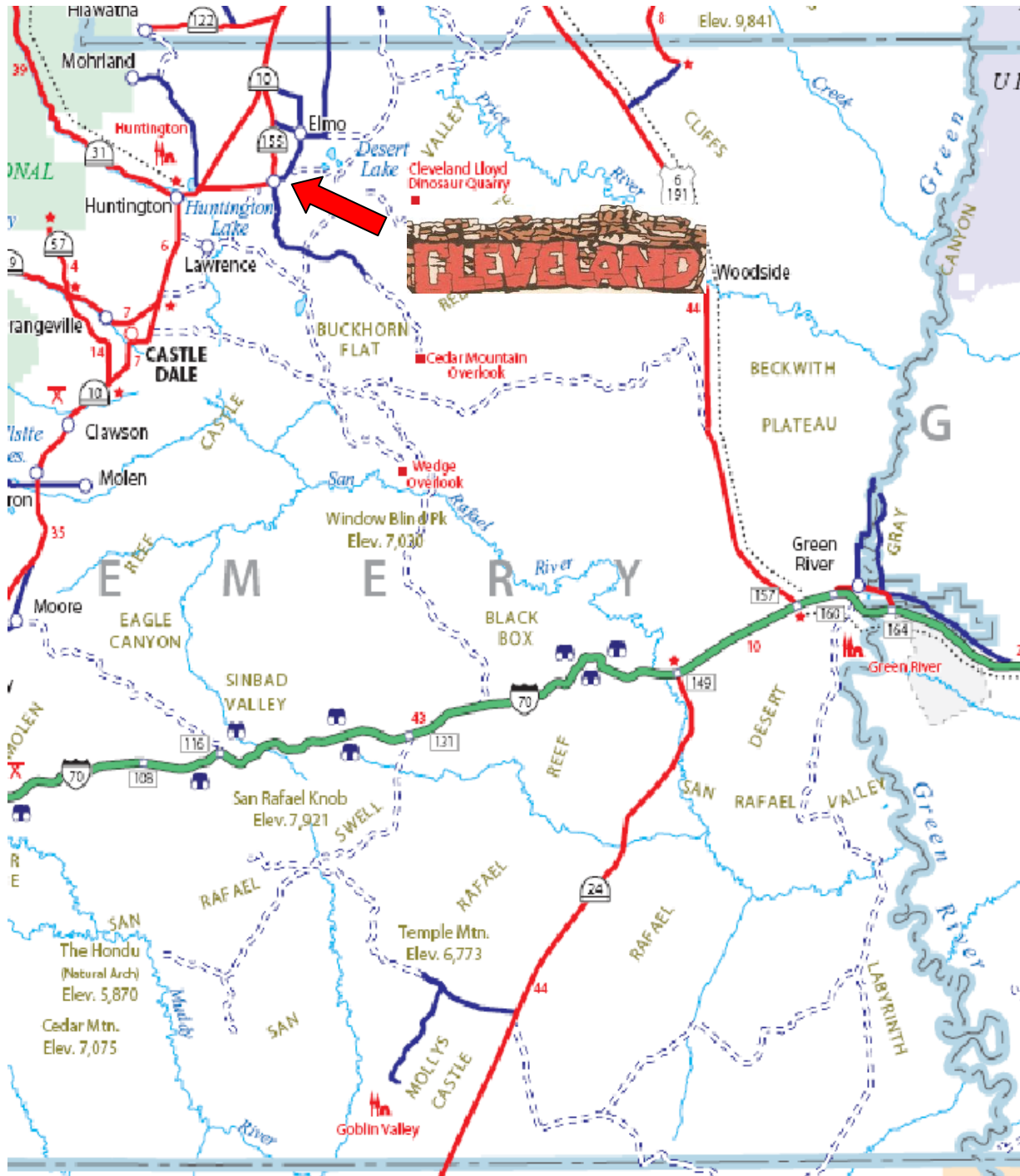




General Plan





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Pictured are the Cleveland School House of 1912 above, the Cleveland Post Office bottom left, and the Cleveland Cash Store bottom right.



