

Myton City General Plan FY 2006

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Table of Contents

	Pages
Element 1	Introduction.....1 to 5
Element 2	Community Vision.....6 to 6
Element 3	Community Infrastructure..... 7 to 10
Element 4	Public Land Use Policy..... 11 to 11
Element 5	Native American Lands.....12 to 13
Element 6	Annexation.....14 to 14
Element 7	Transportation.....15 to 16
Element 8	Land Use 17 to 23
Element 9	Plan Implementation.....24 to 25

List of Appendices

	Pages	
Appendix A	The People and the Economy	1 to 18
Appendix B	Agreement between Duchesne County & Myton City for using Building Inspectors employed by the County, Copy of	19 to 20

List of Figures

Figure 1	Transportation Circulation Map
Figure 2	Existing Land Use Map
Figure 3	Proposed Land Use Map

Element 1 – Introduction

MYTON CITY GENERAL PLAN

I. INTRODUCTION

Prior to Myton being incorporated as a Town in 1912, the area was a government townsite on the former Uintah Indian reservation. In 1927 the Town of Myton petitioned for a Organization of City of the Third Class. Today, UCA 10-2-301 classifies a municipality with a population under 1,000 as a town. UCA 10-2-303 states that if a municipality changes from one class to another: "(d) the change shall not affect the identity of the municipality;" We now understand how a "town" can be called a "city."

Myton City is a small rural town and cannot afford to have staff, budget nor the expertise to address their community planning concerns. Planning assistance is required in developing general plans, subdivision and zoning ordinances. Myton City has a historical document which is referred to as their master plan, but it has no comprehensive planning elements. At the time this Master Plan was adopted, State statute did not set forth what each municipality required in their Master Plan. Some communities prepared their Plans by accepted planning standards established by the Utah Chapter of the American Planning Association. During 1991 State statute, UCA 10-9-301, for the first time established "each municipality shall prepare and adopt a comprehensive, long-range general plan for:"

- (a) present and future needs of the municipality; and
- (b) growth and development of the land within the municipality or any part of the municipality

In 1998, then Governor Leavitt and the Governor's Rural Partnership Office extended an invitation and a challenge to rural cities, towns, counties, and Indian tribes to engage in the planning and development processes that will lead to designation as a 21st Century Community. To further assist rural towns and cities in complying with this challenge, the State of Utah funded the seven Associations of Governments (AOGs) over a four year period starting in FY 2000 to provide a qualified Circuit Rider Planner. This program was known as the Governor's 21st Century Community Program (Committed to Quality Growth in Rural Utah). During this time Myton City asked the local AOG for planning assistance to prepare their general plan. However, the local AOG did not provide any planning assistance.

During 2005, the State Legislature passed Senate Bill 60 which modified the municipal land use, development, and management provisions and further complicated Myton City's situation. UCA 10-9-301 was renumbered to 10-9a-401. UCA 10-9a-401 was modified to read "In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

Again, Myton City does not have the budget nor the expertise to prepare their general plan. As a final solution, Myton City did apply for and received a Community Development & Block Grant (CDBG) to prepare a general plan and update their land use ordinance. This project is to be completed during calendar year 2006, and be in compliance with UCA 10-9a-403.2 which states that: "At a minimum, the proposed general plan, with accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

- (i) a land use element that:
 - (a) designates the long-term goals and the proposed extent, general distribution, and location 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
 - (b) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
- (ii) a transportation and traffic 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 the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and
- (iii) for cities, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-range projections for land use and development occur."

NOTE: a town is exempt from the moderate income housing element.

The General Plan Defined

The General Plan is the official statement of the legislative body (City/Town Council) which sets forth its major policies concerning desirable future physical development. The published general plan includes a single unified physical design for the community, and it attempts to clarify the relationship between physical development policies and social and economic goals. It consists of text, maps, and other exhibits and includes all planning elements as required by Utah Code Section 10-9a-403.

A community is always in a state of change. As these changes are made, it is important that they be compatible with the efficient functioning of the rest of the community for the

present and for the future. Once thinking about the community begins, the planning process has begun.

In order to develop a plan that reflects what citizens want their community to be in the future, the ideas and desires of its citizens must be collected. The existing conditions must be inventoried, and then the citizens must decide what opportunities and problems exist. Once the opportunities and constraints have been identified, goals and policies must be developed to maximize the opportunities and mitigate the constraints. Finally, a course of action for implementing the policies is prepared. When the planning process is completed, the finished product is:

1. A collection of ideas and desires of the citizens of the community as to what they want for their community in the future.
2. A statement adopted by the legislative body listing its objectives and policies for future development that informs property owners, developers, citizens, and public agencies of the city's intentions.
3. A guide for decision-making for the advisory and governing bodies in the city, federal, and state agencies considering the funding of projects within the city.

Purposes of the General Plan

1. To improve the physical environment of the community as a setting for human activities—and to make it more functional, beautiful, decent, healthful, interesting, and efficient.
2. To promote the public interest, the interest of the community at large, rather than the interest of individuals or special groups within the community.
3. To facilitate the democratic determination and implementation of community policies on the physical development.
4. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

How to use the General Plan

The General Plan is legally intended to be a *guide* for governmental bodies—not a law that must be adhered to in the most stringent sense. However, state law requires that land use (formally known as zoning) ordinances be in accordance with the adopted general plan. The plan therefore becomes binding to an extent, though revisions can be made in accordance with the Municipal Land Use, Development, and Management Act.

A general plan is general in character. The goals and policies included in it should guide the community in general concepts. The proposed land use map of the plan and the relevant text should be referred to for each issue. Although the zoning map designates the basic type of land use to be permitted in an area, the text will give further information regarding densities intended for the types of land uses, and other information that cannot be shown on the map.

The plan may be amended as needed. Factors that necessitate changes to the plan are growth, changing conditions, and various decisions made by the city over time. A review of the entire plan every couple of years and the making of desirable revisions at that time should make it unnecessary to do a complete revision of the plan for a long period of time. When considering an amendment to the plan, decision-makers should ask themselves: have conditions changed so that the plan does not reflect the city's development or its goals?

Legal Authority for the General Plan

UCA Title 10, Chapter 9a otherwise known as "Municipal Land Use, Development, and Management Act."

Plan Adoption Process

The process for review and adoption of the General Plan is established by UCA 10-9a-404. Accordingly, the following steps compose the process:

Step One – Planning Commission Hearing

After completing its recommendation for a proposed general plan, or a proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.

Step Two – Consideration of Public Scoping Comments

The Planning Commission will consider the comments received on the plan, plan amendment, or re-evaluation from the public.

Step Three – Public Hearing and Recommendation

After the plan is prepared, the Planning Commission shall schedule and hold another public hearing. After the public hearing, the Planning Commission shall forward the proposed general plan, or plan amendment to the legislative body with a recommendation.

Step Four – Adoption

The municipal legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision that the municipal legislative body considers appropriate.

Legal Authority for the Reasonable Regulation of Land Development and Use

As a product of the state-mandated comprehensive planning process, Myton City Council is authorized to adopt zoning ordinances and maps that are consistent with the General Plan. These decisions are made pursuant to the Planning Commission's recommendations

based on its analysis and study of any specific or comprehensive planning matter. The General Plan is an advisory guide for land use decisions.

Element 2 – Community Vision

MYTON CITY GENERAL PLAN

II. COMMUNITY VISION

The Planning Commission's vision for Myton City has been established as:

While Myton boasts its own unique history, it also strives for orderly growth and development. Mutually beneficial partnerships with area agencies and jurisdictions are sought to elevate the quality of life for its citizens. Growth is welcome and would be a positive addition to the current diverse population.

Low density development that is designed in harmony with nature, is consistent with this vision. Tall, massive buildings are not consistent with this vision because they dominate the landscape rather than blending-in and meshing with it. Large homes and other large buildings should be located on large parcels or lots. They should be set back from property lines to reduce their visual impact from streets, other open spaces, and neighboring lots. Careful siting and attention to design will serve to achieve this goal and to retain the natural character of Myton City.

On balance, the Town's preeminent goal is to protect and preserve the residential character of the community. Older housing in Myton's core area is an important element in defining community character. Also, some of this housing can be purchased or rented at affordable rates. Residents feel strongly about finding the appropriate balance between preserving community character and fostering economic development to provide better paying jobs and make Myton more economically independent. In keeping with this goal, the Plan encourages high quality development of residences, assisted living seniors' complex, and commercial facilities in an environmentally compatible setting.

Community Vision Goal: The rural, small town atmosphere, and historic character of Myton is preserved while becoming more culturally and economically self-sufficient.

Community Vision Objectives:

Objective 1: Encourage a walkable friendly community with traffic calming measures.

Objective 2: Myton City encourages the preservation of historic buildings. With new construction Myton City encourages that the structures be architecturally compatible with any nearby historic building(s).

Objective 3: Continue to encourage compact growth within the City. (i.e. small lots, front porches, sidewalks, and residences close to neighborhood businesses).

**Element 3 – Community
Infrastructure**

MYTON CITY GENERAL PLAN

III. COMMUNITY INFRASTRUCTURE

Water System: The City of Myton is serviced by the Myton City Water system and purchases all its culinary water from the Starvation Water Users Association. The source of this water is Starvation Reservoir. All Myton City water lines are fully maintained and upgraded when necessary. System wide repairs were recently performed on all water meters in the City.

Sewer Service: The City of Myton uses the Myton Municipal Sewer system for sewer services. The system uses two sewer lagoons at present and has three that can be used if necessary. The present system is currently adequate for the population now and any minor expansion that might occur. All sewer lines are fully maintained and upgraded as necessary.

Fire Protection: The City of Myton is served by an all Volunteer Fire Department that currently has fifteen members. The department has eight members certified as Fire Fighter 1. Duchesne County currently contracts with Myton City for wild land and structure fires within our fire district. Myton City has a new four-bay fire facility.



Roads and Streets: Myton City maintains its roads through snow removal and some limited maintenance assistance from Duchesne County. Most thoroughfares in occupied

Myton are paved. Road maintenance is solely dependent on Class C funds from the State. Overlay was recently added to all newly created streets.

Police Protection: The City of Myton has no police department at this time. Current police protection comes from both Duchesne County Sheriff's department and the Bureau of Indian Affairs Police. This police protection is currently limited to criminal law enforcement only. There is currently no civil law enforcement.

Solid Waste: Myton City contracts with K & K Sanitation for waste removal. A citywide cleanup is offered twice a year for residents needing to utilize large dumpsters.

Health Care: No service is available in Myton at this time. The nearest medical facilities are located in Roosevelt City; ten miles away.

Education: Myton City has always had an elementary school. Myton's elementary school building was replaced by a new facility in 1981. Junior High and High school students are bused to Roosevelt; ten miles away. Adjacent to the elementary school is the Con Amore School for physically and mentally challenged students. This facility was built in 1977 and is the only school for physically and mentally challenged children in Duchesne County. The Ute Indian Tribe operates a Head Start Program within Myton City as well. The Duchesne County School District and the Ute Indian Tribe maintain their schools in good repair at all times.





Parks: Myton City has a park with a basketball court, a skateboard area, a baseball park and a pavilion with tables. The playground equipment is within code. There is a restroom facility near the pavilion. Myton City does not have any rodeo grounds.



Infrastructure Goal: To assure that Myton City residents and businesses have adequate water, sanitation, fire and police protection. Myton City will continue to maintain it's roads, provide for solid waste and work with both the Duchesne County School District and the Ute Indian Tribe to continue hosting the Head Start, Myton Elementary School and the Con Amore School.

Infrastructure Objectives: Myton community leaders will pursue the following objectives:

Objective 1: Develop a Myton City owned culinary water system along with a pressurized secondary water system.

Objective 2: Explore the development of a City storm water drainage system.

Objective 3: Work on funding the overlay of all collector and local streets.

Objective 4: Explore the possibility of entering into agreements with both the Duchesne County Sheriff's department and the Bureau of Indian Affairs Police department to enforce the city's codes and perform routine police patrols.

Objective 5: Work on obtaining funding to build a Myton City rodeo grounds.

