0
Median (dollars)	573
Not mortgaged	1,372
Less than \$100	63
\$100 to \$199	856
\$200 to \$299	357
\$300 to \$399	86
\$400 or more	10
Median (dollars)	175

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

Specified owner-occupied housing units	3,408
Less than 20 percent	2,059
20 to 24 percent	433
25 to 29 percent	295
30 to 34 percent	146
35 percent or more	467
Not computed	8

GROSS RENT

Specified renter-occupied housing units	1,879
Less than \$200	221
\$200 to \$299	373
\$300 to \$499	871
\$500 to \$749	241
\$750 to \$999	6
\$1,000 or more	0
No cash rent	167
Median (dollars)	343

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

Specified renter-occupied housing units	1,879
Less than 20 percent	476
20 to 24 percent	230
25 to 29 percent	245
30 to 34 percent	207
35 percent or more	538
Not computed	183

Appendix C-Future Service Demand

Future Service Demand:

By classifying and projecting the total population by the types of age-specific services each group consumes, the city can adopt goals and policies now that will enable it to adequately deal with the increased future demands in areas such as child care, education, employment and health care.

- 0-4** Day care and preschool users.
- 5-17** In addition to after-school day care, all children must have access to tot lots, play fields, public schools and libraries for their development. Adolescents between the ages of 15-17 impact the higher schools, local transportation systems, public parks and recreational facilities.
- 18-29** Those individuals between 18-29 are college bound and/or entering the labor force. Access to employment, multifamily housing, restaurants, entertainment, recreation and even laundromats is imperative.
- 30-39** In light of surging home prices, the 30-39 year age group represents the first time home buyers of the 1990's. Necessary proximate services include supermarkets, shopping centers, churches and banks. The desirability of the area hinges upon the perceived quality of schools, employment opportunities, and the surrounding housing values.
- 40-64** Those between the years of 40-49 will be in their prime earning and spending years and as a group represents the second or "move up" housing market. Access to the services listed above is necessary in addition to restaurants, cultural events and recreational opportunities. Persons in the 50-64 age group are well-established and usually do not make a change of residences until after retirement, if then. Cultural events, leisure recreation opportunities and commercial centers also attract person in this age group.
- 65+** Research has proven that most people will choose to stay in their single-family homes as long as possible. Those who do move, however, seek smaller maintenance-free homes in communities where their grown children live. Golf course communities are becoming increasingly popular among the more affluent retirees. The sheer growth of persons 75 years of age or older takes on special significance because of this age categories relationship to health and social services in the planning area. Persons over 75 years of age are heavy users of the health care system and other institutional and non-institutional care services. The need for additional health care services on a daily basis usually draws seniors, specifically those over 75, to congregate to some form of care retirement housing.

0-4 Age Group

The 0-4 age group in Iron County represents the users of child care, preschool and parks. Mothers of children of all ages have continued to increase their participation in the labor force in order to meet escalating housing costs. This trend will continue, particularly where housing market prices are driven up from many buyers living outside the region. Given the already high proportions of young children in Iron County, pressure for child care space and public parks will mount. The pressure for child care that families put on the marketplace is, and will increasingly be, perceived by employers, particularly those who depend upon a nonexpendable, highly skilled work force for whom child care is an issue. Policymakers, too, over time, will increasingly be pressured by constituents and advocates to adopt public action that will increase child care space.

5-17 Age Group

The 5-17 age groups roughly correspond to the "school age" years. Elementary school students are typically between the ages of 5-11. Children ages 12-13 attend junior high schools and those 14-17 are at the high school level. The population projections indicate that in 1990, 5,472 persons or 26 percent of the total population will be between the ages of 5 and 17. The number of persons within this age category will increase to a total of 9,527 by 2020, which would require approximately 317 class rooms to accommodate a teacher to student ratio of 1:30. However, this age group's proportionate share of the population will decrease from 26 percent of the population in 1990 to 22 in the year 2020 .

18-29 Age Group

In times past, if you were not married, with child, and living in your own home by 30, you were perceived as "different" from mainstream society. Today, the trend is to delay marriage until one's career path is well-defined and college is increasingly part of that process. Delays in earning capacity coupled with soaring housing prices prolong one's ability to attain the "American Dream." These trends impact Iron County in two very important ways: (1) access to higher education; and (2) increasing demand for employment opportunities and affordable housing.

The estimated population between 18-29 years of age in 1990 was 4,599 persons with a projected growth rate of 63 percent over the next 30 years. As a percentage of the total population in 1990, approximately 22 percent fall into this age group, which is predicted to decrease as a proportionate share of the population to 17 percent in 2020. The 18-29 age group plays a particularly important role in the shaping of Iron County's future: namely, these young adults represent the future parents and educated professionals of Iron County. However, this age category is characteristically "on the move," and will be drawn towards population centers offering higher education or areas considered "job rich." If there is an insufficient supply of employment opportunities, persons in this age category are more likely than persons in older age groups to seek more suitable locations. Because this age group contributes greatly to the total expenditures at fast-food chains, convenience stores, and entertainment centers--all tax revenue generating enterprises -- and, represents an invaluable source of semi-professional jobs, Iron County should make every effort to secure its appeal among these individuals.

30-39 Age Group

Projections for the 30-39 age group suggest that between the year 1990 and the year 2020, this group will increase in total numbers by 114 percent. However, as a percentage of the total population this age category will only make up 12 percent by 2020. Realistically, today's home prices suggest that the majority of first-time home buyers will fall into this age group. According to the 1990 U.S. Census of Population and Housing, the average cost for a single-family home in Iron County was \$63,400. These data reveal that the current housing cost affordability index within the County is relatively healthy.

As Individuals are increasingly being forced to choose between the county's desirable location or other areas that offer better employment or access to higher education the 30-39 age group will leave or bypass Iron County and flood to other areas of the State and region that are both "job rich" and "housing rich."

40-64 Age Group

The population between the ages of 40 and 64 will increase from 4,189 persons in 1990 to 11,399 in 2020. Persons in this age range are in their peak earning and spending years. For reasons discussed in detail above, the 40-49 age group constitutes Iron County's future second or "move up" home buyers market. These buyers seek upscale housing with many extras. However, since 73 percent of these persons will fall into the 50-64 age category, and have already purchased their "move up" home, the move up housing market will not be driven by the local population.

Those people between the years of 50-64 generally have good health and are about as active as they desire to be. Income levels in this age category are generally 15-20 percent higher than the median income for all households. Iron County must be committed to the development of community amenities in order to meet the leisure and recreational needs of this market segment. Weak retention efforts will facilitate these age groups to take advantage of intervening opportunities offered elsewhere in the region.

65+ Age Group

Within Iron County, the growing number of elderly population should be of concern to health and service planners, and to the taxpayers. In terms of actual growth, the population of 65 or older persons will grow approximately 204 percent from 1990 to the year 2020. In actual numbers, this age group will grow 4,034 persons over the next 30 years. It is easy to generate worst case scenarios of disastrous impact on public funds for health care and social services and a reduced quality of life for families' older relatives. In this atmosphere of fear, even early retirees are seen as a potential burden on the community, a stigma that sometimes reinforces negative responses toward the aged.

In all, 11 percent of the Gross National Product (GNP) is consumed by health-care expenditures and growth of these expenditures has exceeded inflation rates. Those over age 65, who make up 11 percent of the population, account for one third of the total health care consumption in the U.S. In this general age category, those over 85 use hospitals at a rate that is 77 percent higher than those age 65-74 and 23 percent higher than those between the age of 75 and 84 (U.S. Senate Special Committee on Ageing, 1984). By the year 2020 only two percent of this age group's population is anticipated to be 85 years of age or older.

Although current research suggests that older Americans have financial assets and net worth far out of proportion to their population share, the county must be prepared to address the health care and housing needs of a growing number of elderly who may not be as financially secure.

Housing

The majority of housing in Iron County is single family residential. According to the 1990 Census, 63 percent of all housing units in the county were comprised of single-family dwellings. This was equivalent to 5,393 housing units. Of the 8,499 dwelling units in the county, 88 percent fall within municipal boundaries. If the current ratio of dwelling units contained within the county is held constant through the next 20 years, the county's estimated housing needs are quite small.

Although single family detached homes account for the majority of housing units (63%), the proportion of these units has decreased since 1970, where over 71% of all housing stock was of a single-family nature. There has been a steady increase in the proportion of multiple-family units to single-family units, including both smaller (two or four units) and larger (five or more units) building, in the past twenty years. The number of multiple-family units in the planning area has increased from 697 in 1970 to 2,055 in 1990. The number of mobile homes in the county increased over 1970 levels, while the percent of mobile homes to total housing units has decreased. According to the 1990 Census, there were 1,051 mobile homes in the planning area. Although the number of mobile homes is expected to continue to increase, several communities may adopt more stringent ordinances in regards to design. Such ordinances include provisions for pitched roofs, non-reflective siding, and recessed foundations.

In an effort to identify the county's target distribution of housing types with the projected population growth, the county's total population can be separated into three general categories: (1) single family detached units; (2) single-family attached units; and (3) multi-family units:

Category 1 Age Groups
0-17, 40-49, 50-74

Category 2 Age Groups
Ages 30-39, and 75+

Category 3 Age Groups
18-29

These age group populations can then be divided by the Census estimate of persons per household of 3.27 to estimate a 20 year build-out.

Appendix D-Iron County Population Projections by Sex and Age Group

Age	Male							
	1980	1990	1995	2000	2005	2010	2015	2020
0-4	1187	1025	1290	1500	1685	1819	1908	2038
5-9	924	1093	1110	1326	1556	1734	1859	1929
10-14	799	1165	1207	1127	1366	1589	1758	1867
15-19	894	1009	1210	1254	1208	1423	1609	1747
20-24	975	1044	947	1177	1278	1218	1389	1539
25-29	685	730	1027	1026	1336	1439	1358	1538
30-34	581	636	796	1050	1077	1377	1470	1359
35-39	425	651	714	838	1107	1123	1410	1484
40-44	345	560	700	744	888	1132	1135	1393
45-49	350	448	594	713	777	912	1140	1127
50-54	354	372	466	603	733	796	922	1132
55-59	286	365	415	498	643	770	829	941
60-64	290	334	420	460	547	687	807	857
65-69	230	316	393	466	510	593	725	834
70-74	150	259	354	417	487	530	607	725
75-79	117	190	256	332	387	444	481	542
80-84	52	76	153	197	254	292	331	358
85+	37	58	65	108	147	191	225	257
Total	8681	10331	12117	13836	15986	18069	19963	21667
Median	21	23	25	26	27	28	29	29

Age	Female							
	1980	1990	1995	2000	2005	2010	2015	2020
0-4	1120	910	1220	1420	1595	1722	1806	1929
5-9	910	1032	1061	1254	1472	1641	1759	1825
10-14	730	1093	1133	1078	1293	1504	1665	1768
15-19	908	1138	1225	1310	1275	1483	1675	1814
20-24	978	1125	1068	1166	1279	1240	1421	1576
25-29	650	642	1095	1080	1206	1330	1271	1430
30-34	560	687	765	1181	1188	1308	1421	1331
35-39	431	643	776	816	1251	1246	1355	1450
40-44	366	566	717	833	895	1307	1289	1378
45-49	333	460	608	740	874	932	1326	1295
50-54	349	374	481	619	765	897	947	1324
55-59	318	352	422	519	667	809	937	976
60-64	315	358	415	476	577	722	859	976
65-69	228	317	424	469	533	633	773	900
70-74	210	298	363	460	507	569	665	796
75-79	132	211	310	366	456	499	555	642
80-84	79	157	196	276	326	398	433	477
85+	51	95	150	204	278	346	423	480
Total	8668	10458	12,29	14267	16437	18586	20580	22367
Median	21	23	25	28	29	30	31	32

Age	Total							
	1980	1990	1995	2000	2005	2010	2015	2020
0-4	2307	1935	2510	2920	3280	3541	3714	3967
5-9	1834	2125	2171	2580	3028	3375	3618	3754
10-14	1529	2258	2340	2205	2659	3093	3423	3635
15-19	1802	2147	2435	2564	2483	2906	3284	3561
20-24	1953	2169	2015	2343	2557	2458	2810	3115
25-29	1335	1372	2122	2106	2542	2769	2629	2968
30-34	1141	1323	1561	2231	2265	2685	2891	2690
35-39	856	1294	1490	1654	2358	2369	2765	2934
40-44	711	1126	1417	1577	1783	2439	2424	2771
45-49	683	908	1202	1453	1651	1844	2466	2422
50-54	703	746	947	1222	1498	1693	1869	2456
55-59	604	717	837	1017	1310	1579	1766	1917
60-64	605	692	835	936	1124	1409	1666	1833
65-69	458	633	817	935	1043	1226	1498	1734
70-74	360	557	717	877	994	1099	1272	1521
75-79	249	401	566	698	843	943	1036	1184
80-84	131	233	349	473	580	690	764	835
85+	88	153	215	312	425	537	648	737
Total	17349	20789	24546	28103	32423	36655	40543	44034
Median	21	23	25	27	28	29	30	30

Appendix E-Land Use Categories

1. Critical/Sensitive Lands

Areas where development is discouraged due to steep hillsides (over 30%), high value wetlands, ridgelines, and floodplains. Agriculture and livestock grazing are permitted. Recreation amenities such as equestrian activities, trails and public open space are encouraged.

2. Agriculture - (1 unit/20 acres)

The Agriculture (A) category created to ensure preservation and continuation of existing agricultural farming and ranching uses within the County. Development in this category would be limited to one single-family home per legal lot and associated farm labor housing under appropriate permits. Lot sizes are intended to be in large acreages with minimum sizes of twenty (20) acres. Contiguous family owned land holdings may be considered in determining minimum lot sizes for agricultural operations within this designation. The uses expected in this category are expected to include farming, commercial raising of animals, agricultural intensive operations, repair and maintenance of farm equipment, storage of agricultural products and other similar uses related to the operation of a farm or ranch. The purpose of this designation will be to stimulate agricultural uses in these districts and make available agricultural use incentives such as preferential assessment or taxation and preferential densities, and to protect the property from encroaching by nuisance uses.

3.

Year-round Residential

Year-round Residential is a single family detached category with a density range of 0-2 units per acre. Development is single family detached category to encourage traditional rural qualities of the county.

4.

Seasonal Residential

Seasonal Residential is single family detached category with a density range of .5-2 units per acre. Development is single family detached category to encourage traditional rural qualities of the county. Areas considered in this category differ from the Year-round Residential in that, due to weather conditions, difficult maintenance problems, or other locational or service provision difficulties, they pose special challenges to the county or developer.

5.

Industrial Uses

Industrial Uses shall include research and development, light industries, manufacturing, distribution, storage, fabrication, assembly and servicing. Provisions should be made for uses which may create excessive traffic hazards, noise, dust, fumes, odors, smoke, vapor, vibration, glare of industrial waste disposal problems.

Professional office centers and commercial centers may, with appropriate consideration for adjacent uses, be allowed in the Industrial areas.

6.

Mining

Mining use include those which are direct or ancillary to the extraction of ores or other mineral resources. Due to the unique history which Iron County has with mining concerns and the potential for ore extraction, these areas should be held to provide for future extraction. Proper consideration should be given for residential and other uses which may border those used for ore or mineral extraction.

7.

National Forest

National Forests include those areas of the county which are designated and administered by the United States Forest Service (USFS).

8.

National Parks & Monuments

National Parks & Monuments include those areas of the county which are designated and administered by the National Parks Service (NPS).

9.

Town - Unincorporated

Town - Unincorporated includes those areas of the county along roadways systems which have experienced limited development including: residential, agricultural, and commercial uses and which may at some point in the future be considered for incorporation under the provisions of the Tiered Growth Map and the Tiered Growth criteria as stated in Appendix H of this general plan.

10.

City - Incorporated

City - Incorporated includes those areas of the county which have been incorporated and which have experienced substantial development including: residential, agricultural, commercial, industrial, public service, parks, and other services which are necessary to adequately support a concentration of households or individuals. City - Incorporated areas are those which should expand to meet the growth and service provision needs of the county based upon joint development practices of the county and the cities within the county. The growth of these areas should follow the Tiered Growth Map and Tiered Growth criteria which are stated in Appendix H of this general plan.

Appendix F-Excerpts of the Utah State Water Plan *Draft*

Utah State Water Plan (formulated by the Department of Natural Resources)

Cedar/Beaver Basin

Public Review Draft - November 1994

19.2.3 Parowan Valley

Parowan Valley is a topographically closed basin with a low divide through which water has spilled toward Cedar Valley during wetter years in the geological past. Since settlement, water has flowed through the Parowan Gap into Cedar Valley. Parowan Valley receives runoff from several perennial streams draining the Markagunt Plateau which recharge the groundwater system during wet years. The undrained bottom of the valley is occupied by Little Salt Lake, an ephemeral playa-lake.

The alluvial basin fill constitutes the groundwater aquifer, and consists of interbedded gravel, sand and clay, generally coarser near the edges of the basin, and fining toward the center. Precipitated salt is found in the bed of Little Salt Lake, and locally basalt is interbedded with the alluvium. Consolidated sedimentary rocks around the basin margins yield water to springs, but little groundwater exploration has been conducted in the consolidated rock units.

Interbedded clay layers provide barriers to vertical movement of water in the central part of the valley creating both perched and artesian conditions. The area of flowing wells had decreased from 46 square miles in 1940 to 36 square miles in 1974.

