



STERLING, UTAH

GENERAL PLAN

2024

ACKNOWLEDGEMENTS

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Utah state law requires that all municipalities have a general plan. Not only is this general plan intended to fulfill the requirements of the State, but it should provide the Town with a valuable resource to help guide current and future decisions.

Previous to this update, certain steps were taken to ensure that the adopted general plan will continue to hold the best interest of the citizens of the Town.

Residents have been involved in creating the goals and visions that shaped this general plan. In order to establish the values and opinions of the residents of the Town, a survey was sent through the mail and online to each household within town boundaries. The survey results have helped to shape the general plan to portray the great values of the Town. You can view the survey questions in the appendix.

Throughout this process, there were multiple public hearings held. Any public input gathered was then used to help shape a series of goals and action steps, which reflect the direction chosen by city officials and residents. The created goals are end points, which are intended to be met through the specific steps provided in the action steps. Further, the town policies show how the action steps might take place in a fashion that will allow goals to be met.

Finally, the general plan will be reviewed in a town council meeting to adopt the final draft of the General Plan. The goals and action steps provided in this general plan are general in nature, with the intention to allow flexibility in how the Town might achieve them.

TOWN HISTORY

Sterling is a beautifully located settlement on the Sanpitch river, six miles south of Manti. The residences are built on the high, picturesque banks of Six-Mile Creek, above all danger from floods or high water, and in a most delightful and healthful spot. This rural settlement was begun in 1871 by W. G. Petty, and for many years was known as Pettyville, in honor of the founder. The old town was situated near the mouth of the romantic mountain stream, on the high banks of the Sanpitch river.

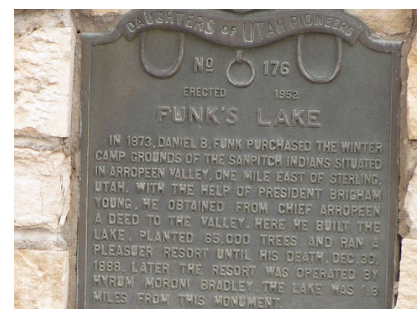
In 1877 the few colonists moved to the present location, which commands an excellent view of the surrounding country and afforded room for the building of a large and important commercial town. At the time of settlement, the old town, or Pettyville, had but fifteen families. Now the population numbers about 22 industrious and enterprising farmers and stock raisers.

Funk's lake, now known as Palisade State Park, a large artificial inland recreation and fishing place, covers seventy-five acres, to the depth of twenty feet or more, with pure mountain water, fresh from the crystal Six Mile stream . This was begun in '73 by D. B. Funk, and is at present a noted recreation resort. The Sanpete Valley railroad circles round the winding canyon and delivers passengers within a few hundred yards of the lake. Here are delightful groves of shade trees, commodious pavilion, splendid fishing, grounds for all outdoor games and modern accommodations for those desiring a quiet, peaceful outing in the cool canyon of the Manti La Sal mountains.



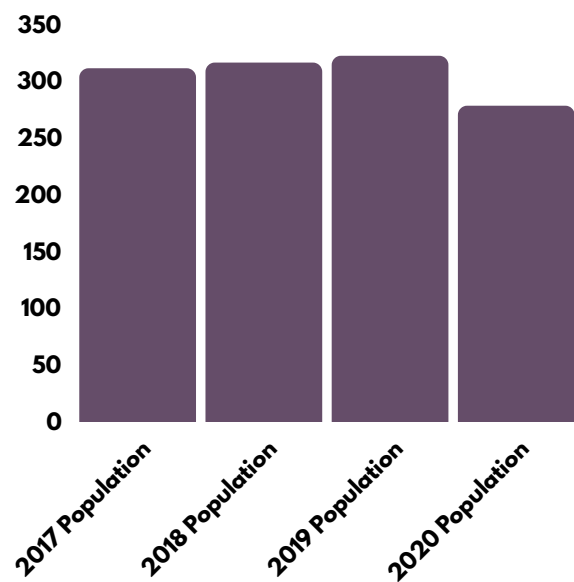
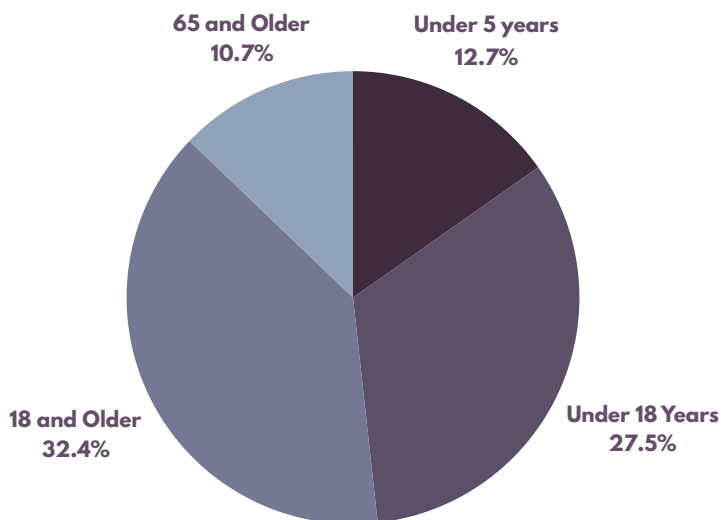
The coal fields of Sterling cover an extensive area and promise to become the most valuable beds of fuel in central Utah. These mines were discovered in '87 by Harrison Edwards and Henry Thomas, Bishop John E. Reese, Edmund Edmunds and others of Wales. The Edmund mine was opened at once and worked steadily for many years, the output supplying the people of Sterling, Manti and Sanpete county. A single-horse whim was used in lifting the coal, and a score or more of miners were kept busy in extracting fuel to supply the local markets. This beginning caused many others to locate claims and sink shafts in quest of better veins. The Sterling Coal and Coke Company, consisting chiefly of parties connected with the Sanpete Valley Railroad company, was organized in '94, and located several claims in the vicinity of the Edmunds mine. The railroad was completed from Manti to the mines, the terminus being called Morrison, and the best hoisting works in Utah put in for lifting and loading the coal in cars on the track.

The Sterling Irrigation Company, with capital stock, was incorporated on August 14, 1888, and the North Six-Mile Creek Irrigation company, with a capital of \$20,000, was incorporated on April 1, 1889. These companies and several small individual ditches control the water supply for the fields of Sterling, with adequate soil moisture, which explains why Sterling's grain, fruits, and vegetables possess such superior qualities. In '91 the Rio Grande Western Railroad was completed through the western borders of Sterling, and a flag station was established, thereby connecting the town with the outside world. The stage mail route was then discontinued, and regular daily mail was delivered from the railway mail service. Later the Gunnison reservoir dam was established at the mouth of Six -Mile creek, and one more important investment was added to this village. The railroad construction furnished a market for ties and timbers, and many of the citizens of Sterling were employed in this work. Regular trains pass through the town over the Rio Grande Western, and the best traveling accommodations were furnished. Sterling is peculiarly adapted to fruit-growing and gardening, and many of her thrifty citizens are engaged in these lines. The soil and climate are suited to sugar beet growing, and good tests have been made by the State Agricultural College and the Department of Agriculture at Washington, showing the natural facilities are present for maintaining a sugar factory.