Objective 6: Require all new development to connect to existing water and sewer services.

Element 4 – Public Land Use Policy

MYTON CITY GENERAL PLAN

IV. PUBLIC LAND USE POLICY

Myton City supports the wise use, conservation and protection of public lands and their resources, including well-planned management prescriptions. It is the City's position that public lands be managed for multiple use, sustained yields, prevention of waste of natural resources, and to protect the health and welfare of the public.

In support of the natural interest in energy independence and in consideration of the nation's increasing dependence on foreign oil, it is important that public lands remain open for oil and gas exploration and production.

Utah Code 63-38d-401, as amended by House Bill 88 (2004 Utah Legislature) provides a mechanism for improved coordination between government at the local, state and federal levels with respect to federal land management and requires the state planning coordinator to make certain findings (set forth in the state code) before lending state support to a proposed federal action.

Myton City recognizes that federal agencies are mandated to manage public lands according to federal laws, policies, and regulations established within the framework of the Constitution of the United States, including the National Environmental Policy Act (NEPA), the Endangered Species Act (ESA), the Federal Land Policy and Management Act (FLPMA), the National Forest Management Act (NFMA), the Wilderness Act, the Utah Wilderness Act, and the Wild and Scenic Rivers Act (W&SRA).

Public Lands Use Policy Goal: Myton City fully supports Duchesne County's Public Land Use Policy as adopted by the County Commission.

Public Lands Use Policy Objective: Duchesne County's Public Land Use Policy clearly and concisely state County policy, issues and objectives, and will be used by federal and state public land management agencies during public land planning efforts and decision-making processes.

Element 5 – Native American Lands

MYTON CITY GENERAL PLAN

V. Native American Lands

Myton City is unique because several indigenous peoples live here or in close proximity and they maintain a strong connection to their culture. The Ute Indian Tribe is a federally recognized Indian tribe and as such, is a sovereign Indian nation and has an independent government duly authorized to provide for the maintenance of law and order. Pursuant to its status, the Ute Indian Tribe possesses the inherent authority to provide for development permits, licenses, and building permits over its lands held in trust. Myton City is approximately 48% trust lands. The majority of the trust lands are in the southern portion of the City survey. Figure 2 displays the trust lands.

Members of the Ute Tribe can own both trust lands and fee-simple (privately owned) lands. Trust lands are held in trust by the federal government. Within reservation boundaries, tribal land allotments can be granted to individual members or families for their personal use. The Ute Tribe owns some fee-simple lands, i.e. Ute Petroleum. On their fee-simple lands, like other landowners, tribes have the right to sell, give away, trade, lease, or dispose of these lands using any manner of legal conveyance.



Myton City along with the Ute Tribe must work together to explore mutually beneficial solutions to development opportunities and issues. Such cooperation is especially important for protecting both tribal interest and the interest of the City. Myton City and the Ute Tribe frequently share resources and work together to provide resources jointly. Maintaining tribal infrastructure can be difficult because equipment and other resources are dispersed through the reservation's vast geographic extent. In such cases, working with local entities who provide such services is beneficial.

Native American Lands Goal: To develop a solid working relationship with the Ute Tribe that will be essential to resolving planning and land use issues in a manner that is mutually beneficial.

Native American Lands Objective: Myton City encourages expanding cooperation with the Ute Tribe on all land use planning issues, development opportunities, and infrastructure development.

Element 6 – Annexation

MYTON CITY GENERAL PLAN

VI. ANNEXATION

State law allows a municipality to petition to annex only contiguous, unincorporated areas, providing the petition is filed with the city recorder or town clerk, and contains the signatures of the owners of the private real property being petitioned for annexation. UCA 10-2-401 through 10-2-408 cites the requirements for any proposed annexation.

From time to time, Myton City may need to address annexation of additional land. Any such action should be taken with great care and deliberation and be consistent with State law. Any annexation should clearly establish that the land use is compatible with this General Plan and all of its supporting ordinances. However, annexation also requires a measure of commitment on the part of the City. Increased revenues are not always offset by the cost of providing services to newly incorporated areas.

Prior to any consideration of possible annexation, the planning commission shall prepare a proposed annexation policy plan and hold a public meeting to allow affected entities to provide input, and consider all input prior to making a recommendation to the legislative body.

Annexation Goal: Future annexation(s) will generally include those areas with the potential for growth in a fiscally and environmentally sound manner, consistent with the goals and objectives of this General Plan.

Annexation Objectives:

Objective 1: The Annexation Policy Plan shall establish that benefits of annexation must clearly outweigh any disadvantages. Tangible and intangible benefits that will be evaluated include, but are not limited to: sales and use tax generation, employment base expansion, public facilities, recreation amenities, and housing opportunities. The benefits of annexation will be weighed against the costs to the City of providing services, maintenance and infrastructure;

Objective 2: Myton City shall consider annexing only those areas contiguous to the City limits and only where residents and property owners of these areas have expressed interest in annexing to Myton. Flagpole annexations should be discouraged unless a clear benefit to the City is demonstrated, and;

Objective 3: Property proposed to be annexed shall be fully consistent with the spirit of this General Plan including the Community Vision.

Element 7 – Transportation

MYTON CITY GENERAL PLAN

VII. TRANSPORTATION

Motor vehicle traffic is a predominant means of travel within Myton. The City street grid, therefore, is an important component of circulation, and will be dealt with in this element. See Figure 1 for the Transportation Circulation Map. Some residents also walk to their destinations. These methods of travel have many advantages, both for pedestrians and for drivers, as well as for our entire community. The City should encourage and facilitate the use of these transportation modes whenever possible.

There is a complex relationship between transportation and land use in an area. It is a reciprocal relationship where land use patterns affect travel patterns and travel patterns affect land use patterns. Also, both business and family travel patterns can change due to other reasons such as changing values and cultural norms. Therefore, each transportation decision should take into account local land use and cultural influences.

Streets can generally be classified as one of three types, depending on their function. An arterial street carries traffic through or past a City and connects major activity centers within town, and are not intended to be a residential street, i.e. US Highway 40. Collector streets connect the various districts or neighborhoods in town with each other and with the arterial streets, i.e. Main, 200 North, Center streets, etc. Local streets serve only as access to individual lots from higher level streets, i.e. 100 West, 100 East, etc.

Flow within residential neighborhoods should be facilitated in a safe and efficient manner. Traffic that has neither its origin nor its destination within a neighborhood should be routed around the neighborhood. Traffic calming devices may be utilized to limit out-of-neighborhood traffic on residential streets. Inadequate circulation planning in the City's early development has created the flow of collector traffic through otherwise quiet residential neighborhoods. The noise and danger of the traffic through low-density areas with houses closely oriented to the street interrupts association within the neighborhood, lowers property values, and interferes with residential activities.

The policies for integrating streets in new developments with the overall circulation grid and for the naming of streets should facilitate emergency vehicle access to all parcels in the City. The only situation in which a true dead end street should be permitted is in the case of a street that is projected on the Transportation Circulation Map (Figure 1) to be extended in the future as the area develops. Multiple accesses should be provided to new developments. Street naming can be controlled within the subdivision approval process. The City street grid (Figure 1) should be followed, where possible.

Transportation Goal: To provide a system of transportation and circulation within and around Myton City that will make it possible for all people utilizing various modes of transportation to reach their destination as safely and as easily as possible with the least disturbance to adjacent uses.

Transportation Objectives:

Objective 1: Ensure a complete and logical circulation pattern throughout the City.

Objective 2: Provide a circulation pattern that will adequately serve adjacent land uses.

Objective 3: Route truck traffic around Myton in a mini City bypass system.

Element 8 – Land Use

MYTON CITY GENERAL PLAN

VIII. Land Use

The land use element is a synthesis of all of the goals and policies contained in the other elements of the General Plan and is to be used as a guide for future land use and community development decisions within the jurisdictional boundaries of Myton City.

This element specifically addresses land use and related community development issues identified and discussed by Myton City residents during the public hearing, held on September 22, 2005, which purpose was to solicit scoping comments for the proposed General Plan, and comments submitted in response to the scoping survey. The scoping survey comments were accepted starting September 14, 2005 through October 15, 2005.

Private Property Rights

Both the federal Constitution and the constitution of the state of Utah provide that private property may not be taken for public use without just compensation as prescribed by law.

Utah Code Section 10-9a-801(1) states that: "No person may challenge in district court a municipality's land use decision made under this chapter, or under a regulation made under authority of this chapter, until that person has exhausted the person's administrative remedies as provided in Part 7, Appeal Authority and Variances, if applicable."

It is the intent of Myton City to acknowledge that private property rights may be affected by City land use and development ordinances. It is in the City's interest to address these situations in a cooperative manner through a formal administrative review process. This process will require that any person seeking a takings claim must submit the claim to the City before seeking judicial relief.

Private Property Rights Goal:

Ensure that Myton City land use policies do not violate private property rights and to establish a predetermined orderly, consistent review process for the City to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law.

School Facilities and Student Transportation

It is important that Myton continue to plan for the provisions of adequate services and infrastructure as it grows, including schooling. As demonstrated in Figure 2, Myton has two school reserves established.

Current school enrollment shows that 25% of Myton residents are enrolled in nursery school, preschool, kindergarten, or grade school. This trend is expected to continue. While the Duchesne County School District closely watches the capacity of its schools

and their maximum class sizes and bus capacities, Myton Elementary serves not only the City but the surrounding unincorporated County area.

The Ute Indian Tribe operates a Head Start Program within Myton City. Additionally, Myton has the Con Amore School for physically and mentally challenged students. This is the only school for physically and mentally challenged children in Duchesne County.

School Goal: Maintain a close working relationship with both the Duchesne County School District and the Ute Indian Tribe to ensure their schools are maintained at their current level.

Land Use Compatibility/Nuisances

Myton City should regulate and mitigate certain uses that may create an encroachment on the property rights of the community and therefore threaten the health, safety, comfort, convenience, order, prosperity and welfare of its residents. Myton City should establish standards preventing potential public nuisances. This standard should prevent the establishment of uses generating unacceptable levels of noise, glare, blight, odor, and similar nuisances. These standards should apply both to new developments and the expansion of existing uses.

Parks and Open Space

It will be the policy of Myton City to provide and maintain sufficient parks and open space for the enjoyment of its residents and visitors. The City will also seek to assure that future development is not exposed to flooding, or other natural hazards, and that the natural functions and amenities of the floodplain are not diminished by insensitive development.

National Flood Insurance Program

It will be the policy of Myton City to continue participation in the National Flood Insurance Program (NFIP). The Myton City Land Use Ordinance should incorporate the floodplain zoning requirements of the NFIP. Those requirements do not prohibit development in flood hazard areas, but do require that such development be elevated above a specified base flood elevation or effectively flood-proofed.

City/County Building Inspector

Myton will enhance its ability to implement this plan by continuing to cooperate with Duchesne County in relinquishing all building permit fees and building inspection fees to the County in turn for the County to conduct all building inspections in and for the City.

Planning Commission

It is the policy of Myton to establish a City Planning Commission. Utah Code Section 10-9a-301 states that the planning commission will be created by an ordinance passed by the governing body. This ordinance shall define the number and terms of members; the mode of appointment; the procedures for filling vacancies and removal from office; the authority of the planning commission; and other details relating to the organization and procedures of the planning commission. Utah Code Section 10-9a-302 establishes the powers and duties of the planning commission.

State statute often mandates small towns to comply with standards that were designed for large cities. Communities are expected to meet these standards even though state financial help is not available. Many small towns cannot afford to have professional planning assistance, even on a limited basis. Utah Code does not establish a minimum number of members for the planning commission. The Utah Chapter of the American Planning Association has advocated a membership of five to seven members with designated alternates. Myton has attempted to have five members, but the positions have been extremely difficult to fill. It should be the policy of Myton to establish a three person planning commission, with two designated Council members being appointed as Alternates to ensure a voting quorum.

Appeal Authority and Variances

It is the policy of Myton to create an appeal authority. Utah Code Section 10-9a-701 states that: "Each municipality adopting a land use ordinance shall, by ordinance, establish one or more appeal authorities to hear and decide: requests for variances from the terms of the land use ordinances; and appeals from decisions applying to the land use ordinances.