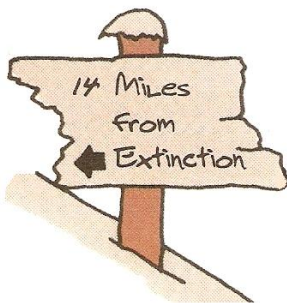
ACKNOWLEDGEMENTS:

- Cleveland Town Planning Commission Members: Brink Griffin, Patty Hansen, Tracy Randall, Kit Anderson and Millie Maki
- Cleveland Town Mayor and Council: Mayor Chris Parkins, Verla Jensen, Bryan Christensen, Boe Minchey and Greg Oliver
- Emery County GIS: Clinton Olsen and Jeff Guymon
- Southeastern Utah Association of Local Governments Regional Planner: Michael Bryant



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EXHIBIT 1. AERIAL PHOTO OF Cleveland, 2009





General Plan

1.1. PLAN INTRODUCTION

Plan Update

The process to update the Cleveland Town General Plan began in January 2009. The City's General Plan prior to that time had not been officially adopted or updated for several years. The task set forth was to, in essence, start from scratch and create a new plan, which could serve as a foundational plan for the community into future years.

Following review and revisions, public hearings before the Planning Commission and Town Council were held. The Plan, as presented herein, was adopted by the Cleveland Town Council on _____2010.

1.2. MOTTO, MISSION AND VISION

Listed below are the Motto, Mission Statement and Vision Statement of the Cleveland Town General Plan as developed and recommended by the General Plan Advisory Committee.

Motto:

"Cleveland, 14 miles from extinction."

Mission:

"The mission of Cleveland Town is to protect and promote the welfare of all citizens by providing exceptional leadership, services and education through a rural town atmosphere of cooperation and creativity."

Vision Statement:

"Cleveland will be a clean, friendly community that retains its safe, small-town feel and charm. The citizens of Cleveland envision a family friendly town that is unified, rich in heritage and cultural diversity, which provides economic opportunities, quality education and a healthy environment to all".



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1.3. IMPLEMENTATION

Implementation of the Plan comes through working documents, such as the zoning and subdivision ordinances, capital improvement programs, Town budgets, and other ordinances, resolutions and studies thought appropriate by the Town Council.

1.4. AMENDMENTS

To preserve the integrity of the Plan and to insure that it reflects the changing needs of residents, it is Town policy that:

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the Plan.
- The public may request amendments to the Plan up to three times during any one calendar year.
 - The months in which the Town Council will hold a public hearing to consider the public's requests are: February, June, and October. The applicant must show that any amendment of the Plan is in the best interest of the Town, promotes the general welfare of the community, and does not decrease the quality of life for the citizens of Cleveland.



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1.5 HISTORICAL BACKGROUND

Settlement of the Cleveland town-site was first done by two men, Samuel Nelson Alger and Henry Oviatt Sr.. Mr.'s Alger and Oviatt arrived in Cleveland on May 11, 1884. Original homes consisted of dugouts and log cabins with roofs of soil.

The town was named after President Grover Cleveland. The Town was incorporated in 1916 and Edward Larsen in became the first mayor. Cleveland Canal a sixteen mile canal surveyed from Huntington Creek to Cleveland, began construction in May of 1884 and was completed in the fall of 1888.



Pictured Samuel Nelson Alger

August of 1890 was the organization of the first Cleveland Ward of the LDS church. A stick frame church house was build for the Ward members, but caught fire and burned in April of 1938. A new brick church building was built in 1953, and in 1982 the present day church building was erected.

Also in 1890 a log cabin school was serving the community, but was quickly out grown and a stick frame school was built in 1893, later on a two-story section was added on. In 1912 a school house was built with bricks made from the Cleveland brick mill. In 1976 the present school was erected.