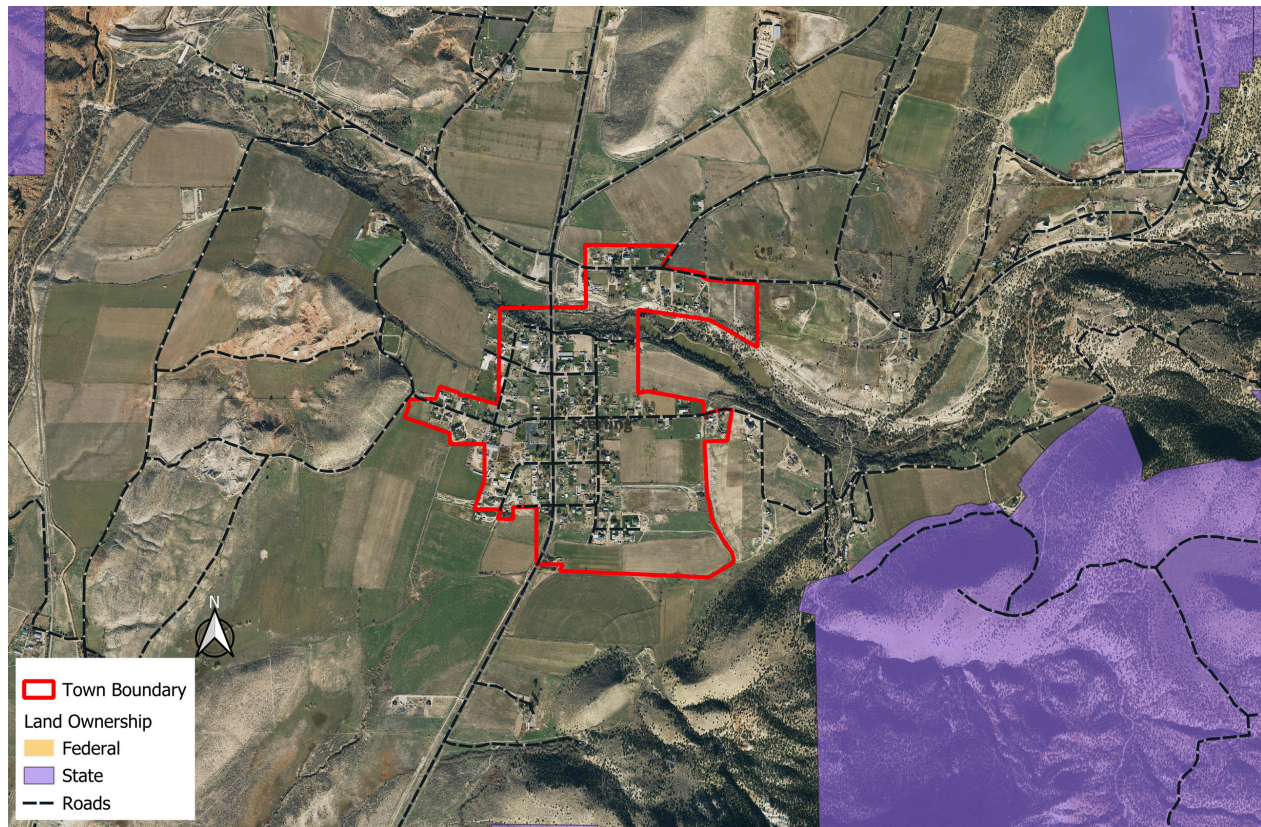
DEMOGRAPHICS

Population	274
Median Income	\$61,964
Employment Rate	49.8%
Housing Units	102



Source: 2020 Census and 2020 ACS Estimates

LAND ANALYSIS



The majority of land within town limits and surrounding Sterling is privately owned with a section of State land to the southeast and northeast.

Anticipated Challenges

Challenges facing the future of the community are similar to those faced in growing rural communities and some that are unique to Sterling. These challenges include but are not limited to:

- Establishment and enforcement of new land use regulations.
- Affordable housing
- Lack of employment opportunities.
- Slowly growing, but aging population.
- Continued drought and other water resource concerns.

Guiding Principles

A series of methods to gauge public opinion were used to better understand where the community is today and where it needs to try to be in the future. Most public input can be summarized into the following goals:

- Maintain rural atmosphere.
- Improve infrastructure conditions, particularly water resources.
- Empower residents to make catalyst changes in their community.
- Improve the quality of life for residents.
- Improve communications between residents and elected officials.
- Promote economic development initiatives.

ULTIMATELY, THE VISION AND GOALS EXPRESSED BY RESIDENTS FOCUS AROUND MAKING STERLING A VIBRANT, ATTRACTIVE, AND INVITING COMMUNITY.

LAND USE

When Sterling was originally settled, it was mainly an agricultural community. Agriculture related land uses remain a part of the community today. The Land Use element of this General Plan encourages the orderly and efficient distribution of land uses in the town. The range and mix of land uses includes residential, commercial, and agricultural areas within the Town.

The Town currently requires a 0.5 acre lot size in zone R-1 and 1.0 acre lot size in the R-2C Zone.

Below are the current land use zones that have been implemented throughout the town.

- Agricultural-Residential R1
- Residential/Commercial R-2C
- Civic Areas
- Recreation & Open Space Area

Please refer to Sterling ordinances for further details on zone descriptions and regulations.

CURRENT LAND USE

STERLING ZONING MAP



GOALS

Establish orderly, planned growth and development that enhances the Town's distinctive environment and rural character, and provides consistent services and infrastructure by:

1. Planning for neighborhood accessibility.
2. Support high standards for community improvements.
3. Enforce local ordinances and development standards.
4. Encourage developer contributions to public amenities.
5. To the maximum extent possible, new growth should pay its own way, bearing the cost of extending all required roads and utility services.

The Town of Sterling is a small community that values its heritage and is united in its efforts to maintain a safe, clean, healthy, economically diverse, and attractive environment. It will be a friendly community that strives to be affordable and sustainable.

FUTURE GROWTH

Annexation is the process through which properties outside the Town's boundaries are incorporated as part of the Town. This process includes an application by property owners to the Town and a public meeting process where stakeholders can discuss the issue. Petitions for property to be annexed into the Town are initiated by property owners and are often started with the intent of receiving services.

Annexation petitions to the town should meet the following criteria before being considered by the Town Council.

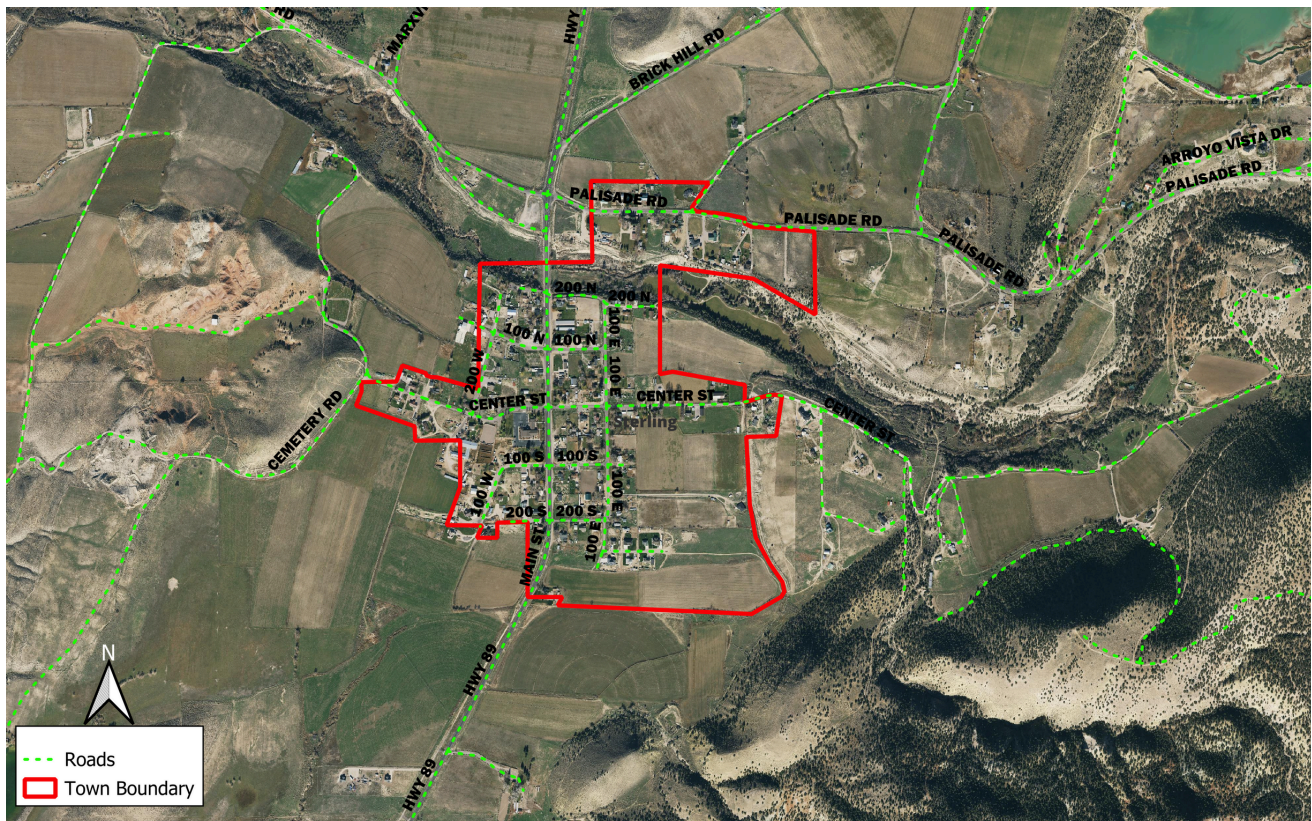
- Meet the criteria outlined in Utah State Code 10-2-4.
- The land to be annexed must be located within the Sterling future land use map, avoiding the creation of an island or peninsula.
- Meets the character of the community related to residential, commercial, industrial, or civic land uses of the community.
- The Town favors annexation that, when applicable, provides the necessary water shares and the ability to connect infrastructure to meet the requirements of the town for development.
- Consider future needs of the community related to residential and economic growth.

