

Tabiona Town GENERAL PLAN



developed with

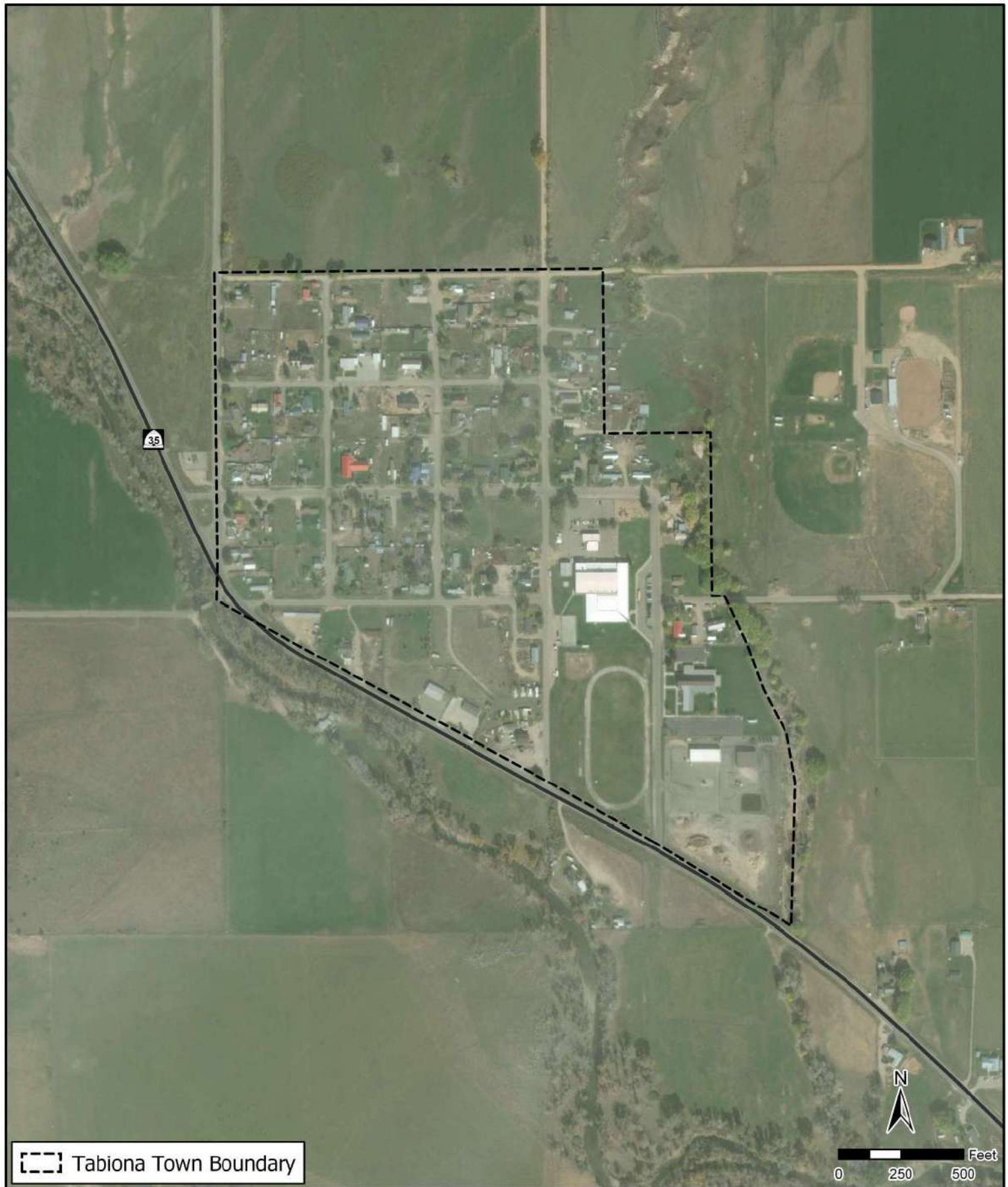


**RURAL
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CONSULTANTS**

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--- Tabiona Town Boundary



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Tabiona Town

General Plan 2018 Town Boundary Overview

Map Name: H:\JD\Proj\RCC 1804-R05\Design\GIS\Projects\Tabiona General Plan\Tabiona General Plan.aprx - 8.5x11 Portrait
Project Number: 1804-R05 Drawn by: JEM 06-18 Last Edit: 06/04/2018

Duchesne County

Scale: 1" = 500'



INTRODUCTION

State Law and Tabiona Town's Plan
Development of This Plan
Amending the General Plan
Implementation

STATE LAW AND TABIONA TOWN'S PLAN

Tabiona Town recognizes the need for proactive community-level planning and land use management. Utah State Law (Title 10 Chapter 9a) requires local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings.

This plan will serve as a framework for Tabiona decision makers as they consider future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

DEVELOPMENT OF THIS PLAN

The Tabiona Planning Commission and Town Council placed a high priority on public involvement in the development of this plan. Public participation strategies utilized in the formulation of this plan were provided in different ways:

- an extensive community survey and social media campaign,
- public open house events and public hearings.

The public participation occurring during the formulation of this plan was instrumental in shaping it's content and direction. (Further discussion of the development of this plan and public input results can be found in the Appendix).

AMENDING THE GENERAL PLAN

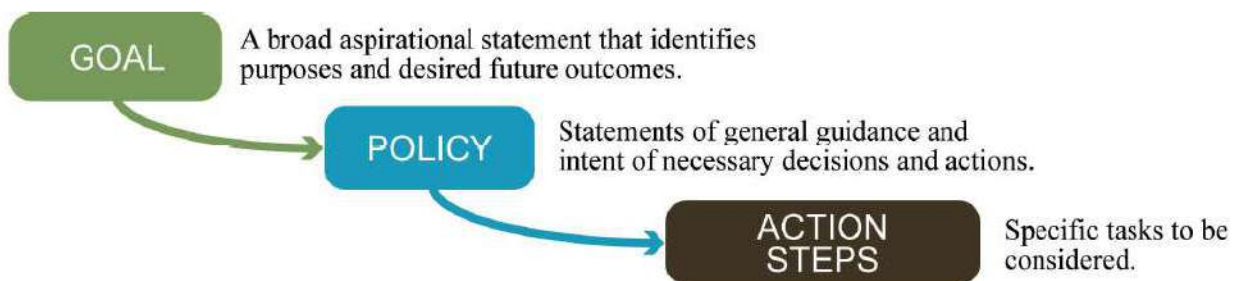
The Tabiona General Plan is not intended to be a static document. Rather, it is intended to be used on a regular basis to identify and direct where various activities will be located, the strategies of the town to encourage certain land uses and the requirements for their establishment, to identify priorities for city actions, and resource allocation decisions, and to identify the provisions of required services and their adopted standards.

To ensure the Tabiona General Plan functions to meet these needs, it is intended be reviewed and updated at least annually, or more frequently as the need arises, to provide responsible and well formulated public policy direction to community decisions.

It is anticipated that the plan will be updated and revised as circumstances change, new data becomes available, and new challenges and opportunities arise. The process for amending the plan, as outlined in Utah state law and local ordinances, requires adequately noticed public hearings, and formal action by Tabiona's Planning Commission and Town Council.

IMPLEMENTATION

Implementation of the General Plan by the Mayor, Town Council, and Planning Commission fulfills the Plan's purpose. Each element of the general plan provides background and context materials, as well as goals, policies, and potential action steps that the community will pursue to promote the achievement of the vision of this plan.







Affordability

COMMUNITY CONTEXT

Introduction
Historical Background
Socioeconomics
Population Projections
Community Survey
Development Suitability Analysis
Historic Preservation
Regional Context
Vision Statement

INTRODUCTION

A community vision statement is vital to maintaining the positive qualities of a community while making improvements. A community vision statement defines what is most important to leaders and citizens, and acts as a guiding principle by which leaders can make decisions that will benefit the community. If a vision is not determined and followed, the community has no definition of ‘success’. If followed deliberately, the community will eventually become that vision. The General Plan and this Community Vision chapter are designed to help the town understand the long-term consequences of community decisions and investments.

HISTORICAL BACKGROUND

Tabiona Town, Utah is named after a Ute chief Tabby-To-Kwanah. Chief Tabby is best known for his efforts to establish peace between settlers and Native Americans in Utah during the Black Hawk War of the mid 1860s. Chief Tabby’s people were located on a reservation in the Uintah Basin when the treaty of 1865 was signed. This is where they remained and is the reason why the town today is mostly bounded on all sides by Native American land. The area, which is located in what is now Duchesne County, was first settled in 1860 and was incorporated as a town in 1935.

SOCIOECONOMICS

Tabiona’s population has fluctuated over the past 16 years, but has an overall trend of decreasing slightly. This could change depending on development and county growth patterns. The population is currently at approximately 147 people.

The median age is much older than that of the state at 36.7 years old, (compared to 30.3 years old for all of Utah). This is likely due to Tabiona’s young families moving to areas

closer to employment. The median age may be high for Utah, but it is more normal when compared to the United States.

It is estimated that 89% of Tabiona residents have graduated high school, and 4% have a bachelor's degree or higher. The town has a slightly higher educational attainment than the county (87%). The median income in Tabiona is \$38,500 compared to the county at \$61,244. Interestingly, even holders of bachelors degrees in Tabiona have a lower median income than the county. Therefore, it is likely that the low median income is due to retirees, under employment, and lack of employment opportunities in the area.

Fortunately, Tabiona has a low proportion of residents below the poverty level at 8.2% compared to the county (12.1%). Despite a lower median income, it seems that life in Tabiona is affordable for the residents there, with the exception of some of the younger working class.

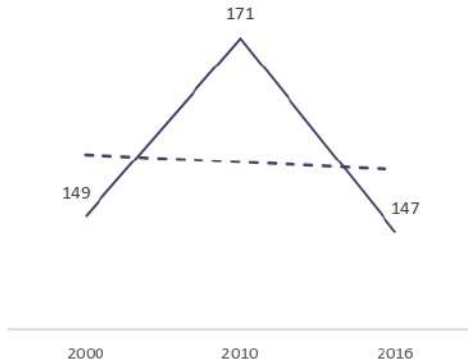
POPULATION PROJECTIONS

Duchesne county is projected to increase by 6,518 people by 2035. It is anticipated that a portion of this increase will locate in Tabiona. If the same proportion of total county population is assumed, Tabiona can expect to grow by approximately 47 people. The city needs to prepare now and plan where this growth will occur.

A note on population projections: data collected from past census counts help provide estimates of how much growth is to be expected in an area. The private sector uses projections to help identify the needs and locations for new industrial, commercial, and housing facilities. In the public sector, agencies use projections to determine service needs for water, sewer, power, and other infrastructure, along with public safety, park space, and other town services. Anticipating these needs helps public decision makers work toward ensuring an acceptable quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as changes in the economy or natural or human-caused catastrophes. Therefore, projections are useful to get an idea for what a potential future will look like; not a sure number.

POPULATION

The population of Tabiona has fluctuated over the past 16 years but has an overall trend of decreasing slightly. This could change depending on development and county growth patterns - particularly with the repeated changes in the oil/gas industry.



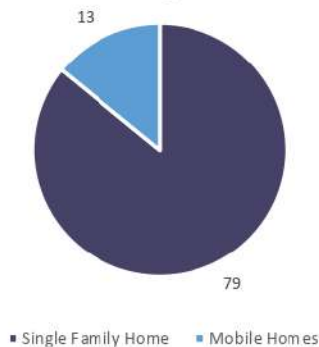
AGE

The median age of Tabiona is higher than that of the county and the state. If young families do not choose to locate in town, then the community might become more of a retirement community over time.



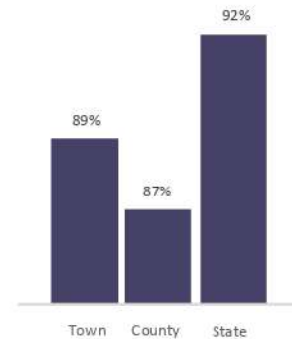
HOUSING

A majority of the housing stock in Tabiona is single family homes. Manufactured homes constitute the rest of the housing stock and provide moderate income housing opportunities. In the future, the Town may want to explore various housing types, but the reliance on a septic system in some areas may limit development density.



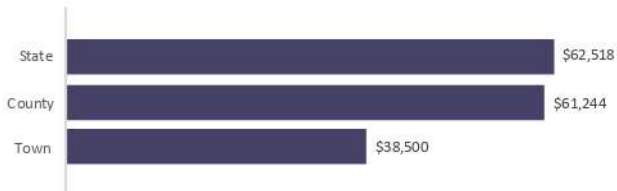
EDUCATIONAL ATTAINMENT

Tabiona has a slightly higher percentage of population graduating high school than the county. Traditionally, educational attainment is closely linked with income, but in the case of Tabiona, it seems that the location of employment opportunities might be the more significant driver of income levels.



INCOME

The median income of Tabiona residents is significantly lower than that of the state and county. This is most likely due to employment opportunities being far away from town so those with less options for mobility do not have as many opportunities to make money.