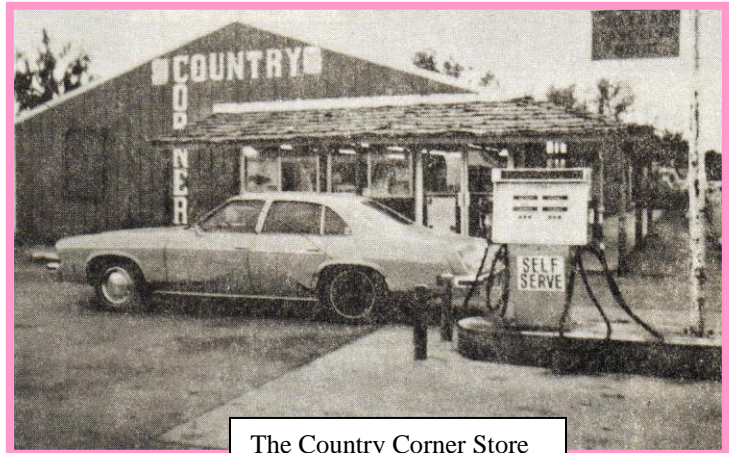
Cleveland folks were very nearly self-sufficient. The planted and cared for their own gardens, planted fruit trees, made bread and butter. Citizens even made shoes, rugs, quilts, spun their own cloth, and carded their own wool.



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Many of these talents have been carried on into modern times, and has resulted in an attitude of Cleveland residents being able to “make do” and adapt to various circumstances.

Throughout Cleveland’s history the town has seen various industrial trades including; a apiary, a shingle mill, a brick mill, a sawmill, a thrashing machine crew, blacksmithing, livestock, mercantile stores, a service station, a confectionary, a malt shop, a millinery and a creamery station. The first store in Cleveland was established in the home of Rasmus O. Rasmussen. In 1982 a Co-Operative Mercantile Association was organized. Four other stores served the people of Cleveland throughout its history. Presently, Country Corner is in operation and it opened in 1977.



The Country Corner Store

Earnest Davis erected an amusement hall in April of 1910. The building was first served with billiard tables and sold confections. The building was later on equipped with a stage, and then even later on a silent moving picture machine and player piano. In 1928 a talking picture machine was installed, and in 1937 roller-skating became the main attraction.



Maria Christensen in 1908. In 1946 a new post office building was built by William P. Stokes and Nels Christensen. This building served as post office until 1986 when the current post office building was built.

The first Cleveland Town post office was housed in the home of



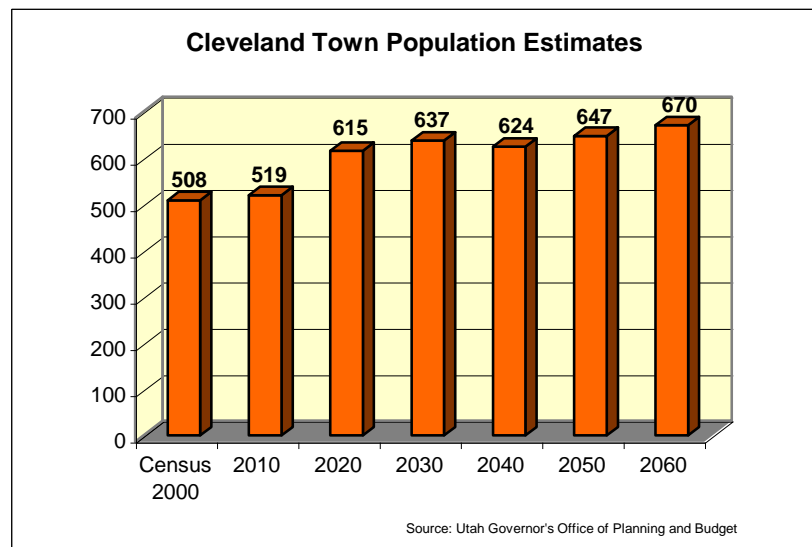
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Recreation and cultural activities began early in Cleveland's history. A town baseball park was acquired in 1918, and in 1919 the ballpark was officially made a Town park. In 1948 a library was begun in Cleveland when the town began leasing the Relief Society Building. In 1979 a new library building was built, and served the town until the new Emery County Library system built another new building in 1991.

In 1956 Cleveland was able to acquire its first fire equipment, which was only a pump and hose mounted on a trailer. The current fire station was built in 1979, the town now has 4 fire trucks a fire chief and 20 volunteer fire fighters. A new public safety and city hall building is under construction and should be completed by early 2010.