ANNEXATION MAP

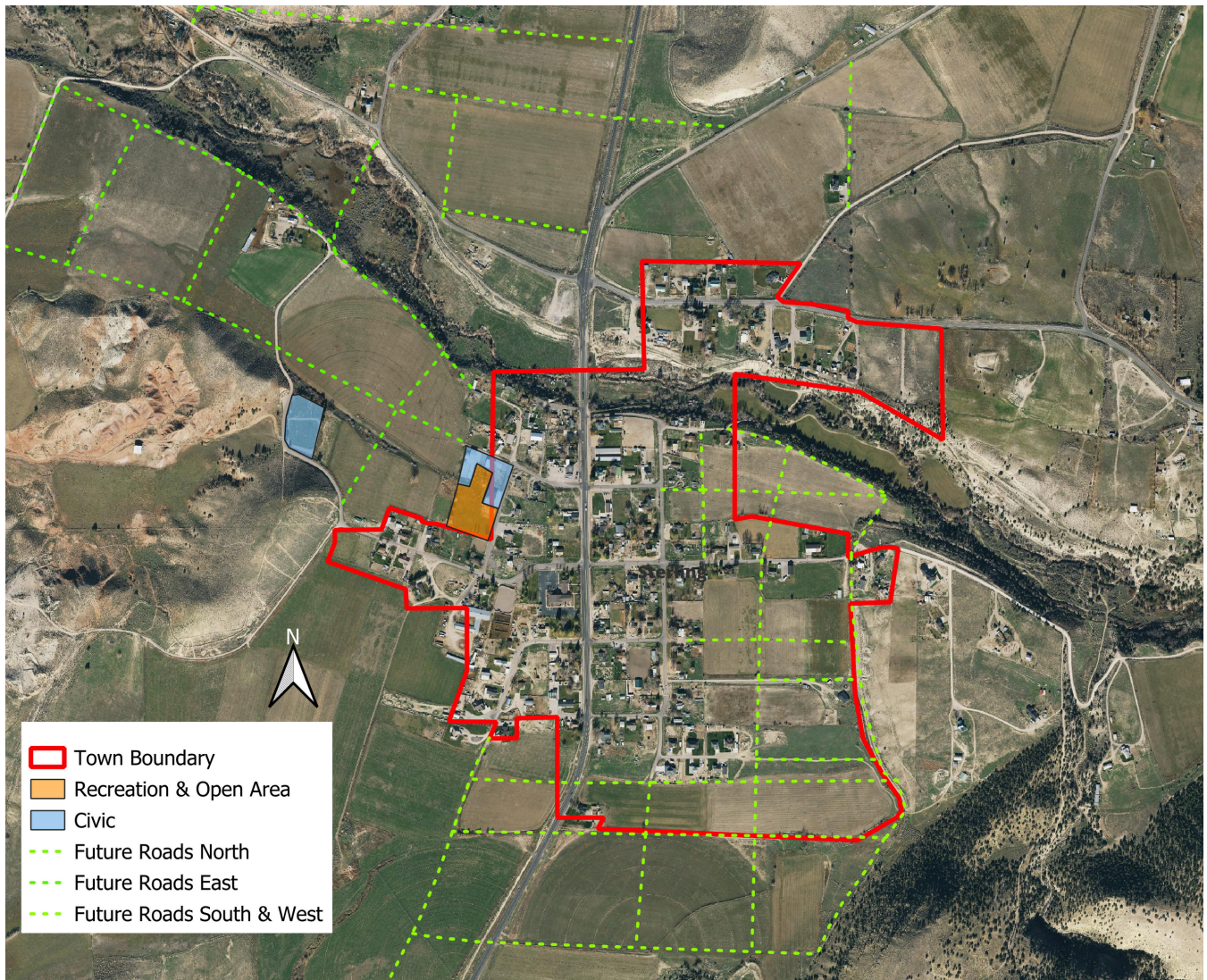


TRANSPORTATION

The intent of the transportation chapter of the General Plan is to address all modes of transportation using the public rights-of-way in the Town and surrounding vicinity. This includes motor vehicles, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the General Plan because the land near transportation corridors typically has a higher development potential than those that will need access investments.



FUTURE TRANSPORTATION



GOALS

Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods, and services while preserving the rural residential character of the Town.

Adopt a transportation project priority list to ensure the early acquisition of right-of-way. Use the priority list in coordinating with elected officials and County, State, or Federal agencies.

Implementation Action Steps: Transportation

- **Short Term Opportunities (1-5 years)**

- a. Enact a policy to require all new development to follow the transportation element of the General Plan while allowing some flexibility in the final design.
- b. Update the Town's policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.
- c. Coordinate with UDOT to improve State highways and routes with trails and swales. Consider perpendicular crossings with innovative safety measures to assure such roads do not become barriers in the future.

- **Long Term Opportunities (+5 years)**

- a. Make regular updates and steady investments in the recommended capital improvement project list.
- b. Continue to maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT and the County in order to stay informed of planned future transportation developments and communicate the needs of the community.
- c. Pursue grants and other funding opportunities to improve sidewalks. Look closely at new crosswalks at 100 N and Center St on Hwy 89 to complete the trail network.

HOUSING

Existing Conditions

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

Assessing a community's housing stock in a General plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Members of the community share the goals of high-quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

HOUSING

Moderate Income Housing

The department of Housing and Urban Development defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

According to the Census Bureau ACS 5-year estimate, the median property value in Sterling, UT grew to \$186,600 from the previous year's value of \$182,300. The largest share of households have a residential property value in the \$200k - \$250k range. The median household income of the 91 households in Sterling grew to \$66,406 from the previous year's value of \$60,938. 86.8% of the housing units in Sterling were occupied by their owner. This percentage declined from the previous year's rate of 87.8%.

Using the new state model for moderate-income housing, Sterling completed their moderate-income housing assessment in 2021 as part of this general plan. The following is a summary of its findings.

- The housing profile of Sterling's total occupied housing units in 2017 was roughly 87% in owner-occupied units, and 13% in rental housing units.
- The population in rental occupied units is expected to increase by the year 2025 to 14%. During that same time the number of owner occupied units is expected to decrease to 86%.
- As expected with the new housing developments in Sterling from 2010 to projections in 2025, the number of households that own their housing without a mortgage are expected to increase 21% over the next five years.
- Occupancy rates for rental units have been and are expected to remain very high with the employment opportunities in neighboring towns (i.e. Gunnison prison facility).
- Median housing costs for owner occupied housing are currently estimated to be \$1,153 with a mortgage and \$225 without. Median gross rents are projected to be \$437 per month by the year 2025.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the “area median income”. Sanpete County's household AMI is approximately \$54,845 for households that are between 2-3 people (average household size in Sterling), and 80% of this amount is \$43,876. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as or more affordable than what is in the market currently.
- Future projections predict by the year 2026 of those making below the average area median income the percentages that will be cost-burdened meaning they will spend more than 30% of their monthly income on housing costs:
 - 9% of renters making 80% of the County AMI,
 - 14.5% making 50% of the County AMI
 - 24.1% making 30% of the County AMI.

GOALS

- Preserve and strengthen existing neighborhoods while allowing the formation of new neighborhood centers.
- Facilitate a reasonable opportunity for a variety of housing, including moderate-income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.
- Continue to enforce existing building codes and zoning ordinances to protect residential investments.

Implementation Action Steps:

- Maintain zoning and other Town ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
- Study the feasibility of providing opportunities for accessory dwellings in residential zones by applying development standards that address architectural design similar to surrounding uses, parking, and separate entrances for accessory dwellings.
- Provide information for property owners regarding housing rehabilitation methods, resources, and safety inspections.
- Explore the Community Facilities Grant program from the Rural Community Assistance Corporation (RCAC). Funds can be used to aid in the development of assisted living, transitional housing, etc.
- Develop a grant strategy for USDA Rural Development's "Rural Community Development Initiative" (RCDI) with the goal of helping non-profit housing and community development organizations with their housing projects.
- Encourage lower cost, more affordable development by reducing or simplifying design standard requirements for housing (as per State law).
- Create incentives for the development of lower-cost housing, such as: density increases, height flexibility, partnerships, programmatic incentives such as grants, and contributing vacant City-owned land.
- Long Term Opportunities (+5 years)
- The Town can promote programs such as first-time buyer programs available through local lending institutions, repair and rehabilitation programs administered by other government agencies, and the use of online HUD resources
- Where necessary and where areas of the town can support, rezone areas to the current R-1 residential zone to allow for additional housing opportunities. [as per UCA 10-9a-403(2)(b)(iii)(A)].

INFRASTRUCTURE AND PUBLIC FACILITIES

The purpose of the public facilities chapter is to explain the various public facilities and services within the town, such as water, sewage, electrical and natural gas services. These services represent the public's investment in the development and operation of Sterling. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the area.

Culinary Water

The culinary water system consists of one well, three springs, two above ground water tanks that equate to approximately 450,000 gallons of storage, and the distribution system. The current storage meets the existing and projected future demands of the system through 2042.