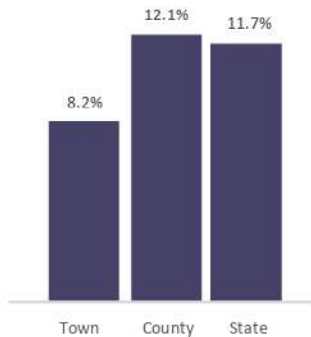
COMMUTE

Residents of the community commute on average almost 11 minutes more than those in the county and state. This is further evidence that residents must leave town to find employment opportunities.



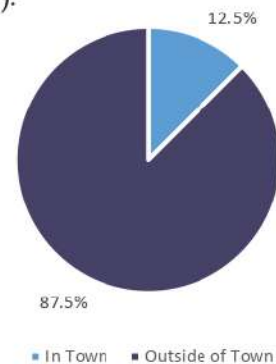
POVERTY RATE

The town has a lower poverty rate than the county and state. This is most likely because there is not competition for affordable housing in Tabiona.



PLACE OF EMPLOYMENT

Tabiona has a large percentage of residents that report working outside of town (providing further evidence of previously stated observations).



EMPLOYMENT TYPE

The top three industries that employ Tabiona residents are construction, educational services, and mining/extraction activities.



COMMUNITY SURVEY

To ensure that this plan was aligned with the vision that residents have for the future of Tabiona, a public survey was conducted over social media and at the annual community event. The online survey garnered 109 responses, but was visited over 400 times. (A majority of the responses were from residents in town and a full detailed report of all responses will be provided in the appendix of this plan).

Survey respondents indicated an average of 4 out of 5 when asked how satisfied they were with the quality of life in town. Scoring even higher on a scale of 1 to 5 was the importance of maintaining the rural character of the town (4.4 average). The top three issues of concern for survey respondents were farmland preservation, historical preservation, housing availability and affordability.

Satisfaction With Quality of Life 4 out of 5



Importance of Maintaining Rural Character 4.4 out of 5



Top Three Issues of Concern



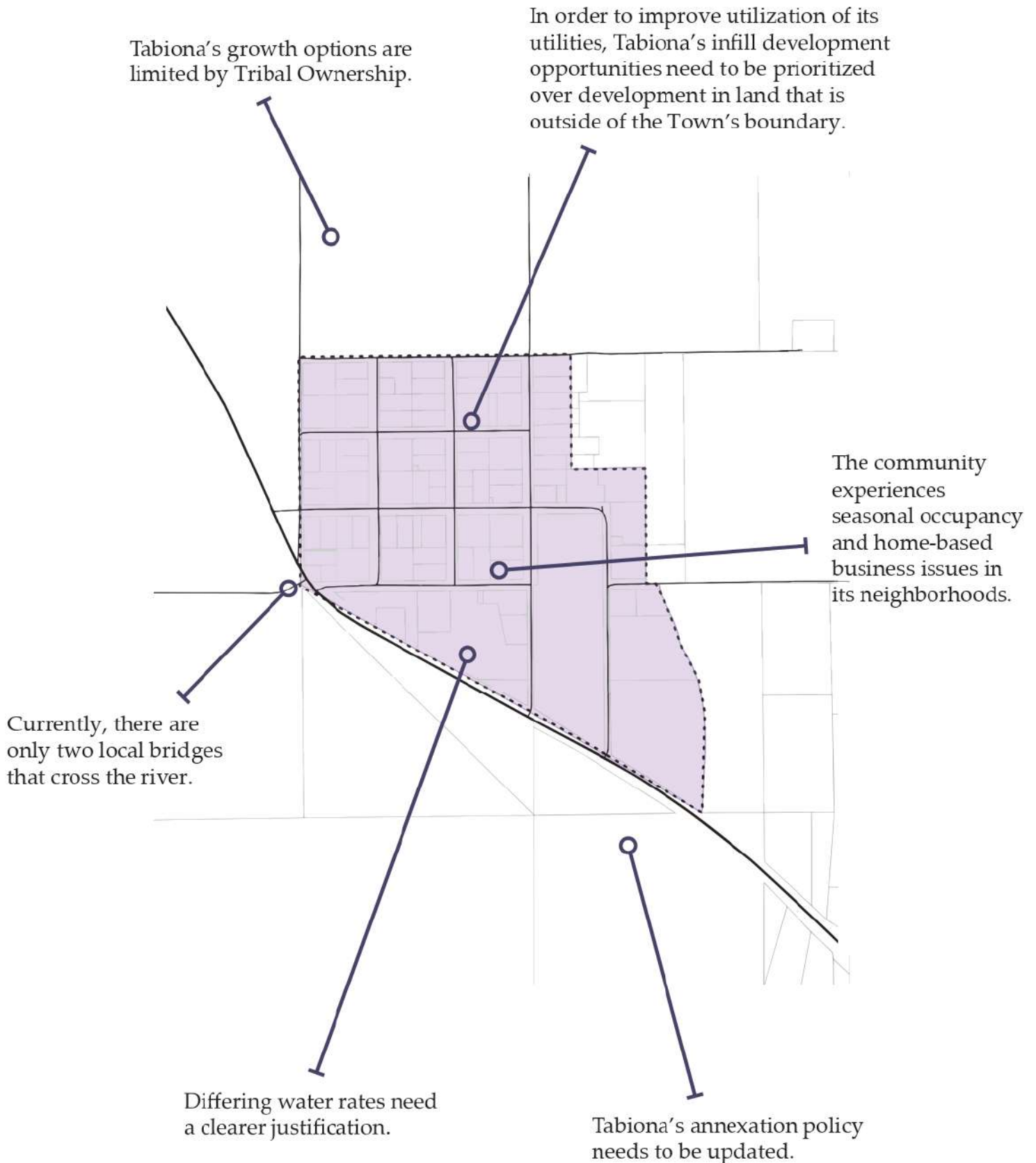
Farmland Preservation



Historical Preservation



Housing Availability and
Affordability



DEVELOPMENT SUITABILITY ANALYSIS

Data for hazards around Tabiona is lacking, but one of the main sources of data that is available is crucial to development. When slope is greater than 15% it becomes more dangerous and expensive to develop land. According to hazard analysis map, areas near the river would be difficult to develop, but since those areas are so minimal in Tabiona, it is most likely something that can be mitigated if development pressure is high enough.

HISTORIC PRESERVATION

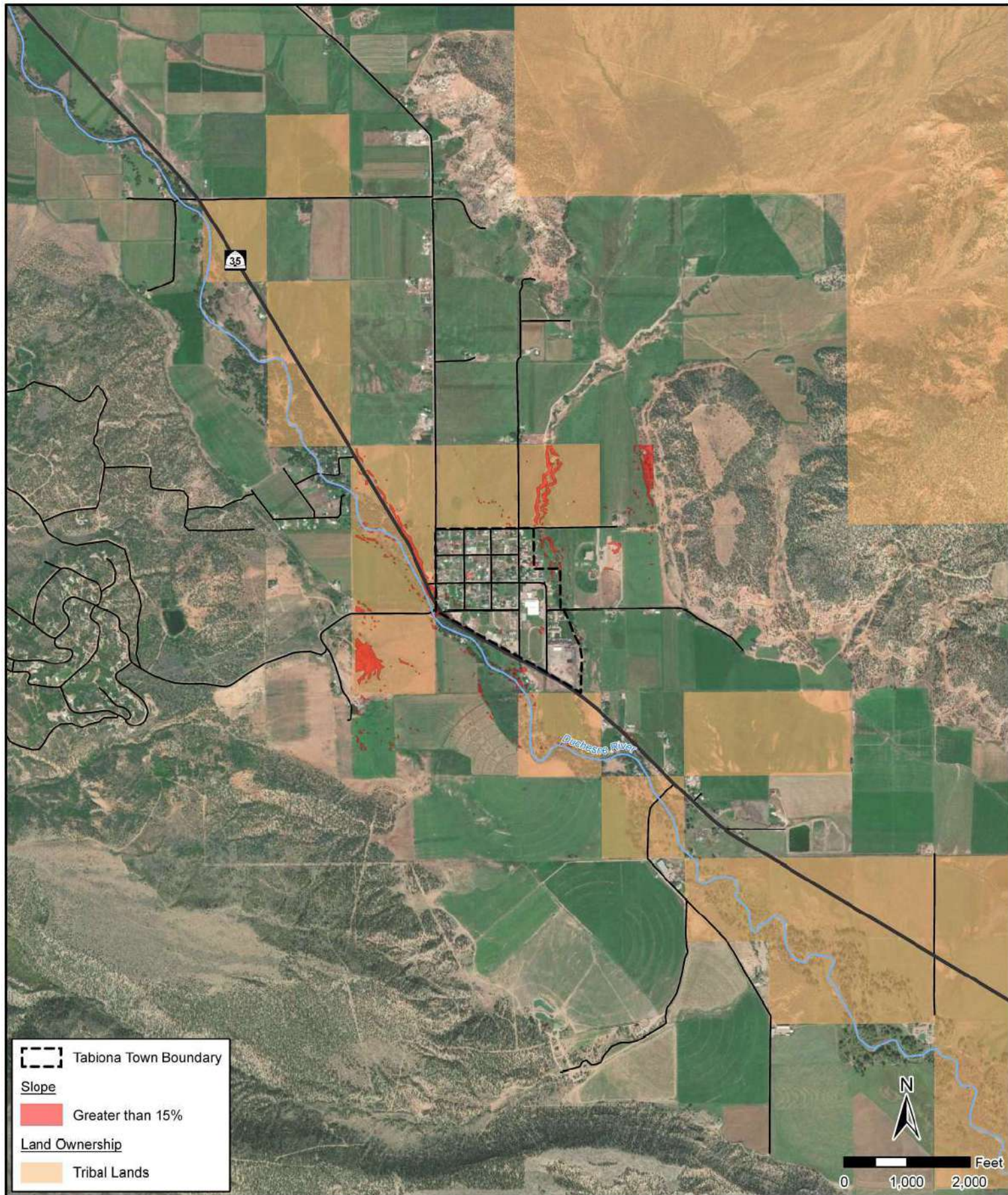
Historic buildings and houses contribute to the small-town charm and cherished heritage of Tabiona. Preservation of Tabiona's historic legacy and culture is a top priority of residents. There are currently no historic district designations in Tabiona.

REGIONAL CONTEXT

Tabiona Town covers 86 acres in a linear valley that also includes a significant amount of Tribal lands. Much of the private unincorporated land in the valley is currently developed as agriculture and very low density residential.

There are residential clusters on Mt Tabby to the west, and the unincorporated community of Hanna that is located a few miles to the north.

The Tribal lands prevent annexation on the current town's northern and western boundaries. Development could occur and/or the town could expand to the east and to the south.



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Tabiona Town

General Plan 2018 Suitability Analysis (Hazards) Overview

Map Name: H:\JD\Proj\RCC 1804-R05\Design\GIS\Projects\Tabiona General Plan\Tabiona General Plan.aprx - Tabiona General Plan - Suitability Analysis (Hazards)
Project Number: 1804-R05 Drawn by: JEM 06-18 Last Edit: 07/01/2018

Duchesne County

Scale: 1" = 2,000'

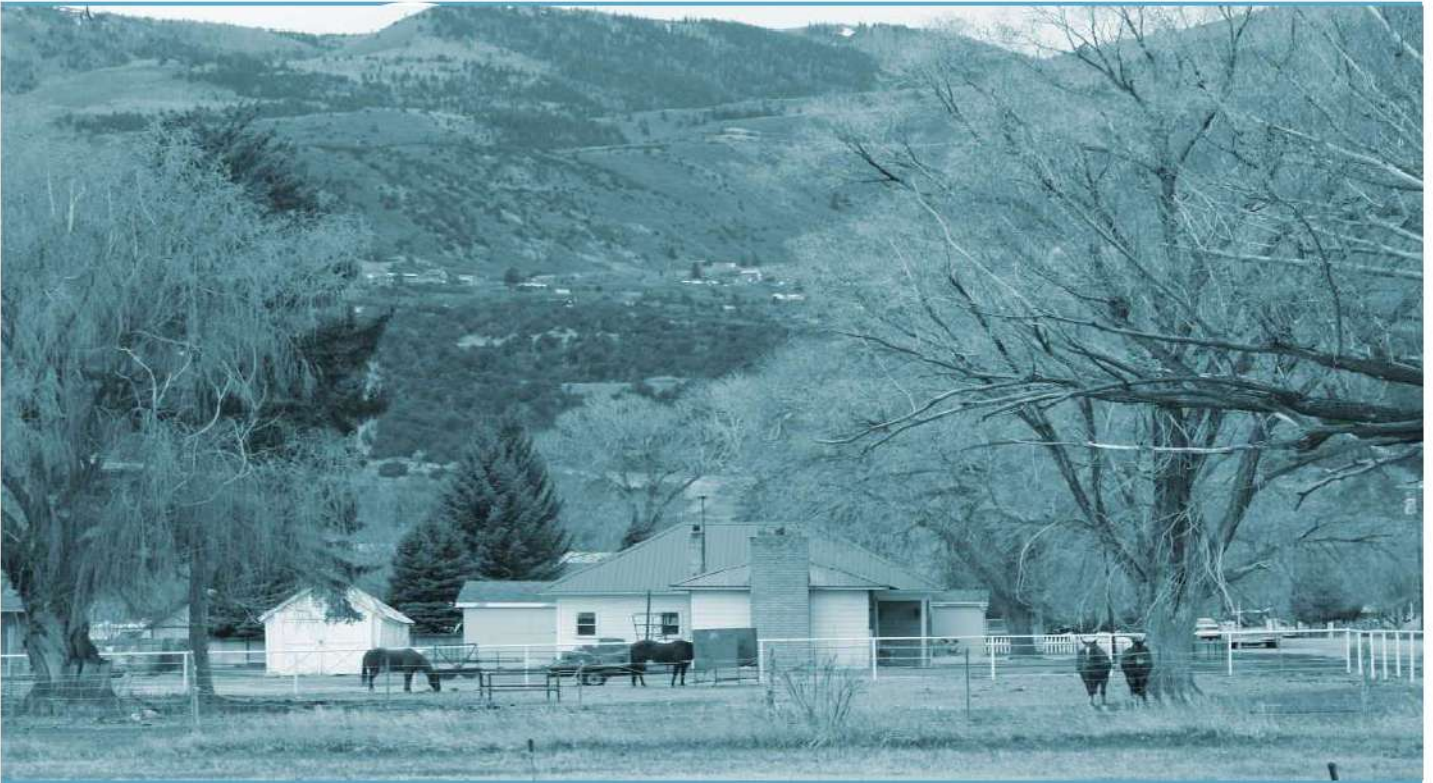
VISION STATEMENT

After a long process of public input and analysis, Tabiona Town has crafted a vision for their future. This vision statement serves as a guide for policy recommendations within this plan. These policy recommendations, if followed and applied, can help create this vision of Tabiona's future.



