

ORDINANCE NO. 2018- 3

**AN ORDINANCE AMENDING THE UTAH COUNTY GENERAL PLAN, 2014, AND
THE UTAH COUNTY LAND USE ORDINANCE TO ADOPT SECTION 5-18,
GRAZING(G-1) ZONE**

WHEREAS, the Planning Commission initiated a review of the Utah County General Plan, 2014, and a review Utah County Land Use Ordinance (UCLUO), dealing with adopting Section 5-18, Grazing(G-1) Zone; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County General Plan, 2014, and the Utah County Land Use Ordinance during the regularly scheduled meeting of the Planning Commission on November 21, 2017, held a public hearing regarding the proposed amendments, and made a recommendation to the Board of County Commissioners regarding the proposed amendments; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendments, and the minutes of the Planning Commission meeting and the public hearing regarding the proposed amendments to the Utah County General Plan, 2014, and the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed amendment to the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds the proposed amendment to the Utah County Land Use Ordinance conforms to the Utah County General Plan, 2014, and is consistent with the other provisions of the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds that the proposed amendment to the Utah County General Plan, 2014, and the Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors.

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

Chapter 5 of the Utah County General Plan, 2014 is hereby amended to read as described in Exhibit "A", which exhibit is attached hereto and made part hereof by this reference.

Part II:

Section 4-1 of the Utah County Land Use Ordinance is hereby amended to read as follows:

4-1: ZONES ESTABLISHED

In order to carry out the purposes of this ordinance, the unincorporated territory of Utah County, Utah, is hereby divided into zones as follows:

RA-5	Residential Agricultural Zone
RR-5	Rural Residential Zone
TR-5	Transitional Residential Zone
CE-1	Critical Environmental Zone
CE-2	Critical Environmental Zone
M&G-1	Mining and Grazing Zone
NC-1	Neighborhood Commercial Zone
HS-1	Highway Service Zone
I-1	Industrial Zone
FPO	Flood Plain Overlay Zone
NHO	Natural Hazards Overlay Zone
A-40	Agricultural Zone
APO	Airport Overlay Zone
PF	Public Facilities Zone
PC	Goshen Valley Planned Community Zone
G-1	Grazing Zone
TDR-R	Transfer of Development Rights Receiving Overlay Zone
TDR-S	Transfer of Development Rights Sending Overlay Zone

Part III:

Section 5-18 of the Utah County Land Use Ordinance is hereby amended to read as follows:

5-18: G-1 GRAZING ZONE

A. DECLARATION OF LEGISLATIVE INTENT

The G-1 Grazing Zone covers the dry mountain and desert areas of the county. Limitations imposed by climate, topography, soil capability, and inadequate water supply has identified this zone as a place for the grazing of livestock on the open range and the location of activities and land uses which are not appropriate near urban centers.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the G-1 Grazing Zone are:

1. To take advantage of and more fully implement the basic purposes for planning and zoning as set forth in Utah Code Annotated 1953, as amended.
2. To promote the conservation of water, land, mineral, and other resources.

3. To foster livestock grazing , agriculture, and associated industries within the county.
4. To provide a location for certain types of uses which, due to odor, noise, danger, etc., are not compatible with urban development.
5. To ensure the development of adequate public facilities to match private development.

The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.

B. PERMITTED USES

The following shall be permitted in the G-1 Zone upon compliance with the standards and requirements as set forth in this ordinance:

1. The care and keeping of domestic livestock and fowl; and barns, stables, corrals, feed yards, pens, coops, other structures for the keeping of such livestock or fowl, and ancillary agricultural wastewater treatment lagoons, and systems, and related facilities when associated with an approved fowl or domestic livestock operation and when such agricultural wastewater treatment is approved by the State Department of Environmental Quality, Division of Water Quality, or approved by other federal or state regulatory agencies with specific jurisdiction for agriculture wastewater, subject to the provisions of chapter 3 of this land use ordinance.
2. The raising of mink and similar fur bearing animals, and the pens and sheds used in the raising of such animals, subject to the provisions of chapter 3 of this land use ordinance.
3. The production of fruit and crops in the field, packing plants for fruit and vegetables raised on the premises, and office, restroom and shower facilities for such production of fruit and crops and packing plants.
4. Agricultural structures for the storage and keeping of farm products and machinery.
5. Buildings and other structures for the fabrication and portion control (killing, skinning, and meat cutting) of domestic livestock and poultry raised on the premise.
6. Dairy farms, milking barns including an office or an independent office structure on the same site as the dairy, for the exclusive use of the dairy operation, also restrooms, showers, and buildings and facilities for the process and packaging of milk produced on the premise, subject to the provisions of chapter 3 of this land use ordinance.
7. Apiaries and establishments for extracting and processing honey.
8. Oil, gas and water wells, and appurtenant pipelines, pumps and pump houses.
9. Private dog kennels as an accessory use to the dwelling in which the owner of the kennel resides.
10. Fish hatcheries for the raising of game fish or fish for human consumption.
11. Plant and tree nurseries, greenhouses, and associated structures for the sale of plant stock grown on the premises.