A study of the Town's water system in 2024 showed that the Town owns four water rights that provide it 62.76 ac ft. These rights provide a total flow rate of approximately 308.93 gpm for municipal use. Sterling has enough water rights to meet current and future demands.

The Town's water study stated that the Town's existing water rights will be adequate for approximately 206 connections. (At the time of the report, there were about 140 connections). However, the study also noted the inconsistencies in some of the springs, especially in drought years. Because of this, the policy of Sterling Town is that new development will be required to provide water at their own expense as part of development approvals.

Sewer System

Residents and business owners maintain individual septic systems. The town does not foresee the implementation of a public sewer system in the life of this plan. Therefore, larger-lot development patterns should continue.

Solid Waste + Landfill

The White Hills Landfill is located south of Sterling Town. At the time of the development of this plan, the facility was not expected to have any capacity or operational concerns into the next five years.

Electricity + Natural Gas Utilities

Rocky Mountain Power provides electricity services to Sterling Town. Sterling is not considered a "Distressed Energy Community" by USDA. Natural Gas is provided by Dominion-Embridge Inc.

Town Facilities

The town hall / community center for Sterling is relatively new, and is in good condition.

The maintenance shop is also available as a rental venue and the structure is in good condition.

The sprinkler system is in need of major improvements at the cemetery.



GOALS

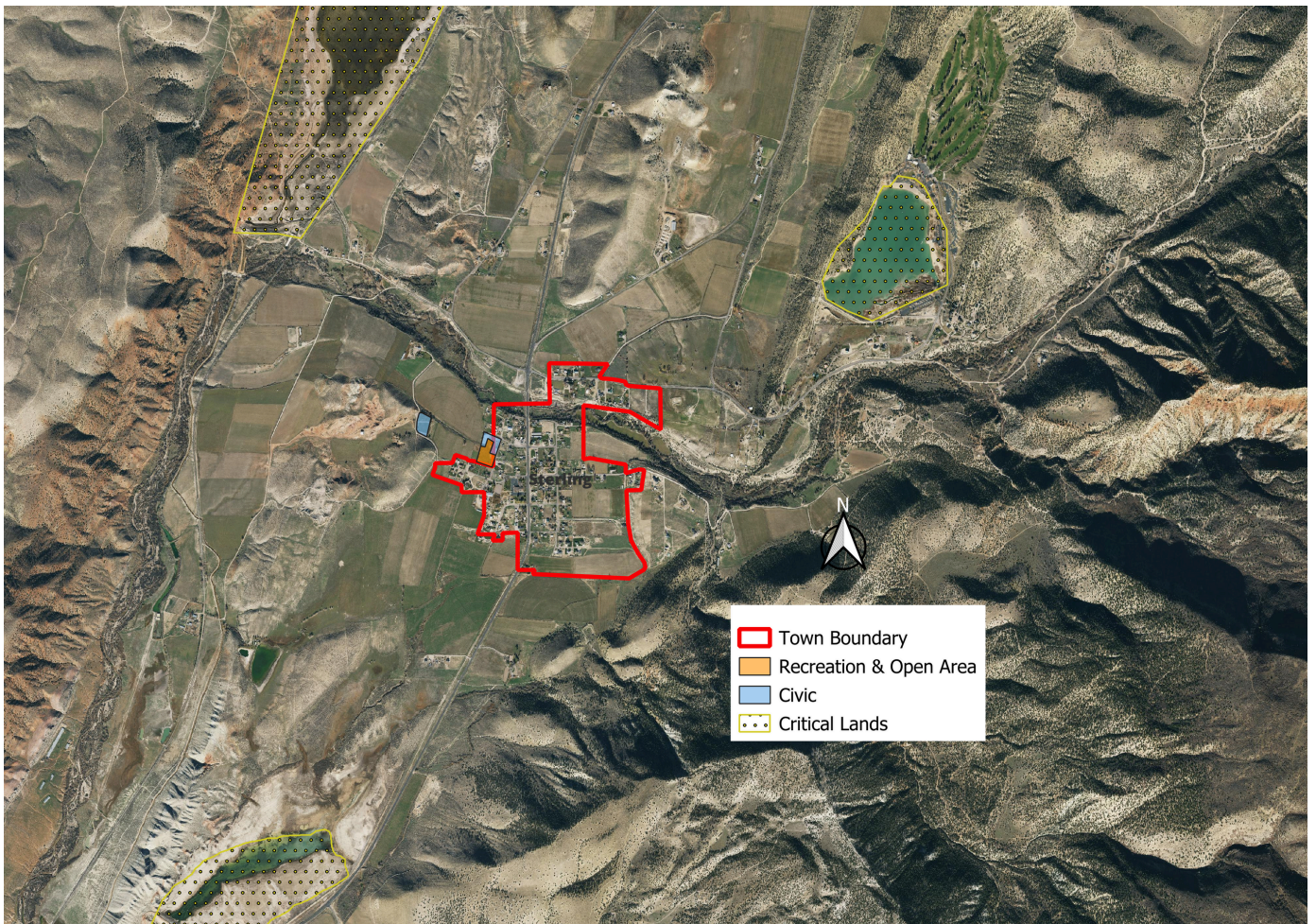
- Provide adequate systems to handle culinary water and stormwater that promotes safe and appropriate support for the activities and needs of the community.
- As a first priority, the Town will make infrastructure and service investment decisions that meet the needs of existing Town residents. The Town will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for expansion.
- Develop and maintain a capital improvements program that includes a schedule to conduct updates to infrastructure master plans that will help the Town adjust its investment priorities.
- Prioritize water conservation in Sterling. Identify and implement strategies to conserve water and encourage citizens to reduce consumption. Refer to ERP plan for emergency conservation strategies.

ECONOMIC DEVELOPMENT

This section of the general plan is one of utmost importance, as it is intended to help nearly all other aspects of the community. Economic development in Sterling doesn't have to include large expansion, but can simply include things that might help maintain and ensure a proper future for the residents of the town. It is important to maintain the road that most outsiders pass through on. While there is not substantial property tax money coming in to improve and maintain the town, there are opportunities for economic growth. These opportunities could potentially make Sterling an even better place to live, while also keeping that great small town feel that the residents love.

Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area. The intent of the local economy element of the general plan is to explore community priorities, but not necessarily outline a tactical economic development plan.

CRITICAL LANDS



APPENDIX

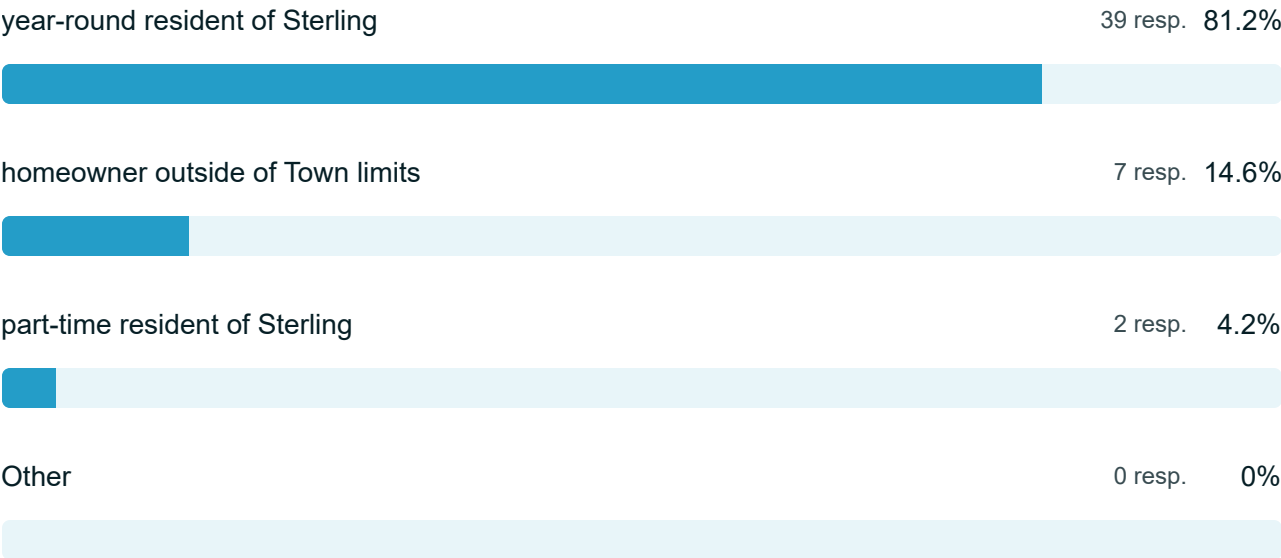
SURVEY RESULTS

Sterling General Plan Survey

50 responses

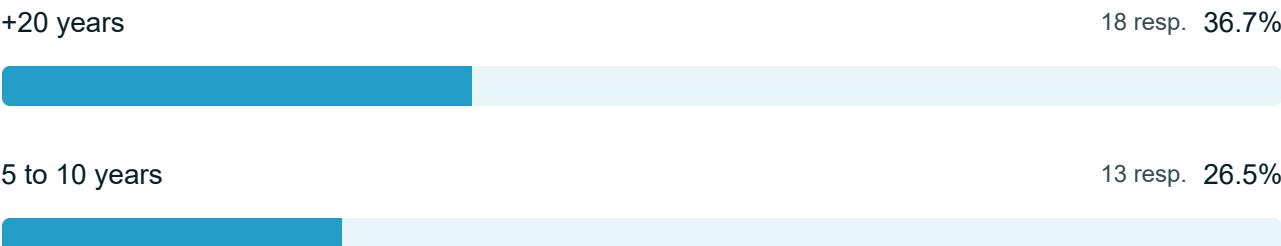
Would you be considered a...