Recharge - Total annual recharge to the Parowan Valley groundwater basin is estimated to be 40,000 acre feet. Most of this comes from stream infiltration into the gravelly deposits of alluvial fans at the mouths of canyons. Most of the remainder is infiltration of excess irrigation water. Some water may recharge the alluvial basins from the consolidated rock of the mountain blocks, but the quantity is unknown. Trans-basin inflow is believed to be negligible.

Discharge - Average annual discharge is estimated to be 43,000 acre-feet, more than half of which is from wells in the alluvial basin fill. About 12,000 acre-feet is estimated to be discharged from the groundwater system by evapotranspiration from salt grass meadows, other phreatophytes, and the bed of Little Salt Lake. The largest spring on the valley floor, Willow Spring, discharges about 40 gpm (65 acre-feet per year).

Groundwater pumpage increased steadily since records began in 1938 until the mid-1970's (Figure 19-4). Since then, pumping has fluctuated in a broad, decadal cycle, reflecting the wetter years in the early 1980's and the drought of the late 1980's. The 10-year average pumpage, from March 1984 to March of 1994, was 26,300 acre-feet, not much different from the 30-year average.

Springs issuing from the consolidated rock in the mountains are the source of most of the culinary water in municipal systems. These also provide base flow in the streams.

Storage - The total water contained in the basin fill is estimated to be 20 million acre-feet. Approximately 20 percent, or 4 million acre-feet, are recoverable reserves .

Change in Storage - During the 30 years from 1963 to 1993, water levels declined throughout Parowan valley where records are available. The area of greatest decline, more than 40 feet, is centered on the Parowan Creek alluvial fan at the town of Parowan. The declines extend nearly to the edge of Little Salt Lake. Short term fluctuations have also been substantial. During wet years the pattern of change is similar, centered around the Parowan Creek and Summit Creek alluvial fans, where most of the recharge takes place. From March 1983 to March 1985, water levels rose throughout the valley, with an increase of nearly 30 feet near Parowan. The stored water was subsequently lost to continuing declines through 1992. The hydrograph of well (C-34-8) 5bca-1 near Paragonah shows a declining water level from 1950 into the 1960's, then levelling off with fluctuations until 1985, then continuing a decline to the present. The observation well (C-34-10) 24cbc-2 near Summit shows a more or less continuous decline of 45 feet from 1950 to the present.

The alluvial basin is providing carryover storage on a decade time scale. However, there is also a long-term (40 year) downward trend in groundwater levels which is continuing. The presence of artesian conditions in the center of the basin and the absence of land subsidence related to groundwater pumping suggests that groundwater overdraft is not yet a serious problem.

Water Quality - Water quality throughout the Parowan Valley is generally good. Even around the margins of Little Salt Lake TDS does not exceed 300 mg/l. There appears to have been little decrease in quality over the years. The playa salt pan of Little Salt Lake was probably generated over a long time by the evaporation of water, slowly seeping upward under artesian pressure from the confined aquifers at depth. As long as the remain pressurized, there is no potential for intrusion of brine from the lake. At the present time, the artesian pressure is seasonal; that is, most artesian wells flow only in the winter when irrigations wells are not being pumped. As groundwater levels continue to decline, the average pressure gradient at Little Salt Lake could be reversed, and the lake may become a source of contamination.

19.2.4 Cedar Valley

Cedar Valley is geologically similar to Parowan Valley, being a structural basin bounded by faults on the east, and probably on the west as well, and containing a thick section of unconsolidated alluvial basin fill. The principal surface stream is Coal Creek, which drains from the Markagunt Plateau to the east. Deposition of the large alluvial fan of Coal Creek has divided the valley topographically into two closed depressions, Quitcupah Lake to the south, and Rush Lake to the north.

The alluvial basin fill consists of interbedded gravel, sand, and clay. The clay layers are sufficiently continuous to isolate the granular layers into confined aquifers. Although no flowing wells remain today, Thomas and Taylor in 1939 found flowing wells in an area of more than 50 square miles. Transmissivities measured from pump tests range from 2,500 to

52,000 ft²/d, and hydraulic conductivities range from 13 to 250 ft²/d. The high transmissivities associated with the Coal Creek alluvial fan decline to the north, west and south toward the distal parts of the fan. High transmissivities are also reported south of Quitchupah Lake where alluvium is derived from tertiary volcanic rocks, and near and north of Rush Lake, where volcanic rocks are imbedded with the alluvium.

Some water has been found in, and produced from, consolidated rocks in the basin, primarily the Navajo Sandstone and some of the igneous rock units. To date, this source has not received much exploration. In 1980, Cedar City explored for groundwater in the Navajo sandstone adjacent to Coal Creek in Cedar Canyon, and found a productive well with water of good quality. Because of low production, the Red Hill well has not been used.

Water Rights - When the Utah groundwater law was passed in 1935, Cedar Valley was one of the areas of concern because of declining water levels. The ground water in the valley was considered to be fully appropriated, and the State Engineer approved no further applications for drilling additional irrigation wells pending an investigation. Upon completion of studies in 1940, the central part of the valley was closed to new appropriation, but appropriations were granted in outlying areas such as Enoch, Quitchupah and Hamilton's Fort. The entire sub-basin was closed in 1966.

Recharge - Most of the recharge to the unconsolidated deposits is by infiltration from streambeds on the gravelly upper portions of their alluvial fans. Coal Creek is the primary contributor to the Cedar Valley groundwater basin. Surplus undiverted flow in Coal Creek continues to recharge the groundwater system, but as continuing urbanization has crowded the channel, progressively less channel and alluvial fan area has been available for flood flows to spread out and infiltrate. More flood flows are now channeled out into the valley where less favorable recharge areas exist. Average annual recharge may therefore now be somewhat less than the 40,000 acre-feet estimated in 1974. Some recharge is received from the infiltration of precipitation and excess irrigation, which may also be decreased by urbanization.

Discharge - The annual discharge from the Cedar Valley groundwater basin was estimated in 1974 to be about 44,000 acre-feet. Most of this is discharged to pumped wells, which in 1973 produced 42,300 acre-feet of water. At the present time, pumpage has decreased to an average of 26,300 acre-feet per year. Annual pumpage responded to surplus and drought in the 1980's as shown in Figure 19-5.

Discharge by evapotranspiration from phreatophytes in the valley bottoms and the playas of Quitchupah and Rush lakes was estimated in 1978 to be 2,000 acre-feet, and probably remains about the same. An estimated 500 acre-feet was estimated to flow in the subsurface westward from Cedar Valley to the Beryl-Enterprise Valley via Iron Springs Gap. Although Barnett and Mayo show 1,500 acre-feet per year leaving the basin as subsurface flow to the Virgin River basin to the south, later USGS work found no evidence for it.

Storage - Total volume of water in storage in the alluvial aquifer is estimated to be 20 million acre-feet. An estimated 20 percent or 4 million acre-feet is recoverable. There may be some water in the bedrock aquifers as well, but these reserves have not been explored. The recoverable reserves are large in comparison to the annual discharge, giving the Cedar Valley

groundwater reservoir the capacity for substantial holdover storage to buffer wet and dry periods.

Change in Storage - The 30-year change map shows relatively little change in water level in the Cedar Valley from 1963 to 1993. Declines greater than 10 feet are confined to the area west of Quitchupah Lake. This indicates that long-term recharge and discharge are more or less in balance in most of the valley. The basinwide decline in water levels which generated concern in the 1960's appear to have ceased. On a shorter time scale, however, water levels on the Coal Creek alluvial fan have risen and fallen by more than 20 feet showing that the alluvial basin is performing as a storage reservoir on the decade time scale. Barnett and Mayo found a linear relationship between average annual water level change in eight monitoring wells and the difference between the discharge of Coal Creek and annual groundwater pumpage, thus showing the direct and immediate response of groundwater to both pumping and recharge by Coal Creek. As calculated in 1966, there is a one-foot change in groundwater level for each 5,600 acre-feet of difference between recharge and pumpage.

Water Quality - Groundwater in Cedar Valley is hard, but is generally satisfactory for most uses. Most samples are of the calcium or magnesium sulfate type. The sulfate ions are from weathering of abundant gypsum-bearing rocks in the basin. In parts of the valley with heavy groundwater development, water contains greater concentration of dissolved solids, possibly due to recycling of irrigation water. Shallow water near the playas of Quitchupah and Rush Lakes have high concentrations of sodium chloride, and could present a source of contamination to basin in general if increased pumpage or changes in recharge should reverse groundwater gradients. Groundwater quality is discussed further in Section 12.

19.2.5 Beryl-Enterprise Area

The Beryl-Enterprise subbasin consists of the southern end of the Escalante Desert, bounded by Cedar Valley on the east, and Milford Valley on the north. The drainage basin extends westward into Nevada, but there are no perennial streams in the Nevada portion and little groundwater development. Three perennial streams water the southern end of the valley, but otherwise tributary drainages are intermittent or ephemeral. The Beryl-Enterprise area has the least potential recharge in relation to the groundwater in storage of any of the five groundwater reservoirs in the Cedar/Beaver Basin. Cedar City Valley probably contributed to the Escalante Valley during wetter climates in the geologic past through Iron Springs gap. Presently, the flow of Pinto Creek is augmented by a transbasin diversion from the Santa Clara River. Flood flows in excess of those needed for irrigation run into the basin for groundwater recharge.

The Beryl-Enterprise area is a structural basin, partly fault-bounded, containing at least 1,000 feet of unconsolidated alluvial fill consisting of interbedded layers of sand, gravel and clay. Northwest of Enterprise, water is also produced from layered volcanic rock which is permeable and appears connected to the alluvial aquifer. The water-bearing deposits are lenticular in nature, with greater permeability in the horizontal than vertical direction, and becoming finer toward the center of the basin. Pump tests indicate that in a time frame of months or longer, the entire basin can be treated as a single aquifer.

Values of transmissivity calculated from pump tests range from 200 to 120,000 ft²/d. The highest values are in the area between Enterprise and Beryl Junction.

Recharge - Average annual recharge to the alluvial basin was estimated to be 48,100 acre-feet in 1977. Two-thirds of this (31,000 acre-feet) comes from infiltration of streamflow at the edge of the basin. Most of the remainder (16,300 acre-feet) comes from infiltration of excess irrigation water. There are small contributions from subsurface inflow from outside the basin and from infiltration of precipitation.

Discharge - Discharge from the basin was estimated to be 88,000 acre-feet in 1977. Discharge is mostly by pumpage from wells, with most of the rest (6,000 acre-feet) due to evapotranspiration from native vegetation in areas of shallow water table. There are no springs which drain the alluvial aquifer, and there is no evidence that there were any before groundwater pumping began. A small amount of subsurface flow, estimated to be 1,000 to 2,000 acre-feet per year, leaves the basin northward to the Milford Valley.

The average annual pumpage from the groundwater basin varies considerably from year to year (Figure 19-6), and depends on crop water demand as related to temperature, rainfall, and the availability of surface supplies. The 5-year average from 1989 through 1993, after pumping ceased at the Escalante Silver Mine, was 79,400 acre-feet. The pumpage averaged over 30 years, excluding pumpage at the silver mine, is 76,400 acre-feet. Pumpage alone, exclusive of natural basin discharges, has exceeded the average recharge every year since 1950.

Storage - The total volume of water in storage is estimated to be 72 million acre-feet. The volume of water which could be produced by dewatering the upper 200 feet of saturated basin fill as it existed in 1978 is estimated to be 16 million acre-feet of recoverable reserves.

Change in Storage - Groundwater withdrawals since 1937 have greatly modified the groundwater regime in the south-central third of the area. Groundwater levels have declined by as much as 70 feet in the area between Enterprise and Beryl Junction, creating an artificial depression in the water table, and reversing the natural gradient. Change maps for all periods show decreasing water levels in most of the area. The 5-year change map, March 1988 to March 1993, shows declines throughout the basin except for the alluvial apron of the Wah Wah Mountains between Zane and Lund. The 30-year change map shows the long-term decline in the southern end of the basin between Enterprise and Beryl exceeding 30 feet over much of the area. The change map for March 1983 to March 19884 is one of the few examples of rising water levels in the general downward trend, and illustrates the effect of storage of excess water in the groundwater reservoir. Groundwater levels rose three feet or more at the basin margins near Enterprise and New Castle due to heavy spring runoff in 1983, and near Beryl Junction due to recharge of mine drainage.

Water Quality - The quality of groundwater in the Beryl-Enterprise area is generally good, with some small areas of poorer quality. As in Milford Valley, water at the top of the saturated zone has a concentration of dissolved solids several times that of deeper water, due to the recharge of excess irrigation water. Most water has a low sodium hazard, except for an area extending northward from New Castle Geothermal source. None of the groundwater is known

to contain toxic levels of boron or other trace elements. Groundwater quality is discussed further in Section 12.

Groundwater quality is deteriorating slowly in some wells, particularly in the Beryl Junction area, mostly due to recycling of irrigation water. Near New Castle, water quality changes are noted as changes in the groundwater gradient change the direction of flow of local sodium-bearing water.

Mining - The long-term average rate of pumping has been more or less stable since 1970, but continues to exceed estimates of recharge. The continued decline in water levels shows that overdraft is taking place. The State Engineer expressed concern over groundwater mining when pumpage in the Escalante Valley increased rapidly from 1945 to 1953, at a time when recharge was thought to be 10,000 acre-feet, much less than the current estimate of 48,100 acre-feet.

Despite the concern, the groundwater mining was seen to be a self-correcting problem in the Beryl-Enterprise area: "(Because of its large size) there is no likelihood of early or sudden exhaustion of the groundwater reservoir unless the rate of pumping is increased markedly above that in 1950 (50,000 acre-feet) . . . The water table in the pumping district is declining at a rate of less than two feet a year, so that the energy requirement for lifting the water is increasing rather slowly. If the reservoir extends to sufficient depth, the economic factor of pumping cost, rather than the hydrologic factor of reservoir exhaustion, may set the date for reduction or cessation of pumping."

Basically the same philosophy applies today. Mining has not impacted surface water rights. No serious water quality problems have developed, and the opportunity for intrusion of brackish water is small. By consensus, the irrigators have accepted the reality of gradually increasing pump lifts as one of the costs of doing business. At present pumping rates, it will take 400 years to exhaust the estimated recoverable reserves.

Appendix G-RS 2477 Rights-of-Way

Excerpts of the Report to Congress on RS 2477
For greater detail and clarity refer to the full report of June 1993

United States Department of the Interior
Report to Congress on R.S. 2477 June 1993
The History and Management of R. S. 2477
Rights-Of-Way Claims on Federal and Other Lands

Introduction

The right-of-way for the construction of highways over public lands, not reserved for public uses, is hereby granted.

Origin of R. S. 2477 Rights-Of-Way

With this seemingly simple, 20-word federal statute Congress offered to the grant rights-of-way to construct highways over unreserved public lands. originally, the grant was Section 8 of a law entitled "An Act Granting Right of Way to Ditch and Canal Owners Over The public Lands, and For Other Purposes." The law was also known as the Mining Act of 1866. Several years after the Act was passed, this provision became Section 2477 of the Revised Statutes, hence the reference as R. S. 2477. Later still, the statute was recodified as 43 United States Codes (U.S.C.)&932.

Historic Importance

R.S. 2477 was passed during a period in our history when the federal government was aggressively promoting settlement of the West. Under the authority of R.S. 2477, thousands of miles of highways were established across the public domain. It was a primary authority under which many existing state and county highways were constructed and operated over federal lands in the Western United States. Highways were constructed without any approval from the federal government and with no documentation of the public land records, so there are few official records documenting the right-of-way or indicating that a highway was constructed on federal land under this authority.

Repealed

One hundred and ten years after its enactment, R.S. 2477 was repealed by the Federal Land Policy and Management Act (FLPMA) of 1976.

The Issue

Although this century-old provision was repealed over 16 years ago, its impact is still being felt, because highways established before October 21, 1976 (the effective date of FLPMA) were protected, as valid existing rights-of-way.

Grandfathered Rights

In recent years, there has been growing debate and controversy over whether specific highways were constructed pursuant to R.S. 2477, and if so, the extent of the rights obtained under the grant.

Concerns

However, there is concern that public lands withdrawn for National Parks, National Forests, National Wildlife Refuges, and other special management areas may be subject to grandfathered R.S. 2477 rights-of-way. R.S. 2477 claims could affect federal land currently managed under various management objectives by the Bureau of Land Management (BLM), including areas either designated as, or under study for, wilderness.

Some commenters are concerned that historical public access to federal lands is being closed by private land owners. R. S. 2477 claims may also affect land previously in federal ownership that was conveyed to private entities subject to preexisting rights-of-way. This issue is important to some state and county governments and some federal land managers who value the rights-of-way as important to their infrastructure.

Evolution of Controversy

Prior to the late 1970's, there was little hint of the ensuing controversy over R.S. 2477. The Department of the Interior (DOI) did little to manage these rights-of-way, primarily deferring to state law and control

Link to Wilderness

The issue began to emerge with the initiation of the wilderness inventory process for BLM lands outside of Alaska in 1977. For purposes of wilderness inventory, (specifically for what constitutes a "roadless" area) the DOI followed FLPMA's legislative history and adopted a definition of a road that included a requirement for some type of construction by mechanical means. This definition allowed for inventory of large blocks of public land for wilderness consideration, but it also created confusion because the definition of what constituted a "roads" over public lands could be seen as different from the definition of a "right-of-way."

R.S. 2477 in Utah

Burr Trail Litigation

To date, Utah has been the focal point for most of the controversy. The issue erupted in 1987 over a popular Southern Utah back-country road called the Burr Trail that borders BLM Wilderness Study Areas (WSAs) and passes through two units in the National Park System. With recognition of the Burr Trail as an R.S. 2477 highway, the local county holder of the right-of-way initiated maintenance and upgrading of the existing road. Plans for road realignment and resurfacing led to extensive litigation in Federal District Court and ultimately in the 10th Circuit Court of Appeals. Issues in contention included the scope of the R.S. 2477

grant and what rights, if any, the county had to improve the road and the federal government's ability to impose mitigation of impacts to WSAs and National Parks and Recreation Areas.