Tabiona is a close-knit rural community that believes in preserving the beauty and history of Town for future generations, all while trying to grow in a fair and responsible way.





LAND USE

Introduction
Zoning
Land Use Designations
Future Land Use Map
Anticipated Changes
Future Land Use Map
Potential Zoning Map
County Zoning Map
Land Use Goals and Policies
Potential Action Steps

INTRODUCTION

The Land Use Chapter of the plan is to be used in deciding when, where, and how development may take place within the town. The chapter is modeled after the Community Vision and outlines how future growth is to be accommodated. The Town Council should refer to this chapter when making decisions concerning land use.

ZONING

Zoning can be one of the most effective tools for controlling land use and protecting the residents of the Town. Zoning is designed to promote a predictable development pattern while balancing the rights of private property owners in doing with their property what they desire, as long as it does not infringe on the rights of others.

Prior to this plan, Tabiona's zoning was inadequate and didn't reflect current state statute. Updates, including zoning classifications like industrial uses, and changes to what uses are approved in certain zones, including their definitions, could be beneficial in the future.

LAND USE DESIGNATIONS

Land Use is characterized as the way that the community would like to see the area develop and grow generally. As zone changes are proposed and annexations are requested, this map should be utilized as a guide to Planning Commission and Town Council members on where these requests are appropriate and where they are not. The foundational basis of the Town's Zoning Districts can be found in the following designations:

Agriculture / Open Space: The purposes of this designation is to support and protect agricultural and range activities and to maintain open lands with rural character. This designation can be also used for parks and recreation purposes as well as to preserve sensitive lands into the future.

Public Facilities: This designation is for public buildings and uses like schools and government office buildings or infrastructure.

Low Density Residential: Residential uses with low densities. This development is typified by single-family, detached homes with limited options for attached housing and large lot sizes. Clustering is encouraged to maintain agricultural areas and open spaces.

Commercial: This designation allows a variety of retail, service and office uses. Residential units may be incorporated into a commercial development.

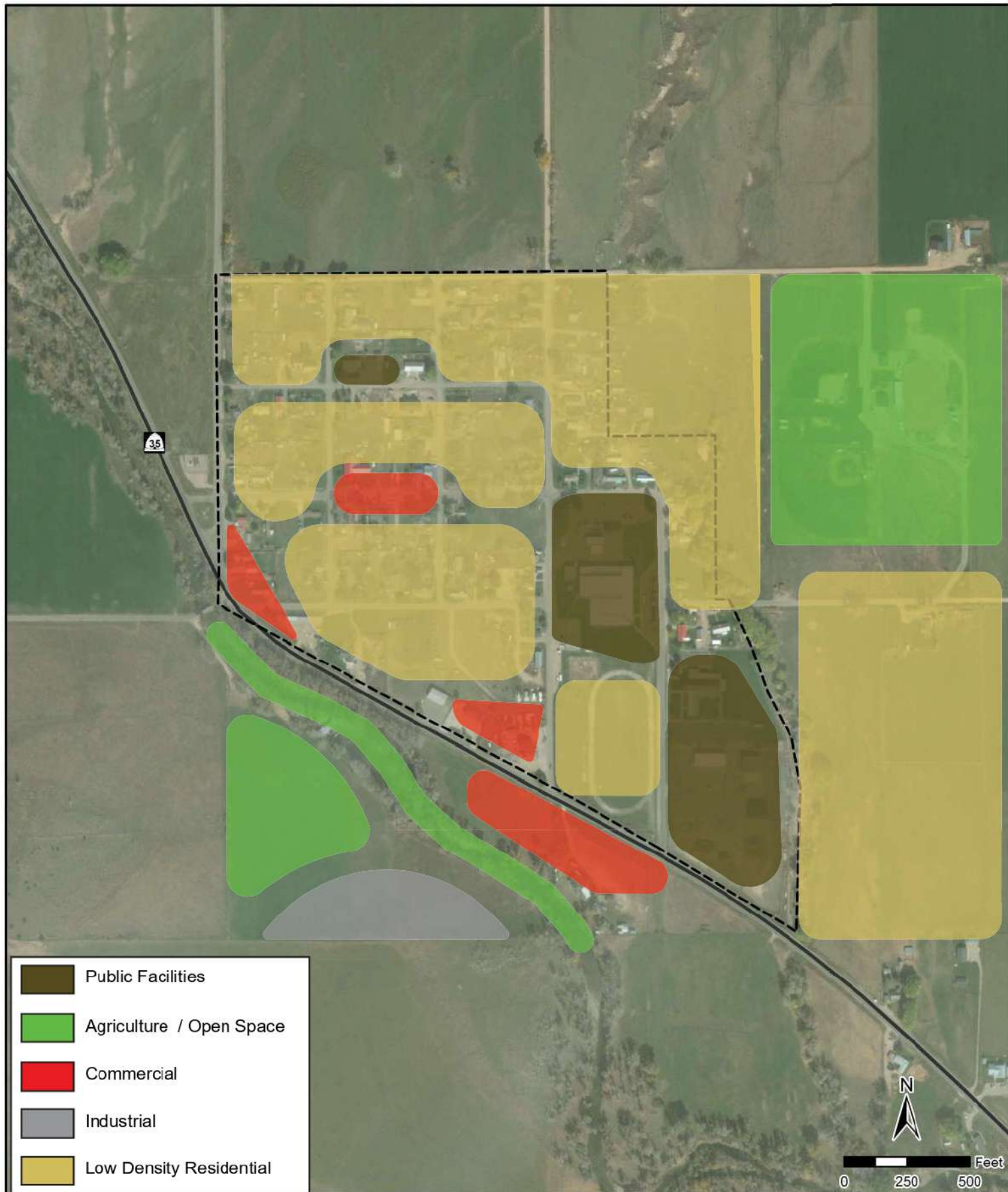
Industrial: This land use designation allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site. This land use should be used sparingly and only after significant consideration.

FUTURE LAND USE MAP

The Future Land Use Map serves as a guide to where and in what development patterns future growth should occur. The map guides decisions about proposed intensities of development, the locations of future development, and general transportation corridors. The map lays the foundation for making changes to zoning in the future, but it is not zoning or the zoning map.

ANTICIPATED CHANGES

Change is most likely to occur in Tabiona if businesses choose to locate there. This will lead to increased development pressure in Tabiona for employee housing. This growth will come in the form of infill development within town, and large lot single family homes in newly annexed land on the Town's outskirts. Commercial uses are most likely to locate to the west of Town along Highway 35. If no new businesses locate in or near Tabiona there is very little chance of growth and the Town will either maintain the status quo or decline in size.



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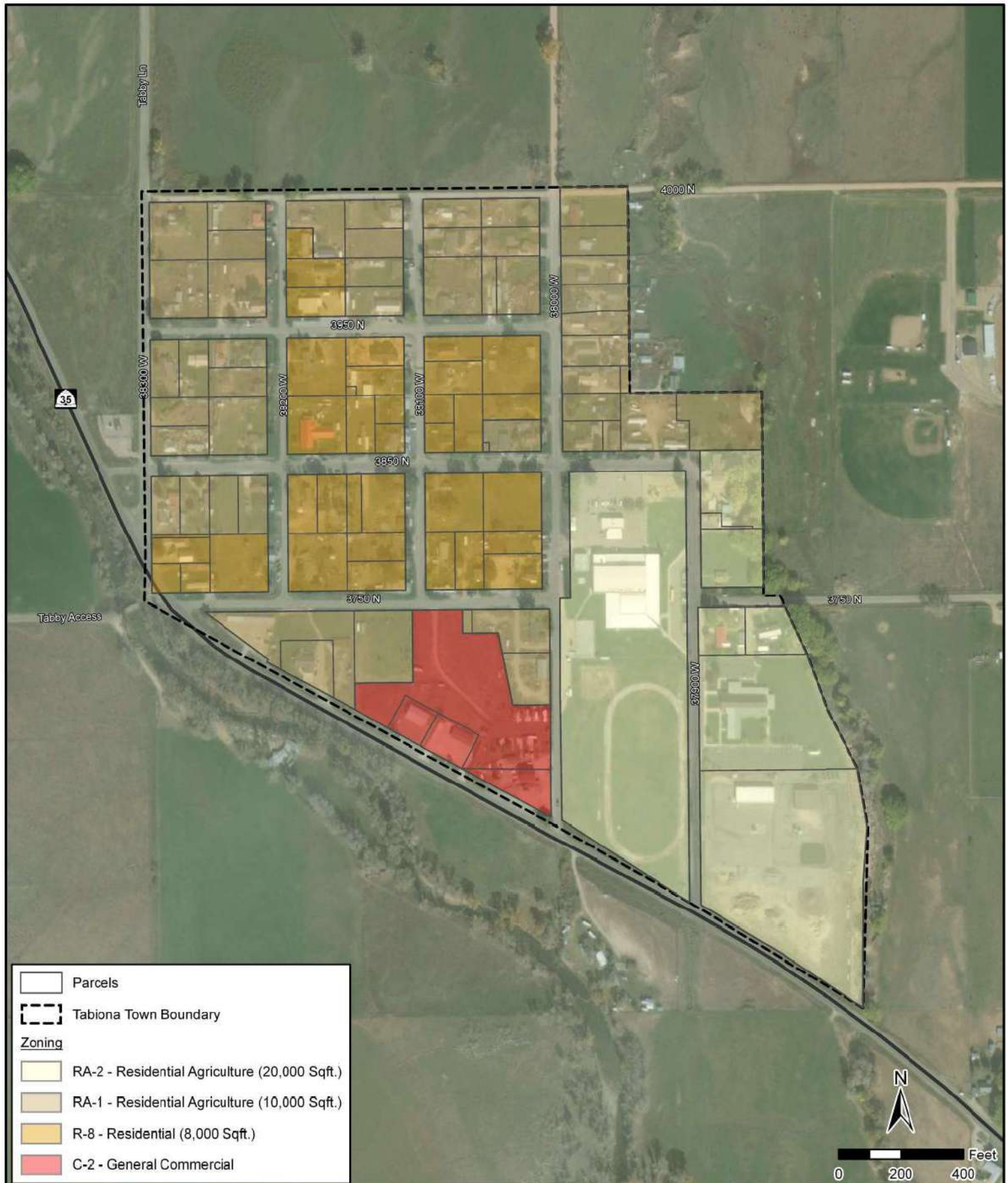
Tabiona Town

General Plan 2018 Future Land Use Map

Map Name: H:\JC\Proj\RCC 1804-R05\Design\GIS\Projects\Tabiona General Plan\Tabiona General Plan.aprx - 8.5x11 Portrait
Project Number: 1804-R05 Drawn by: JEM 06-18 Last Edit: 06/04/2018

Duchesne County

Scale: 1" = 500'



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Tabiona Town

General Plan 2018 Zoning Overview

Map Name: H:\JD\Proj\RCC 1804-R05\Design\GIS\Projects\Tabiona General Plan\Tabiona General Plan.aprx - Tabiona General Plan - Zoning Overview