12. Incidental produce stands, subject to the provisions of chapter 3 of this land use ordinance.
13. The boarding of horses within a structure or in the open field.
14. One-family dwellings and manufactured homes.
15. Residential accessory structures, when located on the same lot as the dwelling to which such structures are appurtenant.
16. Family day-care and private preschools.
17. Churches and other structures for religious worship, and churches with a parsonage.
18. Home occupations, subject to the requirements of chapter 3 of this land use ordinance.
19. Public parks, public park facilities and public historical monuments.
20. Man-made lakes, ponds, dams and other uncovered water impoundments; and covered water tanks and reservoirs which do not extend over two (2) feet above natural grade.
21. Marinas, subject to the provisions of chapter 3 of this land use ordinance.
22. Minor campgrounds, and appurtenant campsite facilities, for noncommercial use and where no fees are collected.
23. Fences, walls, and landscaping, subject to the conditions set forth in chapter 3 of this land use ordinance.
24. A Cellular telephone, radio, television, or other microwave transmission facility which has a license from the Federal Communication Commission or its successor agency.
25. Signs, subject to the provisions of chapter 3 of this land use ordinance.
26. Private roping and riding arenas that do not have lights.
27. Windmills.
28. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:
 - a. Fire and police stations, plus buildings housing ambulance and similar emergency service vehicles and equipment.
 - b. Buildings and yards for the storage and upkeep of vehicles and equipment required for the maintenance and operation of roads, utility systems and other functions of the governmental entity.
 - c. Office buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.

C. PERMITTED CONDITIONAL USES

In the G-1 Zone the following shall not be permitted by the Zoning Administrator unless approval as a conditional use has been authorized in accordance with the land use ordinance by the designated reviewing agency:

1. An automobile or motorcycle race track or race course which the Board of Adjustment has approved as a conditional use according to the provisions of chapter 7 of this land use ordinance.

2. An electrical power generation plant which the Board of Adjustment has approved as a conditional use according to the provisions of chapter 7 of this land use ordinance.
3. A fairground, rodeo arena or horse race track, which is operated by a public agency and which the Board of Adjustment has approved as a conditional use according to the provisions of chapter 7 of this land use ordinance.
4. A man-made lake, pond, dam or other uncovered water reservoir over ten (10) acre feet in capacity, or a covered water tank or reservoir which extends over two (2) feet above natural grade, when such is found to be compatible with the surrounding neighborhood and approved by the Board of Adjustment as a conditional use according to the provisions of chapter 7 of this land use ordinance.
5. A preschool, or primary school or secondary school, which the Board of Adjustment has approved as a conditional use according to the provisions of chapter 7 of this land use ordinance.
6. A livestock auction yard including livestock pens, auction facilities and structures, and public and livestock transport parking, for the sale of domestic livestock only, which has been approved by the Board of Adjustment as a conditional use, according to the provisions of chapter 7 of this land use ordinance.
7. Private roping and riding arenas with lights and all commercial roping and riding arenas, when approved by the Board of Adjustment as a conditional use according to the provisions of chapter 7 of this land use ordinance.
8. A hunting preserve or a shotgun, pistol or rifle shooting range plus incidental accessory structures which the Board of Adjustment has approved as a conditional use according to the provisions of chapter 7 of this land use ordinance, and subject to the applicant submitting a site plan and providing adequate evidence of safe setbacks, location, layout, noise reduction, and continuing management.
9. A major campground and appurtenant campsite facilities for noncommercial use, when approved as a conditional use by the Board of Adjustment according to the provisions of chapters 3 and 7 of this land use ordinance.
10. A cemetery which has been approved as a conditional use by the Board of Adjustment according to the provisions of chapters 3 and 7 of this land use ordinance.
11. A planned subdivision which has been approved as a conditional use and plat approval by the County Commission according to the provisions of chapter 6 of this land use ordinance.
12. Commercial dog kennels as an accessory use to the dwelling in which the owner of the kennel resides, when approved by the Board of Adjustment as a conditional use according to the provisions of chapter 7 of this land use ordinance.