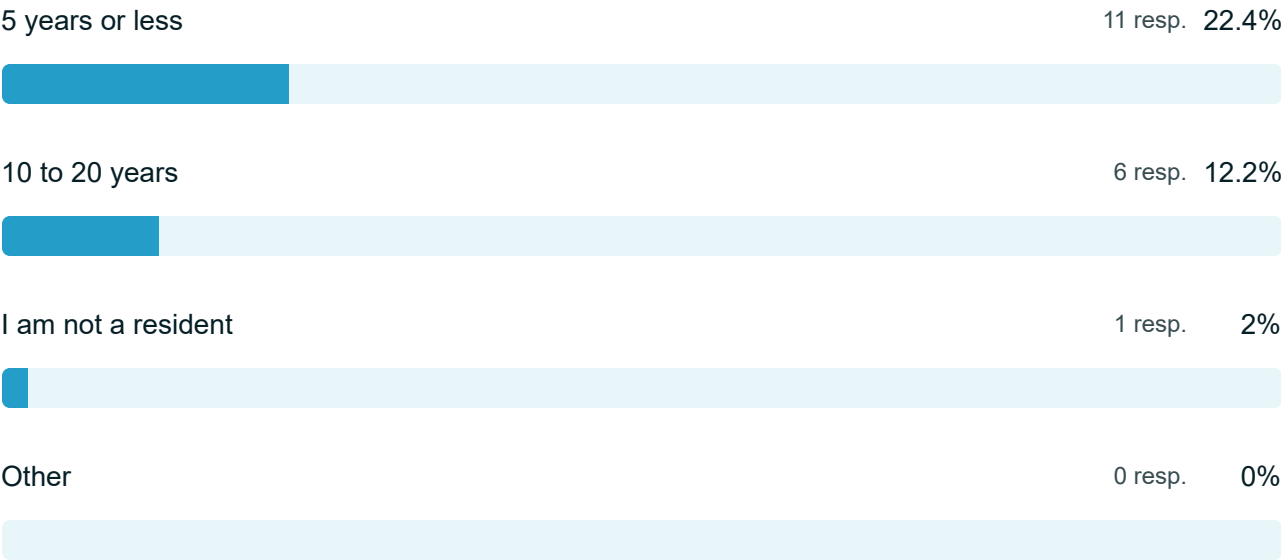
48 out of 50 answered



How long have you lived in the Sterling area?

49 out of 50 answered

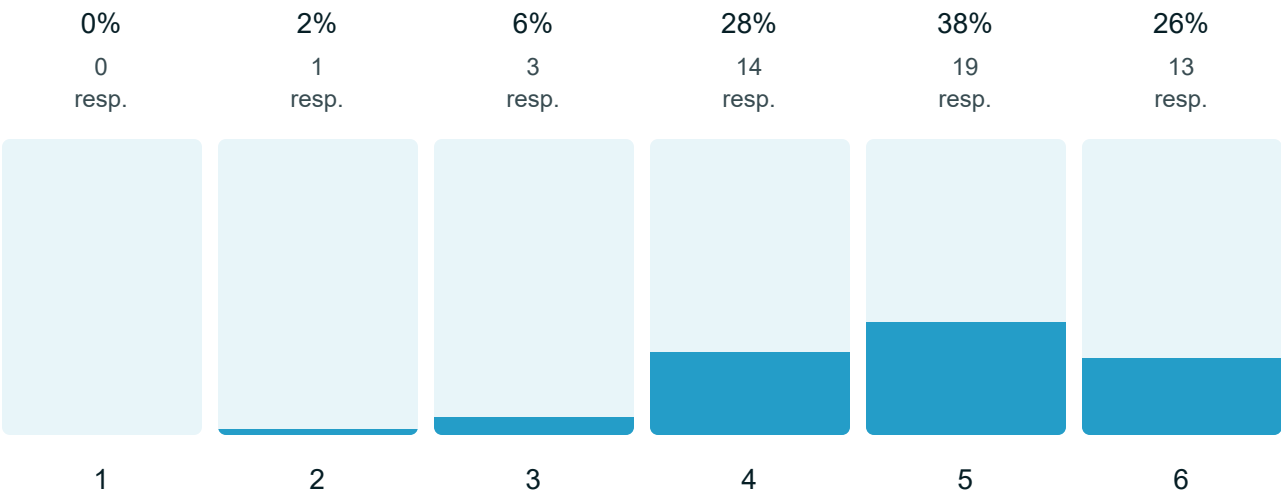




Generally speaking, how would you rate your “quality of life” in Sterling?

50 out of 50 answered

4.8 Average rating



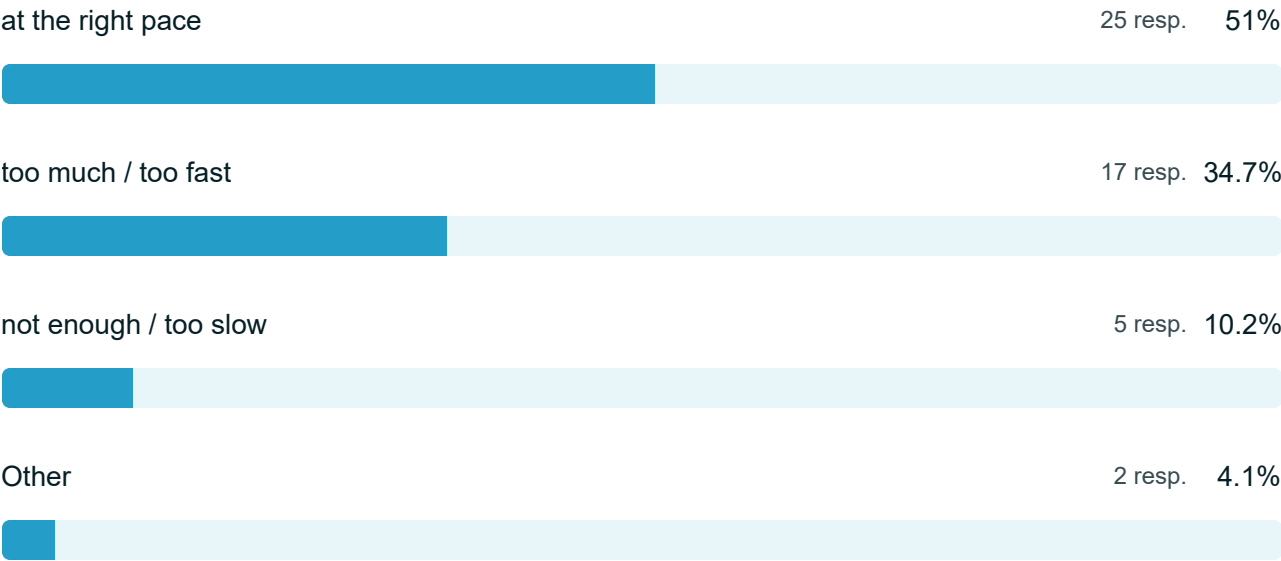
Very dissati...

No opinion

Very satisfi...

How would you describe the pace of **residential** growth in Sterling over the past five years?

49 out of 50 answered



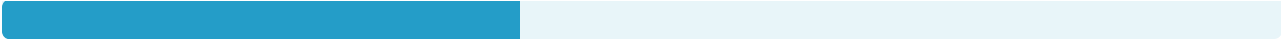
Disorganized and a little fast

Don't know

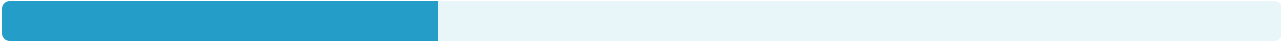
How would you describe the **commercial** growth and development in Sterling over the past five years?