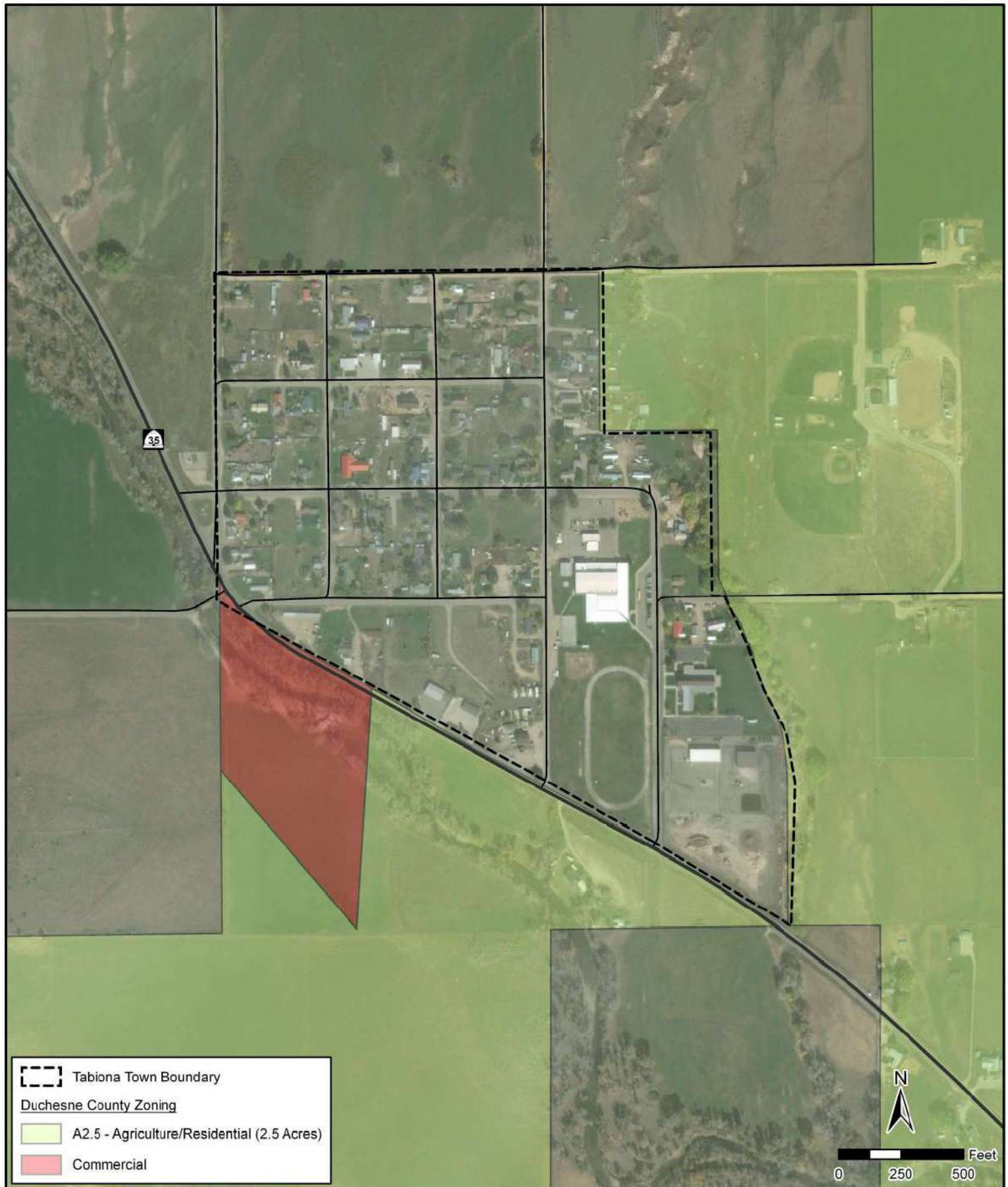
Project Number: 1804-R05

Drawn by: JEM 06-18

Last Edit: 06/21/2018

Duchesne County

Scale: 1" = 400'



- Tabiona Town Boundary
- Duchesne County Zoning**
- A2.5 - Agriculture/Residential (2.5 Acres)
- Commercial



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Tabiona Town

**General Plan 2018
Current Zoning Overview**

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Project Number: 1804-R05 Drawn by: JEM 06-18 Last Edit: 06/05/2018

Duchesne County

Scale: 1" = 500'

LAND USE GOALS AND POLICIES

Goal 1. Maintain Rural Character

Tabiona seeks to ensure that new development in Town is consistent with overall community character and that it contributes in a positive way toward the Town's image.

1. Allow infill development to occur inside Town to preserve open space in the valley.
2. Where resources permit, support the preservation of significant architectural, historical, and cultural structures and landmarks including agricultural areas.
3. Work with the County to ensure that development regulations are being followed

Goal 2. Manage Growth

Tabiona intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, and water service needed to support it.

1. Tabiona seeks to have new development pay its own way when it causes an impact on Town infrastructure.
2. Maintain an annual Capital Improvement Program.
3. Cooperate with governmental entities that administer areas bordering Tabiona.

Goal 3. Support a Mix of Land Uses

Tabiona desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

1. The basis of Tabiona's zoning ordinance and map will be the Town's general plan.
2. As resources are available, provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Promote commercial development in areas, and in a manner, that does not impact existing or planned residential development, and does not detract from the residential character of the community.
4. Promote industrial development in areas, and in a manner, that does not impact existing or planned residential development, and does not detract from the residential character of the community.



POTENTIAL ACTION STEPS

1. Adopt new zoning regulations to allow for different types of development than previously permitted.
2. Use administrative tools to preserve farmland (i.e. zoning).
3. Meet with the County Community Development department regularly to ensure that development codes are up to date and being implemented by county staff during plan review.
4. Set aside funds in the next budget cycle to spend on code enforcement.
5. Develop and implement impact fees for commercial and industrial uses as well as planned unit developments.
6. Sign an intergovernmental agreement with the County to ensure that development outside of Town boundaries is aligned to Town standards.
7. Establish a planning commission to administer development applications without the county so the Town can be more self sufficient later.
8. Adopt the zoning map within the plan and keep it up-to-date with changes over time.
9. Work with the Duchesne County Economic Development department to locate business in Tabiona, particularly industrial uses that have shown an interest in the past.
10. Develop a website for the town that makes it easier to apply for business and land use permits.



ANNEXATION AND BOUNDARY

Introduction
Current Conditions and Community Character
Potential Annexation Map
Annexation and Submittal Process
Annexation Goals and Policies
Potential Action Steps

INTRODUCTION

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

The most important thing a Town should consider when hearing petitions for annexation is if any burdens will be created for residents of the Town. Some annexations may create what is called an island or a peninsula. This is where the annexed land cannot be properly serviced by the Town because it is separated from Town geographically. This separation will require expensive infrastructure, the cost of which will most likely be borne by those who do not use it.

The state has required that before any property be annexed into a Town, that Town must adopt an annexation policy plan. An annexation policy plan should identify preferred areas for annexation that the Town can already service, as well as policies and procedures that the Town will follow when hearing annexation petitions.

CURRENT CONDITIONS AND COMMUNITY CHARACTER

Annexation is difficult for Tabiona because it is bounded on multiple sides by tribal lands, which cannot be annexed into the Town. Also, a large portion of the private land that could be annexed would be considered an "island or a peninsula" because of the fragmentation the tribal lands would cause in the Town's boundaries. This does not mean that Tabiona should not expand its borders. Currently, some parcels are divided by the Town's boundary, and the Town already services and utilizes properties outside its boundary (like parks). These areas should be first priorities when considering annexation petitions. Also, if parcels split by the Town boundary petition they should not be charged.

Services that the Town could provide to annexed property include water and sewer, if they were expanded. Other services, like police and fire, are provided by the county. The Town should only allow properties to be annexed if the necessary infrastructure to provide them with water and sewer is in place beforehand, or if the unincorporated property will commit to providing for all of its impacts.

The main benefit the Town stands to gain from allowing property to annex is an increase in its tax base. In Tabiona, this increase in tax base will most likely be absorbed by the increased cost of maintaining infrastructure for the newly annexed areas, particularly if the new use is primarily residential or agricultural.

Tabiona's community character is comprised of large lot, single family homes in an agricultural and rural environment, and land should only be annexed when the property owners' intent is to contribute to that character.

POTENTIAL ANNEXATION AREA MAP

As part of an annexation policy plan, a map is required of areas the Town prefers for annexation. This map shows property that realistically could be annexed by the Tabiona within the next few decades. This does not mean that all of this property should be annexed. The Town should keep in mind that services need to be extended first, and that an "island or peninsula" should not be created.

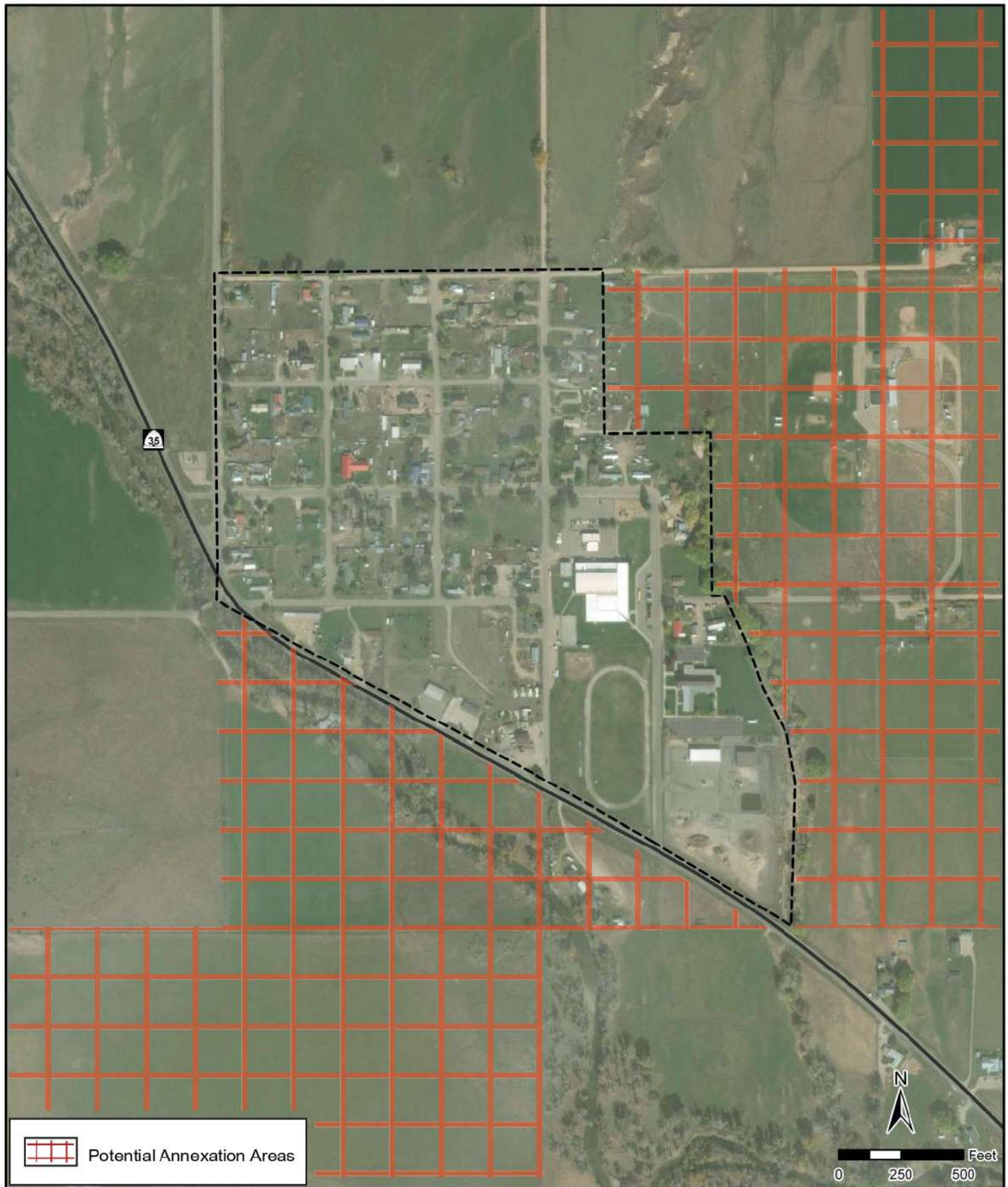
State law also allows towns to annex property without a property owner's petition. There are a number of conditions that limit the Town's power to do this, and should only be considered for properties that have received most or all of their municipal services from Tabiona for more than a year (see UCA 10-2-418).

ANNEXATION SUBMITTAL PROCESS

Annexation petitions usually are composed of similar elements to a development proposal. First, the applicant would get an informal understanding of how likely their property would be to be approved for annexation by the Town Council. Then an annexation plat would be submitted to the Town Clerk and follow a process that includes a formal notice to all effected entities, such as special service districts and the county, and the following:

- The petition needs to be signed by all property owners within the annexation plat.
- A valuation of at least one third of the private property in the plat.
- The plat should reference the Town's potential annexation area map and be within the designated areas and be contiguous to the Town's boundary.
- The plat will be prepared by a licensed surveyor or engineer.
- Contact information for each landowner should be provided, and one should be designated as a sponsor.