Sexually-oriented Business

Myton City recognizes that some activities are protected as expression under the First, Fourth, Fifth, Ninth and Fourteenth Amendments to the United States Constitution, and Myton further recognizes that such rights are among our most precious and highly protected rights, and wishes to act consistently with full protection of those rights.

Currently there are no sexually-oriented businesses within Myton City. Myton should allow for this type of business in its Land Use Ordinance through zoning, and should establish a separation distance requirement between sexually oriented businesses and land uses that may be affected negatively by the sexually oriented use. Myton should establish licensing requirements for such businesses prior to a business making an application to start up a sexually-oriented business, or expressing interest in locating within a permitted area.

Current Land Use

Figure 2 shows the current land uses within the city. Table 1 is a description of the current zoning classifications. Currently there are no designated industrial land uses in Myton, the trend in the past is to convert areas previously used for industrial to commercial uses.

Table 1

Current Myton City Zoning Classifications		
Zone	Use	Comments
Residential, R-15	Residential, single family dwellings	Low density with large lots, minimum lot size 15,000 square feet
Residential, R-7.5	Residential, single family and two family dwellings	Compact, dense residential development, higher volume of traffic, minimum lot size for single family is 7,500 square feet, two family lot size is 15,000 square feet
Residential – Agricultural, RA-15	Residential - Agricultural, single family dwellings	Dwellings associated with the growing of crops and the raising of livestock in limited numbers
General Commercial, BC-1	Commercial	Land for business purposes
Mobile Home Park, MPH-1	Mobile Home Park	Approved by Conditional Use

Proposed Land Uses

The Proposed Land Use Map is an integral part of this General Plan. The Proposed Land Use Map is a compromise between current land use and the most desirable land use based upon the goals and objectives stated in the General Plan. This Plan forms the basis for zoning, and thereby, the location of housing, limited agricultural, and commercial areas. The Plan also provides guidance on utility installations, school locations, street planning, and recreational facility placement. The Proposed Land Use Map is a pictorial expression of the goals and implementation policies found in other elements of this General Plan, and the resulting land use projections and development. The Proposed Land Use Map and the Transportation (street plan) Map are two of the more important planning tools available to the city. There are no proposed industrial uses within Myton City. Should new industrial uses develop in the future, consideration should be given for the placement of these uses where they can better serve the producers, i.e. along US Highway 40, and discouraged where adverse impacts might be placed on the adjacent uses. Table 2 is a breakdown of future land uses in Myton City. Figure 3 is the Proposed Land Use Map.

Table 2

Proposed Myton City Zoning Classifications

Zone	Intended Use	Comments
Residential, R-15	Residential, single family dwellings	Low-density, removed from the central core of the city, served by culinary water and city sewer, minimum lot size is 15,000 square feet
Residential, R-7.5	Residential, single family and two family dwellings	Medium-density, duplexes, townhouses, single family, generally located closer to the central core of the city and near collector streets and community facilities, served by culinary water and city sewer, minimum lot size is 7,500 square feet per single family dwelling, 15,000 square feet per duplex, etc.
Residential-Agricultural, RA-1	Overlay Zone for agriculture uses within R-15 residential neighborhoods	Low-density, single family dwelling, primarily undeveloped large lots in proximity to the city boundary, allowing the keeping of livestock, excluding swine, for individual use, or keeping a saddle horse on parcels of sufficient size, with adequate care to prevent nuisances to the neighbors, minimum lot size is 22,500 square feet per animal unit.
Mixed-Use, MU-1	Neighborhood Commercial, single family dwelling	Locations permit businesses supplying needed goods and services within single family neighborhoods, served by culinary water and city sewer, minimum lot size for single family dwelling is 15,000 square feet.

Commercial, C-1	Extensive Commercial	Areas are motor vehicle oriented businesses and businesses requiring a large amount of land area in relation to the productive floor area, generally located near arterial streets, served by culinary water and city sewer. No minimum square feet.
Mobile Home Park, MHP-1	Mobile Home Park	Approved by Conditional Use

Guidelines for Land Use Designations

The Proposed Land Use Map (Figure 3) shows generalized land uses to be located in the planning area. Boundary lines for land uses shown on the Proposed Land Use Map are general. In the determination of whether a specific land use classification conforms to the designation on the map, flexibility should be used to interpret land use district boundaries. Street rights-of-way, lot lines, topography, and other features should be utilized in the determination of land use district boundary lines.

Future Land Use Goal. To provide appropriate locations for all land uses that are needed to provide housing, employment, and services to Myton’s residents, and to establish a **last stop** of business enterprises to support the oil & gas industry as they develop fields in the southern portion of Duchesne County.

Future Land Use Objectives:

- (1) Adopt a Proposed Land Use Map, (Figure 3). Table 2 provides descriptions of the future land use categories mapped in the city. It should be clearly understood that a future land use map designation does not imply automatic approval of all proposals for the indicated use. All new developments must comply with the intent of this Plan, and new development must provide all infrastructure needed to serve their occupants. Existing and proposed developments should provide for the construction and maintenance of landscaped buffers between incompatible uses and the screening or buffering of materials handling areas.
- (2) Continue to invest in the Future. The city should continue to explore additional revenue sources and management techniques that will enable it to invest in the planning, infrastructure capacity, and public amenities needed to attract visitors, appeal to potential investors in the local economy, and enhance the quality of life enjoyed by its residents.
- (3) Provide adequate land areas for new long term residential neighborhoods.

- (4) Promote the construction of safe code compliant, adequate, long-term housing, available at costs that are affordable for Myton City residents.
- (5) Encourage community, utility, and special service district cooperation and coordination to adequately and appropriately address community growth issues.
- (6) Implement a land use ordinance that implements this element and is accompanied with a zoning map.

Element 9 – Plan Implementation

MYTON CITY GENERAL PLAN

IX. PLAN IMPLEMENTATION

Implementation of the various policies of the Plan has been detailed within each separate element. As a summary of implementation measures, the major tools available to the city are outlined here.

Budgeting

No General Plan can be implemented without allocation of funds for its accomplishment. Budgeting for projects proposed in this Plan is the first and most important step in carrying out plan objectives. In setting up the city's budget, the Council is establishing *priorities* of city needs. Not all of the policies adopted in this Plan will require funding in the form of staffing, funding of commissions, consultant services, or other forms of operational support.

A few of the projects will require amounts of funding. While alternatives to public funding are available for a number of needs, others will depend on city or other governmental sources. The city has in place a capital improvements plan to help with infrastructure needs.

Grants and Other Funding Sources

It would take a very long time for the city to fund all of the needed improvements included in this plan through general city funding. A number of grant assistance programs for specified types of projects are available, and these funding sources should be actively pursued. If obtained, these grants could speed up the implementation of the Plan substantially.

Zoning

The city's zoning power is one of the most effective implementation tools of the General Plan, particularly since Utah statutes mandate that zoning be in accord with the Plan. A revised Land Use Ordinance should follow immediately after adoption of this Plan.

Planning Commission

It is the Planning Commission's responsibility to see that this Plan is implemented and revised when necessary by the City Council. The Planning Commission is charged with recommending to the Council, either upon suggestion from outside of the Commission or upon its own initiative, actions regarding all aspects of city government considered within the plan. It is thus not only the duty of the Commission to respond to issues sent to it by the Council and public request, but also to actively evaluate city needs in terms of physical development and to bring them to the attention of the City Council. In order to carry out these responsibilities, the Commission must continually make itself aware of the policies established in this

plan and their relation to current considerations, public sentiment, and the physical condition of the city.

Appendix A

The People and the Economy

Age Breakout in 2000

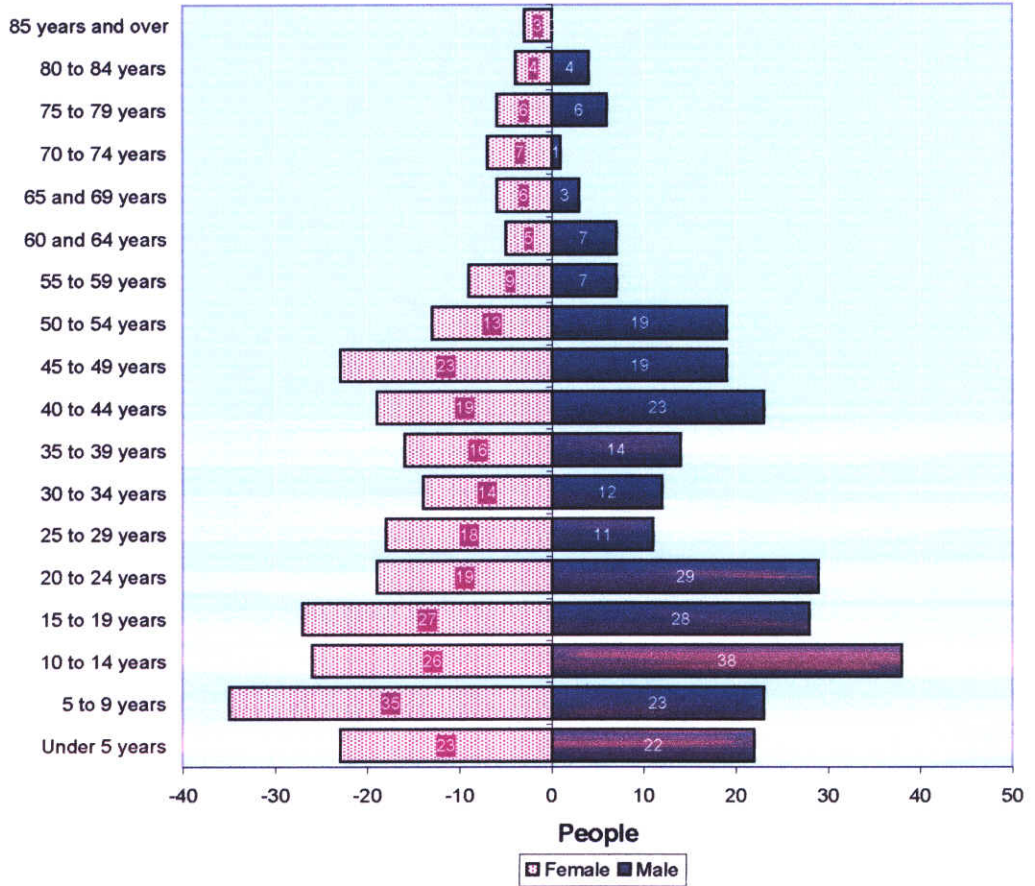
- The median age in 2000 is 24.9 years.

- In 2000, the baby boom was aged 40 - 55.

- The largest age category is 10 to 14 years old (64 people or 11.9% of the total).

- The population density is 536 people per square mile (excluding water).

Population by Age and Sex							
	F / M Split	Female		Male		Total	
Total	51% / 49%	273	100%	266	100%	539	100%
Under 20 years	50% / 50%	111	41%	111	42%	222	41%
65 years and over	65% / 35%	26	10%	14	5%	40	7%
Median Age		27.3		23.6		24.9	



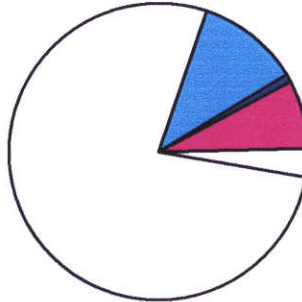
Race

- Race and Ethnicity are broken out separately. The Ethnicity breakout is separate because Hispanics can be of any race.

Total Population by Race		% of Total	
White	418	77.6%	
Black or African American	0	0.0%	
American Indian & Alaska Native	60	11.1%	
Asian	4	0.7%	
Native Hawaiian & Other Pacific Islander	0	0.0%	
Some other race	41	7.6%	
Two or more races	16	3.0%	

- The largest number of residents are "White" (77.6%).
- The second largest group of residents are "American Indian & Alaska Native" (11.1%).