D. AREA REQUIREMENTS

The minimum area of a zoning lot within the G-1 Zone shall be as follows:

1. Each one-family dwelling, manufactured home, family day-care, private or commercial dog kennel on the same parcel as the dwelling to which it is accessory, planned subdivision, roping and riding arenas with or without a one-family dwelling, and major campground, shall be located on a lot containing at least fifty (50) acres of land.
2. Each church or other structure for religious worship shall be located on a lot containing at least two and one-half (2 ½) acres of land; each church with a parsonage shall be on a lot containing at least fifty (50) acres of land.
3. Each minor campground and its appurtenant campsite facilities shall be located on a lot containing at least five (5) acres of land.
4. For other permitted structures and uses, there shall be no minimum area requirement except as may be necessary to meet the other provisions of this land use ordinance.

E. **WIDTH REQUIREMENTS**

The minimum width of a zoning lot within the G-1 Zone shall be as follows:

1. For each one-family dwelling, manufactured home, family day-care, church or other structure for religious worship, or church with a parsonage, preschool, primary school or secondary school, and roping and riding arena with or without a one-family dwelling, the minimum width of the lot at any point between the frontage and the structure shall be three hundred thirty (330) feet.
2. For other permitted structures and uses, there shall be no minimum width requirements except as may be required under other provisions of this ordinance.

F. **LOCATION REQUIREMENTS**

The minimum location requirements within the G-1 Zone shall be as follows:

1. Front Setback
All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of chapter 3 of this land use ordinance, shall have a front setback of at least thirty (30) feet, unless a greater setback is required by chapter 3 of this land use ordinance.
2. Side and Rear Setback
All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of chapter 3 this land use ordinance, shall have a side and rear setback of at least fifteen (15) feet, unless a greater setback is required by chapter 3 of this land use ordinance or by adopted building and fire codes.

G. **HEIGHT REQUIREMENTS**

The height requirements within the G-1 Zone shall be as follows:

1. The maximum permissible height of any structure shall be forty (40) feet as determined by the currently adopted building construction codes of Utah County or by any future edition of these codes that may be adopted.

Exception 1: An antenna of a “stealth telecommunications transmission facility” which is attached to an existing pole of an electrical (or other utility) line (or placed on a replacement pole therein) may exceed the initial elevation of such pole by no more than 10 feet.

Exception 2: For large scale utility line structures, there shall be no maximum height.

Exception 3: The maximum height for windmills shall be 55 feet measured from finished grade to the highest point of the windmill blade.

Exception 4: Otherwise, a height in excess of 40 feet, if for unoccupied structures, may be approved by the Board of Adjustment as a conditional use granted according to the terms of chapter 7 of this land use ordinance.

Note: The provisions of the APO Airport Overlay Zone, setback standards, or other provisions of the ordinance may result in a lesser height than that stated above.

H. DWELLINGS SIZE AND PATTERN

For any one-family dwelling, manufactured home, or other building containing a dwelling unit permitted in the zone:

1. The combined minimum habitable floor area of the ground level story and any habitable stories above the ground level shall be not less than eleven-hundred (1100) square feet, excluding basements, decks, patios, garages, unoccupied areas and non-habitable areas.

I. SPECIAL REQUIREMENTS

1. The yards around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire hazard.
2. No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil unless engineered retaining structures are approved and constructed.
3. The grade of driveways which serve a dwelling unit or other occupied structure shall not exceed twelve (12) percent.

J. SUPPLEMENTARY REGULATIONS

Uses within this zone shall also comply with the applicable requirements set forth in Chapter 3, entitled Supplementary Requirements and Procedures Applicable Within Zones and all other provisions of the land use ordinance.

