

CHAPTER 1  
RURAL AGRICULTURE PROTECTION PROGRAM

11-1-1: STATEMENT OF PURPOSE:

The Eastern Summit County general plan (hereafter referred to as "the general plan"), was developed to ensure that the rural, agricultural and small town character of the eastern portion of the county shall remain, even in the presence of growth and change. The intention of the county is to assure the managed, proper and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists. In adopting the Eastern Summit County development code (hereafter referred to as "the code" or "this title"), the county will fully exercise all of the powers granted to it by Utah Code Annotated title 17, to require, to the extent possible and practical, that all development and change within Eastern Summit County will occur in a manner that is consistent with the goals and expectations of the residents. In order to accomplish the stated purpose, this title will:

- A. Protect the right to farm in Eastern Summit County and promote and encourage the preservation of agricultural lands, operations and open space;
- B. Establish incentives for preserving active agriculture lands and operations;
- C. Allow simple procedures for landowners to undertake minor subdivisions of property to increase opportunities for residents and local workers to live in Eastern Summit County;
- D. Protect existing businesses that are important to the Eastern Summit County economy from the encroachment of new residential development;
- E. Allow appropriate flexibility with regard to the location of land uses and other zoning matters, so long as the resulting use of the land is compatible with its surroundings and furthers the goals and objectives of the general plan;
- F. Ensure that new development is undertaken in a manner that is sensitive to the rural, agricultural and small town character, and make every effort to ensure that new development will not bring about change that is inconsistent with the underlying community values and resources;
- G. Prevent or minimize development when it will significantly increase potential dangers to life and safety of existing and future residents and emergency service personnel;
- H. Require a common sense approach to development and ensure that people choosing to locate in remote areas of the county recognize and accept the possible consequences of their actions;
- I. Preserve the natural resources of Eastern Summit County;
- J. Ensure that development is compatible with wildlife habitats and environmentally sensitive areas;
- K. Ensure that the county and incorporated municipalities cooperate in guiding development near the boundaries of each municipality; and
- L. Protect private property rights. (Ord. 278, 5-6-1996)