Next the Town Clerk will present the petition to the Town Council and they will make the final decision to accept or reject the petition. A fee may also be required to process the petition. After this the Town will notice the annexation as set forth in state law (UCA 10-2-400).



Potential Annexation Areas



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General Plan 2018 Potential Annexation Areas

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Duchesne County

Scale: 1" = 500'

ANNEXATION GOALS AND POLICIES

Goal 1. Annexation Policy Plan

According to Utah Municipal code (10-2-401) no municipality may annex without a policy plan. It is Tabiona's goal to develop an annexation policy plan.

1. Tabiona will not annex land without first having a policy plan in place.
2. Tabiona will follow all other procedures and restrictions set forth by the state when annexing land.

Goal 2. Municipal Services

Petitioners should assist in providing infrastructure for their annexed land.

1. In most situations, land will be annexed only after a petition by owners of the land to be annexed.
2. When petitioners wish to annex, the Town should evaluate if current service systems can provide for the property, and if it cannot, the burden will be upon the petitioner to extend services.
3. Tabiona will not annex land that will create an island or peninsula as described in this plan.

Goal 3. Community Character

Tabiona will only approve annexations for land that fits the community character defined in this plan.

1. Uses that are not compatible with the large lot, single family, and agricultural lifestyle of Tabiona should only be annexed after careful consideration of unique circumstances.
2. Areas that are located within the corporate limits of another municipality should not be annexed.
3. Only annex land that is contiguous to the corporate limits of the Town.

POTENTIAL ACTION STEPS

1. Use the annexation section of this plan as an annexation policy plan. Prioritize education and involvement of property owners who's land extends across the current boundary.
2. Follow the processes outlined in Utah Municipal Code to adopt an annexation policy plan.
3. Identify areas that Tabiona can service with existing systems. They should be the first properties to be favored for annexation.
4. Conduct a training with Town Council and Planning Commission members to know how to identify proper land for annexation.







TRANSPORTATION

- Introduction
- Existing Conditions
- Future Growth
- Impact Fees + Traffic Impact Studies
- Roadway Design
- Access Management
- Non-Motorized Transportation
- Future Transportation Map
- Transportation Goals and Policies
- Potential Action Steps

INTRODUCTION

To accommodate the transportation needs of current and future residents, visitors, and employees, Tabiona must maintain and protect its existing transportation system. The primary purpose of a transportation system is to move people and goods in a safe and efficient manner. A variety of different travel demands need to be considered in order to fulfill this purpose, including travel within the town, passing through the town, and between rural parts of the town.

The movement of people and goods also involves various transportation modes, including vehicular, pedestrian and bicycle, to provide for a high degree of mobility to all segments of the population.

The Town's ability to construct roads is constrained due to lack of funding. A majority of the Town's roadway budget is currently used for maintenance and repair of existing roads. In order to protect the character of the town, new transportation facilities are expected to follow the transportation master plan map or seek to amend to responsibly change this map such that the new facilities adapt to existing neighborhoods and the larger community. New transportation facilities should be sustainably designed in order to maximize durability, facilitate future needs, and minimize maintenance costs.

EXISTING CONDITIONS

Tabiona's existing roadways primarily feed off of the State Route 35 that provides the corridor through the town, connecting neighboring communities and towns and a lifeline through town due to the number of motorists, tourists, and visitors. State Route 35 is owned and maintained by the Utah Department of Transportation (UDOT) and is a two lane roadway approximately 30 feet in pavement width.

The Town's roadways are two lane roadways in a grid system with connections to Duchesne County roadways. Average width ranges from 20 to 24 feet, with a few exceptions with wider pavement up to 30 feet. County Roads extend outside of the Town

boundaries at 3750 North (CR-215), 4000 North (CR-339), Tabby Lane (CR-11), 38,000 West (CR-339) and Tabby Mountain Road (CR-6).

UDOT's data for annual average daily traffic in 2016 shows approximately 490 vehicles per day on CR-35 travelling through Tabiona.

Accidents in Tabiona are primarily along SR-35 and at intersections, which should be a focus of access management and planning. By limiting access to certain roads or consolidation of access points, along with roadway and intersection design, this safety element can be improved and maintained.

Maintenance of the existing transportation facilities and construction of new facilities come primarily from revenue sources that include the Town general fund, federal funds, and State Class C funds. Financing for local transportation projects consists of a combination of federal, state, and local revenues. However, this total is not entirely available for transportation improvement projects, since annual operating and maintenance costs must be deducted from the total revenue. In addition, the Town is limited in their ability to subsidize the transportation budget from general fund revenues.

FUTURE GROWTH

Tabiona's growth options are limited due to Ute Tribal lands on the North and West boundary of the town. Development in the area, both recreational and residential could have an impact on the transportation system. County and state roadways will primarily be the method of access into the town and the policies in place for these entities are meant to facilitate and manage future growth planning.

IMPACT FEES AND TRAFFIC IMPACT STUDIES

Tabiona Town does currently collect impact fees for transportation improvements. The impact fees would assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that could occur if traffic volumes increase substantially. Proposed roads and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, Tabiona Town may consider requiring a Traffic Impact Study (TIS) for any new development similar to what UDOT would require. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a new development.

ROADWAY DESIGN

A goal of Tabiona Town is to maintain a safe transportation system. This is a high priority and the Town will work diligently to meet applicable safety standards. This can be best accomplished by the following recommendations:

1. Require all developments to provide adequate access for emergency vehicles.
2. Provide safe pedestrian street crossings, particularly near schools and recreation areas.
3. Encourage development of school routing and recreation plans that minimize vehicle/pedestrian conflicts.
4. Establish speed limits based on traffic engineering analysis. Enforce speed limits, especially near schools, in residential areas and commercial areas.
5. Provide guidance for vehicles on roadways through striping, raised medians and islands, reduction of roadside obstructions, and other traffic engineering solutions.

6. Require all roadway features to meet minimum design standards established by the American Association of State Highway and Transportation Officials (AASHTO). All signs, pavement markings and traffic signals must meet standards established by the Manual of Uniform Traffic Control Devices (MUTCD). Exceptions can be granted by the town on a case-by-case basis for those designs that demonstrate innovative superiority over the existing standards.
7. Maintain optimal walkway conditions for walking, wheelchairs and strollers by:
 - Repairing cracks and bumps
 - Minimizing slopes
 - Maintaining visibility at corners
 - Avoiding abruptly ending walkways
 - Reducing speed and traffic
 - Keeping walkways clear of poles and other objects
 - Avoiding poor drainage and standing water on or adjacent to roadway
 - Providing curb cuts and ramps that comply with the Americans with Disabilities Act (ADA)
 - Provide adequate emergency access and/or turnarounds on all dead-end streets or cul-de-sacs

In cases of conflict, a determination shall be made by the Town and/or UDOT, whose determinations shall be final. Roadways and walkways should be designed in a way that all people can equally access and use the transportation system. Specific areas of concern are residential neighborhoods and schools. Streets that go by schools should encourage traffic calming devices and have plenty of safe pedestrian street crossings. Pedestrian and bicycle traffic should be considered in the planning and design of all developed streets.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large and important collectors should not dead end or end in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Tabiona already has currently.

ACCESS MANAGEMENT

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating the location, number, spacing and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway and intersection. The primary roadway through Tabiona that this would apply to would be UDOT's SR-35, which has access management measures in place.

Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing. A detailed plan for how access management will be handled is included in the transportation master plan.

NON-MOTORIZED TRANSPORTATION

Also important to the facilities which move people and goods by means of motorized transportation are the non-motorized transportation systems of the town, including residential streets, sidewalks and the unpaved area within the right of way. The majority of town is residential area where the paved roadway services most forms of travel.

Where heavy truck traffic and high motorized use are occurring, expected, or planned consideration should be made to construct separate facilities to accommodate motorized and non-motorized means of travel in the form of sidewalks, trails, paths etc.

There also may be an opportunity to develop a trail along the rivers that border Tabiona.

TRANSPORTATION GOALS AND POLICIES

Goal 1. Impact Fees and Traffic Impact Studies

Existing residents and business owners should not have to bear the costs generated by new development in Tabiona.

1. Tabiona will use various requirements and tools to help fund transportation projects.

Goal 2. Roadway Design

Tabiona will continue to implement innovative design techniques to keep roads safe and efficient.

1. The Town will work with state, region, and county partners to design standards for roadway and intersection improvements that safely and efficiently accommodate existing and projected traffic patterns and circulation.
2. Tabiona supports efforts to reduce conflicts between different forms of transportation on major corridors.

Goal 3. Non-Motorized Infrastructure

The Town wants to ensure that county residents have viable transportation options.

1. Tabiona will follow corridor acquisition, funding, and construction strategies for non-motorized infrastructure (such as trails, bikeways, and pedestrian networks).
2. Consider bike lane shoulders with all arterial road construction projects.
3. Partner with interested communities, agencies and organizations and landowners to prepare and adopt a county/community-level recreation trails and alternative transportation corridor plan.
4. As resources become available Tabiona will seek to plan public transportation options in further detail.

POTENTIAL ACTION STEPS

1. Continue to improve upon their regular maintenance program of pavement preservation methods such as chip sealing, crack sealing, pavement sealing, and overlays on existing roadways to maintain roadway integrity.
2. Investigate the feasibility of conducting an impact fee study and establishing a fee for new development.
3. Consider requiring a Traffic Impact Study for any new development that is not residential infill.
4. Adopt a program of street and highway landscaping (i.e. street trees) to enhance the appearance of the Town's circulation system.
5. Convene local community volunteers to make recommendations on safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.
6. Work with the County to develop a parks and recreation master plan that includes a trail that follows the river.





HOUSING

Introduction
Community Survey
Existing Conditions
Moderate Income Housing
Housing Goals and Policies
Potential Action Steps

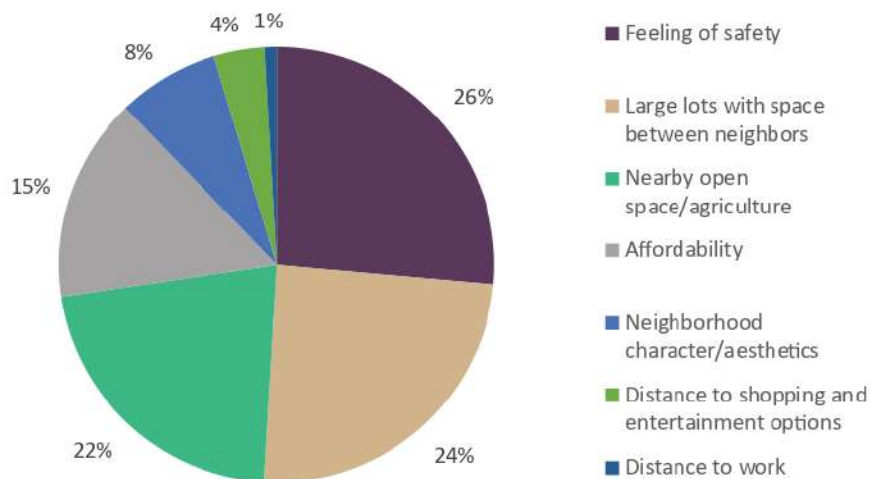
INTRODUCTION

Quality housing is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces contribute to local identity, pride in community, and the long-term viability of the town as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes is an asset that contributes to a community's vibrancy and economic success. For example, a teacher with young children will have different needs than empty-nesters with two incomes buying a winter home.

Yet, affordability continues to be a problem statewide. High growth rates have created a significant demand for affordable housing. In recent years, housing costs have risen faster than household incomes. Higher land prices, excessive lot sizes, low density zoning and stringent infrastructure requirements drive-up the cost of housing, excluding many people of limited means.

COMMUNITY SURVEY

Survey respondents were asked what was their highest priority when it came to neighborhood choice. 26.2% said a feeling of safety, 24.3% said large lots with space between neighbors, 21.5% said nearby open space/agriculture, 15% said affordability, 7.5% said neighborhood character/aesthetics. The preference for single family homes that maintain rural character is evident in these responses.



EXISTING CONDITIONS

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

According to the ACS 2012-2016 data there is a total of 92 housing units. Of those units 32 are vacant. A majority of the housing types are single family detached homes at 79 units. There is a lower number of mobile homes at 13 units.

MODERATE INCOME HOUSING

Housing data is limited for smaller communities like Tabiona. According to the 2016 American Community Survey, the median home value of an owner-occupied home in Tabiona is \$160,700. The County is reported as having a \$174,900 median home value.

The statutory standard of "moderate income housing" is intended for citizens at 80% of the annual median income. The median income for Duchesne County is \$61,244 so the income that moderate income supply is based-off is \$48,995.

Using the assumption that $\frac{1}{3}$ of a monthly income goes to housing expenses, including utilities and insurance, total housing costs for an average moderate income household in Duchesne County would not exceed \$979 per month. Assuming that a mortgage has a 30 year loan fixed at 3.71% interest, approximately 60% of Tabiona's owner occupied housing units are affordable and 62% of rental units are as well.