Controversy Spreads

The R.S. 2477 controversy soon spread to other parts of the state. For several years, citizen groups have proposed that there be additional public lands, beyond BLM recommendations, considered for wilderness designation. In response, some counties began asserting R.S. 2477 rights-of-way on federal lands managed by BLM and the National Park Service. Many of these claims, if deemed valid, could potentially disqualify areas in citizen wilderness proposals.

Report to be Prepared

The DOI was directed to prepare a report to Congress on a number of aspects of R.S. 2477. The directive to prepare the report requested that the following information be addressed:

Included in the Report

The history of rights-of-way claimed under R.S. 2477

The likely impacts of current and potential claims of such right-of-way on the management of the federal lands

the likely impacts of current and potential claims of such rights-of-way on the access to federal lands, state lands, private land, Indian and Native lands

The likely impacts of current and potential claims of such rights-of-way on multiple-use activities.

the current status of such claims

Possible alternatives for assessing validity of such claims

Alternatives to obtaining rights-of-way.

Sound recommendations for assessing the validity of claims, consonant with the intent of Congress in enacting R.W. 2477 and FLPMA, that mandated policies of retention and efficient management of the public lands.

BLM Defers Processing Most Claims Pending Completion of Report

Until completion of the report, the DOI has deferred processing of pending claims unless there is an immediate and compelling need to recognize or deny claims.

Public Involvement

The active involvement of affected interests from the Western Public Land States has been an essential element of this study. On November 18, 1992, several hundred letters and "scoping" packages were mailed to state and local governments, land-use organizations, and other affected interests. Notification of the study was published in the December 15, 1992 Federal Register. News releases were distributed to national, regional, and statewide media outlets announcing the initiation of the study and requesting information from the public.

In addition, several public meetings were held to gain input during November and December 1992 and January 1993. Meetings were conducted in Alaska, California, Idaho, Oregon, Montana, Nevada, and Utah.

Approximately 300 individuals and organizations responded to the task force with several thousand pages of written information, which was helpful in preparing the draft report.

Beginning in March of 1993, nearly 4,000 copies of the Draft Report were mailed to interested parties. Seven public meetings were held in western states and attended by approximately 400 persons. In addition, approximately 1000 pages of written comments were received. The information derived from the public meetings and written comments have been considered in the preparation of this final report.

The History of R>S. 2477 Claims

This section examines the history of RS 2477 from legislative, administrative, and legal perspectives.

As noted earlier, RS 2477 was one section of a law entitled "An Act Granting Right of Way To Ditch and Canal Owners Over The Public Land, and For Other Purposes." The law was more commonly known as the Mining Act of 1866.

Historical Perspective

This legislation was passed during a period when the federal government was aggressively promoting the settlement of the West. Mining and homesteading had been occurring on the public domain without statutory authority, as had construction of roads, ditches, and canals to support these undertakings. Passage of the Homestead Act in 1862 began a new era of settlement of the federal lands. Access was promoted by Congress through railroad land grants and special legislation for major transportation routes but was ignored when it came to the handling of private and individual access. These important but smaller access matters were generally left to local customs or state law. The Mining Act of 1866 not only established the first system for the patenting of lode mining claims, but it also provided for access.

What Does RS 2477 Grant?

A search of its legislative history reveals little hard evidence of what Congress was thinking when it included Section 8 in the Mining Act of 1866. The Congressional Record offers few clues to the answer.

Agencies Directed to Develop Administrative Procedures for RS 2477 Claims

No formal process for either asserting or recognizing RS 2477 rights-of-way currently is provided in law, regulations or DOI policy. The 1988 Hodel policy directed all land management agencies within the DOI to develop appropriate procedures for administratively recognizing and to record this information on the land status records. Administrative recognition's are not intended to be binding, or a final agency action. Rather, they are

recognition's of "claims" and are useful only for limited purposes. Courts must ultimately determine the validity of such claims.

Federal land management agencies, and even units within a particular agency, have been confronted with the RS 2477 issue to different degrees. As might be expected, the need to deal with this issue has influenced the pace and extent to which agencies have developed their own internal procedures for making administrative determinations on RS 2477 right-of-way claims.

The US Forest Service, while not an agency of the DOI, has adopted the 1988 policy. (Forest Service Manual 2734.51)

Neither the Bureau of Indian Affairs, nor the Bureau of Reclamation, nor the US Fish and Wildlife Service has developed administrative procedures.

Higher Level of Impacts Than With Other Authorities

Recognized RS 2477 rights-of-way historically have been managed only to prevent unnecessary and undue degradation of resources, to the extent that the holder of the right-of-way is not denied reasonable use. RS 2477s are sought by many because they perceive RS 2477s as virtually unregulated. If this were the case, RS 2477 claims could permit a higher level of impact to resources than would occur with issuance of rights-of-way pursuant to other authorities. Under FLPMA, for example, federal managers have authority to review changes in use and to require appropriate mitigation of impacts. Therefore, indefinite recognition of RS 2477 rights-of-way could prevent these federal government from providing full protection to important geographic features and biological, cultural, and physical resources. This would pose a particularly significant threat to resource values in National Parks, Wildlife Refuges, Wilderness and Was, Wild and Scenic River corridors, Areas of Critical Environmental Concern, or other areas that require special-management practices to protect important resources. Some federal land managing bureaus have and do regulate RS 2477s. The Department will explore the extent of its regulatory authority over these right-of-way.

Under this heading, impacts from RS 2477 highways on the manageability of federal lands are discussed first. This part addresses the topic of converting use along a right-of-way as a result of the holder's extending rights and concludes with a brief overview of agency concerns regarding costs associated with future RS 2477 highway claims. Possible impacts related to wilderness follow.

Recreation Activities

Impacts to recreation vary depending on the type of recreational activity pursued. Some supporters of motorized recreation feel that current and potential Rs 2477 claims could have a positive effect on their activities. This is because extending claims could maximize access options and perhaps provide an opportunity to maintain or even reopen areas currently closed by agencies.

Other recreationists feel that the proliferation of RS 2477 rights could adversely impact their enjoyment of wilderness and other uses of public lands that are not compatible with motor vehicle use.

Both types of impacts described above are more likely if primitive roads are recognized as RS 2477 highways.

Mineral Industry Activities

Overall impact to the mineral industry from recognition or use of RS 2477 rights-of-way would be minor. A number of public respondents did state that RS 2477 rights-of-way were essential because they help to maximize access options for exploration and development. Although this could be true in limited situations, particularly if primitive roads are deemed valid RS 2477 highways, the availability of access under casual use, provisions for access under the mining law, and alternative methods of obtaining a right-of-way under FLPMA and other laws combine to provide other means of ensuring continued access by miners.

Livestock Grazing

The overall impact of current and potential RS 2477 claims on grazing activities is also minimal. The availability of access under casual use, implicit provisions of the grazing regulations, and other alternative methods of obtaining access provide adequate means of ensuring continued access by livestock operators.

Forestry

The overall impact of current and potential RS 2477 claims on forestry uses of the public lands is minimal for the same general reasons stated above. Many National Forests are surrounded by private lands and securing access to them is more of a problem than controlling access across them. RS 2477, along with other access acquisition authorities, is valued by the US Forest Service as a cost effective way of providing public access.

Acquisition of Access Routes

There are several methods by which local, state, and federal agencies and other entities can acquire access to federal land across non-federal land by acquiring either easements or title to non-federal land. When this is accomplished, access can be managed as part of the adjacent federal lands by the managing federal agency.

Road and Trail Easements

Road or trail easements are acquired by federal agencies across private or state land when access is needed. This method involves negotiations with the landowner(s) and the compensation of fair market value for the easement acquired. This is a commonly used method of acquiring needed access to federal lands.

Title 23 of the Federal-Aid Highway Act

The US Department of Transportation can appropriate highway rights-of-way under Title 23 of the Federal-Aid Highway Act. The appropriation is subject to conditions deemed necessary by the Secretary of the Interior and the Secretary of Agriculture to protect the federal land and public interest.

FLPMA Title V Right-of Way

FLPMA Title V replaced RS 2477. It authorizes the granting of rights-of-way, to any qualified public land user. It incorporates the provisions of the National Environmental Policy Act and other applicable legislation into the right-of-way process. Impacts to public lands can be mitigated through terms and conditions of the right-of-way grant. Agency regulations and manuals clearly define the process. In some states, counties are relinquishing RS 2477 rights-of-way in favor of FLPMA rights-of-way.

Agency Authorities

Several federal agencies have specific authorities unique to the agency. A brief discussion follows:

US Fish and Wildlife Service

The US Fish and Wildlife Service has right-of-way authority (50 CFR 29) promulgated pursuant to the National Wildlife Refuge System Administration Act (16 U.S.C. 668 dd(d)). Under these regulations, a right-of-way must be certified to be compatible with the purposes for which the refuge was established or cannot be granted without explicit authorization by Congress. Additionally, the US Fish and Wildlife Service is authorized to issue special-use permits for uses that existed at the time of the creation of the Refuge. These permits contain stipulations and conditions to protect Refuge values.

US Forest Service

The Enabling Act for the National Forest System was passed in 1891, thus creating a movement for separate forests and additions to forest reservations to be created by Acts of Congress and Presidential Proclamations. Except for entries under the mining laws and water right appropriations, this closed the national forests to any more unilateral appropriation of public land for roads and trails. The method of creating rights-of-way for roads and trails on the national forest under state law stopped. Management of those existing public roads and trails on the national forests continued to be under the jurisdiction of the counties unless abandoned under state law provisions.

In addition, the US Forest Service has authority to issue rights-of-way under FLPMA and the Forest Road and Trail Act (FRTA; 16 U.S.C. 533). The Forest Service may grant rights-of-way where parties show a need consistent with the planned uses of the forest.

NPS

The National Park Service lacks general authority to issue rights-of-way across units of the National Park System for roads, with certain exceptions on a unit-by-unit basis.

Special Alaskan Right-Of-Way Authorities

There are some unique legal authorities to issue rights-of-way in Alaska. These include easements reserved under the authority of Section 17(b) of the Alaska Native Claims Settlement Act (ANCSA) and the Transportation and Utility Corridor system process under Title XI of ANILCA (43 CFR Part 36).

17(b) Provision of ANCSA

Section 17(b) easements provide limited access over lands conveyed to native Alaskans. These easements are very limited in width and use. The regulations governing Section 17(b) easements are found at 43 CFR 2650.4-7. The following criteria must be met to permit a reservation of an easement: no other reasonable alternative route of transportation across publicly owned land can exist; they must be limited in number and not be duplicative; they must be limited in use and size; and must follow existing routes of travel unless otherwise justified.

Title XI of ANILCA

Title XI of ANILCA provides a process for establishing rights-of-way over, across, and through designated Conservation System Units and the National Conservation and National Recreation Areas. Title XI rights-of-way are available for new roads, pipelines, and other transportation and utility systems.

The process is perceived to be very burdensome, because it requires compliance with the National Environmental Policy Act and approval of each (possibly several) affected agencies. Several small scale single agency Title XI rights-of-ways have been processed by the US Fish and Wildlife Service and the National Park Service in Alaska. Two major Title XI right-of-way applications have been filed by the state of Alaska with the Alaska Region of the National Park Service.

Appendix H-Urban Growth Boundaries

An urban growth boundary (UGB) will separate areas suitable for urban growth from areas which are unsuitable for urban growth but, perhaps, suitable for other uses. By discouraging growth in outlying areas while encouraging or facilitating growth in existing, developed areas, the UGB will channel development (and public facilities and infrastructure) into those areas most suitable for urban densities. The UGB may then be subdivided into "tiers" for the application of more detailed standards and criteria.

Urban growth strategies based upon geographic delineations can be either short-term, for example, based on public facility capacities which can be increased through infrastructure investment, or long-term, where the objective is to establish a permanent framework for growth in the community. This Plan includes the use of both methods. The adoption of a long-term geographic restraint will be done through the establishment of a perimeter or a boundary beyond no urban scale development is presently contemplated. This boundary will be incorporated into the Growth Management Element of the General Plan and should not be changed absent compelling reasons. It is intended to be a fixed boundary for the life of the Plan. Because of the significance of this boundary on both the public and private sectors, delineation of the Urban Growth Boundary should be accomplished in a careful, thoughtful manner, utilizing available planning studies and data, relying on policy directives by the Planning Commission and the Board of County Commissioners, and capable of being justified and supported according to quantitative and qualitative standards and criteria. In addition, planning studies will demonstrate the adaptability of areas within the UGB to the extension of public facilities and services such as streets, sewers, water, and the inability or undesirability of servicing areas beyond the UGB. The land use element and map will ensure that the delineation of land use categories within and outside of the Urban Growth Boundary are consistent with the purposes and intent of the UGB as set forth herein. Implementing regulations will then be adopted which limit development outside the UGB to rural uses and densities which do not require the provision or extension of urban facilities and services.

Urban growth areas should be of sufficient size to accommodate the urban growth projected to occur over the next 20-year planning period, taking into account the following considerations, which will influence the amount of land which must be designated for urban growth:

- land with natural constraints, such as critical areas (environmentally-sensitive land);
- agricultural land to be preserved;
- greenbelt and open space;
- the classification of corridors, centers and nodes of non-residential development activity;
- maintaining a sufficient supply of land available for development to allow market forces to operate and to preclude the possibility of a land monopoly, but no more than is absolutely essential to achieve the above purposes;
- existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
- land use patterns already created by existing subdivisions, recorded plats or large lot divisions; and
- build-out of existing development and areas which are currently only partially built out.

The following factors will be considered in determining the precise location of urban growth area boundaries:

- geographic, topographic, and manmade features;
- public facility and service availability, limits and extensions;
- jurisdictional boundaries including special improvement districts;
- location of designated natural resource lands and critical areas;

Designation of the Iron County UGB will provide the following advantages to the County:

- encourage an efficient development pattern
- avoid the unnecessary and premature consumption of land that cannot be developed efficiently
- provide a strategic focus for capital investments and the extension of public facilities
- maintain fiscal integrity by encouraging the utilization of existing transportation systems and other public facilities and services
- enhance the County's tax base
- encourage the development of local job opportunities
- protect and preserve natural and environmental features
- enhance the County's ability to provide a comprehensive open space/trail system
- provide certainty in the development approval process by mapping, in advance, those areas where public facilities are and will be made available at adequate capacities in the near future and those areas in which public facilities and services are not planned to be extended
- facilitate development by providing sufficient development sites with zoning densities appropriate to support anticipated population and employment increases.

2. Tiers

The Iron County UGB will be refined further by defining growth "tiers", which further delineated subareas within the UGB and which, therefore, allow for more specific application of density regulations, impact fees, concurrence requirements and environmental considerations. A principal tenet of the "tier" system is the geographic and functional division of Iron County into subareas ("tiers"). the functional planning area concept recognizes that different areas of the County present different problems relating to growth and development.

The "tier" framework for growth management allows for major issues to be addressed on a community-wide basis and on a smaller scale, this aids both the County and Cities in the planning area for future growth and in understanding the interrelationships between, and implications of, varying growth policies, goals and implementation techniques. A breakdown into functional and geographic areas allows the County to describe goals and objectives for each area, to evaluate market forces and growth trends selectively for each area, and to consider implementation techniques that are specific for, and responsive to the needs of, each area. Thus, goals that would be competing or conflicting when applied uniformly throughout the entire UGB can be harmonized when viewed selectively by subarea.

The fundamental premise of the tier delineations is that the County can be divided into geographical subunits based upon functional distinctions. This is quite different from a division of a city into neighborhoods or community planning areas which have no basis in the growth

management strategy individually since their boundaries respond to data collection units, streets, topography and other criteria rather than to the area's function within Iron County. The functional delineations of the tier system, however, do relate strongly to the goals and objectives to be achieved through the growth management system.

The Iron County Growth Management System recognizes the concepts of "growth" areas and "limited growth" areas. Tiers within the growth area are designated as "urbanizing," "Planned Urbanizing" and "Future Urbanizing". The tiers within the limited growth area "Rural" and "Joint Planning area/Rural Protection" have specific geographical boundaries and shall be represented on the Capital Improvements Growth Areas Map.