Part IV:

A copy of the Utah County General Plan, 2014, and the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk/Auditor.

Part V:

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part VI:

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 16th day of January 2018.

UTAH COUNTY COMMISSION

VOTE



NATHAN IVIE, CHAIR

aye



WILLIAM C. LEE, VICE-CHAIR

aye



GREG GRAVES, COMMISSIONER

NAY

ATTEST:
BRYAN E. THOMPSON
County Clerk/Auditor

APPROVED AS TO FORM:
JEFFREY R. BUHMAN
County Attorney


By: 

Deputy

Approved

Disapproved



By: 

Deputy

Date of Publication: Once only, as soon as possible

EXHIBIT "A"**UTAH COUNTY GENERAL PLAN
CHAPTER 5: LAND USE ELEMENT**

The word "planning," when used by a city or county government, means the process of logically arranging physical development, both public and private, to coordinate residential, commercial, industrial, agriculture, and open space land uses, with the essential supportive public facilities and services. To initiate planning within its jurisdiction, a local government customarily prepares and adopts a general plan having various elements mandated by state government and additional elements selected by the jurisdiction, to provide for the management of long-range growth and development.

Municipalities In preparing the Utah County Land Use Plan, notice was taken of the existing and permitted land uses in the twenty-six incorporated municipalities within the county. A county is distinct from a city in that it does not actually have the function, as a city does, to accommodate the complete spectrum of activities available to those who reside within it. Municipalities are created to provide urban governmental services essential for urban development and for the protection of public health, safety, and welfare. Counties are recognized as legal subdivisions of the State and thereby function in a supportive role to the incorporated urban places rather than competing with them for control of industrial sites, commercial activities, and residential growth. Counties exist to fill the governmental void that would otherwise exist in the territory lying between cities and towns.

In their role as subdivisions of state government, counties collect the property tax for the state, the school districts, and the cities, as well as act as custodians over court, land, marriage, and other important public records. On the other hand, it is inappropriate for a county to imitate municipal governments by zoning for a full range of urban land uses, with the resulting responsibility of providing a matched set of urban services.

Land uses excluded from the county land use ordinance and the land use element of the general plan, in unincorporated Utah County, were not intended to be exclusions from county residents, but were found to be properly provided for in the incorporated municipalities for those living in both county and city. Those uses of land recommended for inclusion in the land use ordinance of the unincorporated area are the uses deemed valid for a non-urban, unincorporated setting. Inclusion of more intensive uses deemed necessary in unincorporated areas should be considered primarily as permitted conditional uses.

Preparing the land use element plan In the process of determining what uses of land to include in the land use plan of the unincorporated area of Utah County, it is necessary to take into account the historical and current use of the land, the changing economic conditions, geographic and geologic features, transportation routes, slope and vegetation, and population. In reviewing these categories, along with the annexation policies of each jurisdiction, land ownership and other specific land area studies, a planning matrix can be achieved to indicate

those areas best suited for future changes to the land use pattern or areas to be maintained with little or limited change.

Agriculture as a land use Because good, level agricultural soil is equally suitable for industrial, residential, and commercial development, the future of agriculture on the valley floor of Utah County is tentative. The decrease in minimum lot size from forty acres to five acres for a dwelling in the agricultural zone has also contributed to larger ranches and farm tracts being broken into smaller parcels which become less productive as an agricultural unit. Agricultural land has provided a local market of fresh fruit, vegetables, eggs and meat, and continues to provide an attractive landscape for recreation, hunting and visual ruralness. The preservation of viable agricultural land can also have collateral benefits, including the minimizing of potential land use conflicts which may otherwise occur if particular farmlands were to be developed.

Unfortunately, the high value placed upon Utah County agriculture for aesthetic reasons is the very thing which threatens the continuation of farming in this area. From the detached vantage point of the urban county resident, the farmland is a magnet that lures residents to resettle amidst the cattle and cornfields. After moving into the agricultural areas, the non-farmer's annoyance at odors, pesticides, dust, pre-dawn tractor and sprayer noise, and run-away irrigation water, creates conflict. The agriculture protection area afforded by state code may provide the protection needed by the farmer for urban encroachment into the production farm areas.