Population projections predict approximately 194 people in Tabiona in 2035. If the same average household size from the 2010 census is assumed (3.05 people per household), it can be predicted that approximately 63 affordable housing units will be required in 2035. Currently, Tabiona has more than 63 housing units available, so not much new development will have to occur, just redevelopment of existing units.

HOUSING GOALS AND POLICIES

Goal 1. Housing Stock

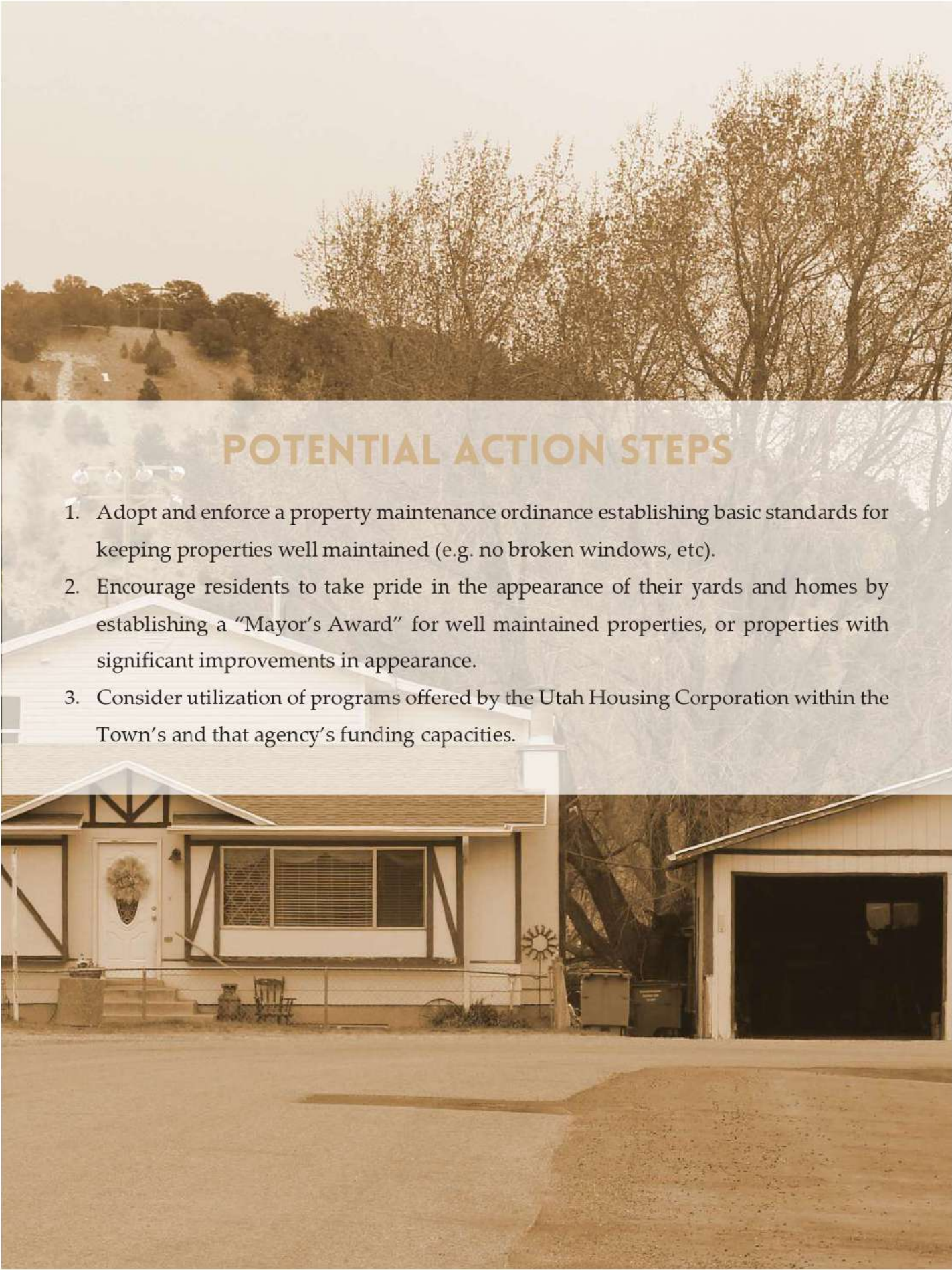
Tabiona seeks to develop an assortment of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, retirement housing, and vacation homes dispersed throughout the Town.

Goal 2. Moderate Income Housing

Tabiona seeks to equitably provide housing for its residents.

1. As resources permit, Tabiona will continue to monitor and the supply and demand of the local housing market to ensure that the needs of residents are met and that housing stays affordable through regulation and incentives.



POTENTIAL ACTION STEPS

1. Adopt and enforce a property maintenance ordinance establishing basic standards for keeping properties well maintained (e.g. no broken windows, etc).
2. Encourage residents to take pride in the appearance of their yards and homes by establishing a “Mayor’s Award” for well maintained properties, or properties with significant improvements in appearance.
3. Consider utilization of programs offered by the Utah Housing Corporation within the Town’s and that agency’s funding capacities.





ECONOMIC DEVELOPMENT

Introduction
Current Conditions and Community Survey
Industrial Uses
Economic Goals and Policies
Potential Action Steps

INTRODUCTION

Tabiona is well known for its small-town charm. Commercial and industrial development have not been a major emphasis in the recent past. Recently, there have been some inquiries about future industrial developments in the area. Therefore, the town desires to explore the potential impacts of an industrial use on the economy of the town.

CURRENT CONDITIONS AND COMMUNITY SURVEY

The top three industries that employ Tabiona residents are construction, educational services, and resource extraction at 9, 8, and 7 employees respectively. (The county has similar patterns with the top three industries with the most employees being resource extraction, educational services, and retail trade).

The county economy is crucial to Tabiona residents. Most of Tabiona residents work outside the town. Approximately 58% of residents travel 25 or more minutes to work. Also, 87.5% of residents reported working outside their place of residence.

When asked about what industries should be focused on to diversify the economy, survey respondents said travel/tourism at 26.7%, education at 25.7%, and health care at 10.5% were the most important.



Travel/Tourism
26.7%



Education
25.7%



Health Care
10.5%

INDUSTRIAL USES

Currently, a large portion of county and Tabiona residents are employed in industrial activities, but almost none are located in the town. If an industrial use were to locate in Tabiona it could cause significant change in the town's dynamics. As reflected in the survey, there are positive and negative results that would be produced if this change were to take place.

Some positive impacts could be:

- increased tax revenue for the town,
- capital improvements provided by developers and funded by commercial taxes,
- employment opportunities for residents, and
- complementary business activity to the industrial use.

Some negative impacts could be:

- increasing population (viewed by some as negative),
- development pressure to support the industrial use,
- pollution produced by the industrial use, and
- increased traffic.

Overall, a carefully-designed industrial use located within the town boundary would be beneficial to residents and could improve their quality of life. Most negative externalities that are produced by industrial uses can be mitigated through administrative procedures. Before an industrial use locates in town, it would be prudent to adopt standards in the zoning and city ordinance to regulate and mitigate negative outcomes.

ECONOMIC GOALS AND POLICIES

Goal 1. Implement industrial uses.

Tabiona welcomes industrial uses within Town as long as their impact is positive.

1. Only permit industrial uses that have a neutral effect on the town's infrastructure.

Goal 2. Community Branding

Tabiona needs to determine its "brand" in order to attract the commercial activities that align with community preferences.

1. Tabiona will work with residents to identify what makes the Town unique and worth visiting.
2. As resources are available, Tabiona will invest in amenities for potential visitors and promote itself as a place to visit.

Goal 3. Business Licensing

Tabiona will seek to be a business-friendly community.

1. Tabiona will continue to maintain a quick and efficient business and development permitting process.

POTENTIAL ACTION STEPS

1. Incorporate industrial zone regulations into the zoning ordinance, and only designate parcels as industrial at the request of an application.
2. Work with the County to ensure that industrial uses near Tabiona's boundary are held to the Town's standards.
3. Design a new logo for the Town that shows the personality of Tabiona.
4. Designate a member of the Town Council that will work with Duchesne County Economic Development and Duchesne Chamber of Commerce to advertise Tabiona as a place to visit and conduct business.
5. Adopt new regulations regarding business licenses.



REHABILITATION AND REDEVELOPMENT

Introduction
Community Survey
Rehabilitation and Redevelopment Tools
Historic Preservation
Rehabilitation and Redevelopment Goals and Policies
Potential Action Steps

INTRODUCTION

Rehabilitation and redevelopment are an important part of community character. Communities over time can become dilapidated and shabby due to age and lack of care. Parts of the community that have not received the care they should, can become a visual nuisance and affect how people view the community. Often, this causes a perceived lack of safety and can even attract undesirable behavior in the community. So, it is in the Town's best interest to consider what can be done to appropriately rehabilitate and redevelop parts of town that are old and falling apart to improve the Town's image and safety. Rehabilitation and redevelopment can be tools to preserve historic sites. Historic preservation also can help with the image and character of a community.

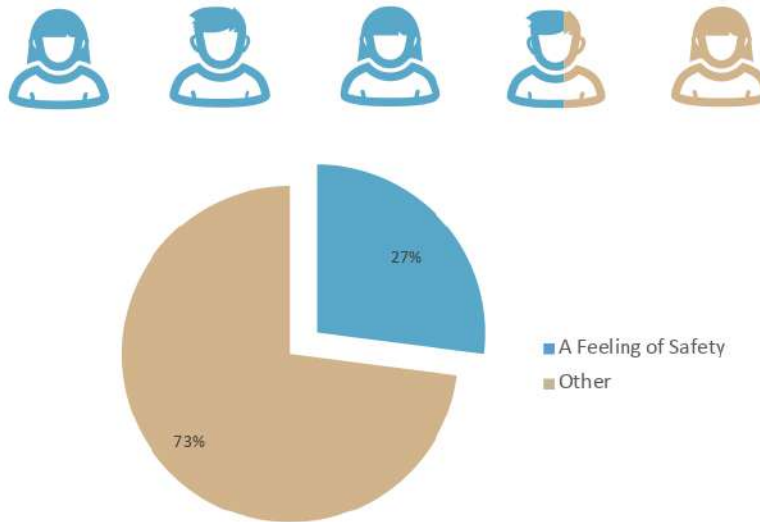
COMMUNITY SURVEY

There were no specific questions in the survey that dealt with rehabilitation or historic preservation, but that does not mean that respondents did not indicate a need for both. When asked what the top issues were in the community historical preservation was the second highest priority coming in at 60% of responses.

When asked about what was important in their future communities respondents indicated a feeling of safety was most important at 27% of responses. Especially in small communities like Tabiona feelings of safety are more a function of perceived safety and the way a community looks.

When asked specifically about infill development respondents gave a 3.63 rating out of 5. So, there is a slight preference for infill development over development on the outskirts of town. Infill development is a primary tool in rehabilitation processes.

Desire for Infill Development 3.63 out of 5



REHABILITATION AND REDEVELOPMENT TOOLS

Often, work in this area of community development is a public-private partnership and is conducted by a redevelopment agency. Redevelopment agencies are established by a municipality or county and have their own budgets that are accounted separately from the town or county and have the power to purchase land and sell land. They are funded by grants and property taxes in identified project areas. Considering the size of Tabiona it may not be wise to create their own agency, but the option does exist to create an intergovernmental agreement with county agencies. It may be worth communicating with the county to see if they have any organizations that can help in community reinvestment efforts.

City code is the next best tool for rehabilitation in Tabiona. Zoning can be used to encourage infill development by zoning at higher densities in areas that are blighted. Regulations and fees can also be streamlined for favorable projects. Also, areas on the outside of town should not be zoned for higher densities until areas within the center of town have been built out.

The Town currently has a nuisance ordinance to help reduce the visual nuisance of properties that have not been upkeep, but it is not being enforced. The Town should consider setting aside funds to invest in enforcement whether by contracting the county or handling the enforcement internally.

HISTORIC PRESERVATION

The Historic Preservation Act of Utah gives authority to the Town Council to establish a Historic Preservation Authority. This authority can survey existing conditions and identify historical structures that are worth the time and effort of the town to preserve. They can also provide a preservation easement which can protect the historic site and allow the Town to help rehabilitate the site. If historic preservation is taken seriously and done according to state statute it can be powerful to rehabilitate important structures in the community. Tabiona could establish the planning commission as the historic preservation authority and they can work with the county to survey historic structures and recommend actions for the Town Council to take on historic preservation.

REHABILITATION AND REDEVELOPMENT GOALS AND POLICIES

Goal 1. Preserve and Reuse Buildings of Historic Value

Utilize various administrative tools to identify areas to be invested in and developed.

1. Tabiona will consider historic value in future land use decisions.
2. Seek to protect and reuse buildings with historic value through tools like preservation easements.