1.5. DEMOGRAPHICS

The Utah Governor's Office of Planning and Budget estimates that Cleveland Town is growing at a rate of approximately 1.8% annually over the next ten years. This growth results in nearly one hundred new residents in Cleveland by 2020.



1.6. GENERAL GOALS

Cleveland is committed to having a high quality of live, and a family friendly community for all its citizens. To help achieve these objectives the Town has drafted the following goals.



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Goal	Action Steps	Strategies	Time Frame	Responsible Parties
Renovate or Build New Community Center on old Church Property (located on Main Street and 100 West)	Maintain Community Center on Capital Improvements list	Keep the Community Center on The CIB list	1 to 20 years	<ul style="list-style-type: none"> Town Council Mayor
	Encourage Support for Community Center	Get private interest parties involved such as <ul style="list-style-type: none"> Junior Jazz Wrestling groups Daughters of Utah Pioneers Others 		
	Pursue various funding options for Community Center	Research funding opportunities with USDA, Rural Development Philanthropic groups		
Encourage Diverse Residential Developments	Establish and maintain an up to date zoning ordinance and map	Look to develop walking trails and additional sidewalks	1 to 20 years	<ul style="list-style-type: none"> Town Council Planning Commission
Encourage more Industrial and Commercial Development	Establish and maintain an up to date zoning ordinance and map	Solicit existing developments to annex into the Town	1 to 20 years	<ul style="list-style-type: none"> Town Council Mayor Planning Commission Emery County Economic Development Department
		Work with Emery County Economic Development Department		
		Establish zones that are friendly to commercial and industrial developments		



General Plan

2.1. PURPOSE

The purpose of this chapter is to identify the land use patterns within Cleveland Town.

2.2. LAND USE CLASSIFICATIONS

Cleveland is a small rural community that prides itself as a friendly community that welcomes growth and development of all types. In order to carry out this purpose the town is divided into four land use classifications:

Agricultural Districts
Commercial Districts
Industrial Districts
Residential Districts

Presently there is only one zoning district for each land use classification. These districts serve the Town of Cleveland adequately at the present time. As the town grows other zoning districts may be added to better suit the needs of more diverse land uses.

Agricultural Districts

The **A-1 Agricultural Zone** has been established for the primary purpose of providing a location where the cultivation of crops and the raising and keeping of livestock and related uses can be carried on and where such uses can be protected and encouraged. While dwellings and certain other uses not related to agriculture are permitted such development is not encouraged in the **A-1 Agricultural Zone**, because of the conflict which occurs between farm and non-farm uses. For this reason, owners or developers of land should bear in mind that primacy is given in this zone to agriculture and livestock raising and any development should be undertaken in recognition thereof.

The **A-1 Agricultural Zone** is characterized by large lots and tracts of land intermixed with dwellings. The A-1 zone is suitable to the raising of crops,



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and livestock while being accommodating to rural residential development, and uses incidental to agriculture and livestock.

Commercial Districts

The **C-1 Commercial Zone** has been established for the primary purpose of providing a location where retail, commercial, and service facilities can be provided to residents and to the traveling public in the area.

The **C-1 Commercial Zone** is characterized by a mixture of dwellings and commercial uses; however, as assurance that the goods and services will be made available without undue detrimental effects upon the surrounding dwellings, certain requirements have been imposed upon the use of land and buildings within the zone.

Industrial Districts

The **I-1 Industrial Zone** has been established for the primary purpose of providing a location where manufacturing, processing, warehousing, fabrication of goods and material can be carried on most appropriately and with minimum conflict or deleterious effects upon surrounding properties.

The **I-1 Industrial Zone** is characterized by a mixture of industrial, manufacturing, and processing establishments with intermittent open land that is served by streets, power, water and other utilities and facilities, or where such facilities can be readily provided.

Residential Districts

The **R-1 Residential Zone** has been established primarily for residential development, represented by a co-mingling of one-family, two-family, and multi-family dwellings. This zone is further established as the primary location for parks, playgrounds, schools, churches, and other community facilities designed to serve the residents within the zone.