2000 Race Breakout



- White
- Black or African American
- American Indian & Alaska Native
- Asian
- Native Hawaiian & Other Pacific Islander
- Some other race
- Two or more races

Ethnicity

- 12.6% of the population is Hispanic or Latino (of any race).
- Of Hispanic or Latino people, the largest number are "Some other race alone" (57.4% of the Hispanic population).

Hispanic Population by Race in 2000		% of Total	% of Hispanic
Hispanic or Latino (of any race)			
White alone	12	2.2%	17.6%
Black or African American alone	-	0.0%	0.0%
American Indian and Alaska Native alone	13	2.4%	19.1%
Asian alone	-	0.0%	0.0%
Native Hawaiian and Other Pacific Islander alone	-	0.0%	0.0%
Some other race alone	39	7.2%	57.4%
Two or more races	4	0.7%	5.9%
Not Hispanic or Latino			
Total:	539	100.0%	

- Of Hispanic or Latino people, the second largest number are "American Indian and Alaska Native alone" (19.1% of the Hispanic population).

Housing

- 86.2% of the housing units are occupied.
- 68.3% of the housing units are owner occupied or for sale.
- 25.4% of the housing units are renter occupied or for rent.
- 1.6% of the housing units are vacant units for seasonal, recreational, or occasional use.

Housing in 2000		% of Total
Total Housing Units	189	

Occupied	163	86.2%
Vacant Units - Total	26	
Vacancy Rate (%)	13.8%	
Average Household Size	3.3	

Owner Occupied Units		% of Total
Owner Occupied	123	65.1%
Vacant Units - For Sale Only	6	
Homeowner Vacancy Rate (%)	4.7%	
Average Household Size	3.3	

Rental Units		% of Total
Renter Occupied	40	21.2%
Vacant Units - For Rent	8	
Rental Vacancy Rate (%)	16.7%	
Average Household Size	3.3	

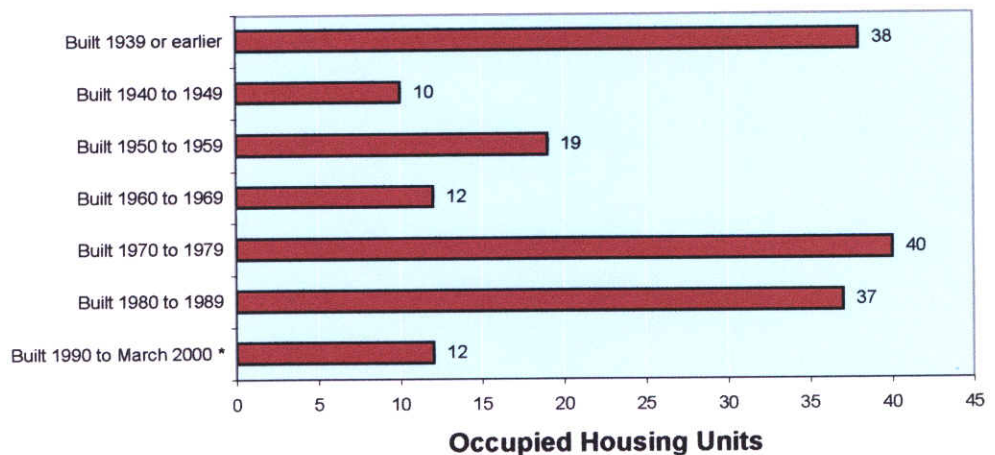
Vacant Units		% of Total
For rent	8	4.2%
For sale only	6	3.2%
Rented or sold, not occupied	4	2.1%
For seasonal, recreational, or occasional use	3	1.6%
For migrant workers	-	0.0%
Other vacant	5	2.6%
Total Vacant	26	13.8%

Home Construction

- The largest number of houses were built 1970 to 1979.

* Note: This ranking is based on time periods of different lengths. The most recent time period spans 10 years and 3 months.

Home Construction by Decade



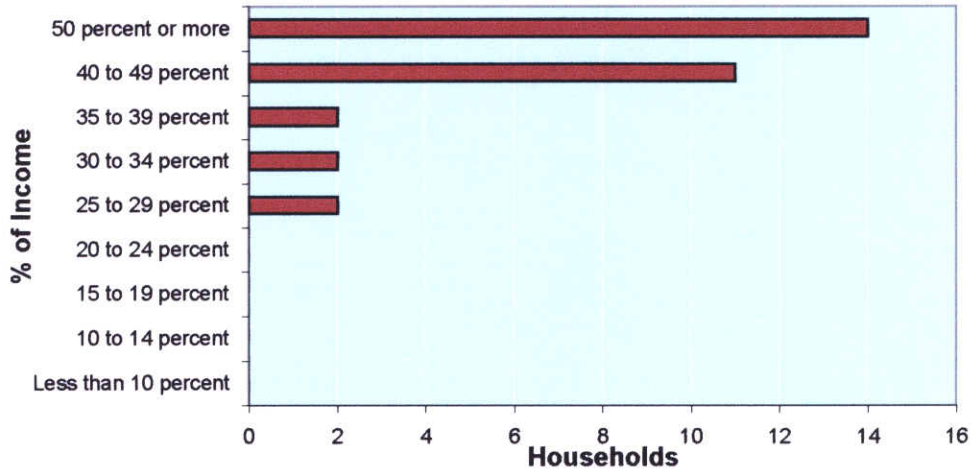
Housing Affordability - Rentals

- 49% of the median household income was paid in gross rent (incl. utilities).

Rental Affordability

Median gross rent	\$	504
Median gross rent as a percentage of household income in 1999		49%

Households by Percent of Household Income Paid to Rent



- 33% of the households that pay rent, spend more than 50% of their household income in gross rent (incl. utilities).

Housing Affordability - Owner Occupied

- The housing affordability index is 176, which suggests that the median family can afford the median house. *

Owner Occupied Housing Affordability

2000

Specified owner-occupied housing units: Median value (Adjusted for Inflation in	\$	51,300
% of median income necessary to buy the median house		14%
Income required to qualify for the median house	\$	14,496
Housing Affordability Index: (100 or above means that the median family can afford the median house.)*		176

Income in:

1999

Per capita income	\$	8,678
Median household income	\$	23,472
Median family income	\$	25,500

* Note: The housing affordability figures assume a 20% down payment and that no more than 25% of a family's income goes to paying the mortgage. It is based on an interest rate of 10.01% in 1990 and 8.03% in 2000. Use this statistic as a comparative, rather than absolute, measure.

Top 10 (of the Top Level Categories)			
	Both Sexes		M/F
	Number	%	Split
1) Agriculture, forestry, fishing and hunting, and mining:	44	25%	89%/11%
2) Educational, health and social services:	33	19%	12%/88%
3) Retail trade	28	16%	18%/82%
4) Construction	24	14%	88%/13%
5) Other services (except public administration)	15	8%	47%/53%
6) Transportation and warehousing, and utilities:	10	6%	80%/20%
7) Arts, entertainment, recreation, accommodation and food services:	7	4%	29%/71%
8) Finance, insurance, real estate and rental and leasing:	7	4%	43%/57%
9) Wholesale trade	5	3%	100%/0%
10) Public administration	2	1%	0%/100%
Total of Top 10	175	99%	

Employment by Industry							
	Male		Female		Both Sexes		M/F
	Number	%	Number	%	Number	%	Split
Agriculture, forestry, fishing and hunting, and mining:	39	41%	5	6%	44	25%	89%/11%
Agriculture, forestry, fishing and hunting	18	19%	3	4%	21	12%	86%/14%
Mining	21	22%	2	2%	23	13%	91%/9%
Construction	21	22%	3	4%	24	14%	88%/13%
Manufacturing	-	0%	-	0%	-	0%	Div. by 0
Wholesale trade	5	5%	-	0%	5	3%	100%/0%
Retail trade	5	5%	23	28%	28	16%	18%/82%
Transportation and warehousing, and utilities:	8	8%	2	2%	10	6%	80%/20%
Transportation and warehousing	8	8%	2	2%	10	6%	80%/20%
Utilities	-	0%	-	0%	-	0%	Div. by 0
Information	-	0%	-	0%	-	0%	Div. by 0
Finance, insurance, real estate and rental and leasing:	3	3%	4	5%	7	4%	43%/57%
Finance and insurance	3	3%	4	5%	7	4%	43%/57%
Real estate and rental and leasing	-	0%	-	0%	-	0%	Div. by 0
Profess., scientific, management, admin., and waste management services:	2	2%	-	0%	2	1%	100%/0%
Professional, scientific, and technical services	-	0%	-	0%	-	0%	Div. by 0
Management of companies and enterprises	-	0%	-	0%	-	0%	
Administrative and support and waste management services	2	2%	-	0%	2	1%	100%/0%
Educational, health and social services:	4	4%	29	36%	33	19%	12%/88%
Educational services	2	2%	8	10%	10	6%	20%/80%
Health care and social assistance	2	2%	21	26%	23	13%	9%/91%
Arts, entertainment, recreation, accommodation and food services:	2	2%	5	6%	7	4%	29%/71%
Arts, entertainment, and recreation	-	0%	2	2%	2	1%	0%/100%
Accommodation and food services	2	2%	3	4%	5	3%	40%/60%
Other services (except public administration)	7	7%	8	10%	15	8%	47%/53%
Public administration	-	0%	2	2%	2	1%	0%/100%
Total	96		81		177		54%/46%

Shaded cells indicate that categories that represent more than 10% of the total

Top 10 (of the Second Tier Categories)

	Both Sexes		M/F Split
	Number	%	
1) Construction and extraction occupations:	34	19%	94%/6%
2) Transportation and material moving occupations:	30	17%	73%/27%
3) Sales and related occupations	21	12%	10%/90%
4) Farming, fishing, and forestry occupations	18	10%	89%/11%
5) Office and administrative support occupations	13	7%	0%/100%
6) Personal care and service occupations	13	7%	0%/100%
7) Food preparation and serving related occupations	11	6%	18%/82%
8) Building and grounds cleaning and maintenance occupations	10	6%	40%/60%
9) Installation, maintenance, and repair occupations	9	5%	100%/0%
10) Professional and related occupations:	8	5%	63%/38%
Total of Top 10	167	94%	