The Urbanizing tier includes those areas which are undergoing active urbanization and which are presently served by public facilities. The Planned Urbanizing tier represents "new" growth areas (i.e., areas which may exhibit some existing development, but which are not served by the full range of necessary public facilities and services). Targeted areas would include transportation corridors, negotiated joint planning area, development "nodes," or activity centers. Growth in these tiers must be sensitive to compatibility and fit with the type and intensity of existing development, relying upon use of such techniques as:

- sliding scale buffering and screening requirements based on adjacent use considerations
- performance standards
- height and bulk limitations
- provision of open space
- flexible front, side and rear yard requirements
- protection of natural resources and environmentally-sensitive lands

The urbanizing area (Tier 1), should be delineated on the Capital Improvement Growth Areas map based on the following factors:

- Proximity to existing highway collector system
- Proximity and traffic flows to the Cities within Iron County; level of improvement on such roads
- Largely Developed Areas
- Existing or approved/developing subdivision plats
- Recognition of planned public capital improvement projects
 - logical capital improvements phasing
 - currently served by sewer
- Developed/developing commercial centers
- Developed/developing major recreational centers
- Availability for high-density infill development
- Developed/developing industrial park with appropriate access to transportation network
- Adjacency to joint planning area-urban expansion

The Planned Urbanizing area (Tier II) should also be delineated on the Capital Improvement Growth Areas Map. This area is already characterized by some urban growth that will be served by a combination of both existing public facilities and services and any additional

needed public facilities and services that will be provided by either public or private sources and meets the following criteria:

- Logical capital improvements phasing would occur over a 10-20 year time horizon
- No public sewer expansions should be approved
- Road design does not meet ultimate capacity standards; no frontage roads
- Water quality/supply is poor
- Large tracts of undeveloped areas remain
- Potential sending area for transfer of development rights

The future Urbanizing area (Tier III) should also be designated on the Capital Improvement Growth Areas Map) and should not be open to urban development until the Urbanizing and Planned urbanizing areas are built out. Growth in this tier will relate to long range planning and capital improvements programming. Various techniques may be used to ensure that all property owners have reasonable use of their land within a reasonable period of time; these may include, but are not limited to, the following:

- conservation easements;
- preferential tax assessment;
- cluster housing, utilizing the presently authorized number of units;
- planned unit development transfer of development rights;
- purchase of property;
- open space corridor designation;
- greenbelt designation;
- other innovative techniques.

The Rural area is intended to be a permanent rural density development area. Rural areas, designated on the Capital Improvement Growth Areas Map, should meet the following criteria:

- Predominately rural/agricultural in use
- Sensitive lands, appropriate for protection as open space
- Lack of public facilities
 - logical extension time of greater than 15 to 20 years
 - existing/planned septic systems
- Distance to existing urban areas
- Lack of appropriate access to highway system

The delineation of the UGB and tiers superimposed on the Land Use Districts Map will create an urban form for Iron County with the following attributes:

- a compact and efficient development pattern with phased urbanizing areas supporting growth of varying density/intensity;
- maintenance of the vitality of existing centers and "nodes"
- maintenance of the existing community and local identity;
- preservation of areas for rural use;
- creation of new centers and corridors with a mix of jobs and housing;
- definition of economic activity centers

- phasing of urban and suburban development over time consistent with the availability of public services and facilities;
- protection of floodplains;
- creation of regional open space/greenbelt system;
- retention of most hillsides in non-urban uses

Transportation corridors are designated areas that, due to planned transportation improvements and existing infrastructure, will be target for future growth within the tier framework. Transportation corridors may be separately mapped to overlay the tier delineations. Some transportation corridors will pass through more than one tier and therefore may require the use of differing techniques.

The transportation corridor, by establishing a framework for the consistent linkage of transportation facilities and land uses, facilitates joint development. Within the transportation corridor concept the exercise of the power of eminent domain to acquire land for joint public-private development serves a number of important public purposes. Effective utilization of the transportation corridor concept provides the public sector with significant public purposes and revenue generation.

The transportation corridor reflects a far broader concept than a mere highway system, both in terms of geographic configuration and function. The corridor is a mapped area whose central focus is a proposed or existing transportation facility, including, but not limited to a section of the state or interstate highway system. The boundaries of the transportation corridor will be established, based upon sound planning and study, to include not only all rights-of-way necessary to meet projected facility demands but also the entire area which is deemed to be impacted by the facility at its ultimate capacity. Functionally, the transportation corridor is more than an area between two points used for the movement of people and goods. Each corridor can be a nexus for major commercial, industrial and/or high density residential development.

3. Adequate Public facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development. While the delineation of urban growth boundaries addresses this issue in part, it does not do so on a case-by-case basis as development proposals are submitted and considered. A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOS) standards.

The "adequacy" requirements provides that, for a development project to be approved, infrastructure must conform to level of service standards established in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to measure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and, it is decreased as other development

comes on line. Development approvals can be denied deferred or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

A key component of any concurrence management system is the determination of which public facilities are included and where they should be applied to all types of development.

Levels of Service can be adopted by the County for public facilities even if the County is not the service provider who is responsible for provision of those facilities.

4. Impact Fees and Financing of Capital Facilities

The financial implications of new growth have led many communities to adopt impact fees and other taxing and regulatory financing systems . Impact fees are a regulatory police power mechanism whereby the capital cost of a cities need to support new development are funded on a prorated basis by such development. Courts in many states, including Utah, have judicially approved the concept of impacts fees as long as various legal and constitutional requirements are met. Those requirements include procedural due process, substantive due process, equal protection and "earmarking." The later requirement insures that money collected from the payment of impact fees will be segregated from other County funds and used only for the purpose for which it has been collected. The constitutional standard for impact fees has generally been described the "rational nexus" test. The test has two parts: (1) that the need for the public facility or public facility expansion is the direct result of the proposed new development; and (2) that the proposed new development will benefit from the provision of the public facility.

Appendix I-Level of Service Criteria

FACILITY/ISSUE	ADOPTED LEVEL OF SERVICE	
	UNIT OF DEMAND/ OPERATIONAL CHARACTERISTIC	LEVEL OF SERVICE
10.1.1 Transportation: State Roads	Operational characteristics as defined in the Transportation Research Board, <i>Highway Capacity Manual</i> (Special Report 209, 1985).	Level of Service "D"
10.1.2 Transportation: County roads and intersections	Operational characteristics as defined in the Transportation Research Board, <i>Highway Capacity Manual</i> (Special Report 209, 1985).	Level of Service "C"

FACILITY/ISSUE	ADOPTED LEVEL OF SERVICE	
	UNIT OF DEMAND/ OPERATIONAL CHARACTERISTIC	LEVEL OF SERVICE
<p>10.1.3 Water: source, treatment and storage</p>	<p>Gallons per day per household or equivalent residential unit (ERU).</p>	<p>10.1.3.1 All applications for subdivision, site plan or conditional use approval shall connect to a public water system, as defined by the Safe Drinking Water Act (Utah Code § 19-4-101 <i>et seq.</i>), defined as a community water system and approved by the Executive Secretary of the Department of Environmental Quality. All applications for subdivision, site plan or conditional use approval shall demonstrate that adequate water rights, as measured by subsection b, herein, are available and have been approved by the State Engineer.</p> <p>10.1.3.2 Source and storage capacity requirements shall contain adequate capacity for indoor water use, irrigation and fire flow as set forth in the applicable provisions of Utah Administrative Code rule 309-105 and § 16.1.11 below.</p> <p>10.1.3.3 All applications for subdivision, site plan or conditional</p>

ADOPTED LEVEL OF SERVICE		
FACILITY/ISSUE	UNIT OF DEMAND/ OPERATIONAL CHARACTERISTIC	
	LEVEL OF SERVICE	
10.1.4 Water: transmission and distribution	Pressure, measured in pounds per square inch (psi) for peak instantaneous flow.	10.1.4.1 The distribution system must be sized to accommodate peak instantaneous flows with a minimum of 20 psi pressure existing in the system at all points, as measured by the equation set forth in Utah Administrative Code rule 309-105-1, and shall comply with the fire flow standards set forth in Utah Administrative Code rule 309-105-3.
10.1.5 Water quality	Biological oxygen demand (BOD) and Total Suspended Solids (TSS).	Pollutant contribution per EDU is 200 ppm 5-day 20° centigrade BOD; 250 ppm TSS
10.1.6 Sanitary sewer: treatment facilities	Gallons per equivalent residential unit per day, derived from gallons per capita per day.	320 gallons per day per dwelling unit or equivalent residential unit (ERU).
10.1.7 Sanitary sewer:	Gallons per equivalent residential unit per day, derived from gallons per capita per day.	1,280 gallons per ERU. Mandatory hookup is required where a structure is located within 300' of a sewer line.
10.1.8 Sanitary sewer: interceptors and outfall sewers	Gallons per equivalent residential unit per day, derived from gallons per capita per day.	800 gallons per ERU.

FACILITY/ISSUE	ADOPTED LEVEL OF SERVICE	
	UNIT OF DEMAND/ OPERATIONAL CHARACTERISTIC	LEVEL OF SERVICE
10.1.9 Septic tank	Tank capacity in gallons; absorption area in square feet per bedroom or square feet	Tank capacity and absorption area standards established by the State Department of Environmental Quality.
10.1.10 Fire Protection, Response Time	Response time, measure from dispatch of emergency vehicles to arrival at the scene of the fire.	<p>10.1.4.1 The Iron County Fire Service District shall be capable of providing an adequate response time, as follows:</p> <p>10.1.4.1.1 For developments proposed in the Urbanizing Area, Planned Urbanizing Area, or Future Urbanizing Area, or Joint Planning Area, a maximum response time of _____ minutes, and average response time _____ minutes.</p> <p>10.1.4.1.2 For developments proposed in the Rural Area, a response time of _____ minutes.</p>

FACILITY/ISSUE	ADOPTED LEVEL OF SERVICE	LEVEL OF SERVICE																		
	UNIT OF DEMAND/ OPERATIONAL CHARACTERISTIC																			
10.1.11 Fire Protection, Water Capacity and Pressure	Gallons per minute (gpm), as measured by the Insurance Service Office, <i>Fire Suppression Rating Schedule</i> (New York, New York 1980), over an established duration (measure in hours).	<p>10.1.5.1 Water systems shall be interconnected wherever possible in order to ensure adequate fire protection.</p> <p>10.1.5.2 Water systems serving a proposed development shall be adequately sized and have sufficient pressure to provide needed fire flow as determined by the methodology set forth in the <i>Fire Suppression Rating Schedule</i>, for a period of time measured as follows:</p> <p><u>Capacity Needed (gpm)</u> <u>Hours</u></p> <table border="0"> <tr><td>1,000 - 2,999</td><td>2</td></tr> <tr><td>3,000 - 3,999</td><td>3</td></tr> <tr><td>4,000 - 4,999</td><td>4</td></tr> <tr><td>5,000 - 5,999</td><td>5</td></tr> <tr><td>6,000 - 6,999</td><td>6</td></tr> <tr><td>7,000 - 7,999</td><td>7</td></tr> <tr><td>8,000 - 8,999</td><td>8</td></tr> <tr><td>9,000 - 9,999</td><td>9</td></tr> <tr><td>≥ 10,000</td><td>10</td></tr> </table>	1,000 - 2,999	2	3,000 - 3,999	3	4,000 - 4,999	4	5,000 - 5,999	5	6,000 - 6,999	6	7,000 - 7,999	7	8,000 - 8,999	8	9,000 - 9,999	9	≥ 10,000	10
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9,000 - 9,999	9																			
≥ 10,000	10																			
10.1.12 Schools	Spaces per capita (permanent population only).	As recommended by the Iron County School District.																		

Appendix J-Roadway Classification

Major Arterial Streets

The Major Arterial System is a system of streets and highways which can be identified as unusually significant to the region in which it lies in terms of the nature and composition of the travel which it serves.

The Major Arterial System should serve the major centers of activity of a highly urbanized area, the highest traffic volume corridors, and the longest trip desires, and should carry a high proportion of the total urban travel on a minimum of mileage.

The Major Arterial System should carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass the central city. In addition, significant intra-area travel such as between central business districts and outlying residential areas, between major inner-city communities or between major suburban centers, should be served by this class of facilities.

Due to the nature of the travel served by the Major Arterial System, almost all fully and partially controlled access facilities will be part of this functional class. However, this system is not restricted to controlled access routes. Design types which are often included under the Major Arterial System are:

- 1) Interstate Highways
- 2) Freeways and Expressways
- 3) Partially Controlled Access Roadways

The spacing of urban major arterials will be closely related to the trip end density characteristics of particular portions of the urban area. While a firm spacing rule cannot be established that is applicable in all circumstances, the spacing of Major Arterials may vary from less than one mile in the highly developed central business area, to five miles or more in the sparsely developed fringes.

For Major Arterials, the concept of service to abutting land is subordinate to the provision of travel service to major traffic movements. It should be noted that only partially controlled access facilities are capable of providing any direct access to land, and such service should be purely incidental to the primary functional responsibility of this classification.

Arterial Streets

The Arterial Street System should interconnect and augment the Major Arterial Street System to provide service trips of moderate length and somewhat lower level of travel mobility. This system also distributes travel to geographic areas smaller than those identified in the Major Arterial Street System.

The Arterial System includes facilities that place more emphasis on land access than the higher system, and offers a lower level of traffic mobility. Such facilities provide intracommunity continuity, but ideally should not penetrate identifiable neighborhoods.

The spacing of Arterial Streets may vary from 1/8 to 1/2 mile in the Central Business District (CBD) but not more than one mile in suburban areas. these streets are usually located along the section line grid system.

Collector Streets

The Collector Street System differs from the Arterial Street System in that the facilities on the Collector system may penetrate neighborhoods, distributing trips from the arterial system through the area to the ultimate destination, which may be on a local or collector street. In some cases, due to the design of the overall street system, a minor amount of through traffic may be carried on some collector streets. The Collector Street System provides both land access service and local traffic movement within residential neighborhoods, commercial and industrial areas.

Local Streets

The Local Street System comprises all facilities that are not included within the higher classification systems. This system provides direct access to abutting land. Access to the higher roadway systems with through traffic movement is deliberately discouraged.

Table 14-Functional Classification Characteristics

CHARACTERISTICS	MAJOR ARTERIAL STREETS	ARTERIAL STREETS	COLLECTOR STREETS	LOCAL STREETS
Service Performed	Traffic movement, no direct land access.	Traffic movement, minimal land access.	Land access and some traffic movement.	Direct land access.
Typical Trip Lengths	Interstate and regional.	Sub-regional and inter-community.	Within communities community.	Within neighborhoods and business centers.
Spacing	2-4 Miles	1 Mile	1/4 - 1/2 Mile	Every Block
Continuity	Totally interconnected over the entire region.	Interconnected with principal arterials and continuous within sub regions.	Interconnected with major and minor arterials and usually continuous within neighborhoods.	No continuity required.
Access type and spacing	Interchanges at 1 mile (freeway or expressway) and major signalized intersections (expressway only) as warranted.	Signalized intersections at consistent spacing, e.g. 1/2 mile (1/4 if warranted). Private access.	Signalized and stop sign controlled intersections at 1/8 mile. Some restrictions private access restricted.	Stop sign controlled intersections. Unrestricted access.

Appendix K-Selected Interstate and State Highway Traffic Counts

Roadway	Average Annual Daily Traffic		
	1991	1992	1993
Interstate 15			
N Kanarraville Exit	10,035	10,275	11,030
S Cedar City Interchange	7,980	8,170	8,770
Cedar City Center Street Interchange	9,300	9,525	10,300
N Cedar City Interchange	10,120	10,365	10,085
Summit Interchange	9,215	9,435	10,130
S Parowan Interchange	8,175	8,370	8,985
N Parowan Interchange	8,410	9,200	9,875
Paragonah Interchange	8,770	9,275	9,865
JCT SR 20	9,030	10,035	10,675
	81,035	84,650	89,715
SR 14			
JCT w/SR 130	2,890	2,995	3,325
E Cedar City Limit	1,125	1,175	1,260
Iron County Line-East	425	425	435
	4,440	4,595	5,020
SR 20			
JCT w/Interstate 15	415	1220	1265
JCT w/SR 89	415	1220	1265
	830	2,440	2,530
SR 56			
Modena	520	495	505
JCT w/SR 18	825	970	1,200
JCT w/Interstate 15	11,890	12,265	12,555
	13,235	13,730	14,260
SR 130			
4th S Cedar City	19,880	21,125	21,165
N Cedar City Interchange	6,300	7,150	8,935
N County Line	710	745	1,115
	26,890	29,020	31,215
SR 143			
N Entrance-Cedar Breaks	1,435	1,500	1,555
	1,435	1,500	1,555
SR 148			
JCT w/SR14	525	550	570
	525	550	570
Total	128,390	136,485	144,865

Appendix L-General Soils Categories

Dominantly gently sloping, shallow to very deep, well drained soils that are shallow or moderately deep over hardpans or cemented layers, on semidesert fan terraces and relict stream terraces.

1. Nevu-Minu-Buster: Gravelly loam and gravelly sandy loam soils that are cemented by silica and carbonates; formed in alluvium over lacustrine deposits; on fan terraces.
2. Hiko Peak-Denmark-Pavant: Loam, cobbly loam and gravelly sandy loam soils that are cemented by carbonates; formed in alluvium; on fan terraces.
3. Garbo-Deerlodge-Biblesprings: Gravelly sandy loam, gravelly loam and sandy loam soils that are cemented by silica and carbonates: (silicone), formed in alluvium; on fan terraces and relict stream terraces.
4. Unius-Hiko Peak-Taylorsflat: Loam and gravelly sandy loam soils that are cemented by silica and carbonates; formed in alluvium on fan terraces.

Dominantly nearly level to gently sloping well drained soils that are very deep, on semidesert alluvial fans, fan terraces, alluvial plains and flood plains.

5. Sevy-Taylorsflat-Wales: Loam soils; formed in alluvium; on fan terraces, alluvial plains and flood plains.
6. Wales-Ashdown-Medburn: Loam and sandy loam soils; formed in alluvium; on alluvial fans, alluvial plains and flood plains.
7. Sevy-Ashdown-Calcross: Loam soils; formed in alluvium; on fan terraces, alluvial fans and alluvial plains.

Dominantly strongly sloping to very steep well drained soils that are shallow to very deep, on semidesert and upland foothills, mountainsides, ridgetops and fan terraces.

8. Ocambee-Kinghorn-Rock Outcrop: Very gravelly to extremely cobbly loam soils that are shallow and moderately deep over sedimentary bedrock; formed in residuum and colluvium; on foothills and mountainsides.
9. Itca-Checkett-Bodacious: Very gravelly or very cobbly loam soils that are shallow over igneous bedrock; formed in residuum; on foothills, mountainsides and ridgetops.
10. Pavant-Bamos-Red Butte: Cobbly to extremely cobbly or extremely gravelly loam soils that are shallow to very deep over hardpans or bedrock; formed in residuum, alluvium and colluvium; on foothills, mountainsides and fan terraces.