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The ***R-1 Residential Zone*** is characterized by spacious lots, un-crowded buildings and quiet residential conditions favorable to the rearing of children. Owners and developers of property within this zone should bear in mind that primacy is given to residential development and maintain their properties in recognition thereof.

2.3. ENVIRONMENT

The environment is important to Cleveland Town residents and every effort is made to ensure that human and domestic animal habitation is in harmony with the surrounding environment. Various environmentally sensitive areas are in and around the Cleveland area including:

- The San Rafael Swell
- Cleveland-Lloyd Dinosaur Quarry
- Huntington North Reservoir and State Park
- Various streams and creeks

2.4. ANNEXATIONS

Cleveland while still rural is limited in build-able land. As the town grows it is important to consider other properties outside of the municipal boundaries, as having an impact upon the Town. For this and other reasons the Cleveland Town Planning Commission shall adopt and maintain an annexation policy plan and an annexation area boundary map, that shall be included as part of this General Plan as Appendix 1.

2.5. IMPLEMENTATION

The Implementation of the Land Use goals and strategies shall be brought about by the use of the Cleveland Town Zoning Ordinance, Subdivision Ordinance, Annexation Policy Plan, and any other land use related ordinance or resolution.

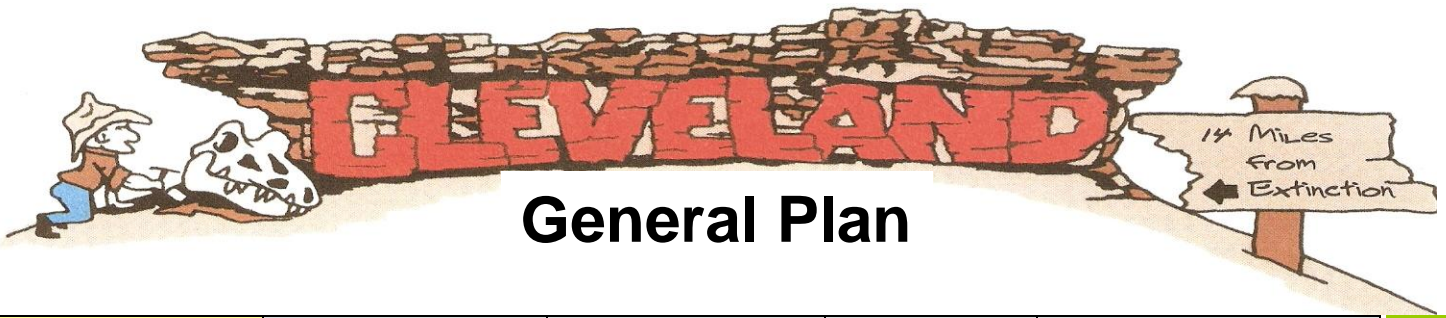
2.6. LAND USE GOALS

It is important for Cleveland to grow in an organized and orderly fashion, so as to not overburden infrastructure resources, government services, public safety, and to protect property values. The following goals are to accomplish these objectives.



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Goal	Strategies	Action Steps	Time Frame	Responsible Parties
Establish and Maintain a Zoning Ordinance and Zone Map	Maintain an up to date General Plan	Hold regular Planning Commission meetings and work sessions to complete ordinance revisions	1 to 3 years	<ul style="list-style-type: none"> Planning Commission Town Council
	Adopt an Annexation Policy Plan and maintain an Annexation Boundaries Map			
Establish a Subdivision Ordinance	Draft as part of zoning ordinance	Hold regular Planning Commission meetings and work sessions to complete ordinance revisions	1 to 3 years	<ul style="list-style-type: none"> Planning Commission Town Council
Create an Affordable Housing Plan	Work with Utah Division of Housing and Community Development for assistance			<ul style="list-style-type: none"> Planning Commission Town Council
	Work with Utah League of Cities and Towns to assist with drafting	Use expert advice and sample Plans to assist in drafting a plan		



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	Work with the Southeastern Utah Association of Local Governments	Work with Regional Planner to assist with drafting a plan		
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General Plan

3.1. INTRODUCTION

Transportation is vital in every community. It is for this reason that special attention is given in this chapter to transportation corridors and transit services and alternatives.