Employment by Industry

	Male		Female		Both Sexes		M/F Split
	Number	%	Number	%	Number	%	
Management, professional, and related occupations:	9	9%	3	4%	12	7%	75%/25%
Management, business, and financial operations occupations:	4	4%	-	0%	4	2%	100%/0%
Management occupations, except farmers and farm managers	-	0%	-	0%	-	0%	Div. by 0
Farmers and farm managers	4	4%	-	0%	4	2%	100%/0%
Business and financial operations occupations:	-	0%	-	0%	-	0%	Div. by 0
Business operations specialists	-	0%	-	0%	-	0%	Div. by 0
Financial specialists	-	0%	-	0%	-	0%	Div. by 0
Professional and related occupations:	5	5%	3	4%	8	5%	63%/38%
Computer and mathematical occupations	-	0%	-	0%	-	0%	Div. by 0
Architecture and engineering occupations:	-	0%	-	0%	-	0%	Div. by 0
Architects, surveyors, cartographers, and engineers	-	0%	-	0%	-	0%	Div. by 0
Drafters, engineering, and mapping technicians	-	0%	-	0%	-	0%	Div. by 0
Life, physical, and social science occupations	-	0%	-	0%	-	0%	Div. by 0
Community and social services occupations	-	0%	-	0%	-	0%	Div. by 0
Legal occupations	3	3%	-	0%	3	2%	100%/0%
Education, training, and library occupations	-	0%	-	0%	-	0%	Div. by 0
Arts, design, entertainment, sports, and media occupations	-	0%	-	0%	-	0%	Div. by 0
Healthcare practitioners and technical occupations:	2	2%	3	4%	5	3%	40%/60%
Health diagnosing and treating practitioners and technical occ.	-	0%	3	4%	3	2%	0%/100%
Health technologists and technicians	2	2%	-	0%	2	1%	100%/0%
Service occupations:	6	6%	32	40%	38	21%	16%/84%
Healthcare support occupations	-	0%	1	1%	1	1%	0%/100%
Protective service occupations:	-	0%	3	4%	3	2%	0%/100%
Fire fighting, prevention, and law enforce. workers, incl. super.	-	0%	-	0%	-	0%	Div. by 0
Other protective service workers, including supervisors	-	0%	3	4%	3	2%	0%/100%
Food preparation and serving related occupations	2	2%	9	11%	11	6%	18%/82%
Building and grounds cleaning and maintenance occupations	4	4%	6	7%	10	6%	40%/60%
Personal care and service occupations	-	0%	13	16%	13	7%	0%/100%
Sales and office occupations:	2	2%	32	40%	34	19%	6%/94%
Sales and related occupations	2	2%	19	23%	21	12%	10%/90%
Office and administrative support occupations	-	0%	13	16%	13	7%	0%/100%
Farming, fishing, and forestry occupations	16	17%	2	2%	18	10%	89%/11%
Construction, extraction, and maintenance occupations:	41	43%	2	2%	43	24%	95%/5%
Construction and extraction occupations:	32	33%	2	2%	34	19%	94%/6%
Supervisors, construction and extraction workers	2	2%	2	2%	4	2%	50%/50%
Construction trades workers	21	22%	-	0%	21	12%	100%/0%
Extraction workers	9	9%	-	0%	9	5%	100%/0%
Installation, maintenance, and repair occupations	9	9%	-	0%	9	5%	100%/0%
Production, transportation, and material moving occupations:	22	23%	10	12%	32	18%	69%/31%
Production occupations	-	0%	2	2%	2	1%	0%/100%
Transportation and material moving occupations:	22	23%	8	10%	30	17%	73%/27%
Supervisors, transportation and material moving workers	-	0%	-	0%	-	0%	Div. by 0
Aircraft and traffic control occupations	-	0%	-	0%	-	0%	Div. by 0
Motor vehicle operators	14	15%	4	5%	18	10%	78%/22%
Rail, water and other transportation occupations	-	0%	2	2%	2	1%	0%/100%
Material moving workers	8	8%	2	2%	10	6%	80%/20%
Total	96		81		177		54%/46%

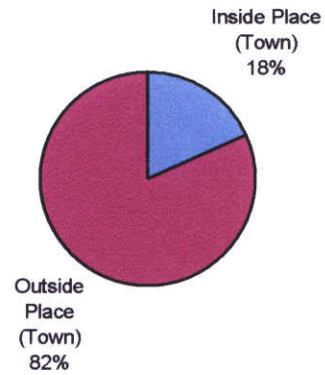
Figure 3

Proposed Land Use Map

Place of Work

- 98% of residents worked in state.
- 82% of residents worked in the county.
- 18% of residents worked in town.

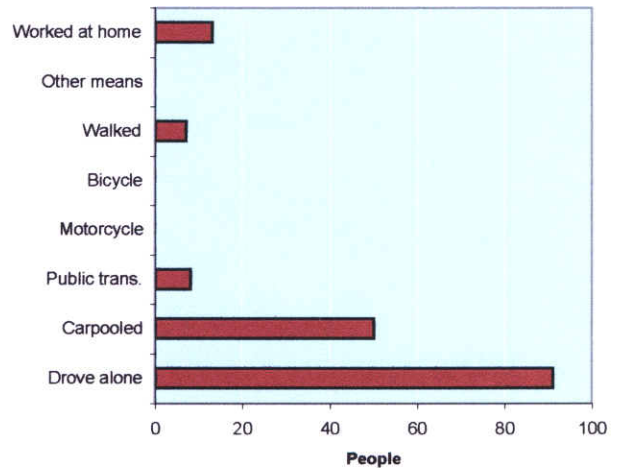
State of Work:		
	# of People	%
In State	165	98%
Outside State	4	2%
County of Work:		
In County	138	82%
Outside County	27	16%
Place of Work:		
Of the people living in a Place (Town)		
Inside Place (Town)	31	18%
Outside Place (Town)	138	82%
Total	169	100%



Method of Commute

- 7.7% of residents worked at home.
- 4.1% of residents walked or biked to work.
- 4.7% of residents took public transportation.
- 54% of residents drove alone.

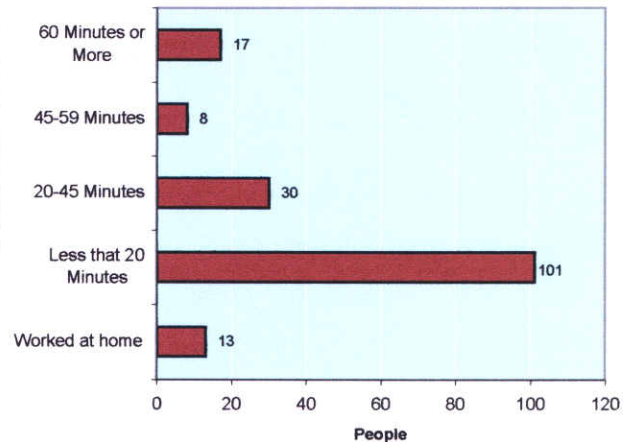
Method of Commute		
Car, truck, or van:		
Drove alone	91	54%
Carpooled	50	30%
Public transportation:		
Taxicab	-	0%
Other	8	5%
Motorcycle	-	0%
Bicycle	-	0%
Walked	7	4%
Other means	-	0%
Worked at home	13	8%
Total:	169	100%



Commute Time

- 60% of the residents experienced a commute time of under 20 minutes.

Commute Time		
Worked at home	13	8%
Less than 20 Minutes	101	60%
20-45 Minutes	30	18%
45-59 Minutes	8	5%
60 Minutes or More	17	10%
Total	169	100%



Place of Birth

- 78.7% of residents were born in state.
- 21.3% of residents were born in a different state.
- 4.4% of residents were born outside the United States.

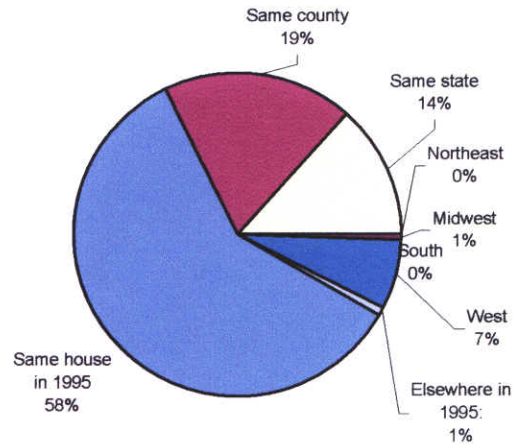
Place of Birth		
State Of Residence	429	79%
Northeast	4	1%
Midwest	9	2%
South	20	4%
West	59	11%
Outside The US*	24	4%
Total:	545	100%

* Includes Puerto Rico and U.S. Islands

New Residents Since 1995

- 21% of the residents lived in a different county in 1995.
- 7% lived in a different state in 1995.
- 1% lived outside of the country in 1995.

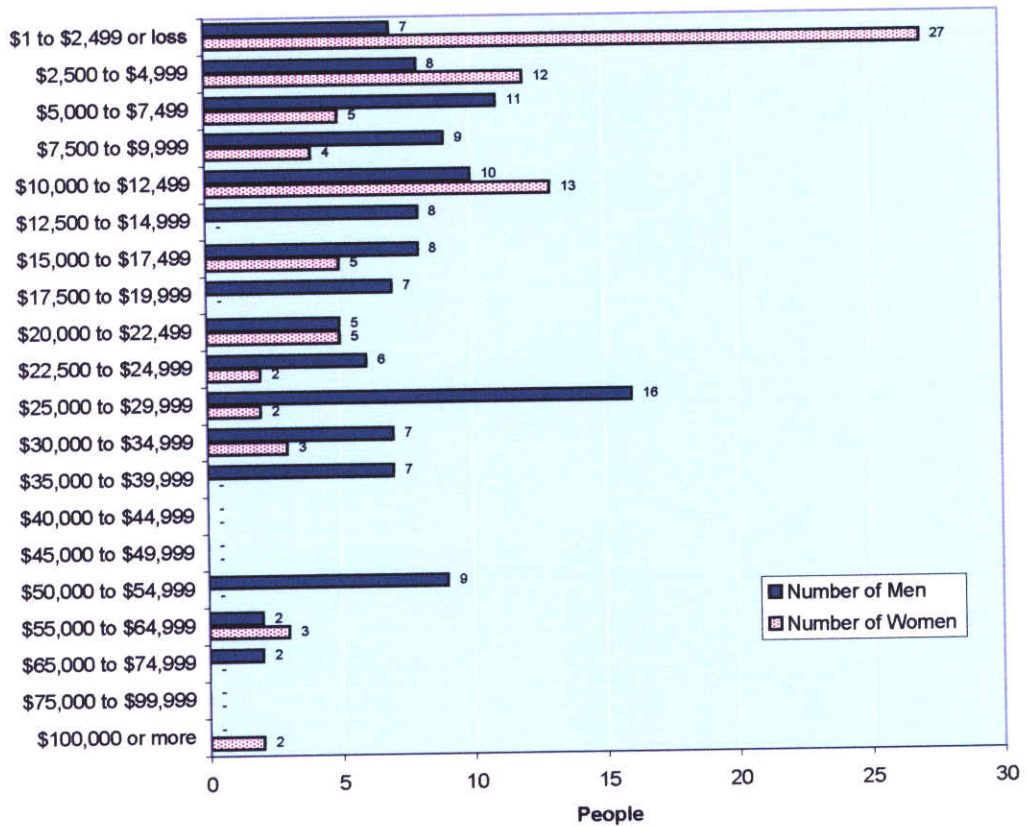
New Residents Since 1995		
Same house in 1995	295	59%
Different house in 1995:	201	41%
In United States in 1995:	197	40%
Same county	93	19%
Different county:	104	21%
Same state	67	14%
Different state:	37	7%
Northeast	-	0%
Midwest	3	1%
South	-	0%
West	34	7%
In Puerto Rico or other US Island	-	0%
Foreign country or at sea	4	1%
Total:	496	100%



Income Distribution

- 83% of the individuals earned less than \$30K. *

- 1% of individuals earned more than \$100K. *



- The income bracket with the largest number of individuals is "\$1 to \$2,499 or less". *

Per Capita Income

- Per Capita Income In 1999 was \$8,678.