Dominantly nearly level to gently sloping well drained, saline-alkali soils that are very deep, on semidesert and desert alluvial plains, toe slopes of alluvial fans, relict stream terraces and fan terraces.

12. Antelope Springs-Uvada-Manselo: Loam and silt loam soils; formed in alluvium.

Dominantly gently sloping to very steep well drained soils that are shallow to very deep, on mountaintops, mountainsides, foothills and fan terraces.

13. Rob Roy-Tolman-Doyce: Very cobbly to extremely cobbly loam and loam soils that are shallow to very deep over igneous bedrock; formed in residuum, colluvium and alluvium; on mountainsides, foothills and fan terraces.
14. Motoqua-Ironco-Lucero: Gravelly or cobbly to extremely cobbly loam soils that are shallow to very deep over igneous bedrock; formed in residuum, colluvium and alluvium; on mountainsides.
15. Rypod-Gabica-Lagnaf: Very gravelly or very cobbly loam soils that are shallow to very deep over igneous bedrock; formed in colluvium, residuum and alluvium; on mountainsides.
16. Faim-Seth-Winnemucca: Nonstony to very stony loam and clay loam soils that are very deep over igneous and sedimentary bedrock; formed in residuum, alluvium and colluvium; on mountaintops and mountainsides.
17. Detra-Paunsaugunt-Kunz: Nonstony to extremely stony loam and fine sandy loam soils that are shallow to very deep over sedimentary bedrock; formed in residuum, alluvium and colluvium, on mountaintops and mountainsides.

Appendix M-Historic Sites

Historical Tour of Cedar City, Utah

1. Rock Church-located on the corner of Center Street and First East.
2. Cedar City Tabernacle Marker-located on the southwest corner of the Rock Church property on Center Street between Main and First East.
3. Old Ward Hall Marker-located just north of the Rock Church on First East.
4. Old Social Hall Marker-located just north of the Old Ward Hall Marker on the west side of First East.
5. Father Escalante Marker-located at the southwest corner of the city park on Main Street and 200 North.
6. Randall Jones Marker-located at the southwest corner of the city park on Main Street and 200 North.
7. Pioneer Iron Works Marker-located at the old Iron Works site on the east side of First East at 400 North.
8. Iron Mission State Park/Museum-located on the west side of the street at 589 North Main.
9. Pioneer Cabin-located at Iron Mission State Park just west of the north end of the large museum building.
10. Wagon Box Fort Marker-located 1.6 miles north of Main and Center Streets on the east side of Main Street.
11. Cedar City Railroad Depot-located just north of 200 North across Main Street west from the city park.
12. Old Hospital-located at 216 South 200 West across the street south from the L.D.S. Second/Eighth ward Church.
13. Nellie Unthank Monument-located on the north side of 200 South at about 420 West in front of the Thorley Recital Hall on the S.U.U. Campus.
14. Old Main Building and Marker- located on the campus of Southern Utah University, southwest of the Adams Memorial Shakespearean Theatre.
15. Old Sorrel Monument-located about 80 south on the east side of 800 West just north of the Southern Utah University Centrum.
16. Old Cedar City Site-Fort Cedar Monument-located on the north side of Old Fort Drive at approximately 1500 West.

17. Old Brick Yard Monument-located at the corner of 800 South and Main Street in front of Walmart.

18. Chappin Grist Mill Site and Monument-located just north of 200 South, between 200 South and Coal Creek, directly across the street north from 678 East 200 South.

19. Old Co-op Flour Mill Monument-located 1.1 miles east of Center and Main Streets on the right or south side of Center Street (U-14) in the mouth of Cedar Canyon.

Appendix N-Area Attractions

Parowan-Southern Utah's First Settlement

Area Attractions

1. The Parowan Gap and Indian Petroglyphs located 12 miles northwest of Parowan.
2. Cedar Breaks National Monument, located 21 miles south of Parowan on Hwy. 143.
3. Iron Mission State Park in Cedar City
4. Parowan Community Theatre, Parowan
5. Utah Shakespearean Festival, Memorial Shakespearean Theatre located on the campus of

Southern Utah University

6. American Folk Ballet Company, Cedar City
7. Southern Utah University, Cedar City
8. Utah Summer Games, Cedar City

Appendix O-Recreation Sites

Wayfaring in Southwest Utah's Iron County

Amenable Wilderness and Wild Amenities

We can let loose, allow our untamed side to dominate for a while, enjoy Iron County's wilderness pretty much untouched for hundreds of years. Or we can lean back, relax, and allow ourselves to be pampered. Iron County, again, offers the best of both worlds.

Expanses of national forest and Bureau of Land Management land have much of the appeal that comes with solitude. There is also the "official" wilderness of the Ashdown Gorge Wilderness Area. Hiking routes from four directions lead into the wild gorge located just below Cedar Breaks National Monument. The area is not massive, but it is rugged, and it is unique. It makes great hiking in an official wilderness area.

Wilderness trails abound in and around Iron County. Most famous is probably the Zion Narrows trail which winds through almost unbelievable narrow and deep canyons before reaching Zion National Park. The little known Dark Hollow Trail in the canyons above Parowan is a primitive experience; North Creed, West Rim, and Rattlesnake are other delights for trekkers. And uncharted miles of mountain and desert exist just to be explored.

But after a day, a weekend, or even longer in the wilderness, we may feel the natural need for a bit more civilization. Again, Iron County offers it all: nearly 2,000 hotel, motel, and condominium units; over 50 restaurants of every variety; a multitude of camping facilities; theatre; museums; golf; tennis; and on and on.

We can spend our nights in a luxurious condo or a rustic cabin in Brian Head or in a motel room with all the amenities in Cedar City or Parowan. Or we can pull or RV into any of a host of public and private campgrounds.

We can dine on Mexican food, steak and seafood, or pizza. We can dine elegantly and be pampered, or we can take advantage of fast food outlets and family restaurants.

We can attend art galleries (Braithwaite) and museums (Daughters of the Utah Pioneers, Old Rock Church, Iron Mission State Park). We can enjoy rodeos, and horse races, and fairs, and more. If we are here on business, we can take full advantage of the variety of conference facilities and business services Iron County offers.

Finally, the center of civilization in Iron County is probably Southern Utah State College, a public four-year college established nearly 100 years ago. Here traditional ivy-covered buildings and solar-heated structures exist side by side, clustered around landscaped plazas, patios, grassy malls, and fountains. A dedicated faculty and a tradition of excellence make Southern Utah State College the center of culture, education, and knowledge in Southwest Utah's Iron County.

Appendix P-Typical County Events

Iron County Calendar of Events 1994

Cedar City Events

June 10-12 Paiute Restoration Gathering

Paiute tribal celebration including pow-wow, parade, queen and princess contest, dinner and talent night, and a multi-team softball tournament.

June 11 Elks Annual Demolition Derby

June 19-25 Utah Summer Games

Includes regional competition in the state, with the final competition to be held in Cedar City. Gala Opening Ceremonies, June 20, athlete's dinner, sports celebrities and closing activities highlight the week of intense competition with Utah's most dedicated amateur athletes.

June 23-September 3 Utah Shakespearean Festival

Six plays presented in nightly rotation in two theaters. Greenshows, Renaissance Festivals, seminars, and backstage tours. Plays begin presented this year: As You Like It, Richard III, The Shoemaker's Holiday, A Flea in her ear. A Streetcar names Desire, and Love's Labour's Lost.

July 4 Independence Day Celebration

Parade and activities at the City Park, including food, games, races, etc.

July 6-9 Midsummer Renaissance Faire

Held in the City Park, this event adds to the Renaissance experience of the Shakespearean Festival. Games, entertainment, displays, crafts and food.

July 14-16, 18-20 American Folk Ballet

Now in its 32nd year, Burch Mann's distinguished dance company celebrates life and dance in its 8th annual summer festival in Cedar City. Matinee and evening performances.

July 25 Pioneer Day Celebration

Parade and activities at the City Park commemorating the arrival of the Mormon pioneers in Utah in 1847.

August 12-14 Jedediah Smith High Mountain Rendezvous

Takes place in the mountains above Cedar City and features black powder competition, games, traders, Indians, primitive camp, and a lot of excitement!

November 11 Iron Mission Days - Cedar City's 143rd Birthday Celebration

Activities throughout the week include a fun run, town meeting, pioneer crafts and demonstrations, and a traditional Birthday Ball.

December 3 Cedar City's Winterfest & Christmas Light Parade

A lighted Christmas parade ushers in the holiday season in Cedar City. Week long Christmas activities including a community bonfire sing, decorations in the City Park, and a home show.

Parowan Events

April 2 Annual Parowan Easter Egg Hunt

Held at the Lions Club Park in Parowan at 10:11 a.m.

April 2 Annual Paragonah Easter Egg Hunt

Held at the Paragonah Town Square Park at 10:00 a.m.

April 29-30 May 6-7 Annual Spring Musical

Featuring the musical talents of area residents and sponsored by the Parowan Community Theatre. Admission charged.

May 13-14 Iron County Cowboy days & Poetry Gathering

Features a variety of western activities including professional and amateur cowboy poetry reading sessions, daily live entertainment, a western heritage exposition, apple pie and dutch oven cooking contests, auction, and dance. Admission charge for some activities.

May 14 Annual 4-H Open Horse Show

Held at the Parowan Equestrian Park. Events are open to the public to participate in.

May 28 & 30 Memorial Weekend Horse Races

A sanctioned Utah Horse Racing Association race meet held at the Parowan Equestrian Park with post time at 2:00 p.m. both Saturday and Monday. Sponsored by the Parowan Lions Club.

May 30 Annual Memorial Day Celebration

Held at the Parowan Cemetery and features a guest speaker and tribute memorial program.

June 10-11 Paso Fino Clinic & Fun Horse Show

Held at the Parowan Equestrian Park. Sponsored by the Great Western Paso Fino Horse Association.

June 10-11 Parowan Fun Run Open Car Show

Co-sponsored by the Parowan Area Chamber of Commerce, the car show features a variety of show cars, exhibits, crafts, horse and buggy tours, an parade, awards banquet and dancing.

June 18 Parowan to Brian Head Endurance Ride

Held in conjunction with the Utah Summer Games and features a 50-mile, 25 mile, and Poker rides. The event is co-sponsored by Parowan City Corporation and Brian Head Town.

June 19-25 Utah Summer Games (Equestrian Events)

Held at the Parowan Equestrian Park, events include Endurance Rides, Dressage, jumping, and cross-country competitions.

June TBA Miss Iron County Rodeo Queen & Princess Contest

Royalty is chosen to reign over rodeo events which are held in conjunction with the Iron County Fair.

June 29-July 3 Non-Denominational Camp Meeting

Sponsored by the Assembly of Jesus Christ church and held at the Iron County Fairgrounds Building.

July 4 Independence Day Celebration

In Parowan, breakfast, parade, games at the Town square, program, and fireworks; in Paragonah, program and games.

July 24-25 Pioneer Day Celebration

In Parowan, breakfast, parade, games and a program; In Paragonah, parade, program and luncheon.

August 27 Iron County Pleasure Horse Ride

Opening event of Iron County Fair. Ride starts in Enoch and ends at the Iron County Fairgrounds in Parowan.

August 27-September 5 Iron County Fair

Hosted in Parowan, activities include horse races and equestrian events, rodeos, carnival, exhibits, street dances, an parade, a car show, live entertainment, the Miss Iron County Scholarship Pageant, and many other family activities.

September Open Horse Show & 4-H Horse Show

Held in conjunction with the Iron County Fair at the Iron County Fairgrounds in Parowan. Open to the public.

October Deer Hunter's Ball

Sponsored by the Parowan Gun & Rod Club and held on the Thursday evening prior to the opening of the Utah Deer Hunt.

November 25-26 Christmas in the Country

Takes place Thanksgiving weekend in Parowan with a unique Candlelight Walking Parade followed by a Christmas Lighting Ceremony. Other activities include a Visit with Santa, Holiday Bazaar, Country Home Tours, parades, a musical production, and a country dance.

December 24 Christmas Eve Visit with Santa Claus

Held at the Paragonah Fire Department Building in Paragonah.

Brian Head Events

July 4 Ol' Fashioned Fourth

Pancake breakfast, nature walks, horse and buggy rides, chairlift rides, llama outings, evening cookout, jazz and country music, fireworks.

July 22-24 Brian Head Bash Mountain Bike Festival

Rides, entertainment, cookouts, prizes.

August Go Fly a Kite

Brian Head's second annual Kite Fly. From high atop Brian Head Peak.

September 3-5 The Brian Header

Gran'daddy of all Brian Head mountain bike events: NORBA-sanctioned races, trials course, entertainment, prizes.

September 24 Oktoberfest Bavarian Bash
Leiderhosen, knockwurst and oompah music. Wunderbar!

Appendix Q-Utah Code Annotated Sec. 17-27, Part 3

PART 2

PLANNING COMMISSION

17-27-200.5. Planning districts.

- (1) (a) Any county legislative body may enact an ordinance dividing the county into planning districts.
- (b) If 20% of the private real property owners in the county petition the county legislative body to establish planning districts and to appoint district planning commissioners, the county legislative body shall:
- (i) hold a public hearing to discuss the petition;
 - (ii) at least one week before the public hearing, publish notice of the petition and the time, date, and place of the public hearing at least once in a newspaper of general circulation in the county; and
 - (iii) at the public hearing, consider oral and written testimony from the public and vote on the question of whether or not to establish planning districts.
- (c) If the county legislative body establishes planning districts pursuant to a petition, the county legislative body shall appoint district planning commissioners to perform the duties established in this part for each planning district.
- (d) The county legislative body shall ensure that each planning district contains at least 20% but not more than 80% of the county's total private land area or locally assessed taxable property.
- (2) (a) If the county legislative body establishes planning districts without having received a petition, the county legislative body may:
- (i) designate one county-wide planning commission to perform the duties established in this part for each planning district and for the county as a whole; or
 - (ii) designate a district planning commission for each planning district.
- (b) (i) If the county legislative body fails to designate a district planning commission for each planning district, 40% of the private real property owners in the area proposed to be included in the planning district as shown by the last county assessment roll may petition the county legislative body to designate and appoint a district planning commission for the planning district.
- (ii) If the county legislative body determines that the petition is validly signed by 40% of the private real property owners in the planning district as shown by the last county assessment roll, it shall designate and appoint a district planning commission for the planning district.
- (3) (a) A county legislative body may dissolve district planning commissions created under the authority of this section only by following the procedures and requirements of this section.
- (b) If 20% of the private real property owners in the county petition the county legislative body to dissolve district planning commissions and to appoint a county-wide planning commission, the county legislative body shall:
- (i) hold a public hearing to discuss the petition;
 - (ii) at least one week before the public hearing, publish notice of the petition and the time, date, and place of the public hearing at least once in a newspaper of general circulation in the county; and
 - (iii) at the public hearing, consider oral and written testimony from the public and vote on the question of whether or not to dissolve district planning commissions and to appoint a county-wide planning commission.
- (c) (i) If the county legislative body fails to dissolve district planning commissions and to appoint a county-wide planning commission when petitioned to do so by private real property owners under this subsection, 40% of private real property owners in the county as shown by the last county assessment roll

may petition the county legislative body to dissolve the district planning commissions and to appoint a county-wide planning commission.

(ii) If the county legislative body determines that the petition is validly signed by 40% of private real property owners in the planning district as shown by the last county assessment roll, it shall dissolve the district planning commissions and appoint a county-wide planning commission.

1995

17-27-201. Establishment of commission — Appointment, term, vacancy, and compensation.

- (1) Each county may enact an ordinance establishing:
- (a) one countywide planning commission; or
 - (b) one district planning commission for each planning district.
- (2) If the county establishes a countywide planning commission, the ordinance shall define:
- (a) the number and terms of the members;
 - (b) the mode of appointment;
 - (c) the procedures for filling vacancies and removal from office; and
 - (d) other details relating to the organization and procedures of the planning commission.
- (3) (a) If the county establishes district planning commissions, the county legislative body shall enact an ordinance defining appointment procedures, procedures for filling vacancies and removing members from office, and other details relating to the organization and procedures of each district planning commission.
- (b) Each district planning commission shall consist of seven members appointed by the county executive with the advice and consent of the county legislative body.
- (c) (i) Members shall serve three-year terms and until their successors are appointed and qualified.
- (ii) Notwithstanding the provisions of Subsection (3)(c)(i), the chief executive shall appoint members of the first district planning commissions so that, for each commission, the terms of at least two members and no more than three members expire each year.
- (4) The legislative body may fix per diem compensation for the members of the planning commission, based on necessary and reasonable expenses and on meetings actually attended.

1995

17-27-202. Organization and procedures.

- (1) A planning commission shall elect a chair from its members as provided by the ordinance establishing the planning commission.
- (2) (a) A planning commission may adopt policies and procedures for the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the planning commission.
- (b) The legislative body may provide that those policies and procedures be approved by the legislative body before taking effect.

1995

17-27-203. Use of state data.

- (1) A planning commission may obtain access to and use any data and information held by the state or any of its agencies:
- (a) that is classified "public"; and
 - (b) that is classified "protected" if the planning commission's use of the data is lawfully authorized or if the data will be used for a purpose similar to the purpose for which it was gathered.
- (2) Each state official, department, and agency shall:
- (a) make any data and information requested by the planning commission available if authorized under the requirements of this section; and

(b) furnish any other technical assistance and advice that they have available to planning commissions without additional cost to the county. 1995

17-27-204. Powers and duties.