3.2. TRANSPORTATION MASTER PLAN

This chapter shall serve as the Transportation Master Plan with its accompanying maps. However, the Transportation Master Plan may be further amended or enhanced with other plans and documents in the future, which may be added to this document as part of the Appendices.

3.3. PUBLIC TRANSIT

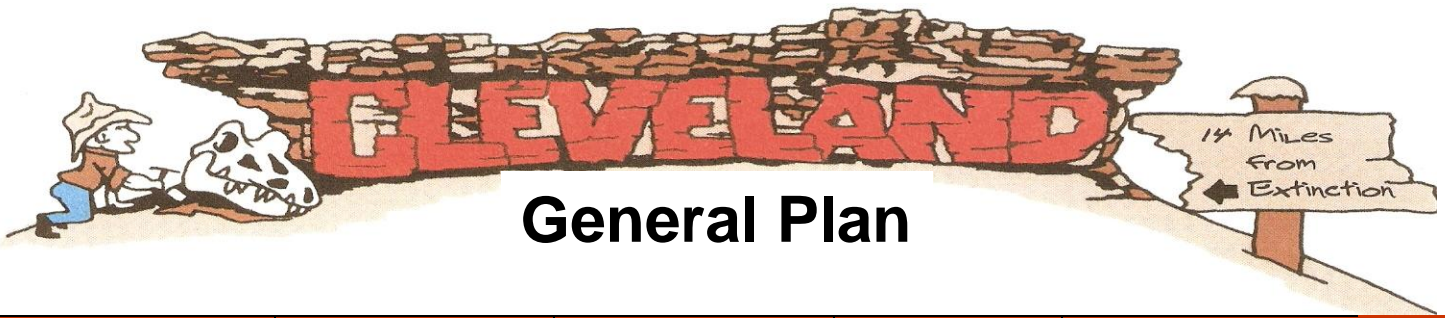
No public transit services currently exist within Cleveland Town or Emery County. There are a few public transit services available to targeted populations, namely the elderly and disabled. The Huntington Airport is a short distance to the west of Cleveland and has the capabilities of servicing small planes. Public school buses bring children in and out of Cleveland during the school year.

3.4. ALTERNATIVE MODES

While private automobile is the primary form of transportation, Cleveland Town encourages a variety of transportation modes including: walking, cycling, carpooling and even horseback riding.

3.5. TRANSPORTATION GOALS

Transportation is key to economic development, and sustainable growth within Cleveland. It is also vital for transportation to occur between communities because of the rural nature of Cleveland many goods and services can only be obtained by traveling to locations outside the Cleveland municipal boundaries. The following goals attempt to address the present and future needs for transit among Cleveland residents.



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Goals	Strategies	Action Steps	Time Frame	Responsible Parties
Encourage all modes of transportation, while preserving a safe walk-able community	Continue to develop connectivity of sidewalks throughout town	Be supportive of transit services for elderly disabled and low income	1 to 20 years	<ul style="list-style-type: none"> • Town Council • Mayor • Citizens
	Encourage carpooling to work and other frequently visited destinations			
Develop and maintain a transportation master plan	Create a transportation base map that identifies current and proposed roads and right-of-ways	Identify areas in need of additional roadways and develop a maintenance schedule	1 to 10 years	<ul style="list-style-type: none"> • Planning Commission • Town Council • Mayor
Encourage the Development of walking trails and additional sidewalks	Identify areas for additional sidewalks and walking trails	List sidewalks and trails on various Capital improvements lists	1 to 20 years	<ul style="list-style-type: none"> • Town Council • Mayor • Citizens