47 out of 50 answered

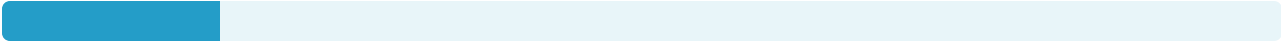




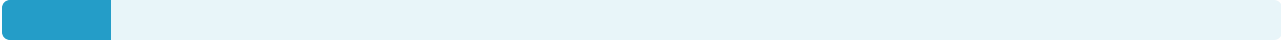
at the right pace 16 resp. 34%



too much / too fast 8 resp. 17%



Other 4 resp. 8.5%



Not really interested in too much commercial growth

Not sure yet, not enough information

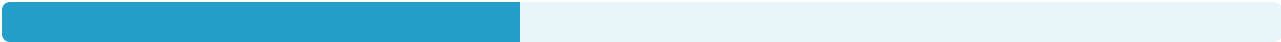
there hasn't been commercial growth to my knowledge

What commercial growth?

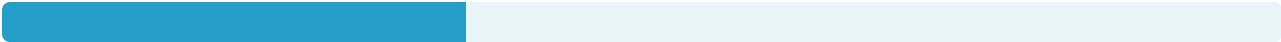
What kind of FUTURE development would you like to see more of in Sterling?

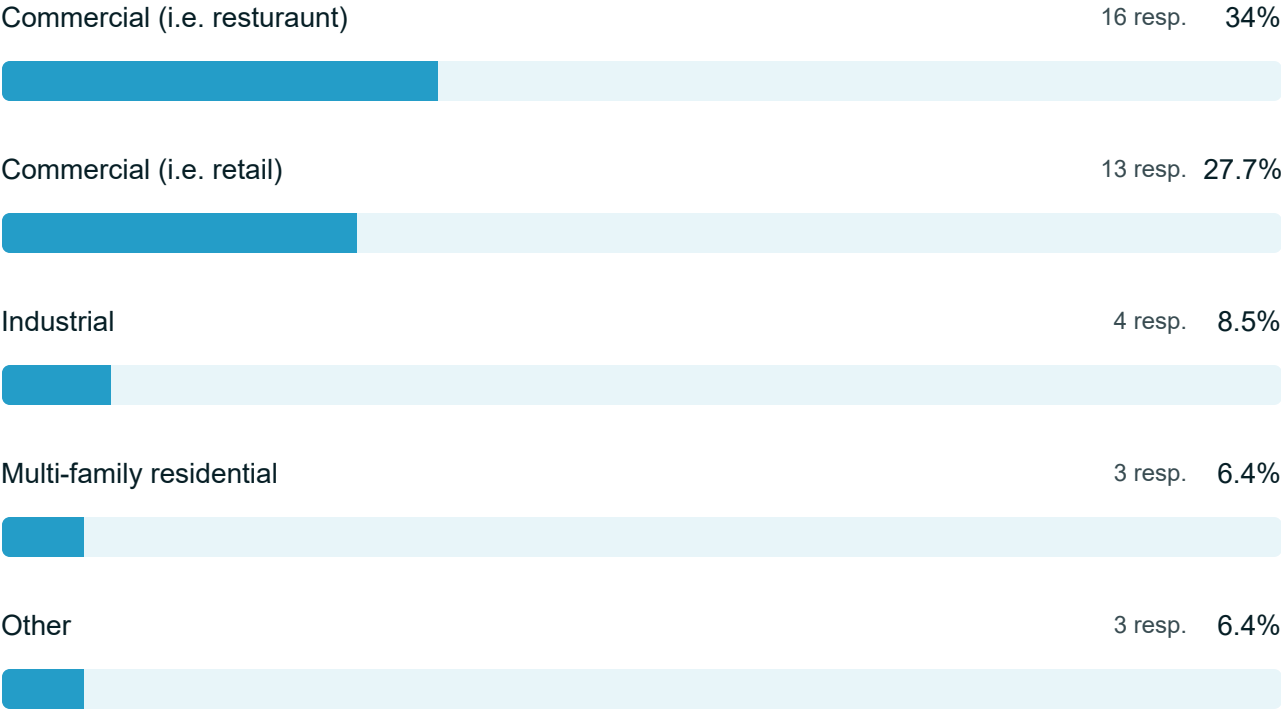
47 out of 50 answered

Single-family residential 19 resp. 40.4%



No development 17 resp. 36.2%





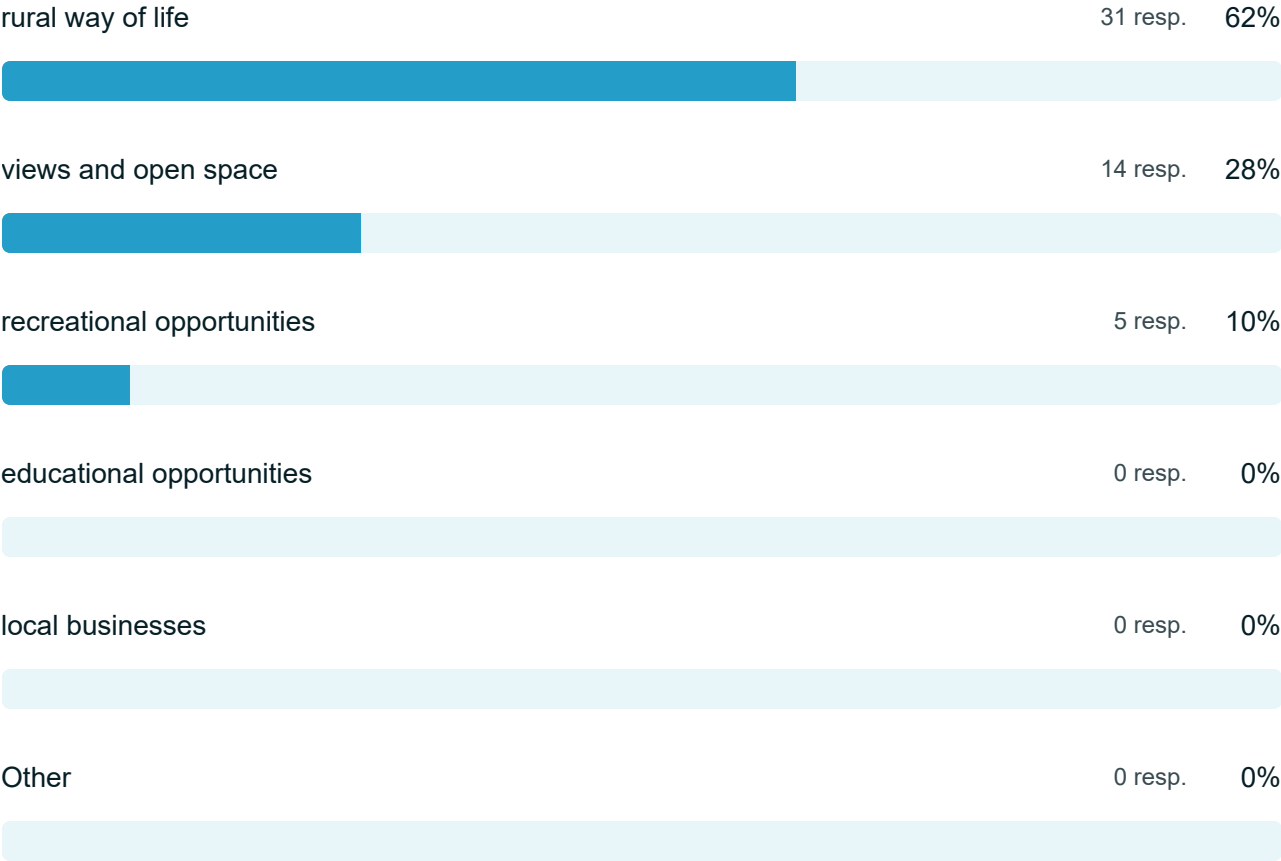
Just like the rural feel

Very slow, very limited growth in any area

A gas station opened more often/longer with more options.