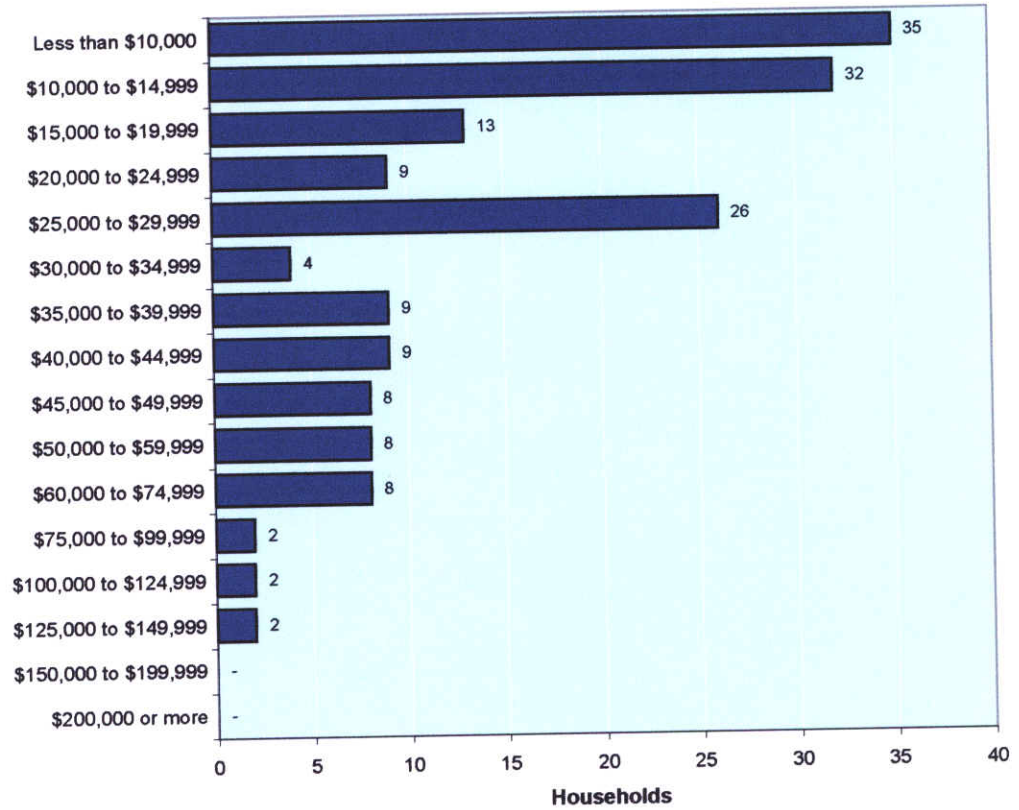
Income Distribution						
	Number of Men	Number of Women	Total	% of Total	% that make less than...	% that make more than...
\$1 to \$2,499 or less	7	27	34	17%	17%	100%
\$2,500 to \$4,999	8	12	20	10%	26%	83%
\$5,000 to \$7,499	11	5	16	8%	34%	74%
\$7,500 to \$9,999	9	4	13	6%	40%	66%
\$10,000 to \$12,499	10	13	23	11%	52%	60%
\$12,500 to \$14,999	8	-	8	4%	56%	48%
\$15,000 to \$17,499	8	5	13	6%	62%	44%
\$17,500 to \$19,999	7	-	7	3%	65%	38%
\$20,000 to \$22,499	5	5	10	5%	70%	35%
\$22,500 to \$24,999	6	2	8	4%	74%	30%
\$25,000 to \$29,999	16	2	18	9%	83%	26%
\$30,000 to \$34,999	7	3	10	5%	88%	17%
\$35,000 to \$39,999	7	-	7	3%	91%	12%
\$40,000 to \$44,999	-	-	-	0%	91%	9%
\$45,000 to \$49,999	-	-	-	0%	91%	9%
\$50,000 to \$54,999	9	-	9	4%	96%	9%
\$55,000 to \$64,999	2	3	5	2%	98%	4%
\$65,000 to \$74,999	2	-	2	1%	99%	2%
\$75,000 to \$99,999	-	-	-	0%	99%	1%
\$100,000 or more	-	2	2	1%	100%	1%
Total:	122	83	205	100%		

* Includes full and part-time.

Income Distribution (household)

Income Distribution

- In 1999, 69% of households in Myton City, Utah earned less than \$30K. *
- In 1999, 2% of households earned more than \$100K. *
- In 1999, for every household that made over \$100K, there were 28.8 households that made under 30K.
- In 1999, the income bracket with the largest number of households is "Less than \$10,000". *



Median Income

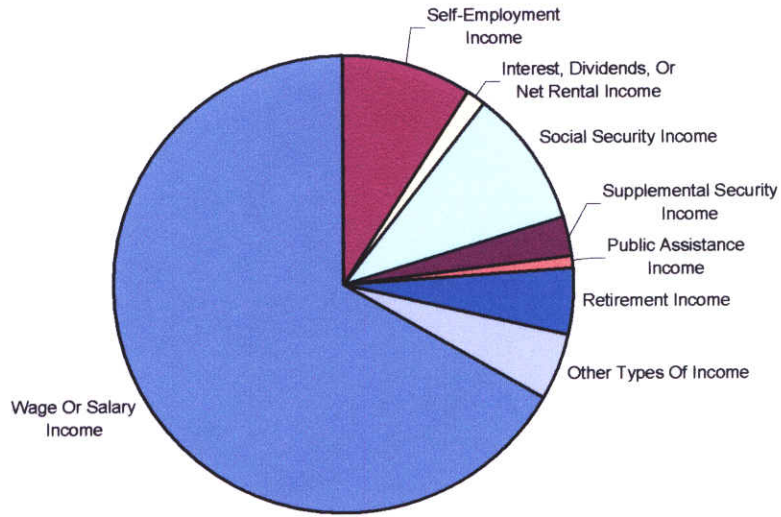
- Median Household Income in 1999 was \$23,472.*

Income Distribution				
	Number of Households	% of Total	% of Households that make less than...	% of Households that make more than...
Less than \$10,000	35	21%	21%	100%
\$10,000 to \$14,999	32	19%	40%	79%
\$15,000 to \$19,999	13	8%	48%	60%
\$20,000 to \$24,999	9	5%	53%	52%
\$25,000 to \$29,999	26	16%	69%	47%
\$30,000 to \$34,999	4	2%	71%	31%
\$35,000 to \$39,999	9	5%	77%	29%
\$40,000 to \$44,999	9	5%	82%	23%
\$45,000 to \$49,999	8	5%	87%	18%
\$50,000 to \$59,999	8	5%	92%	13%
\$60,000 to \$74,999	8	5%	96%	8%
\$75,000 to \$99,999	2	1%	98%	4%
\$100,000 to \$124,999	2	1%	99%	2%
\$125,000 to \$149,999	2	1%	100%	1%
\$150,000 to \$199,999	-	0%	100%	0%
\$200,000 or more	-	0%	100%	0%
Total:	167	100%		

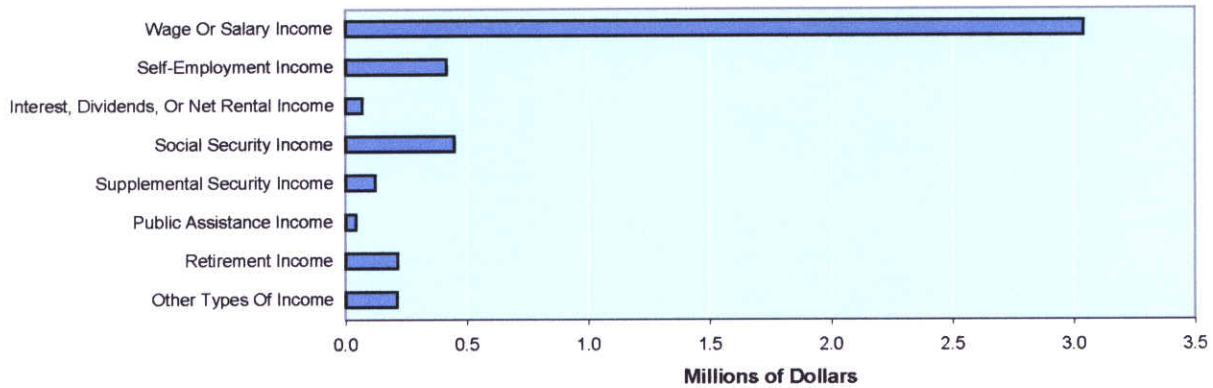
* Includes full and part-time.

Sources of Income

- 66.7% of income was derived from wage or salary income.
- 9.1% of income was derived from self-employment income.
- 75.8% of income was from labor earnings (wages & self-employed income).
- 16.0% of income was from retirement, social security, or from investments.*
- 0.9% of income was derived from public assistance income.



Income Distribution		% of Total
Wage Or Salary Income	\$ 3,040,100	66.7%
Self-Employment Income	\$ 414,200	9.1%
Interest, Dividends, Or Net Rental Income	\$ 67,900	1.5%
Social Security Income	\$ 447,000	9.8%
Supplemental Security Income	\$ 121,700	2.7%
Public Assistance Income	\$ 41,800	0.9%
Retirement Income	\$ 215,200	4.7%
Other Types Of Income	\$ 211,500	4.6%
Total*	\$ 4,559,400	



Educational Attainment

- 34% of residents 25 and over have less than a high school degree.
- 1% of residents have an advanced college degree.
- 4% of residents have a college degree or greater.

Educational Attainment	Number	%
Less than high school	94	34%
High school	111	40%
Some college	57	20%
Associate degree	6	2%
Bachelor's degree	8	3%
Master's degree	3	1%
Professional school degree	-	0%
Doctoral degree	-	0%
Total	279	

School Enrollment

- 3% of residents were enrolled in college, graduate school, or professional school.
- 8% of residents were enrolled in high school.
- 25% of residents were enrolled in nursery school, preschool, Kindergarten, or grade school.

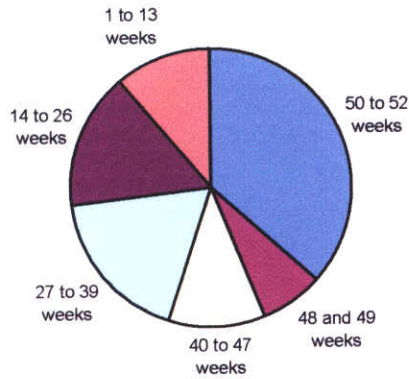
School Enrollment	Number	%
Nursery school, preschool & Kindergarten	38	7%
Grades 1-8	93	18%
High School	42	8%
College - Undergrad	13	3%
College - Graduate or Professional	-	0%
Not in School	329	64%
Total	515	

Seasonal Workers Workers by Weeks Per Year

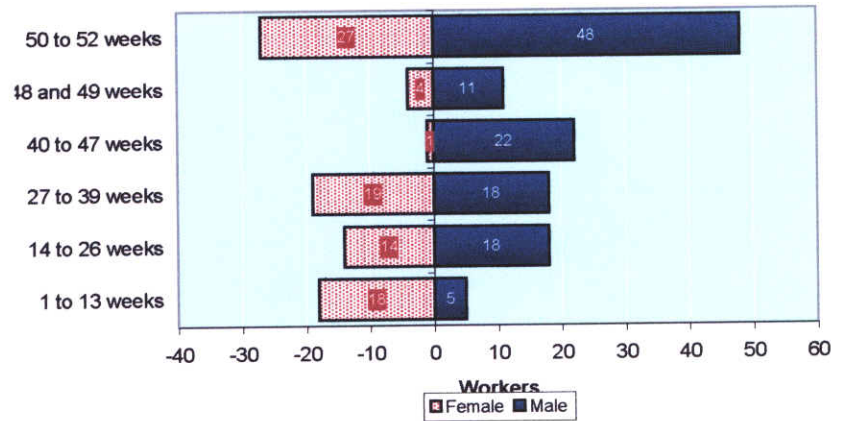
- 36.6% of residents worked 50 to 52 weeks per year.
- 44.9% of residents worked less than 40 weeks per year.

	Female		Male		Total	
	Number	% of Tot	Number	% of Tot	Number	% of Tot
50 to 52 weeks	27	33%	48	39%	75	37%
48 and 49 weeks	4	5%	11	9%	15	7%
40 to 47 weeks	1	1%	22	18%	23	11%
27 to 39 weeks	19	23%	18	15%	37	18%
14 to 26 weeks	14	17%	18	15%	32	16%
1 to 13 weeks	18	22%	5	4%	23	11%
Total (Worked in 1999)	83	100%	122	100%	205	100%

Total (M & F)



Workers by Weeks Worked Per Year

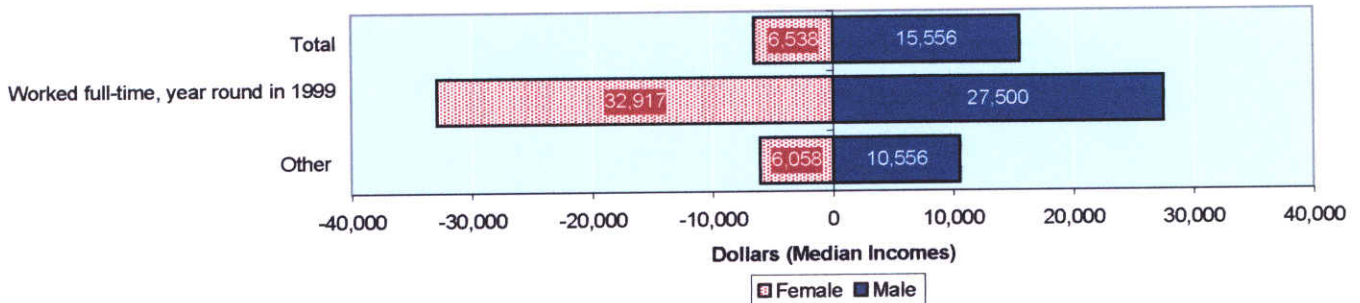


Income by Work Status

- Part-time workers experience lower incomes.

