

## Preface

**The Utah Code, Title 17, Chapter 27, embodies land use regulations enacted in 1992 by the Utah Legislature, and thereafter revised, which are entitled The County Land Use Development and Management Act. This document is prepared in accordance with these revised regulations.**

**The County Land Use Development and Management Act requires Counties in Utah to prepare and adopt a comprehensive, long-range General Plan. The Act also empowers Sevier County, through this General Plan, to enact zoning and subdivision ordinances and approve a capital improvements program, which implement land use policies contained herein.**

**The Act also grants to the Sevier County Commission statutory authorization to receive and approve recommendations which district, classify, and regulate properties within Sevier County, including lands that may be owned by other governmental entities, including the State of Utah and the United States Government.**

**This General Plan supersedes but shall be deemed to be a continuation, or updating, of all existing land use regulations within Sevier County, including maps and plats heretofore adopted. Ordinances or resolutions adopted appurtenant hereto shall be interpreted as a continuation of previous provisions which relate to the tenure of officers and boards established, as well as to questions on the dates when prior uses of land, buildings, and ancillary structures were deemed to be conforming or nonconforming.**

**In adopting this General Plan, the Sevier County Commission has determined that all land use provisions adopted herein are severable. Should any single provision be declared invalid or unconstitutional by any Court of competent jurisdiction, such ruling shall not affect any of the remaining provisions of this General Plan.**

**It is the intent of Sevier County, through its elected and appointed officials and employees, to encourage the lawful use of private and public lands within the County in keeping with policies and standards established by this General Plan and provisions of implementing Sevier County Ordinances.**