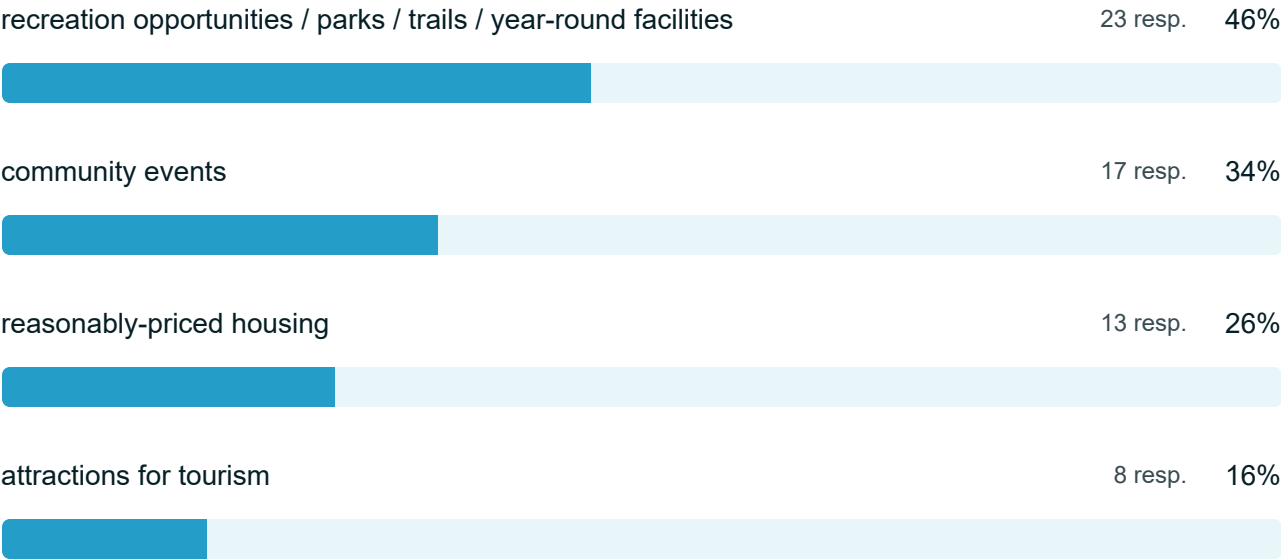
What do you especially love about Sterling? What makes it “home” to you?

50 out of 50 answered



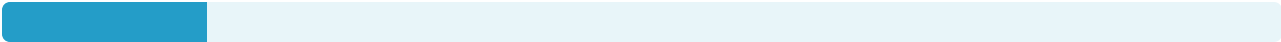
What would you like to see MORE of in Sterling?

50 out of 50 answered



variety of employment opportunities

8 resp.16%



variety of shopping opportunities

4 resp.8%



Other

7 resp.14%



Not sure if there is much of anything

For sure the tourism marketing needs to stop. Six Mile canyon has been really beat up. There is so much garbage, people destroying trails, the traffic is really bad in the summer. This model of drawing more people in is not sustainable. The park is overcrowded, there is not any day use on the weekends hardly for locals.

none

no answer

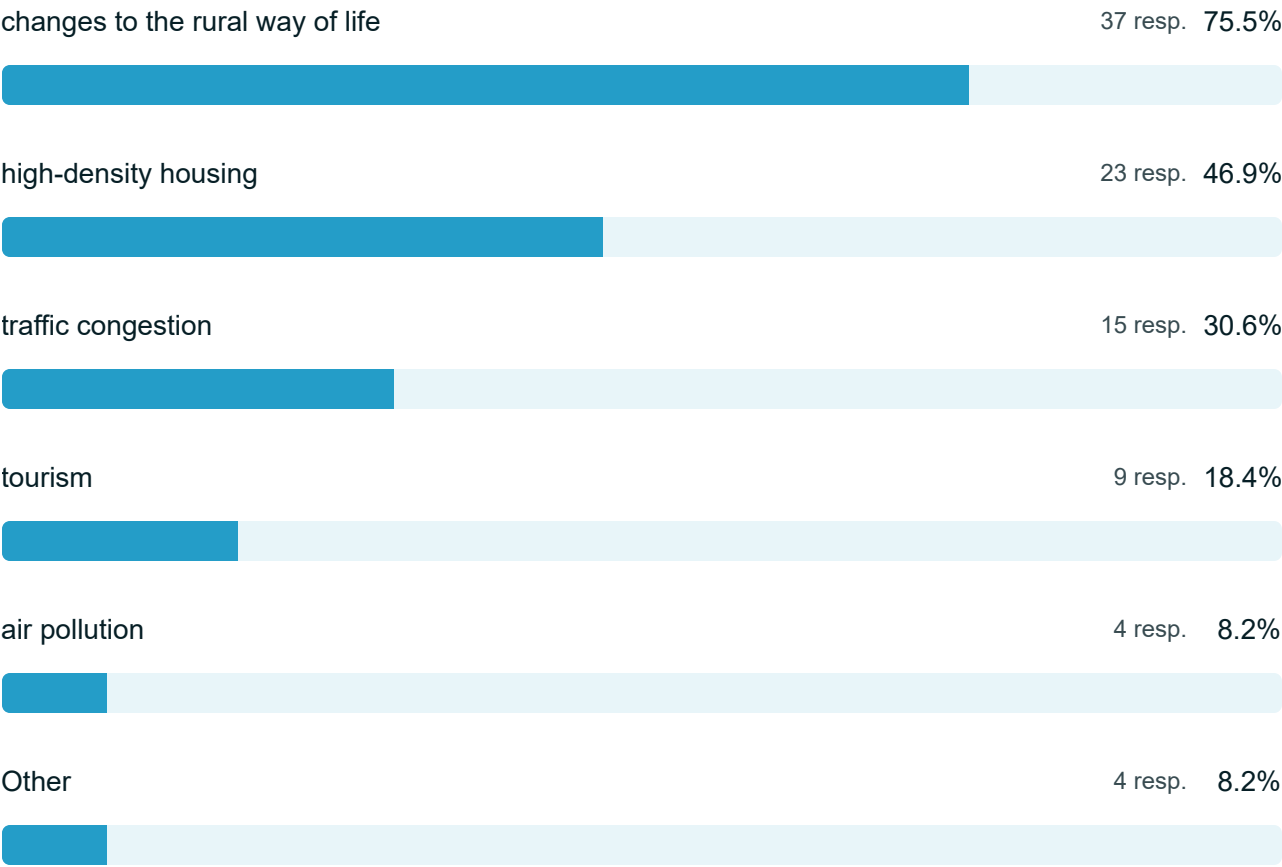
we are good for now

Curb and gutter and sewer

Nothing it's perfect

What would you like to see LESS of in Sterling?

49 out of 50 answered



Mistrust

city people

Nothing

"Good ol' Boy" politics

The new general plan needs a vision statement. What would you change about this:

Sterling is a community that values its rural-town character and lifestyle and desires to continue a quality rural environment as it plans for growth and fosters growth in the future.

Also, what is necessary for Sterling to achieve this vision?

31 out of 50 answered

I will think about this

I'd need to think about it more. I think you could put it out there in a contest to see what you can come up with via the community.

projects to connect community spirit

A convenience store that is open and stocked regularly.

First, get a gas station and convenience store owner that can stock a C store correctly, hold consistent hours, and gas pumps that work consistently. This would serve locals and visitors. Both local and visitors don't mind running to Manti or Gunnison for bigger grocery shopping, but a C store that could accomodate fishing licenses, snacks, drink, cigarettes, beer, ice etc would help campers. There are an excessive amount of paddle board and kayak rentals which competes with the park.

strategic limits to growth

as it plans for a quiet, slowly sustainable future.

Its not rural with a lot of growth and people.

make sue that we have enough water resources before we approve more growth

Honor property lines. More than one road into and out of subdivisions. No more housing developments. Growth is not always a good thing.

plan and work together

I

Slow the main street speed limit down.

Incorporate the county portion of Sterling into the town. This would then give the town control over the growth of the town. It would free some of the "buffer" area to be used for possible municipalities.

No more growth

Sterling is a community that values its rural-town character and lifestyle and desires to continue a quality, rural environment. Don't bring in huge developments. Bring in single family housing that is on 1-5 acre lots.

The Sterling town has never wanted growth

Water! And more Income streams

They need a plan to control the growth that we all hate, but know is coming

Town clean up

We need a stronger tax base. The city needs to be able to hire a full time employee to take care of the town. Beautify the town. Clean up the town etc.

I might just say "...as it plans for future growth."

Community activities.

Better planning

Slow down building houses and keep good citizens I'm council

I live out of city limits. But the town looks bad junkie yards and way to many yards that are not well kept. Sterling needs to find a way to allow residents to have irrigation water to help keep the town from looking so bad

My only suggestion is to really stress that we'd like to continue living the way we do. We love how quiet, safe and enjoyable life is here. We don't want to see that change with growth.

Places to eat,

Unity of the community

More participants in town committee's

Controlled growth, building regulations business that offers a variety of essentials, possibly lunches. Commitment from developers to finish what they start in appropriate manner and timeframe. Property standards, weeds trash, impose fines. No more trailer homes in poor repair. Consider in the 5 year plan a sewer system. More resident involvement. A full time town maintenance/ grounds person with reasonable pay and benefits. Strong fair building ordinances. No more out of town water hook ups. Run off water control, if the natural terrain is altered and causes flooding it needs somewhere to go. Sterling is going to grow even if residents don't want it, however, controlled growth done in a correct manner, can help sterling reach some of it's desired goals. The web page needs to show necessary forms, applications, ordinances, fees for the cemetery, impact fees, instructions of what is needed in order to meet with planning and zoning for petitioners proposal, what the petitioner needs to provide. The web page needs to provide contact phone numbers for garbage companies, local hospitals, phone companies, etc etc. unless you are a Sanpete resident the newcomer will not know where to start.