(1) A countywide planning commission shall:

(a) prepare and recommend a general plan and amendments to the general plan to the legislative body as provided in this chapter;

(b) recommend zoning ordinances and maps, and amendments to zoning ordinances and maps, to the legislative body as provided in this chapter;

(c) administer provisions of the zoning ordinance, where specifically provided for in the zoning ordinance adopted by the legislative body;

(d) recommend subdivision regulations and amendments to those regulations to the legislative body as provided in this chapter;

(e) recommend approval or denial of subdivision applications as provided in this chapter;

(f) advise the legislative body on matters as the legislative body directs;

(g) hear or decide any matters that the legislative body designates, including the approval or denial of, or recommendations to approve or deny, conditional use permits;

(h) exercise any other powers:

(i) that are necessary to enable it to perform its function; or

(ii) delegated to it by the legislative body.

(2) Each district planning commission shall:

(a) prepare and recommend a general plan for the planning district and amendments to the general plan to the legislative body as provided in this chapter;

(b) recommend zoning ordinances and maps, and amendments to zoning ordinances and maps, to the legislative body as provided in this chapter;

(c) administer provisions of the zoning ordinance, where specifically provided for in the zoning ordinance adopted by the legislative body;

(d) recommend subdivision regulations and amendments to those regulations to the legislative body as provided in this chapter;

(e) recommend approval or denial of subdivision applications as provided in this chapter;

(f) advise the legislative body on matters as the legislative body directs;

(g) hear or decide any matters that the legislative body designates, including the approval or denial of, or recommendations to approve or deny, conditional use permits;

(h) exercise any other powers:

(i) that are necessary to enable it to perform its function; or

(ii) delegated to it by the legislative body. 1995

17-27-205. Entrance upon land.

A planning commission or its authorized agents may enter upon any land at reasonable times to make examinations and surveys. 1995

PART 3**GENERAL PLAN****17-27-301. General plan.**

(1) In order to accomplish the purposes set forth in this chapter, each county shall prepare and adopt a comprehensive general plan for:

(a) the present and future needs of the county; and

(b) the growth and development of the land within the county or any part of the county, including uses of land for

urbanization, trade, industry, residential, agricultural, wildlife habitat, and other purposes.

(2) The plan may provide for:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources;

(e) the protection of urban development; and

(f) the protection and promotion of air quality.

(3) The plan may define the county's local customs, local culture, and the components necessary for the county's economic stability.

(4) The county may determine the comprehensiveness, extent, and format of the general plan. 1994

17-27-302. Plan preparation.

(1) (a) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the county.

(b) (i) The plan may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.

(ii) Elements of the county plan that address incorporated areas are not an official plan or part of a municipal plan for any municipality, unless it is adopted by the municipal planning commission and the governing body of the municipality.

(2) The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the planning commission's recommendations for the development of the territory covered by the plan, and may include, among other things:

(a) a land use element that:

(i) designates the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(ii) may include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan;

(b) a transportation and circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that are appropriate, all correlated with the land use element of the plan;

(c) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the

erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(d) a public services and facilities element showing general plans for sewage, waste disposal, drainage, local utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(e) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation; and

(ii) the elimination of blight and for redevelopment, including housing sites, business and industrial sites, and public building sites;

(f) an economic element composed of appropriate studies and an economic development plan that may include review of county revenue and expenditures, revenue sources, identification of base and residentiary industry, primary and secondary market areas, employment, and retail sales activity;

(g) recommendations for implementing the plan, including the use of zoning ordinances, subdivision ordinances, capital improvement plans, and other appropriate actions; and

(h) any other elements that the county considers appropriate. 1992

17-27-303. Plan adoption.

(1) (a) After completing a proposed general plan for all or part of the area within the county, the planning commission shall schedule and hold a public hearing on the proposed plan.

(b) The planning commission shall provide reasonable notice of the public hearing at least 14 days before the date of the hearing.

(c) After the public hearing, the planning commission may make changes to the proposed general plan.

(2) The planning commission shall then forward the proposed general plan to the legislative body.

(3) (a) The legislative body shall hold a public hearing on the proposed general plan recommended to it by the planning commission.

(b) The legislative body shall provide reasonable notice of the public hearing at least 14 days before the date of the hearing.

(4) After the public hearing, the legislative body may make any modifications to the proposed general plan that it considers appropriate.

(5) The legislative body may:

(a) adopt the proposed general plan without amendment;

(b) amend the proposed general plan and adopt or reject it as amended; or

(c) reject the proposed general plan.

(6) (a) The general plan is an advisory guide for land use decisions.

(b) The legislative body may adopt an ordinance mandating compliance with the general plan. 1992

17-27-304. Amendment of plan.

The legislative body may amend the general plan by following the procedures required by Section 17-27-303. 1991

17-27-305. Effect of the plan on public uses.

(1) After the legislative body has adopted a general plan or any amendments to the general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless:

(a) it conforms to the plan; or

(b) it has been considered by the planning commission and, after receiving the advice of the planning commission, approved by the legislative body as an amendment to the general plan.

(2) (a) Before accepting, widening, removing, extending, relocating, narrowing, vacating, abandoning, changing the use, acquiring land for, or selling or leasing any street or other public way, ground, place, property, or structure, the legislative body shall submit the proposal to the planning commission for its review and recommendations.

(b) If the legislative body approves any of the items contained in Subsection (a), it shall also amend the general plan. 1995

17-27-306. Effect of official maps.

(1) Counties may not adopt an official map under this chapter.

(2) (a) An official map adopted under the previous enabling statute does not:

(i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (b)(iii); or

(ii) require a county to immediately acquire property it has designated for eventual use as a public street.

(b) This section does not prohibit a county from:

(i) requiring a landowner to take into account the proposed streets in the planning of a development proposal;

(ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or

(iii) requiring the dedication and improvement of a street if the street is found necessary by the county because of a proposed development.

(3) An official map may not be used to unconstitutionally prohibit the development of property designated for eventual use as a public street. 1992

Appendix R-Mission Statements

Selected federal and state agencies

This appendix includes the "Mission Statements" and/or policy statements of various state and federal agencies with which the county has every-day or regular contact.

BLM

Mission Statement

"The BLM is responsible for the balanced management of the Public Lands and resources and their various values so that they are considered in a combination that will best serve the needs of the American people. Management is based upon the principles of multiple use and sustained yield; a combination of uses that takes into account the long-term needs of future generations for renewable and nonrenewable resources. These resources include recreation, range, timber, minerals, watershed, fish and wildlife, wilderness and natural, scenic, scientific and cultural values."

Public Law 94-579-October 21, 1976
Title I-Short Title Declaration of Policy

Short Title

Sec. 101. This Act maybe cited as the "Federal Land Policy and Management Act of 1976".

Declaration of Policy

Sec. 102. (a) The Congress declares that it is the policy of the United States that-

(1.) the public lands be retained in Federal ownership, unless as a result of the land use planning procedure provided for in this Act, it is determined that disposal of a particular parcel will serve the national interest:

(2.) the national interest will be best realized if the public lands and their resources are periodically and systematically inventoried and their present and future use is projected through a land use planning process coordinated with other Federal and State planning efforts;

(3.) public lands not previously designated for any specific use and all existing, classifications of public lands that were effected by executive action or statute before the date of enactment of this Act be reviewed in accordance with the provisions of this Act:

(4.) the Congress exercise its constitutional authority to withdraw or otherwise designate or dedicate Federal lands for specified purposes and that Congress delineate the extent to which the Executive may withdraw lands without legislative action;

(5.) in administering public land statutes and exercising discretionary authority granted by them, the Secretary be required to establish comprehensive rules and regulations after considering the views of the general public; and to structure adjudication procedures to assure adequate third party participation, objective administrative review of initial decisions, and expeditious decisionmaking;

(6.) Judicial review of public land adjudication decisions be provided by law;

(7.) goals and objectives be established by law as guidelines for public land use planning, and that management be on the basis of multiple use and sustained yield unless otherwise specified by law;

(8.) the public lands be managed in a manner that will protect the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archeological values; that, where appropriate, will preserve and protect certain public lands in their natural condition; that will provide food and habitat for fish and wildlife and domestic animals; and that will provide for outdoor recreation and human occupancy and use;

(9.) the United States receive fair market value of the use of the public lands and their resources unless otherwise provided for by statute;

(10.) uniform procedures for any disposal of public land, acquisition of non-Federal land for public purposes, and the exchange of such lands be established by statute, requiring each disposal acquisition, and exchange to be consistent with the prescribed mission of the department or agency involved, and reserving to the Congress review of disposals in excess of a specified acreage;

(11.) regulations and plans for the protection of public land areas of critical environmental concern be promptly developed;

(12.) the public lands be managed in a manner which recognizes the Nation's need for domestic sources of minerals, food, timber, and fiber from the public lands including implementation of the Mining and Minerals Policy Act of 1970 (84 Stat. 1876, 30 U.S.C. 21a) as it pertains to the public lands; and

(18.) the Federal Government should, on a basis equitable to both the Federal and local taxpayer, provide for payments to compensate States and local governments for burdens created as a result of the immunity of Federal lands from State and local taxation.

(b) The policies of this Act shall become effective only as specific statutory authority for their implementation is enacted by this Act or by subsequent legislation and shall then be construed as supplemental to and not in derogation of the purposes for which public lands are administered under other provisions of law.

Arthur L. Tait, Area Manager
176 E. D.L. Sargent Drive
Cedar City 84720
586-2401

Natural Resources Conservation Service

Pertaining to Management Practices, refer to our Field Office Technical Guide, which contains the Standards and Specifications for all practices. These practices span from water quality to vegetative usage, from erosion control to water impoundments.

The policy process of the Natural Resources Conservation Service is that we offer technical assistance to land managers in matters of soil and water related resources.

This assistance is offered through a Memorandum of Understanding with the E & I Conservation District.

Howard M. Roper
District Conservationist
PO Box 645
Cedar City, Ut 84721
586-2429

UDOT

1. Management Practices: Our management practices at the Federal Aviation Administration's Automated Flight Services Station, in Cedar City, Utah, are governed by Executive Order (EO) 12871. Subject to provisions of Chapter 71 of Title 5, United States Code, our management practices are as follows:

- a. We have created a labor management partnership including a committee to help reform the facility.
- b. We involve employees and the union representative, as a full partner with management, to identify problems and draft solutions to better serve the agency's customers and mission.
- c. We provide training to the manager and union representative in consensual matters of dispute resolution, such as interest based bargaining.
- d. We negotiate our subjects set forth in 5 U.S.C. 7106 (b)(1).
- e. We evaluate programs and improvement in organizational performance from the partnership.

2. Policy Process. Policy process, in regards to planning for the Iron County General Plan, is not applicable.

UDOT

Cedar City Automated Flight Service Station
2248 West Kittyhawk Drive
Cedar City, Utah 84720

Gene L. Homer
Air Traffic Manager

Cedar Breaks National Monument

Purpose:

Definition: The reason or reasons for which Cedar Breaks National Monument was set aside as a part of the national park system. Purpose statements are based upon legislation, legislative history, and historic trends.

The purpose statements below reflect what we believe is the legislative intent for Cedar Breaks. Other legislation affecting the national park system, such as the 1916 Organic Act, National Environmental Policy Act, National Historic Preservation Act, and Endangered Species Act influence management at Cedar Breaks National Monument and every other unit in the system.

- * To preserve spectacular cliffs, canyons, and features of scenic, scientific, and educational interest on lands within Cedar Breaks National Monument.
- * To promote public appreciation and enjoyment of Cedar Breaks National Monument.
- * To manage the national monument consistent with the 1916 Organic Act, Endangered Species Act, E.O. 11988 - Floodplains, E.O. 11990 - Wetlands, Native American Graves Protection and Repatriation Act, National Historic Preservation Act, Archeological Resources Protection Act, and other laws, regulations and policies that may apply.

Significance:

Definition: Significance is summarized in statements that capture the essence of Cedar Break's importance to our natural and cultural heritage. Significance statements are not an inventory of significant resources but rather describe the importance or distinctiveness of the aggregate of resources in the park.

- * Cedar Breaks National Monument is an important element in a regional four-season spectrum of recreational opportunities provided in partnership with both the public and private sectors.
- * Cedar Breaks' unique, high elevation location on the west edge of the Colorado Plateau provides spectacular vistas of the Great Basin and evidence of ancient Lake Bonneville. This provides unparalleled opportunities for the visitor to experience the span of geologic time and a range of life-zones from cold desert to alpine tundra.
- * Cedar Breaks provides quiet solitude, colorful beauty, opportunities for contemplation, pristine night skies, endless vistas, and isolation. The adjacent wilderness permits and even more intense appreciation of these values.
- * Cedar Breaks offers a pristine winter setting where quiet, solitude, and interaction with nature dominate the recreation experience.
- * The amphitheater is a grand example of the geologic processes that have eroded a colorful sandstone and limestone environment into fantastic shapes and formations.

- * The beauty of Cedar Breaks is exemplified by the play of light in the amphitheater. The contrast between sunlight and shadow provide a depth, space, and grandeur to challenge the imagination .
- * Cedar Breaks represents one of the highest plateaus in the region which enhances the sense of depth and scale of the landscape.
- * Archeological remains at Cedar Breaks provide evidence of 10,000 years of human use of this high-elevation region.
- * Cedar Breaks contains significant historic remnants, including outstanding examples of rustic style architecture. These remnants present an opportunity to tell the human story of the region's heritage.
- * Cedar Breaks contains relatively undisturbed portions of the Markagunt Plateau. It provides an opportunity for scientific study and a baseline for comparison with adjacent areas.
- * Cedar Breaks serves as a link in the chain of a "Grand Circle" of national park system areas.
- * Cedar Breaks contains an untapped multitude of Quaternary-age resources important to understanding its development, and erosional and depositional history. These resources include glacial deposits, paleobotany, paleosoils, and bog deposits.
- * A spectacular array of wildflowers provides a scene reminiscent of an artist's pallet. Cedar Breaks contains a variety of distinctive flora and fauna concentrated in a relatively small area. These colorful wildflower displays, the Bristlecone Pines and watchable wildlife present ample viewing opportunities.

Cedar Breaks National Monument Headquarters
Thomas E. Henry, Superintendent
82 North 100 East
Cedar City, Utah 84720
586-9451 (3813 FAX)

Division of Wildlife Resources

Mission:

The mission of the Division of Wildlife Resources is to assure the future of protected wildlife for its intrinsic, scientific, educational and recreational values through protection, propagation, management, conservation and distribution throughout the state.

Division Goals:

1. Protect all species of wildlife and their habitat from waste, exploitation, deterioration, and extinction in consideration of their intrinsic, ecologic, and/or sociologic values.
2. Generate an awareness of wildlife values and stimulate confidence in the division and its wildlife programs that will result in greater moral support and an adequate financial base for sound wildlife management by the division.
3. Maintain number of and accessibility to the several species of game animals sufficient to perpetuate the traditional sports of hunting, fishing, and trapping as principal uses of those species while simultaneously providing for other--recreational, educational, scientific, aesthetic, therapeutic, and economic--uses of all wildlife consistent with their status and potential.
4. Identify and recognize the diverse public interest in the estate's wildlife resources and implement programs consistent with those interests.
5. Maintain the state's jurisdiction over wildlife in Utah, but support non-division wildlife programs that are in harmony with division goals.
6. Enhance Utah's wildlife resources through development and application of scientific techniques.
7. Continually strive for efficiency in operations that will assure maximum return on investments by resource beneficiaries consistent with state goals of resource husbandry.
8. Permit commercialization of the wildlife resources only when necessary to accomplish sound wildlife management.

Revised by the Utah Wildlife Board April 14, 1989.

State of Utah
Department of Natural Resources
Division of Wildlife Resources
Bruce Bonebrake
1596 West North Temple
Salt Lake City, Utah 84116-3195
538-4700 (FAX 4745)

Division of Water Rights

Mission Statement:

To manage and optimize the use of waters in the state with due regard for existing rights, hydrologic environment, and the public welfare.

Clientele:

Direct service to water right holders and indirect responsibility to the general public.

State Engineer, Division of Water Rights
1636 W. N. Temple Suite 220
Salt Lake City 84116-3156
538-7240 (FAX 7467)

Division of Sovereign Lands & Forestry

Draft

Vision:

A leader in protecting natural resource legacies and enhancing Utah's destiny/future.

Mission:

We are committed to (our mission is):

- * Provide wildland fire protection for non-federal landowners commensurate with values-at-risk
- * Utilize the principles of stewardship and ecosystem management in providing state-of-the-art technical assistance to non-federal landowners in management of their natural resources
- * Optimize the benefit for multiple use management of resources held in the public trust
- * Achieve customer satisfaction through innovation, creativity, planning, teamwork and partnerships
- * Contribute to the improvement in the quality of life for Utah's diverse public.

Mission Statement:

Optimize the contribution of sovereign and other non-trust lands to the people of the State by (1) managing lands, where appropriate, to produce revenue for designated purposes (2) preserving long-term values and uses, and (3) permitting multiple-uses where those uses are consistent with the purposes for which lands are held so that the lands will continue to contribute to the maintenance and enhancement of the quality of life in the state.

Statute Statements:

- A. The Division is the executive authority for the management of sovereign lands, and the State's mineral estates other than school and institutional trust lands. Article XX, Section 1, Utah Constitutional; Section 65A-1-4.
- B. The Division shall be responsible for determining and executing the best methods of protecting private and public property by preventing the origin and spread of fire on non-federal, range and watershed lands. Article XVIII, Section 1, Utah Constitutional; Section 65A-B-1.
- C. The Division shall be responsible for encouraging private landowners in preserving, protecting, and managing forest and other lands throughout the state. Article XVIII, Section 1, Utah Constitution; Section 65A-3-1.