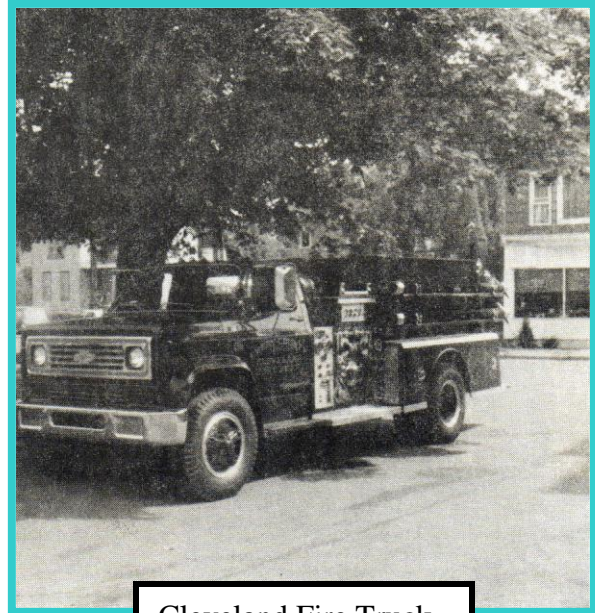
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4.1. INTRODUCTION

Public facilities provide useful and necessary services to Cleveland residents. It is important to have a plan for municipal infrastructure and services, to address growth issues, maintain existing service levels, be prepared for emergencies and to plan for the future.

4.2. MUNICIPAL FACILITIES AND SERVICES

Cleveland Town is responsible for providing governmental services, fire and emergency services and...



Cleveland Fire Truck

A public facilities master plan is very helpful to the orderly growth and proper maintenance of existing and future infrastructure and facilities. This chapter with its accompanying map and Capital Improvements List shall serve as the Cleveland Town Public Facilities Master Plan. Cleveland Town shall work in connection with Castle Valley Special Service District to ensure the quality and integrity of the Town's public facilities and infrastructure.

4.3. COMMUNITY SERVICES

Community Services have been recently enhanced with the erection and completion of the Town's Fire Station and Town Hall Building. The building will house fire trucks, an ambulance, and the government offices for Cleveland Town.

4.4. PUBLIC SERVICES AND FACILITIES GOALS

Below are the goals and strategies for public facilities within Cleveland Town.