Median Income by Work Status

	Female	Male
Total	6,538	15,556
Worked full-time, year round in 1999	32,917	27,500
Other	6,058	10,556

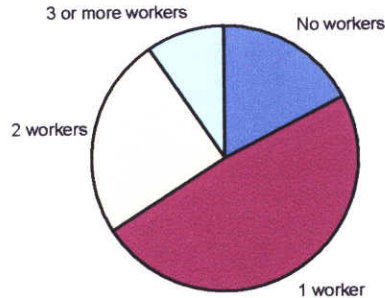


Workers per Family

- 34% of families had 2 or more workers.

Workers Per Family		
	Number	% of Fam.
No workers	24	17%
1 worker	67	49%
2 workers	34	25%
3 or more workers	13	9%

Number of Workers Per Family

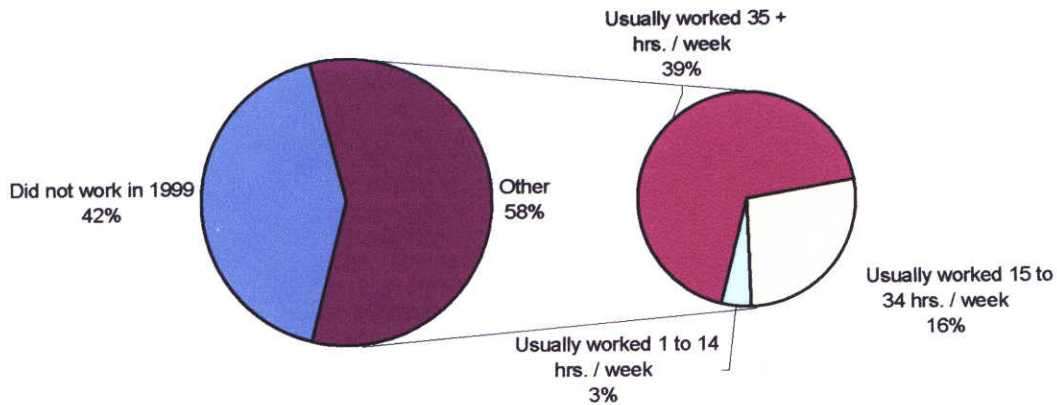


Full Time/Part Time

- 39% of residents aged 16 and over that worked at least 35 hours per week in 1999.
- Of those who worked, 68% worked at least 35 hours per week in 1999.

Workers by Hours Per Week			
	Number	% of total 16+	% of those who worked
Worked in 1999:	205	58%	100%
Usually worked 35 + hrs. / week	140	39%	68%
Usually worked 15 to 34 hrs. / week	56	16%	27%
Usually worked 1 to 14 hrs. / week	9	3%	4%
Did not work in 1999	150	42%	
Total (16 and over)	355	100%	

Workers by Hours Per Week Worked

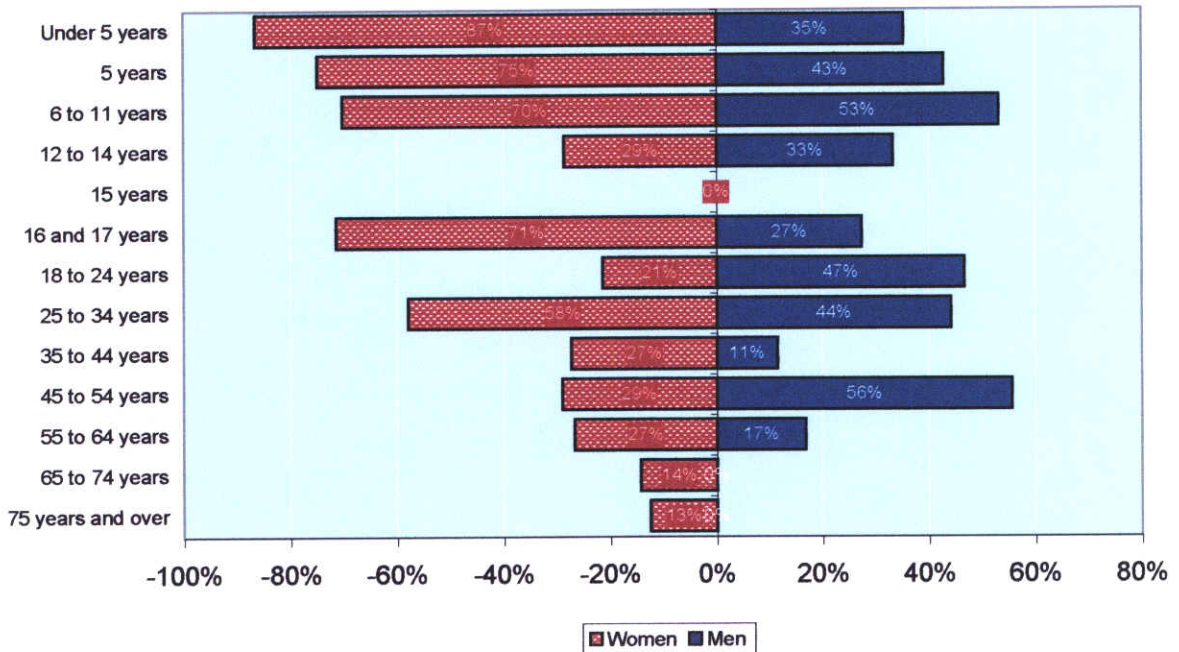


Poverty by Age & Sex (Individuals)

- 38% of individuals had income that was below the poverty line in 1999.
- 49% of individuals under 18 years old lived below the poverty line in 1999.

Poverty by Age & Sex (Individuals)						
	Women		Men		Total	
	Number	%	Number	%	Number	%
Income in 1999 below poverty level:						
Under 5 years	13	87%	12	35%	25	51%
5 years	6	75%	3	43%	9	60%
6 to 11 years	26	70%	25	53%	51	61%
12 to 14 years	2	29%	4	33%	6	32%
15 years	-	0%	-	0%	-	0%
16 and 17 years	5	71%	3	27%	8	44%
18 to 24 years	6	21%	14	47%	20	34%
25 to 34 years	22	58%	15	44%	37	51%
35 to 44 years	9	27%	4	11%	13	19%
45 to 54 years	9	29%	20	56%	29	43%
55 to 64 years	4	27%	2	17%	6	22%
65 to 74 years	2	14%	-	0%	2	11%
75 years and over	2	13%	-	0%	2	7%
Under 18 years	52	61%	47	39%	99	49%
Over 65 years	4	13%	-	0%	4	9%
Total	106	41%	102	36%	208	38%

Percent under Poverty by Sex and Age



For more information about how the Census measures poverty:
<http://www.census.gov/hhes/poverty/povdef.html>
 or the poverty threshold in 1999:
<http://www.census.gov/hhes/poverty/threshld/thresh99.html>

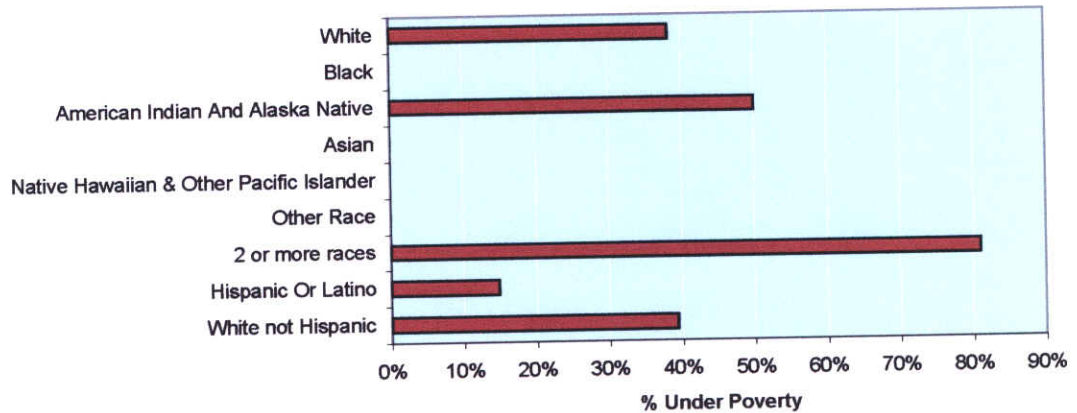
Poverty by Race and Ethnicity (Individuals)

- The race with the highest poverty rate is "2 or more races" (81% were under the poverty line in 1999.)
- The race with the lowest poverty rate is "Black" (were under the poverty line in 1999.)

Poverty by Race (Individuals)	% of Total	
	Number	%
White	162	38%
Black	-	50%
American Indian And Alaska Native	29	0%
Asian	-	0%
Native Hawaiian & Other Pacific Islander	-	0%
Other Race	17	81%
Hispanic Or Latino	8	15%
White not Hispanic	161	39%

- Race and Ethnicity are broken out separately. The Ethnicity breakout is separate because Hispanics can be of any race.

Percent Under Poverty by Race or Hispanic



Poverty by Household Type

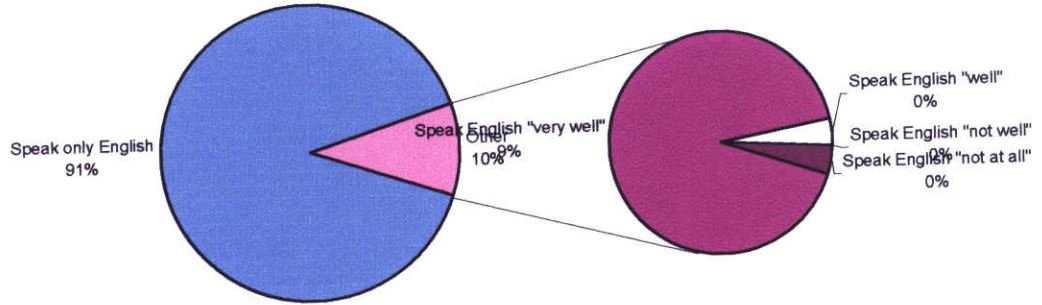
- The family type with the highest poverty rate is "Female - No Husband - With related children under 18 years: " (81% were under the poverty line in 1999.)

Families Under Poverty by Household Type	Married		Male - No Wife		Female - No Husband	
	Number	%	Number	%	Number	%
With related children under 18 years:	27	37%	3	50%	13	81%
Under 5 years only	6	67%	0	0%	0	0%
Under 5 years and 5 to 17 years	13	52%	0		5	
5 to 17 years only	8	21%	3		8	
No related children under 18 years	0	0%	2	50%	0	0%
Total	27	25%	5	50%	13	62%
Total (Married, Male and Female)			45	33%		

Language

- 90% of the population 5 years and over speaks only English.
- 91.8% of the population that speaks something other than English, speaks English "Very Well".

Language English/NonEnglish with NonEnglish Breakout

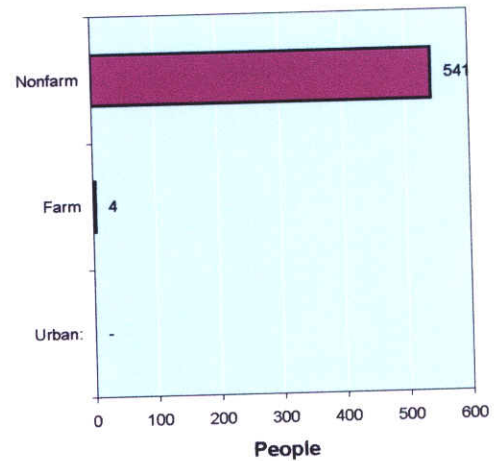


Urban/Rural

- 0.0% of residents of Myton City, Utah live in urban areas.