Goal 2. Eliminate Blight

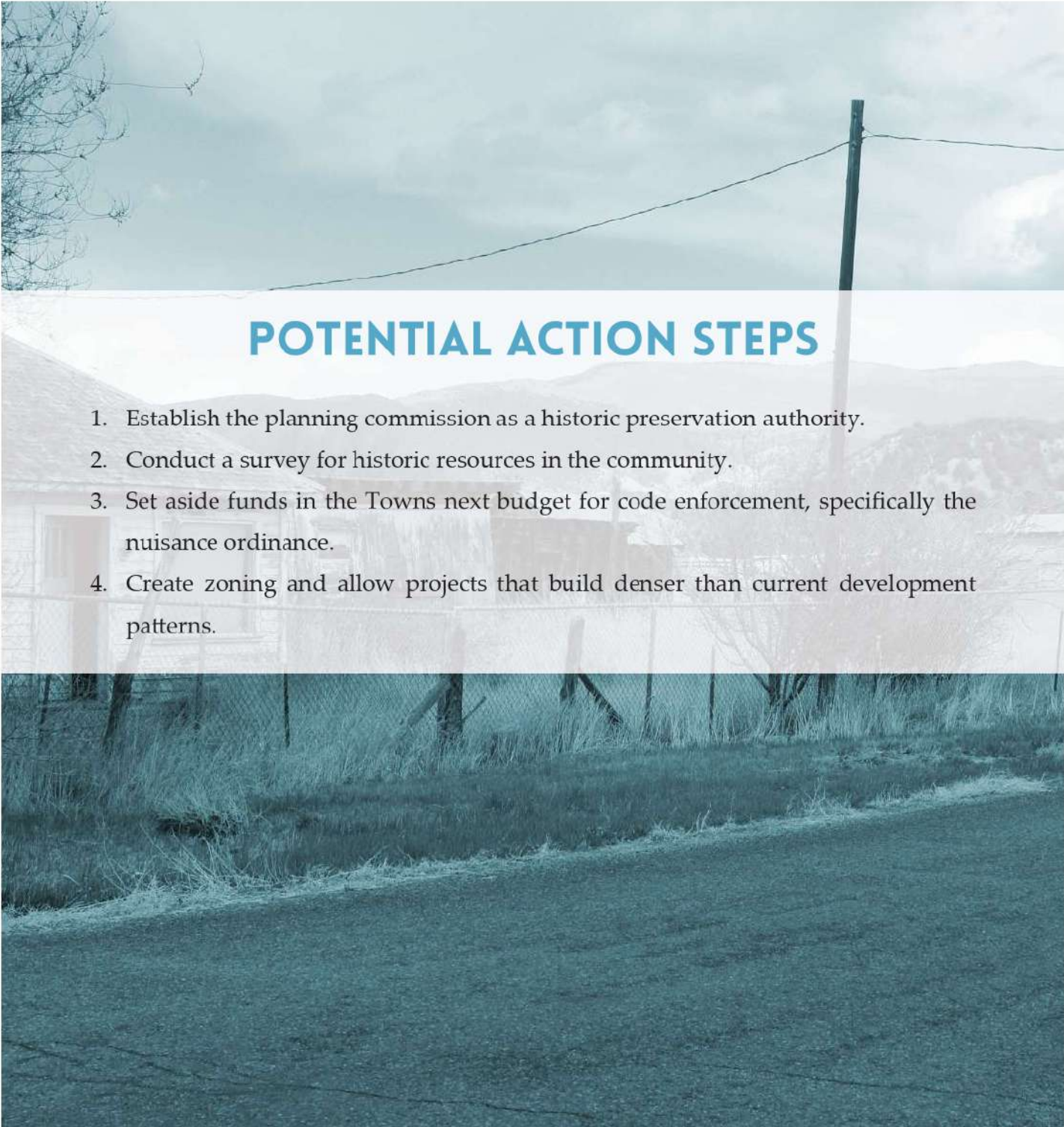
Tabiona will seek to eliminate visual nuisance through incentives and enforcement.

1. Utilize existing Town code to promote maintenance of property.

Goal 3. Infill Development

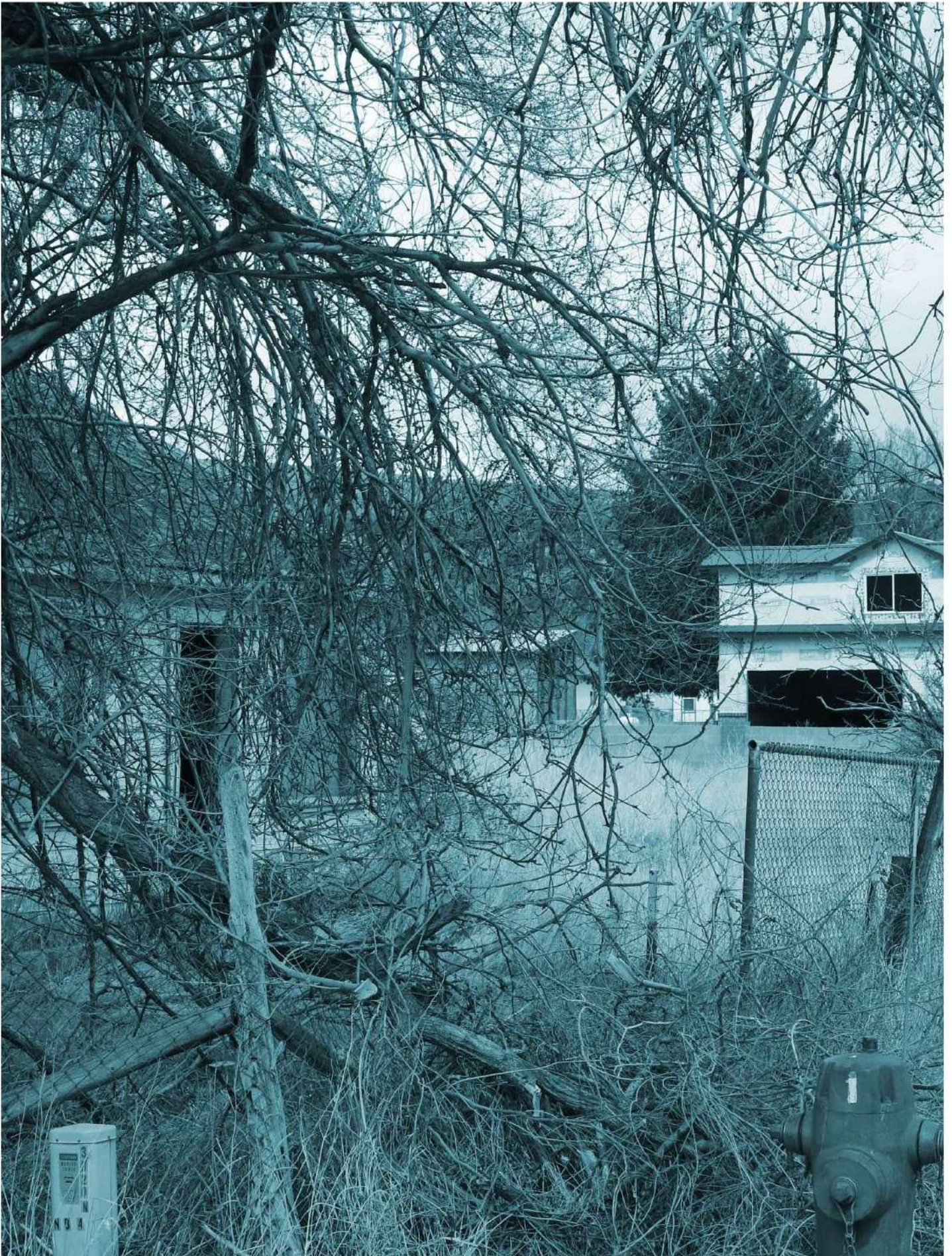
Prioritize infill development in land use decisions and planning.

1. View development that fills in current land at higher densities favorably when making land use decisions.



POTENTIAL ACTION STEPS

1. Establish the planning commission as a historic preservation authority.
2. Conduct a survey for historic resources in the community.
3. Set aside funds in the Town's next budget for code enforcement, specifically the nuisance ordinance.
4. Create zoning and allow projects that build denser than current development patterns.





PUBLIC FACILITIES

Introduction
Culinary Water
Secondary Water
Sewer System
Public Facilities Goals and Policies
Potential Action Steps

INTRODUCTION

The public facilities chapter is to explain the various public facilities and services within the town, such as water, sewage, electrical and natural gas services. Such services represent the public's investment in the development and operation of Tabiona. Development in the future may cause a demand for more public utilities, it is Tabiona's goal to provide utilities to everyone equitably and for all parties to share equally in the cost of new infrastructure.

The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the town. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information.

CULINARY WATER

Tabiona's culinary water system is fed by two springs on Tabby Mountain. Currently, the water is supplied via a water system which has gravity flow and does not require treatment at this time. The system has 132 residential connections and 8 commercial connections. There is currently a single storage tank with a total capacity of 250,000 gallons.

In 2015 Tabiona town adopted a Culinary Water Master Plan. This plan contains some projections of demand for culinary water 10 to 20 years into the future.

SECONDARY WATER

Tabiona's secondary water system is supplied by an irrigation canal with Indian water rights. It consists of a screen structure and pipeline delivering water from the canal north of Town. These secondary water rights come from the Duchesne river.

The Town has set amounts of allotments equivalent to 4 ac-ft per year. Town allotments are used to feed the residents of the town and other users of the system for their outdoor usage, including the School District and church. New development and annexed areas should pay to have water systems brought to their properties, or an impact fee should be in place to help the Town provide the services.

SEWER SYSTEM

The sewer system in Tabiona consists of sewer main lines running through the roadways in town, primarily 8-inch in size with manholes at intersections. The gravity-fed system flows south and east where it is treated through sewage lagoons consisting of three cells.

With proper maintenance, the system is adequate to meet the demand that is currently in Tabiona. Future demands are estimated in the 2015 sewer master plan document. Currently there are 106 sewer connections.

PUBLIC FACILITIES GOALS AND POLICIES

Goal 1. Service Equity

Tabiona will make every effort to allocate the cost of public services, facilities, and utilities in a fair and equitable way.

1. The costs of new development in Tabiona are primarily the responsibility of the developer.
2. Tabiona will continually refine its Land Use Ordinances to clarify that the applicant for any land use application approval is responsible for all required infrastructure at the required levels of service.
3. New and expanded public facilities and services are provided and financed through development service fees.

Goal 2. Infrastructure System Integrity

Tabiona will maintain its public systems' physical and fiscal integrity.

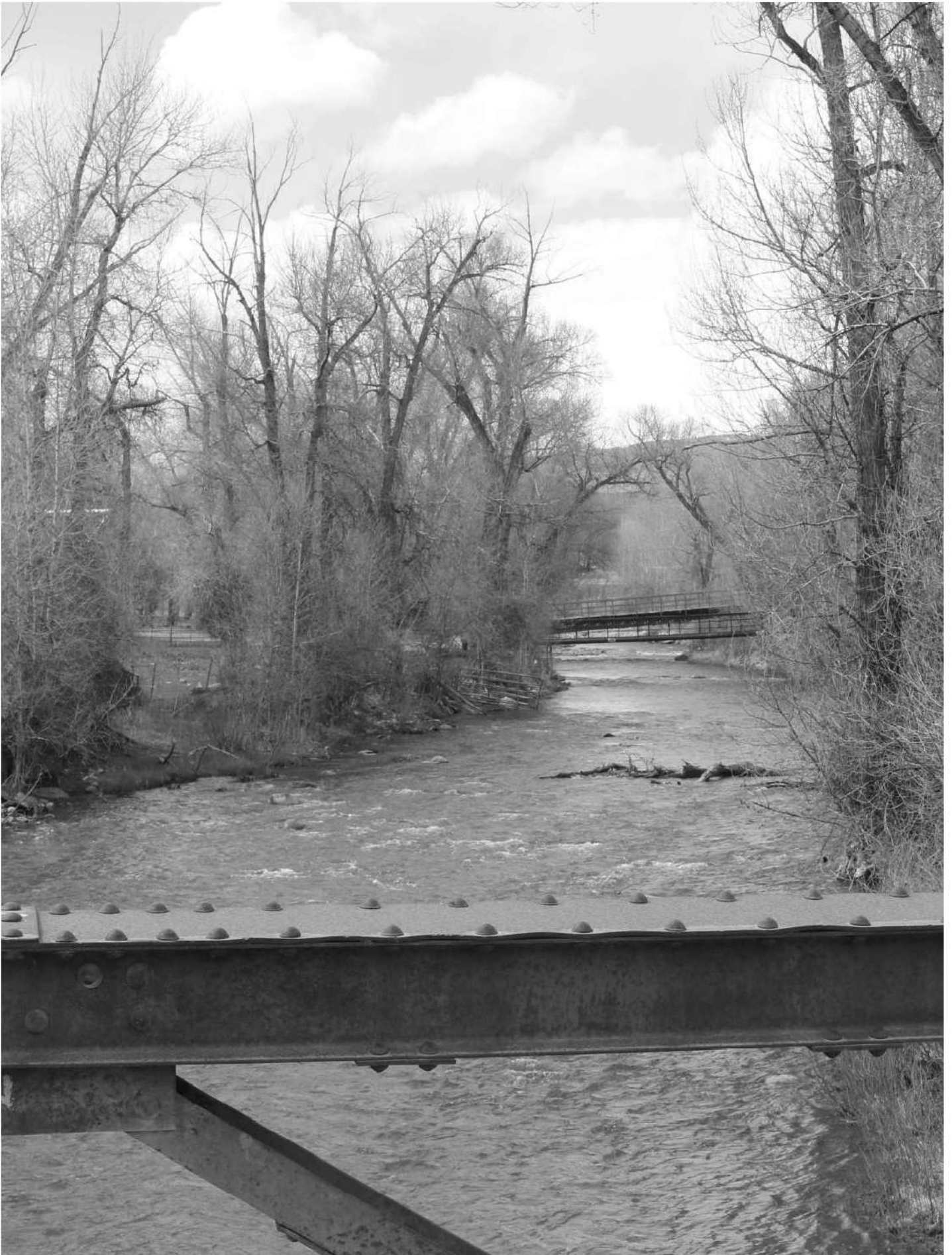
1. The Town will periodically conduct specific master plans of its different infrastructure systems in order to maintain an accurate understanding of capacity and performance issues.
2. As part of the annual budget process, rates for services will be reviewed and adjusted for inflation and projected demand.
3. Evaluate the implications of land use decisions on the Town's long-term fiscal sustainability.
4. Protect water rights and interests. Water available to the Town should be used within the Town.