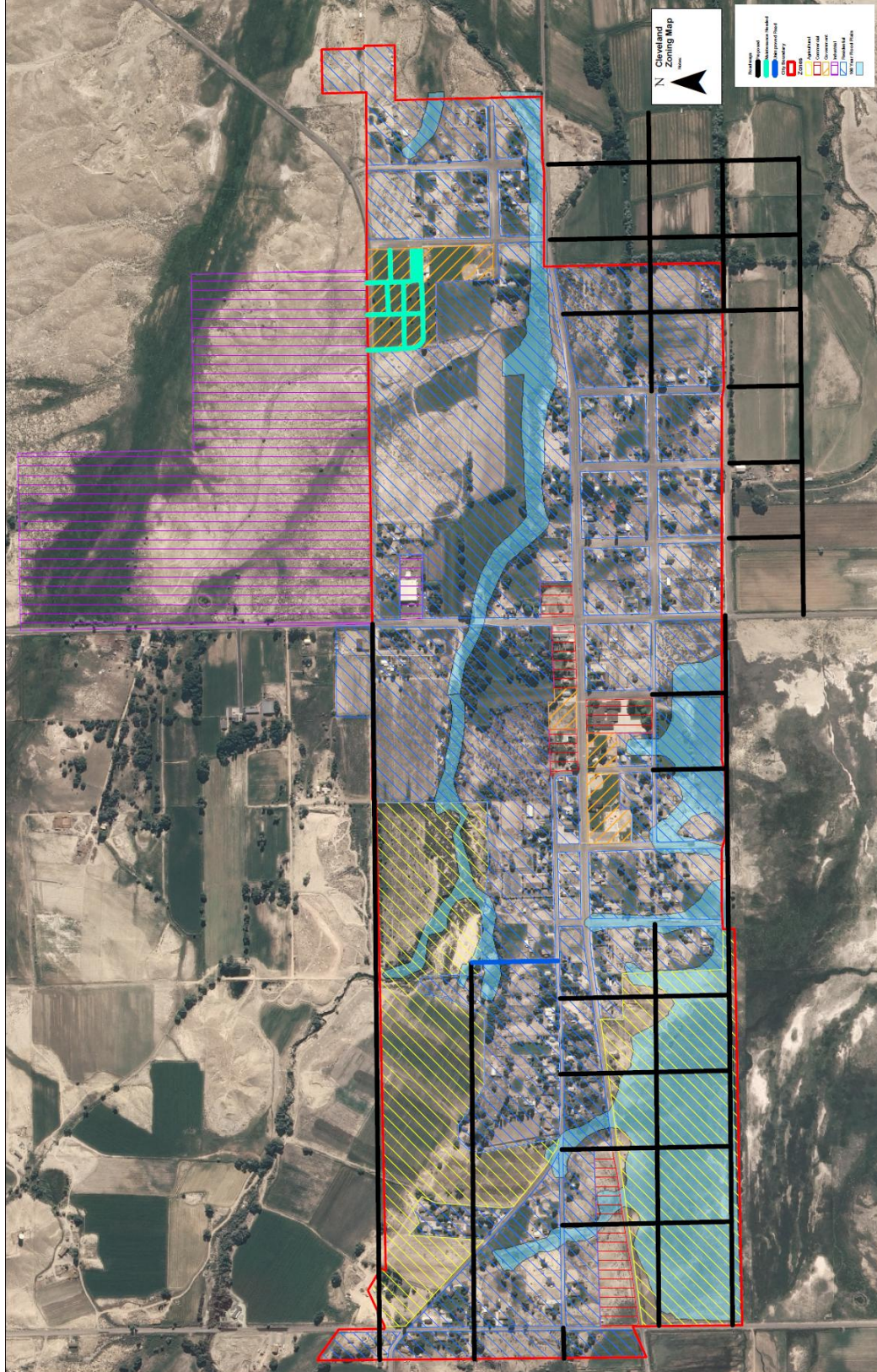


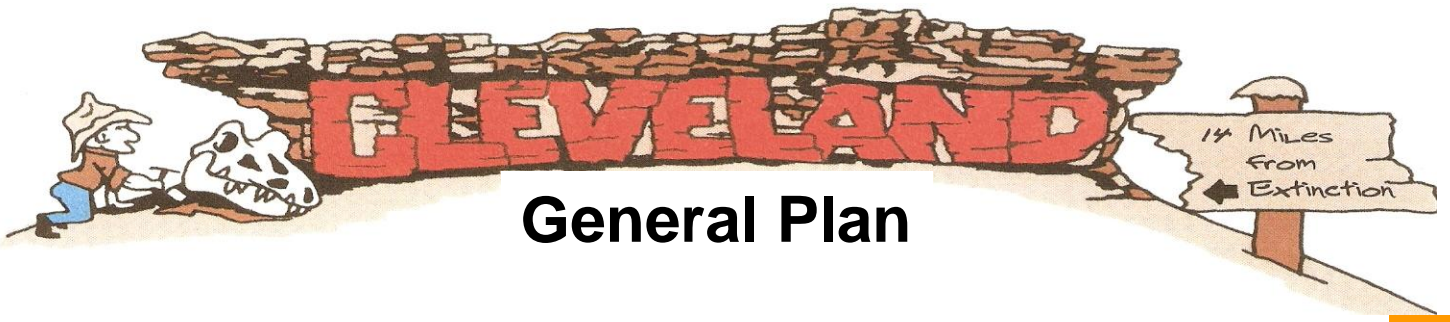
General Plan

Goals	Strategies	Action Steps	Time Frame	Responsible Parties
Establish a Community Center	Identify probable sites for Community Center Building	Establish and send out a community survey to determine the interest for a community center.	1 to 20 years	<ul style="list-style-type: none"> • Town Council • Mayor • Citizens
	Seek multiple forms of funding to renovate or construct the Center	Develop rough sketches and detail potential uses for a community center and a cost estimate		
Establish and maintain a current Capital Facilities Plan	Identify infrastructure needs such as water sewer and road improvements and repairs	Generate a map that identifies the age of existing infrastructure, and proposed infrastructure for the future	1 to 5 years	<ul style="list-style-type: none"> • Mayor • City Council • Planning Commission • CVSSD



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