Goal Statements:

Other Agency Mineral Leasing:

Manage the state's mineral holdings, sovereign, and other agency, in a way as to optimize income, protect the mineral value of the resources, and insure the integrity of the separate agency interests (65A-4-3-).

Sovereign Lands Leasing and Coordination:

Present a rational basis for resource allocation in the public interest by developing the necessary legislative and administrative frameworks, and by preparing management plans for sovereign lands (65A-10-1).

Rural Fire Protection and Control:

Provide the level of fire protection on non-federal lands in Utah commensurate with the mandate of legislative acts, the safety of the people, and the preservation of the State's land resources (65A-8-1).

Rural Community Fire Protection:

Provide technical and financial assistance to rural communities in order to upgrade fire protection in rural Utah.

Forest Stewardship/Stewardship Incentives:

Provide assistance to Utah's private forest landowners in resource management, development and utilization consistent with sound management practices (65A-8-1).

Forest Product Utilization:

Provide assistance to industry to enhance the economic health and growth of Utah's forest industry, and to more efficiently utilize timber resources through improved harvesting, processing and marketing (65A-8-1).

Forest Health:

Identify and monitor insect and disease problems on state and private forestlands and recommend or implement prevention or control measures when feasible (65A-8-5).

Enhance the Quality of Life Through Responsible Management of Resources.

Protect non-federal forest range and watershed land by (1) maintaining a fire prevention and protection organization, and (2) by cooperating with a variety of agencies and landowners to provide conservation-oriented technical assistance to the private sector and all levels of government so that the lands will continue to contribute to the maintenance and enhancement of the quality of life in the State.

The Division shall be responsible for protecting non-federal forest and watershed areas on conservation principles (65A-8-1).

Upon request advise the Governor on matters relating to State emergency disaster response and recovery actions (63-5-4).

Agro-Forestry:

Encourage long-term stewardship and provide technical assistance to Utah's rural farmers, ranchers, and other landowners in managing their land and related resources through appropriate use of trees and shrubs.

Urban and Community Forestry:

Assist interested communities in developing a community forestry program (63-11-57).

Conservation Education:

Provide conservation oriented education assistance to the general public and school teachers and other specialist groups.

Lone Peak Conservation Center:

Promote and provide for use of quality plant materials in conservation planting in the State (65A-8-1).

Maintain a Forestry Conservation Camp in cooperation with the Division of Corrections

Emergency Response and Hazard Mitigation:

Cooperate with the Division of Comprehensive Emergency Management in the coordination of federal, state and local emergency activities (63-5-3-).

Administration and Policy:

Maintain a high level of effectiveness and efficiency of operation in the Division.

Division of Sovereign Lands & Forestry

Glenda Clark

State of Utah Department of Natural Resources

3 Triad Center, Suite 425

355 West North Temple

Salt Lake City 84180-1204

538-5555 (4111 FAX)

Dixie National Forest

Mission:

Caring for the Land and Serving People

Vision:

We are recognized nationally and internationally as a leader in caring for the land and serving people.

We are a multicultural and diverse organization. Employees work in a caring and nurturing environment where leadership is shared. All employees are respected, accepted, and appreciated for their unique and important contribution to the mission. The work is interesting, challenging, rewarding, and fun--more than just a job!

We are an efficient and productive organization that excels in achieving its mission. Responsibility and accountability for excellence are shared by employees and partners. The American people can count on the Forest Service to perform.

Guiding Principles:

To realize our mission and vision, we follow 13 guiding principles:

1. We use an ecological approach to the multiple-use management of the National Forests and Grasslands.
2. We use the best scientific knowledge in making decisions and select the most appropriate technologies in the management of resources.
3. We are good neighbors who respect private property rights.
4. We strive for quality and excellence in everything we do and are sensitive to the effects of our decisions on people and resources.
5. We strive to meet the needs of our customers in fair, friendly, and open ways.
6. We form partnerships to achieve shared goals.
7. We promote grass-roots participation in our decisions and activities.
8. We value and trust one another and share leadership.
9. We value a multicultural organization as essential to our success.
10. We maintain high professional and ethical standards.
11. We are responsible and accountable for what we do.
12. We recognize and accept that some conflict is natural and we strive to deal with it professionally.
13. We follow laws, regulations, executive direction, and congressional intent.

The phrase, "Caring for the Land and Serving People," captures the Forest Service mission. As set forth in law, the mission is to achieve quality land management under the sustainable multiple-use management concept to meet the diverse needs of people. It includes:

1. Advocating a conservation ethic in promoting the health, productivity, diversity, and beauty of forests and associated lands.
2. Listening to people and responding to their diverse needs in making decisions.
3. Protecting and managing the National Forests and Grasslands so they best demonstrate the sustainable multiple-use management concept.
4. Providing technical and financial assistance to State and private forest landowners, encouraging them to practice good stewardship and quality land management in meeting their specific objectives.

5. Providing technical and financial assistance to cities and communities to improve their natural environment by planting trees and caring for their forests.
6. Providing international technical assistance and scientific exchanges to sustain and enhance global resources and to encourage quality land management.
7. Helping States and communities to wisely use the forests to promote rural economic development and a quality rural environment.
8. Developing and providing scientific and technical knowledge aimed at improving our capability to protect, manage, and use forests and rangelands.
9. Providing work, training, and education to unemployed, underemployed, elderly, youth, and disadvantaged in pursuit of our mission.

Dan Deiss, USDA Forest Service
Dixie National Forest
82 North 100 East, PO Box 580
Cedar City, Utah 84721-0580
865-3700 (3791 FAX)

Utah Public Health Department, SW

Description and Mission of the Southwest Utah Public Health Department:

The Southwest Utah Public Health Department is a Five County Government Agency providing public health services to nearly 100,000 residents over 17,500 square miles. The services provided include: WIC, prenatal, CVD prevention, cancer screening, immunization, environmental services, etc.

The mission of the Southwest Utah Public Health Department is to protect and promote health and prevent disease. This mission is accomplished by:

1. Assessment of community health needs;
2. Assurance that needed, quality services are provided;
3. Development of policies to assure protection of health.

Gary Edwards
Utah Public Health Department, SW
88 E. Fiddler's Canyon Road
Cedar City 84720
586-4851

Appendix S-Minutes of the Planning Commission Meeting

**IRON COUNTY PLANNING COMMISSION
Public Hearing for General Plan
SUU Centrum
August 17, 1995
7:00 p.m.**

The Iron County Planning Commission held a Public Hearing on August 17, 1995 at 7:00 p.m. For the General Plan at the Centrum on the SUU Campus. Mr. Ed Hahne, Chairman of the Iron County Planning Commission called the meeting to order at 7:05 p.m.

Members Present

Ed Hahne, Chairman
Tom Cardon
Frankie Lou Bentley
Rich Wilson
Chad Nay, Zoning Administrator
Maureen Keitz, Secretary

Members Absent

Craig Clark
Howard Nelson
Clint Neilson

Others Present

Terri Overson
Charles Sheds
Bruce Williams
Susan Leslie
Dixie Newell
E. McEwen
D.H. Grimshaw
Bret Murie
Ralph Hicks
Lillian Hicks
John Ringlar
Ann Maguire
Steven Burnhoff
Chad Nay
Tyce Palmer
Judy Kerahw
Velta Lott
Norma Rogers
Ted Arsenault
Diana Pevler
Junc Sewing
Carol Ruge
Steven & Debbie Sharp
Dan and Lucy Venables
John Venables
Mel & Glenna Bulloch
Vernon and Ida Singleton
Antone Thompson
Jim and Martha Bayer
Dennis and Paul Porter
Randy and Aleua Wood
Destry B. Batt
Jennifer King
Dewey Cammack
Rodney Forsyth
Sharon M. Forsyth
Matthew Wood
Delice Tom
Craig Jones
Tom Williams
Todd Menchey
Audrey Menchey

Stu Dennett
Beth Dennett
Bob & Mindy Smith
Erwin & Joyce Mellor
Sam E. Brower
Winston Allen
Vicki Show
C. Show
Jennifer Geerlings
Dan Pennic
Cynthia L. Johnson
Carman Jones
Pauline Milberry
Marion Archbald
Jaylynn Sorensen
Effie Choppell
D. M. Sorensen
Fern Burlough
Bruce Mitchell
Annette Mitchell
Arlen Grimshaw

Mr. Hahne introduced Mr. Curt Hutchings of the Five County Association of Governments who has been working on the General Plan for the past two years with the help of a Task Force who's members are as follows: York Jones, June Sewing, Clint Neilson, Alan Demille, Virginia Higbee, Chad Nay, Terrance Bride, Lynn Nolan, Bob Rowley and Gordon Staker. Mr. Hahne stated that from this Public Hearing the General Plan will go to the County Board of Commissioners who will also hold a Public Hearing and later approved.

Mr. Hahne stated that there is a sign-up list at the entrance for anyone who would like to speak. He added that they will be called in the order of the sign-up sheet. The purpose of the meeting is to receive input from the public regarding the General Plan. Mr. Hahne added that written comments will be accepted until Thursday, August 24th. He instructed them to deliver them to Maureen Keitz.

PUBLIC COMMENTS: (verbatim)

Lillian Hicks: There are number of us here are very concerned about the zoning map that you put in the proposed Plan and we have been told that it is not up-to-date, we do not understand that. Where I live it is zoned A-20 and the map shows it as R-5. A-20 have been in effect in that area for fourteen years. So why does that map show R-5 unless you are proposing R-5.

Ed Hahne: We can't do that. The only ones who can do that is the County Commission. If this is on there and it is wrong, this is why the meeting is being held. We have gone through it but we do not see these things but you do because you are interested in that area so you are going to pay attention to it. We do not know what your situation is, but if you will give us your objection then we will look it over and if there is something wrong, we will change it. There is nothing on our zoning map that has been changed over the years.

Charles Sheets: If the map is wrong to begin with, you did not even ask the lady what area she lives in to see if it is wrong.

Lillian Hicks: We live beyond Quichapa.

Ed Hahne: We will take a hard look at the map.

Lillian Hicks: If it is wrong, why is it in there?

Ed Hahne: We will make sure that is it corrected before the final draft is completed.

Charles Sheets: My name is Charles Sheets and I would like to address this panel to find out why you people zone land for residential usage; you issue people building permits, septic permits, well permits and you turn right around and you flood us. You take everything we have and you put it under water because you have over develop Cedar City so much so you have no choice but to put the water out the Quichapa Lake area in which now the land that was normally dry is flooded and we are infested with mesquites and dragon flies and we can't go in and out of our houses. About 90% of the people that own the property at the Quichapa Lake area are elderly people who are planning on in the next year or two to retire. They are going to come out after they have made monthly payments and find out that they can't put up a building, they can't live there, they can't do nothing. Looking at your own flood plane map, there is no source of water that is shown that Quichapa Lake receives any of the flood water. The water that is going into the Quichapa area is man-made and is not on any of the maps you have here or in 1820. In November of 1821, Coal Creek Canyon water discharge went toward Rush Lake. Historical data shows its went to Rush Lake for irrigation purposes. It used to go out to the airport but as the City has developed, you took care of the City's problem by sending the water that way. You people are flooding us out. Taking away everything we have worked for. It has to be the Zoning and Planning Board's responsibility as well as the Iron County Commissioners to allow this to happen. If you are planning to continue to flood Quichapa Lake then why don't you trade us for land that is up by the City wells that is State or City land. Again, this is a man-made problem. You are trying to turn it into a wetlands when it is not an act of God or nature; it is man-made problems. Nobody wants to accept the responsibility of it. What are you going to tell these elderly people when they come up here that they can't build.

Brent Williams: Hi, my name is Brent Williams and I appreciate the opportunity to express my views on the General Plan. I think they talked a little bit about the zoning map. I have some big concerns with the R-5 zoning in the entire valley. I am concerned that it is not what it is today, which we know it isn't, I am concerned that as soon as the Plan is approved, they will change it. The agriculture in the area is what keeps most of us in this area. It allows for larger pieces of acreage that people can live on, they can have small ranches and things like that. I think that those are really important. I think that dividing the county into certain "tiers" makes some of the areas in the County more valuable, while it destroys the value of other areas. Some people like to live in close to town or right in town and I think they should be allowed to do that. Some people like to live out to Quichapa or further out into New Castle/Beryl area, they should be allowed to do that also. I feel that these things need to be looked at in more depth. I appreciate the opportunity to speak in front of you again, thank you.

Dixie Newell: My name is Dixie Newell, I live in Enoch and I represent myself. (Mrs. Newell read her written statement which she submitted to the Planning Commission, see attachment 1.)

Bruce Williams: I will skip my comments I have for now on the R-5 zoning, I had a few on that. But what I will do is go to page 20 where it talks about ranches and agricultural property. What I'd like to say is that ranches or ranchers or people who own this open space, they do need to be protected and at the same time there are people who want to leave the congested areas of Cedar City or even different parts of different of States and all over the country that want to take advantage of these and want to take advantage of this and want to go out and live a life with one or two horses and own a minimum of 20 to 40 acres of land and get away from it all. What I want to bring out is that this type of activity needs to go on. A couple ways it would protect a farmer is that it gives him a chance to realize the potential value of property and not destroy by saying okay,

this "tier" is way out in number four. It is agricultural land we are protecting and there are several ways to take that. But anyway, it cuts his value. He's looking at selling it to another rancher. He is not looking to sell it to one of these people who want a larger piece of property to get away from it all. Another thing I would like to say is that under this same ordinance that they have now, people are able to do that. The ordinances of the County need to be changed. People are living in homes they have built out of crates. They don't have a water source or septic system. They have these trailers that are a health hazard. Their yards are turning into a dumping ground. The County needs to make an ordinance to clean these things up and say they do need a water source and septic system in before we give the building permit. We need to protect the beautiful county in these outside rural areas and have them nice and keep them the way they are, which is the reason people want to go out to them now. The "tier" growth boundary will create some value for some properties and destroy it for others. I think it is somewhat of a monopoly and it imposes a use on people. One thing that sounds really good, if the parks that will be required by developers when they do a subdivision. But if you think that through, the City has had a lot of problems with that. Guys out in Fiddlers Canyon who are developers who say they want to do a park. But then the City starts looking at it and there is a lot of maintenance and it costs quite a bit of money to maintain these. Ground is set aside for a park, it is the least the County can do is maintain it. I think more stringent ordinances needs to be passed regarding unsightly mobile homes and some of these areas that have become such eyesores, they are unsanitary. There are a lot of things that are real good here on Page 22, access and transportation, public lands access, cultural opportunity, education, community character, there are a lot of things that are great and I think the Plan is a good idea and I think it is time to work it over and implement it. Thank you.

Tyce Palmer: (Mr. Palmer read from his written statement that his submitted to the Planning Commission, see attachment 2.)

Scott Holyoak: I really did not get much time to look at all this, it seems like this time of year we are all busy and working, but I would like to make a couple of comments. I know there has been a lot of talk about the lights up here over the "C" and I know that there are a lot of people who are being disgruntled about it. The preamble makes a comments here, it says, "In order to provide for the health safety, and general welfare of the citizens of Iron County". I believe, its here on page 78, its talking about street and exterior lighting and its says "prevent the occurrence of exterior lighting which distracts from the natural beauty of the County." I know we don't like to but I believe these people have the right to have lights up were to protect there homes from burglary or whatever and have safe streets to drive on just like the people in Cedar City have. The other one is my pet peeve, the prairie dog, anybody knows that. I think we need to look into it, it is here on page 29. It says, "to work toward a completion of a habitat conservation plan. In the Endangered Species Act, Section 2, it says that the United States has placed itself as a sovereign state in the international community to conserve, to extent practicable the various species of fish and wildlife and plant facing extinction. I believe that if you would look in the prairie dog recovery plan and you would find out through a lot of the stuff that it is not in danger of extinction. Since 1972 to 1992 they have transplanted almost 17,000 prairie dogs at the cost of over one-half million dollars. About 905 is the spring count in 1994. There is an old joke that if you want to get rid of the prairie dogs, let the Fish and Game manage it. Paragraph 5 of section 2 of the Endangered Species Act says, "encouraging the State and any other interested parties, through financial assistance, assist them with incentive to develop and maintain conservation programs to meet National International standards is the key to meeting the National's International's commitment and to better safeguarding to the benefit of all citizens to the National heritage of fish, wildlife and plants." Yet, here was Mr. Bartholomew, who was fined \$1,000 for wanting to build on his own property. How are we taking care of people's interest as far as life, liberty and property. Is concerned. I imagine the Porters could probably tell you a good story about the Post Office out there. I feel like the Federal Government should live up to their own standards and if they are going to play the game, they need to pay the price. I think to encourage like Colemans to build, I think the prairie dogs would still be there, there's not a problem. I think that's it, I think they need

to give these people the money instead of spending one and one-half million dollars transplanting them.

Vicki Show: I guess I would mainly like to express my support. There are a lot of people saying to protect our quality of life in the County agricultural land. We have only been here about three years and we have seen such a change in the entire environment. We moved to the County so that we could enjoy what is here; the farm lands and everything that goes with it and having our animals as we choose. We see that being eaten up, we have seen the annexations that seem to be coming about in Cedar City, all the lands they are taking up. We are wondering what kinds of protection there are for the green lands and the agricultural lands. We just want to see some of that protected and keep our quality of life as it is. Thank you.