Housing as a land use Residential districts shown on the land use element map are those most suitable for residential use, including the commercial and governmental activities that support such use. Each zone district permits single-family dwellings that meets the minimum area, frontage and width required within each zone. Areas designated as residential on the land use element map are those areas that could be developed for residential use with water systems, sewer systems, and road access, with the support of adjacent municipal services or abutting existing outlying water and/or sewage systems.

Utah County's preference for the location of residential development is, **first** in the established municipalities, **second** in unincorporated communities and areas with existing water systems, and **third**, on zoning lots in the unincorporated areas of the county. It is the historical policy of Utah County, by resolution, that new unincorporated communities, and existing dense settlements in the unincorporated county, proceed toward incorporation as a town as soon as the minimum population to do so is achieved.

When an application to amend the general plan to a residential designation is submitted, an applicant should show all annexation or incorporation possibilities have been exhausted. In addition, a soil report and soil feasibility study on the use of septic systems for the development or amendment should be submitted by the owner/developer based on existing soil studies that have been provided by the Natural Resources Conservation Service or studies completed by a recognized soil engineer.

Commerce as a land use The central business district is the beginning point from which city utilities and services extend outward into the community; the best roads, largest water lines, and major police and fire-fighting equipment are usually located in this area. The large proportion of the community's taxes collected from the central business district is paralleled by

the high level of government services provided in the downtown area.

The majority of residents in unincorporated Utah County lives within three miles of one of the many municipal commercial business districts in the county. It is proposed that no new commercial zones be established in the unincorporated area, except: (1) commercial areas in remote, well-spaced locations along state highways for the convenience of the traveling public; (2) in populated unincorporated neighborhood areas to provide convenient commercial uses for the residents of these areas; and (3) within platted recreational resort developments.

Industry as a land use Industry is a term which is applied to a wide variety of economic activities and land uses, and is essential to most communities as a source of jobs and tax revenue. Most industries need good highway access, water and sewer availability, level ground with moderate to heavy load bearing capacity and adequate heating and electrical utilities that exist or are readily available. State adopted and county mandated building codes and fire safety codes limit the type of structures and uses available in the unincorporated county industrial zones when no water supply system is available for the required fire flow. Existing and new industrial zones have not developed in the county due to this lack of infrastructure to meet minimum code requirements.

Many industrial uses are sufficiently offensive that they cannot be located in municipal industrial areas. Other industrial activities, such as mineral reduction or processing plants, need to be located near the site of their associated natural resource extraction operation. In such cases, industrial zones in the unincorporated area may be created. It is recommended that industrial uses not be allowed in the commercial, residential or agricultural zones; or that nonindustrial uses be allowed in the zone designated for specific industrial activities.

Lands used for watersheds The most fundamental land use in the arid west is watershed use which provides the essential water for agriculture, residential and all other land uses. Any damage to watershed areas should be rehabilitated, and the critical mountain areas should be managed for flood and fire protection, water conservation and erosion prevention. Valley infiltration areas that recharge the ground water supplies should also be protected from development, pollution, excavation, and surface covering that would reduce infiltration. Development patterns and policies should be consistent with adopted regulations protecting watershed, water sources, and water source protection zone areas.

Since the valley floor areas contribute to the water table, the disposal of human and industrial waste into the soil should be minimized by the utilization of sewage treatment facilities whenever possible. Storm water runoff from development should be required to be disposed of on-site to increase the water table recharge, unless a storm drain or surface drain that is controlled by an agency or jurisdiction is available that would allow for the increase of water runoff to an acceptable body of water or sump.

Public utilities Public streets, parks, or any public way, ground, place or space, publicly owned buildings or structures, and publicly or privately owned utilities are necessary for the continued growth and development within Utah County and within the state. All land use designations and zone map designations should provide for the location of these public uses. In addition, areas should be designated for the location of certain essential, but less-desired public facilities, such as wastewater treatment plants and waste and waste transfer facilities. These

areas should be located close enough to urban areas to meet the needs of the residents of Utah County and to limit transport costs, but still provide enough separation from non-compatible land uses.