If you could only use three words, how would you describe Sterling to someone who has never visited there before?

47 out of 50 answered

Rural, beautiful

Rural, simple, away

peaceful, rural, farming

Quiet, small, rural. All good things.

Blink and you'll miss it

Gateway to recreation

Simple, beautiful, relaxing

peaceful open country unspoiled

rural recreation space

quiet simple

very racist

nice small town

rural quiet dry

Great place to live

Blink and miss

Clean air, peaceful

A nice town

Beautiful, peaceful, great people

Good ol' boys

Home, Rural, Beautiful

Beautiful small peaceful

Small tight knit

Rural small town

Small, quiet, beautiful

Beautiful Quiet Peaceful

Small, quiet, palisades

Very rude town

Quiet, friendly and peaceful

good people, small

Quiet rural small

small, quiet, beautiful

Quiet,Beautiful,Friendly.

Better planning

Paradise

It's Gods country

Small, friendly,fun

Quiet, safe, beautiful

Quiet, Trails, Outdoor Recreation

small, mostly friendly, quiet

Out of sight

Beautiful, nice people

Great small town

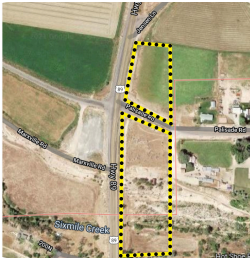
Small, barking dogs, horses

Quiet little town

Quiet, friendly, pioneer heritage

Small rural No water

Rural, small town, with little water and beautiful views



What type of land use do you think is most appropriate for the land north of the Creek?

42 out of 50 answered



Open / agricultural.

19 resp. 45.2%



Rural residential (very low density).

12 resp. 28.6%



Mix of residential and commercial.

9 resp. 21.4%



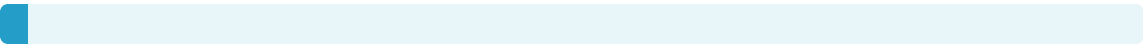
Higher-density residential (i.e. townhomes).

1 resp. 2.4%



Residential that matches the land in town.

1 resp. 2.4%



What type of land use do you think is most appropriate for the land along the road to Palisade?

38 out of 50 answered



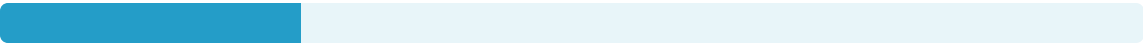
Rural residential (very low density).

19 resp. 50%



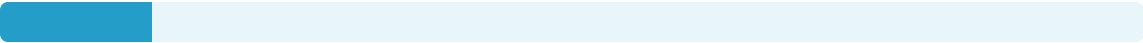
Open / agricultural.

10 resp. 26.3%



Mix of residential and commercial.

5 resp. 13.2%



Residential that matches the land in town.

4 resp. 10.5%



Higher-density residential (i.e. townhomes).

0 resp. 0%



What type of land use do you think is most appropriate for the hill by the Cemetery?

43 out of 50 answered



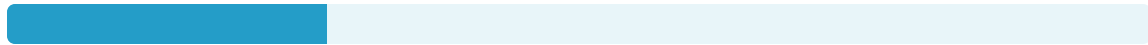
Open / agricultural.

24 resp. 55.8%



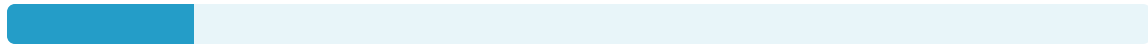
Rural residential (very low density).

12 resp. 27.9%



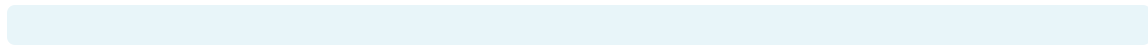
Residential that matches the land in town.

7 resp. 16.3%



Higher-density residential (i.e. townhomes).

0 resp. 0%



What type of land use do you think is most appropriate for the area toward
Snows Canyon?

40 out of 50 answered



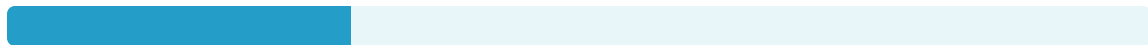
Open / agricultural.

21 resp. 52.5%



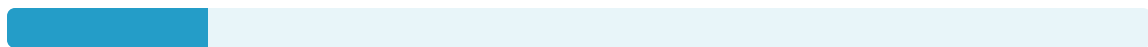
Rural residential (very low density).

12 resp. 30%



Residential that matches the land in town.

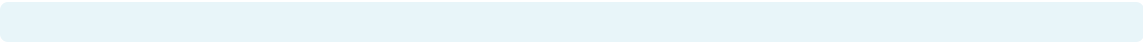
7 resp. 17.5%





Higher-density residential (i.e. townhomes).

0 resp. 0%

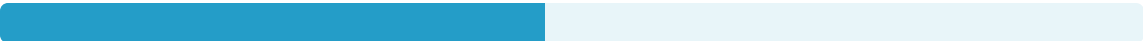


What type of land use do you think is most appropriate for the parcels along Hwy89?
42 out of 50 answered



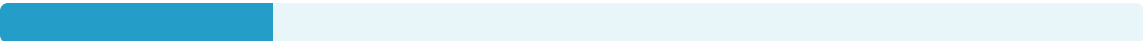
Mix of commercial and residential.

20 resp. 47.6%



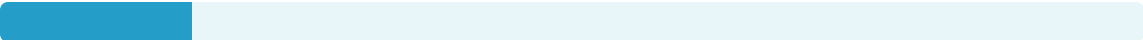
Rural residential (very low density).

10 resp. 23.8%



Open / agricultural.

7 resp. 16.7%



Residential that matches the land in town.

5 resp. 11.9%



Higher-density residential (i.e. townhomes).

0 resp. 0%



My age group is...

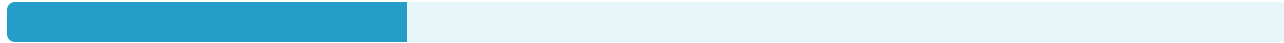
48 out of 50 answered

40 to 60

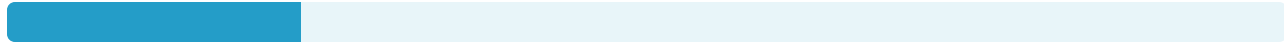
22 resp. 45.8%



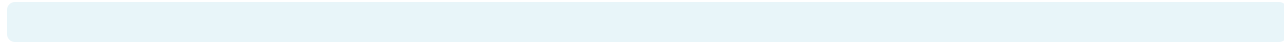
over 60 15 resp. 31.2%



25 to 39 11 resp. 22.9%



18 to 24 0 resp. 0%



under 18 0 resp. 0%



Is there anything else you would like to tell the Town about what issues should be included in the general plan?

29 out of 50 answered

I'll let you know!

I would possibly have put more commercial but there are no suggested restrictions. That concerns me about what those commercial pieces may incorporate and how that would affect the town. I would consider commercial if it included certain restrictions.

street lighting?

A sewer plan would be nice

Please get more speed limit signs on Palisade Road and Six Mile Canyon Road. We need more patrolling - the speeds are ridiculous. Police presence is a great deterrant. In addition, how are

you addressing fire safety with these ideas?

We just need, the right growth. And make sure it in black and white

No

Keep the buffer zone

Get rid of unsightly crap, broken down cars, limit the junk in yards

Sanpete county including Sterling needs to stop growing. Growth will ruin the amazing way of life we all love. Growth is for the big cities not our small towns. If you want more shopping opportunities move out.

Water allocation

Fairness

Roads aren't done very well. How can you expect growth if the roads suck, and in areas not even up to code

Fix your park

No

Cemetery and park better taken care of and town more tidy

Fix up. Clean up. Beautify the town.

As always, there is the concern about future/planned growth, especially as it relates to water availability.

Better utilities

None

Irrigation should stay with homes when they are sold. Irrigation Water needs to be available to homeowners

I think the use of Airbnb's should be discussed. In our opinion, while they bring in tourism, living near one and having strangers in and out makes us uneasy. Our children play outside frequently and we do not like the idea of frequent random people next to where we live.

to be open to new ideas.

Property clean up

Too many dogs bark all the time. Please address this issue.

Side streets need to be kept clean, mowed

Water source development, possibly future sewer development

Fines for not following the ordinances trashy yards need to be cleaned up trashy trailers need to go city hall and fire station need to be in city limits

City building, park, fire station need to be brought into city limits. Get rid of buffer zone, decide on commercial zone, main st needs to look appealing to newcomers,

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