Kevin Kershaw: Hi, my name is Kevin Kershaw. We don't really represent any organized group. Just a group of people who live in the County because we want to. We were at a meeting just an hour ago being concerned citizens about some annexations that are going on in Cedar City. We feel like that if we want to live in Cedar City we would have bought property in the City limits. I'd like to see the County address the fact that Cedar City annexation proposal or declaration extends essentially to the whole valley; that is their intent. They are not proactive on it right now, but their intent is to have Cedar City property the regions of the Valley. We would like the County to put in some buffer zones or create some zoning that would protect the rights of people who want to live in the County that want to have some animals and want to have some green area, some open spaces. I feel like that this plan for the County to come up with a Master Plan because, quite frankly, your brothers in the City don't think you have done a good job in the past. They say that is the reason their people are becoming annexed in because they are getting more protection. We would like to see the County address those concerns and try and make it so that if we want to stay County residents that's where we want to be, that's why we are here. Thank you.

Cynthia Johnson: Good evening, I'm Cindy Johnson and I have been told by some officials that I am an outsider. I'm not an outsider because I care about Cedar City, I care about the State of Utah, otherwise I would not have come here. This is another ploy to please, wake up and realize what having Andalex coal mine is going to do to this beautiful area. It is a crime against nature for a couple of jobs. Property value is going to go down to nothing. I've worked too hard and too long and sweat too many tears trying to make our place a little bit nicer. So, I am not an outsider. An outsider does not care, I care! I hope everyone else does, too, because it is your area, your property, it could be you the next time that they decide they are going to build a road for a bunch of dumb trucks. It does not do anything for you. You won't be able to get on that road not unless you want to take your life in your hands. So, please think about it. I hope that the Planning Commission thinks about what they are doing. You have too much to lose and not enough to gain on this one. So, please think before you act, I'd really appreciate it. Thank you.

Carol Ruge: I'm Carol Ruge. For the citizens opposed to the truck route which is on this map, page 53, I wish they would have made a mistake on that one. They want it to go from the Kanarraville exit down 5300 clear to Highway 56 through our neighborhood. It is going to be a four lane highway, Kit Warehouse the City Engineer, told me that. They keep calling it road, its going to be a highway. Like it says in the General Plan and its been in the newspaper, and I was told by Dave, at Andalex, that there will be a truck every eight minutes, ten miles apart twenty-four hours a day, 356 days a years for the next 40 years. As it states in the General Plan, there will be 57,000 trucks per year coming to our neighborhoods; Rainbow Ranches, Hamilton Fort, Spring Creek, Cross Hollow, Quichapa, Indian lands, Thorley Estates, effecting several neighborhoods with children and animals. Like Cindy Johnson, my neighbor, said we have all worked very hard at this. That is why we live in rural areas. We do not want to live on freeway with a freeway coming through our livingroom. Would any of you? With 129,000 ton coals trucks driving by every eight minutes. I don't think so. It is just a shame they want to bring pollution and ruin our lifestyles and our wildlife and make this like a little L.A. or southern California all for profit. It

will only provide 15-20 jobs. You can build a Burger King, Commissioners, and provide that many jobs in the County. The others jobs will be in Kane County. There are no benefits from this, not at all, except for a few people. I speak for my neighbors and anyone opposed. I have petitions you can sign if you like. It really breaks my heart that they want to ruin Cedar Valley and the beautiful pristine area for the sake of profit for a few people. Thank you.

Ed Hahne stated that this completes the sign-up list of speakers.

(This portion of the minutes is not verbatim)

Charles Sheets stated that he has a couple of questions. One is that he wondered if the County had looked into the situation of the water table when drilling for water. Mr. Sheets stated that in recent years they have had to drill much deeper than in the past and expressed his concern for lack of water for future development. Another concern he has is the health risk regarding the coal dust coming from that many trucks passing by. His concern is if there would be enough to cause black-lung, which is a risk for those working with and around coal dust.

Susan Leslic from Enoch expressed her concern regarding Andalex being a Dutch company and will be shipped to the far east.

Paula Porter from Cedar Valley questioned why the County does not have the Andalex trucks take the middle interchange. She asked if it is because Cedar City won't allow it and want the County to have the responsibility?

Mr. Hahne stated that the Iron County Planning Commission has not been involved with Andalex up to this point in time. He added that there is a proposed road on the new County maps but that its purpose is for an alternate route for traffic to relieve some of the traffic from the freeway and through town.

Don ?, in the audience, questioned whether the Master plan is proposing to re-zone. Don asked how they are informed of zone changes. Mr. Hahne replied stating that the Planning Commission agenda is posted at the Cedar City office, Fiddlers Canyon Building and at the Iron County Courthouse and added that perhaps in the future the agenda can be published in the Spectrum.

Mr. Hahne replied that zone changes are done on an individual basis requested by the property owners and given final approval by the County Commissioners.

Delice Tom, from the Paiute Tribe, stated that the Tribe needs to be informed of changes taking place in the area of the reservations and also of major plans such as Andalex which will greatly impact the Cedar Band Reservation near Hamilton Fort.

Fern Burlough stated that she has distributed a petition against Andalex that she will submit to the Planning Commission.

Charles Sheets stated that the County cares only about the dollar and that all information needs to be disclosed to the potential buyer before land is sold to them.

Dennis Porter stated that for the past 30 years there has been flooding in Quichapa and that many problems come with growth. With growth comes change.

Tom Williams expressed his concern that the livestock trails are maintained.

Craig Jones explained that there is a connection between the open spaces and mountains. He feels that it is critical to preserve the farms, ranches and open spaces and that he see a continuous

encroachment on his grazing land. He added that if they are unable to move their livestock from the summer to winter ranch land and are forced to move them by truck, most ranchers will go out of business. He expressed the importance of preserving the livestock trails.

Stewart Summerville stated that the General Plan controls, not protect property rights.

Antone Thompson stated that the General Plan needs to provide a section for trailers and allow individuals to have debris and do what they want with their property. He added that this would be their "pursuit of happiness".

The meeting adjourned at 8:45 p.m.

:mwk

Appendix T-Minutes of the County Commission Hearing

IRON COUNTY COMMISSION MEETING

SEPTEMBER 25, 1995

Minutes of the Iron County Commission Meeting held September 25, 1995, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Roy P. Urie	Commission Chairman
Robert L. Gardner	Commissioner
Thomas B. Cardon	Commissioner
David I. Yardley	County Clerk
Justin Wayment	Assist. County Attorney

Also present:

Dennis Lowder	County Auditor
Dennis Ayers	County Assessor
Ira Schoppmann	County Sheriff
Doug Wilson	Data Coordinator

SYNOPSIS :

Minutes
Elected Official Reports
Zoning- A-20 Discussion
Zone Change-Western Rock, R-5 to M-3
Zone Change-Joe Hutchins, Correct Advertising Error
Public Works Asscoiation
Solid Waste Collection-Enoch City
Sewer Ordinance-Need to draft ordinance discussion
Ground Water Protection-Discussion
Women's Crisis Center-Budget Request
Board of Equalization- Scholtzen Products
LeVay Smith
Terry Proctor
Tax Matter-Property Tax Refund Request, Bruce Dingle
Tax Matter-Brian Head Equities
State Tax Commission Report
Public Hearing-County General Plan
Executive Session-Personnel Matters
Funding Request-Water Conservancy District

MINUTES :

Minutes of the Commission Meeting held September 11, 1995, were approved as amended on a motion by Robert Gardner, second by

County was in compliance in all areas and no factoring orders would be required. The Property Tax Division reviewed all classes of real property and all classes are within State guidelines. He reported that they were very pleased with the job that the Assessors office is doing in Iron County.

PUBLIC HEARING-COUNTY GENERAL PLAN :

County General Plan. Tom Cardon made a motion to convene in a public hearing to receive comments on the County General Plan. Second was by Robert Gardner with Roy Urie voting in favor.

Curt Hutchings was the first to speak and outlined the steps that have been taken in designing the draft general plan. He also outlined changes suggested at the Planning Commission hearings and recommended their incorporation into the county general plan.

Ed Hahne, Planning Commission Chairman, also spoke of the planning process and stated that the plan is an umbrella of general county goals for land use and development within Iron County.

Tom Cardon reported that the planning commission had conducted a public hearing on September 7, 1995 and were passing their recommendations received at that hearing on to the full County Commission with the recommendation that the general plan be approved as amended at the public hearing.

Valerie Cohen spoke and she presented a written comment on the general plan. She stated that she did not feel that the general plan was ready for adoption until amendments in two areas

were made. She recommended that wording regarding wilderness be amended to include the option to designate additional wilderness within the County. She also was opposed to the paragraph which speaks about a proposed Andalex project which may impact the County in the future. She felt that the numbers included in the general plan discussion of Andalex were not current and should be updated to reflect figures used by Andalex in their draft Environmental Impact Statement. Ms. Cohen also felt that the beltway transportation routes should be more specific and that the plan should state what exactly was being proposed for future road development.

Barbara Williams also questioned the portion which deals with Andalex and also specifically developing 5300 West from the Kanarraville exit North to U-56. Ms. Williams is opposed to developing a major road along this route.

Sylvia Kofford also spoke in opposition to including a map which designates 5300 West as a future truck route. She stated that this is in a developed subdivision and to expand the road would jeopardize the "country atmosphere" of the neighborhood.

Carol Ruge presented a written statement from the Grand Canyon Trust regarding future development in Iron County.

Brent Williams questioned the "Tiered Growth" plan and felt that this concept should be reviewed before adopting the plan.

After all comments were heard, Commissioner Gardner made a motion to close the hearing. Second was by Commissioner Cardon with Commissioner Urie voting in favor.

Appendix U-Changes to the General Plan discussed by the County Commission

1. On page 25 to delete the second sentence under **Annexation/Incorporation**.
2. On page 29, to delete "...as fish and wildlife areas" from policy LU6.2.
3. On page 34, to delete "...by establishing a property maintenance ordinance" from policy LU14.4.
4. On page 39, to delete Weatherization programs, the Home program and Comprehensive Housing Affordability Study from the list of Implementation tools.
5. On page 13, "Zoning Map", to add sewer information from the Cedar City area.
6. On page 41, "Tiered Growth Map", to add the area around Summit as "Tier III; to add sewer information from the Cedar City area; to add the words "Tier I, Tier II, Tier III, and Tier IV" in the appropriate positions on the map legend.
7. On page 45, to delete detailed information concerning the Andalex project and replace it with;

Other Traffic Generation

Industrial and or commercial uses which could be served by proposed roadway extending from the Hamilton Fort Interchange to the Three Peaks area

American Azide
Andalex
KSUB Radio Station
KREC Radio Station
Lab at Mine Buildings
Long View Fiber
O'Sullivan Furniture Plant
Recycling Operations at Mine Buildings
WECCO

These enterprises represent a significant amount of vehicular traffic in and around the area of Cedar City. In addition, the proposed industrial area which has been a part of Iron County planning for more than a decade will generate, as it develops, the need for additional traffic routes as the County grows.

The Institute of Traffic Engineers state that the average number of vehicular trips generated from a typical light industrial or industrial park use is 7 trip ends (a trip end

means a vehicle either leaving or entering the site) per 1,000 sq.ft. of floor area on a weekday.

For example an enterprise such as O'Sullivan Furniture with ½ million sq.ft. generates, at full capacity, approximately 3500 trip ends per day.

Additional businesses in the industrial area will generate trip ends at the same ratio.

Residential lots presently existing which could be served by the roadway

Currently approximately 367 residential lots have been subdivided in the immediate area (abutting) of this roadway. This amount of residential activity will generate approximately 3,670 vehicle trip ends per day.

*While these figures show traffic generation for existing uses, with the exception of Andalex, they can give a good indication of future generation for similar uses.

8. On page 47, to change the wording in policy C1.1 from residential to municipal/residential.
9. On page 53, to take the truck route designation off the Circulation Map.
10. On page 55, to delete the first paragraph under the heading **Noise**.
11. On page 57 to add policy EN1.7 "To protect all natural flood channels".
12. On page 59, to delete policy EN7.1.
13. On page 60, to replace the words "Dark Sky Ordinance" with "Lighting Ordinance" as an implementation tool.
14. On pages 63, and 67, to delete the Station Chief's names from the tables.
15. On page 71, to relace the name "Red Rock Intermediate School" with "Cross Hollow Intermediate School".
16. On page 78, to replace the words "Dark Sky Ordinance" with "Lighting Ordinance" on policy PS11.1.

Appendix V-Minutes of County Commission meeting in which the General Plan was adopted

IRON COUNTY COMMISSION MEETING

OCTOBER 10, 1995

Minutes of the Iron County Commission Meeting held October 10, 1995, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Roy P. Urie	Commission Chairman
Robert L. Gardner	Commissioner
Thomas B. Cardon	Commissioner
David I. Yardley	County Clerk
Justin Wayment	Assist. County Attorney

MINUTES :

Minutes of the County Commission meeting held September 25, 1995 were approved as amended by Tom Cardon, Commissioner Robert Gardner seconded the motion and Roy Urie voted in favor.

COMMISSIONER REPORTS :

Visitor Center: Commissioner Cardon reported that he has been in contact with the State Division of Facilities Construction and Maintenance (DFCM) in regard to the State leasing office space in the visitor center building. The State is interested in moving several agency offices into the new facility when it is constructed.

The Daughters of the Utah Pioneers (DUP) has not made a commitment on their space requirements. The County will contact the DUP to see if they are still interested in locating in the Visitor Center.

Correction Facility Board: Commissioner Cardon reported that the Correction Facility is requesting an increase in funding

Commission added several projects which included a new Cedar City Library, an addition to the jail, road improvements in Northern Iron County for Circle 4 Farms operations. Commissioner Gardner made a motion to approve the Permanent Community Impact Board Capital Improvement list as amended. Second was by Tom Cardon and Roy Urie voted in favor.

CEDAR HIGHLANDS ROAD REQUEST :

Tom Higbee, representing French requested that the County vacate a portion of a road which dead ends at the BLM property line. Mr. French owns the lots on both sides of the road. He is willing to provide a cul-de-sac.

Mr. Woolfe, representing the property owners association stated that the association was on record as opposed to vacating the road. They also claim ownership to the road.

Ownership of the roads within the subdivision must be determined before any action could be taken on the request.

FAIR BOARD REPORT :

Nancy Dalton, Fair Chairman, came before the commission to present the final report on the 1995 Fair and Rodeo. The Fair was about \$3,500 in the red for the year. One problem is the seating capacity for the rodeo and the races. The Commission thanked Ms. Dalton for the work she and her committees have done. Nancy Dalton will continue as Fair Chairman for 1996.

ADOPTION OF GENERAL PLAN :

Curt Hutchings reviewed changes to the draft County General Plan and discussed concerns with the tiered growth system. It

was determined that tiered growth can be controlled through the land management code and other county ordinances.

Commissioner Cardon made a motion to adopt and approve the Iron County General Plan as amended and to authorize the Five County Association of Governments to publish the final document. Second was by Robert Gardner with Roy Urie voting in favor.

TAX MATTER :

A request for a tax refund on property incorrectly assessed was submitted by David Lunt. The tax serial number for the property in question is . Commissioner Gardner made a motion to approve a tax refund of \$185.00 for tax paid on an incorrect assessment. Second was by Tom Cardon and Roy Urie voted in favor.

TRASH COMPACTOR :

Charles Cornwall and Paul Evanson made a presentation to the commission on a Bomag trash compactor. They have a demonstrator at the Salt Lake County Landfill. The used machine would cost approximately \$300,000.00.

No decision was made at this time by the Commission.

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Acknowledgements

County Commissioners

Roy P. Urie, Chairman
Robert L. Gardner
Thomas B. Cardon
James C. Robinson-Previous Contributing Commissioner

County Planning Commissioners

Ed Hahne, Chairman	Clint Neilson
Frankie Lou Bentley	Howard Nelson
Craig Clark	Rich Wilson

Dee Clark, Dave Cowen, Mason Jones, Bud Rhodes, Scott Wilson, Craig Zufelt-Previous Contributing Members

General Plan Advisory Committee Members

Terrence Bride	Clint L. Neilson
Alan DeMille	Lynn Nolan
Virginia B. Higbee	Bob Rowley
York Jones	June Sewing
Chad Nay	Gordon R. Staker

County Staff

Justin Wayment	Assistant County Attorney
Chad Nay	Building Official
Maureen Keitz	Planning Commission Secretary
Renee Kennedy	Secretary

GIS Mapping

Doug Wilson	GIS Coordinator
Adam Britt	GIS Specialist
Ivan Spencer	GIS Specialist

Five County Association of Governments

Curt Hutchings, Senior Planner	Project Manager
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Adoption

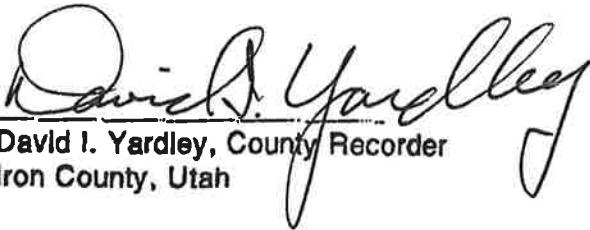
Commisioner Cardon made a motion seconded by Commissioner Gardner to adopt this General Plan of Iron County, Utah. The plan was PASSED, APPROVED and ADOPTED this 10th day of October, 1995 by the following vote:

AYES: Tomas B. Cardon, Robert L. Gardner, Roy P. Urie
NOES:
ABSENT:
ABSTAINED:



Commissioner Roy P. Urie
Iron County, Utah

Attest:



David I. Yardley, County Recorder
Iron County, Utah