General Plan, Land Use Element Plan

Watershed area Lands in the unincorporated area of Utah County that are classified within the CE-1, Critical Environment Zone, typify the canyon and mountain areas of Utah County. The majority of the water necessary for culinary use, irrigation, recreation, natural vegetation and wildlife, is initiated from these CE-1 zoned areas. This is accomplished from winter snow accumulation and absorption of rainfall. Any request to diminish this watershed area by changing this zone designation, should be accompanied by an engineered soil study and report which would indicate the mitigation of the watershed land area being converted to an alternative land use and the ability of the watershed soils to accept in-ground septic systems without incurring pollution to this critical water storage area.

Agriculture area This designation includes those areas within the M&G-1, Mining and Grazing Zone, G-1, Grazing Zone, A-40, Exclusive Agriculture Zone and RA-5, Residential Agricultural Zone. These areas are zoned for land uses relating to the grazing and pasturing of livestock, mining, production agriculture operations and low density residential development. Historically, the previous RA-1 Zone, and the A-1 Zone, and the current RA-5 Zone, have been those areas related to irrigated agriculture. Any additional conversion of land to the RA-5 Zone should include evidence of an existing, historical irrigation system with established irrigated crops, orchard or pasture in production; and not a proposal to do so in the future if the zone map change is approved. Conversion of the RA-5 Zone to the A-40 Zone is encouraged in this agriculture area.

Residential area Land that is within the classification of the CE-2, Critical Environment Zone, RR-5, Rural Residential Zone and TR-5, Transitional Residential Zone, are considered residential. These three zones have been developed residentially in recreational canyon areas, adjacent to municipal boundaries for future annexation and in unincorporated areas where some utilities exist or have been constructed by the developer. New areas of residential designation should not be approved except for the expansion of existing residential zones when roads, central sewer systems, topography, environmental and geologic factors, central water systems and fire protection indicate that such expansion is feasible.

Commercial area These are areas in unincorporated Utah County that are classified within the NC-1, Neighborhood Commercial Zone or the HS-1, Highway Service Zone. As municipalities expand their boundaries into the rural portion of the county, the need for neighborhood commercial activity decreases. Most residents in the unincorporated area of the county are only minutes from city commercial shops and services. Existing neighborhood commercial areas should be maintained only until they no longer serve the population in the surrounding area. New neighborhood commercial areas should not be established unless the need is required by increased unincorporated population or as part of an approved recreational resort development.

Highway Service commercial areas aid the traveling public. To a lesser extent, these

commercial areas also provide outdoor recreation business opportunities, particularly in canyon areas. Any expansion of the existing HS-1 zoned areas or proposals for creating new areas along state roads and highways should be in conjunction with economic data indicating the need for the expansion or the new location and the cost to Utah County to provide the mandated fire and life safety services. The improvements to vehicular travel by automobile and commercial trucking has reduced the necessity for frequent stops between urbanized areas, which decreases the demand for new highway commercial services in the rural parts of the county.

Manufacture area Land that is classified within the I-1, Industrial Zone and the PF, Public Facilities Zone. Existing industrial areas that do not have access to a municipal or private sewage system or water delivery system for fire suppression should be reviewed and, where appropriate, eliminated. Any new manufacturing area should be approved only if sufficient utilities are available to support the industrial or public facility use and annexation into a municipality is not currently possible. As with commercial areas, the municipalities are relied upon to provide the majority of the manufacturing since they also are able to provide the required infrastructure.

Camp Williams Military Compatibility Overlay Area (MCOA) In order to assist in the implementation of the land use and other recommendations of the Joint Land Use Study (JLUS) completed in 2012 for Camp Williams, Utah County should support land use policies that are consistent with the JLUS in areas designated as part of the Study's Military Compatibility Overlay Area (MCOA). Utah County finds that the MCOA's objectives, standards, and requirements are generally consistent with the county's plans and objectives for this unique area, and will compliment and support county efforts to limit development in areas lacking necessary infrastructure, to promote the preservation of viable farmlands and grazing lands, to protect sensitive areas, and to otherwise promote the orderly and efficient development of Utah County.

General Plan, Land Use Element Map

The "Land Use Element" map of the Utah County General Plan illustrates the five areas of the Utah County General Plan, *Land Use Element Plan*. This land use plan and land use map, along with the goals, objectives and policies element; the moderate income housing element; the transportation and traffic circulation element; and the environmental element, and all associated maps; make up the advisory guidelines for the comprehensive development and long-range land use planning for the unincorporated lands of Utah County, Utah.