Rural/Urban Breakout		
	Population	Percent
Total:	545	
Urban:	-	0%
Rural:	545	100%
Farm	4	1%
Nonfarm	541	99%
Inside urbanized areas	-	0%
Inside urban clusters	-	0%

Rural / Urban Breakout

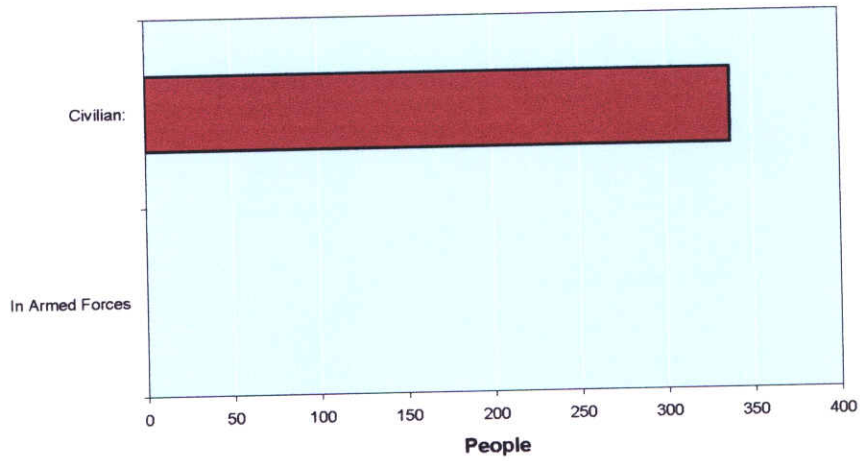


Military / Civilian

- 0.0% of Myton City, Utah are in the Armed Forces.

Military / Civilian		
	Population	Percent
In Armed Forces	-	0.0%
Civilian:	337	100.0%
Veteran	44	13.1%
Nonveteran	293	86.9%
Total	337	100.0%

Military Breakout



Appendix B

**Agreement between Duchesne County & Myton City
for using Building Inspectors employed by the County**

AGREEMENT

THIS AGREEMENT is made and entered into the 14th day of June 2001, by and between Duchesne County (the "County") and City of Myton (the "Town"), both political subdivisions of the State of Utah.

RECITALS

1. The County employs Certified Building Inspectors who are responsible for all building inspections within the County.
2. The County has implemented a Building Permit Fee Schedule and Building Inspection Fee Schedule which is administered by the County Department of Building Safety.
3. The County Department of Building Safety is located at the Duchesne County Administrative Offices, 734 North Center Street, Duchesne, Utah.
4. The City has no Certified Building Inspector and has no funds available within the City budget to hire a Certified and State Licensed Building Inspector.
5. In order to comply with the Uniform Building Code Standard Act enacted in 1989 and adopted by the State of Utah, the City is in need of a Certified and State Licensed Building Inspector.
6. The County agrees to conduct all building inspections in and for the Town and hereby agrees to assume responsibility for building inspections in their entity and for any and all matters involved in their administration (with exception to Attorney or other legal fees should legal actions be required.)
7. The Town agrees and has adopted by Resolution No. 061401-1, the Duchesne County Building Permit Fee Schedule and Building Inspection Fee Schedule, present and future modifications, as the official fees for all City construction projects. For the Building Inspection services, the City agrees to relinquish all building permit fees and building inspection fees to the County.
8. This Agreement may be terminated by either party upon thirty (30) days written notice and should be subject to renewal for an additional agreed upon time upon the mutual consent of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

Attest:

MYTON CITY COUNCIL

DUCHESNE COUNTY
COMMISSION

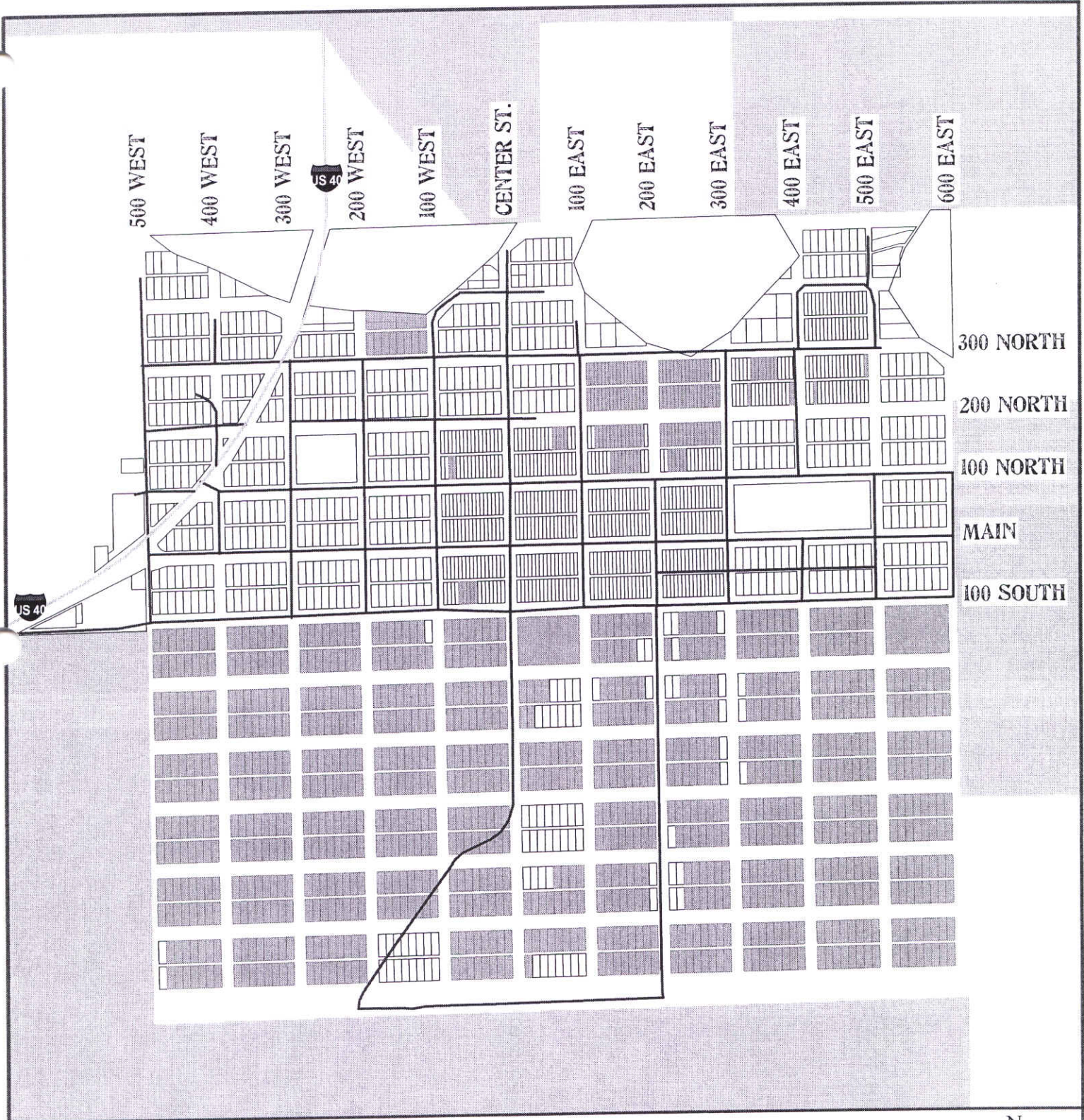
Kalicia Fowler
Clerk
Date: 6/14/01

Connie Allright
Chairman
Date: 6-14-01

Scott Gray
Chairman
Date: 6-11-01

Figure 1

Transportation Circulation Map



LEGEND

ROADS	OWNERSHIP
STATE	NATIVE AMERICAN RESERVATIONS
CITY	PRIVATE

MYTON CITY TRANSPORTATION

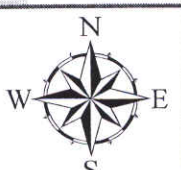
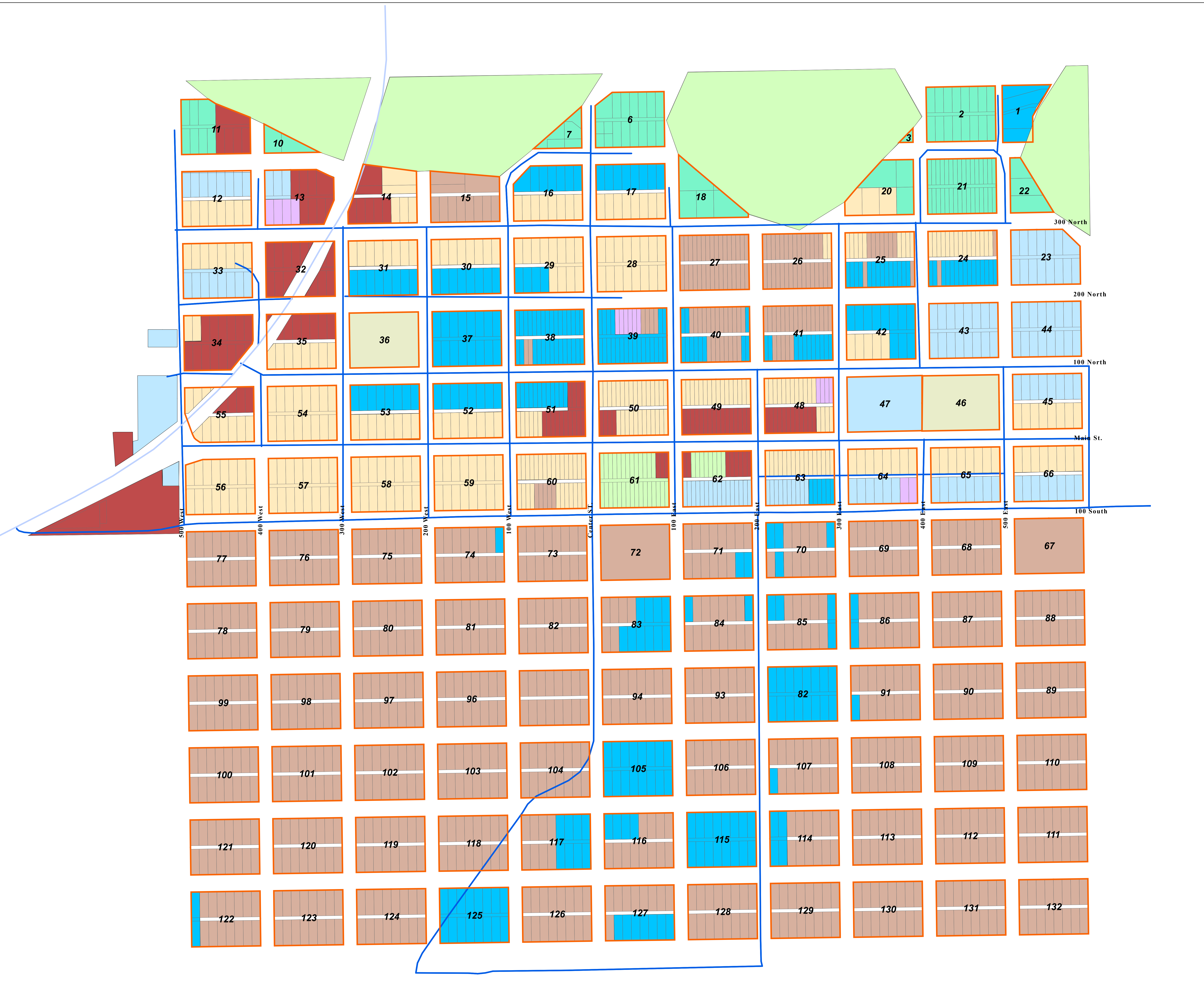



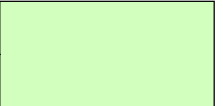








Figure 2

Existing Land Use Map



Zone

- | | |
|--|---|
|  Agricultural Residential (Overlay Zone) |  R-15 |
|  Mobile Home Park |  Parks |
|  School Reserve |  R-7 |
|  Commercial |  Unzoned |
|  Mixed Use |  Native American |

Myton City Zoning



Aerial Imagery from Utah AGRC and Google.com
Parcel Data from Duchesne County
Map for reference purposes only.

Daniel Burk
dburk@duchesne.utah.gov
435-738-1168

Map revised: 8/25/2017