POTENTIAL ACTION STEPS

1. Support water conservation programs and activities.
2. Maintain a capital improvement program within a public facilities master plan with 1, 5, and 10 year projects.
3. Develop a water management plan.
4. Develop an impact fee plan and fee schedule.
5. As resources permit, conduct public education initiatives regarding conservation of water use.







APPENDIX

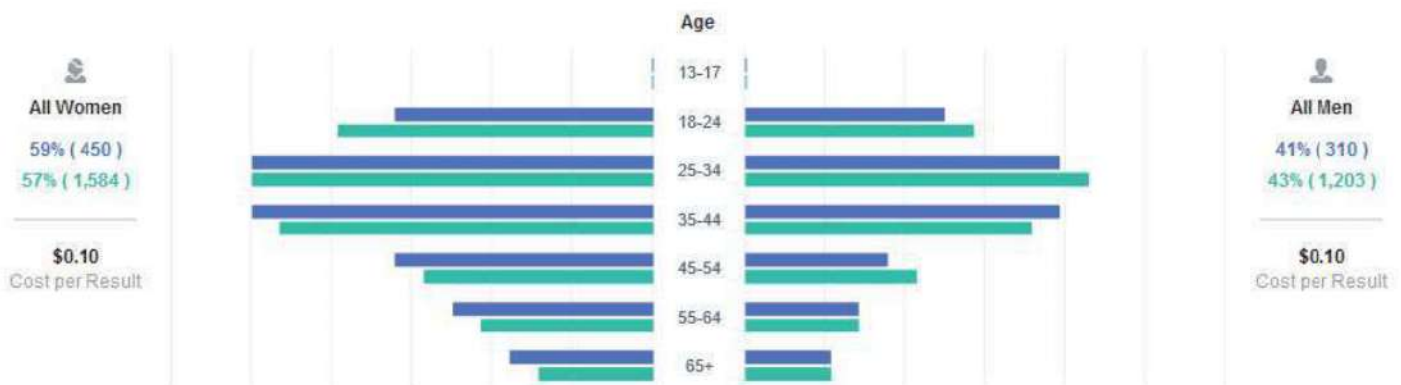
Survey Executive Summary
Survey Results
Free Response Results

SURVEY EXECUTIVE SUMMARY

Tabiona Town published a comprehensive survey about local issues with paper and through social media. Throughout the plan, certain points of data were covered and extracted from the survey results to give validity to the plan. This section fully details all of the survey results including all of the free response answers. One important question in the free response answers is whether residents were willing to serve on the planning commission. The Town Council should review candidates that provided their information and determine whether they would be a good candidate for the planning commission.

Overall, the results when synthesized became the vision statement at the beginning of the plan. Some main themes were the preservation of the Town's history and small town feel, allowing and working toward annexations, and focusing on the right industries to improve the economy of the area.

The online survey was first published on June 13th 2018 and ran for 6 days, then closed on June 18th 2018. There were 2,802 people who saw the survey and over 100 people completed and submitted. A total of \$74.28 was spent on the ad, indicating a return on investment of less than a dollar per survey result.



Please mark all that apply to you:

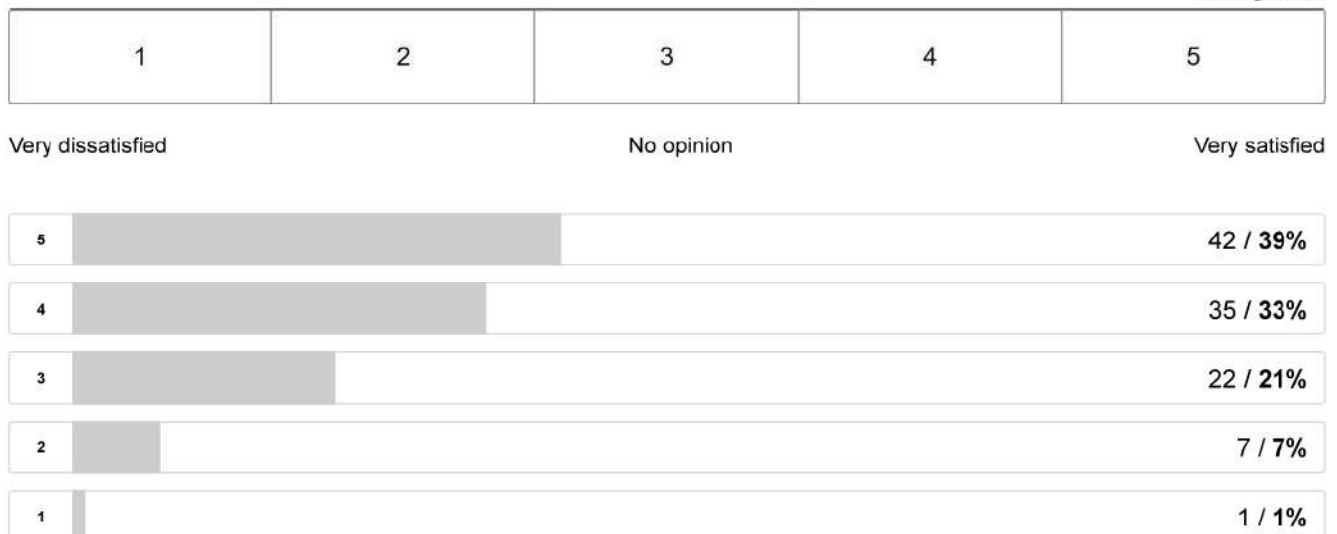
108 out of 110 people answered this question

1	I am a full-time resident of the Town (this is my primary address according to state and federal tax filings for 2017)	60 / 56%
2	I own property in the Town	26 / 24%
3	I do not live, own property, or work in the Town but am interested in local issues	24 / 22%
4	I have visited the Town in the last 30 days	16 / 15%
5	I work full- or part-time in the Town	16 / 15%
6	I am a part-time resident of the Town (I live in the Town for periods exceeding 30 days, but my primary address according to state and federal tax filings is outside the Town)	7 / 6%

How satisfied are you with the quality of life in your community?

107 out of 110 people answered this question

Average: 4.03



How important is it for Tabiona to maintain its rural character?

109 out of 110 people answered this question



4.43 Average rating

1		72 / 66%
2		21 / 19%

3	☐ ☐ ☐	10 / 9%
4	☐	3 / 3%
5	☐ ☐	3 / 3%

Which of these topics do you feel needs more attention in the Town?

107 out of 110 people answered this question

1	Farmland preservation	64 / 60%
2	Historical preservation	39 / 36%
3	Housing availability and affordability	38 / 36%
4	Parks and Recreation	33 / 31%
5	Economic Growth	27 / 25%
6	Land Use Compatibility and Zoning Enforcement	24 / 22%
7	Recycling	15 / 14%
8	Stormwater and flood control	9 / 8%
9	Transportation	6 / 6%
10	Other	4 / 4%
11	Solid Waste Disposal	4 / 4%

Assume you are moving in the next few years. What is the highest priority in your choice of what neighborhood to live in?

108 out of 110 people answered this question

1	Feeling of safety	29 / 27%
2	Large lots with space between neighbors	26 / 24%
3	Nearby open space/agriculture	23 / 21%
4	Affordability	16 / 15%
5	Neighborhood character/aesthetics	8 / 7%
6	Distance to Shopping and entertainment options	4 / 4%

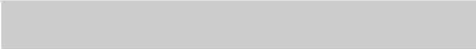
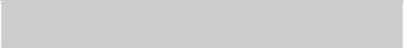
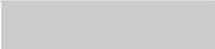
7	Distance to work	1 / 1%
8	Other	1 / 1%
9	Walkability	0 / 0%

New development should occur as redevelopment and infill in existing areas, instead of expanding outwards onto open land.

109 out of 110 people answered this question

Average: 3.63

1	2	3	4	5
Strongly disagree		No opinion		Strongly agree

3		41 / 38%
5		35 / 32%
4		19 / 17%
2		8 / 7%
1		6 / 6%

How would you rate the efficiency of roads in the Town?

107 out of 110 people answered this question

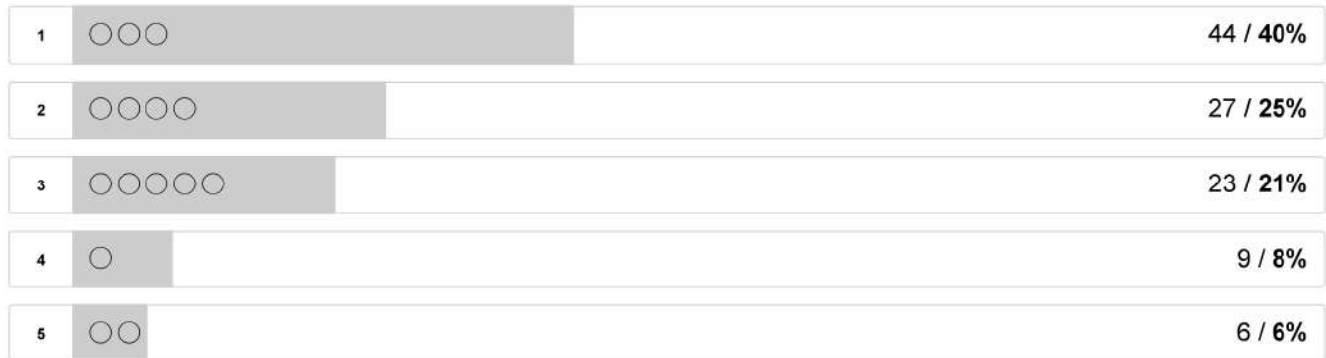


3.55 Average rating

1		34 / 32%
2		32 / 30%
3		25 / 23%
4		9 / 8%
5		7 / 7%

How would you rate the maintenance of local roads in the Town?

109 out of 110 people answered this question

**3.45** Average rating

The Town should spend its funds to secure rights-of-way for roads and transportation corridors that it might need in the future?

109 out of 110 people answered this question

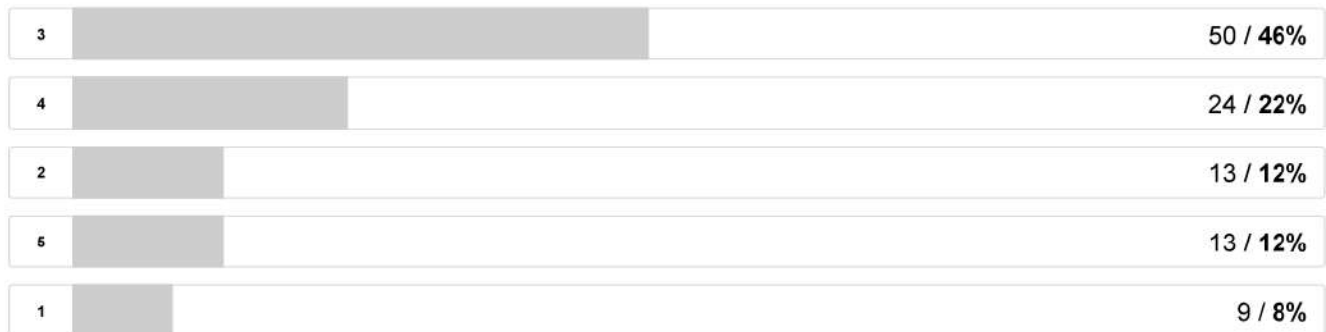
Average: 3.17



Strongly Disagree

No opinion

Strongly Agree



When considering utility infrastructure, which of the following is in most need of expansion or improvement?

105 out of 110 people answered this question



6	Secondary water	9 / 9%
7	Power (electricity)	3 / 3%
8	Stormwater systems	3 / 3%
9	Cable tv	1 / 1%

What industries should be prioritized for diversification of our economy?

106 out of 110 people answered this question

1	Education	28 / 26%
2	Travel and Tourism	28 / 26%
3	Health Care	11 / 10%
4	Retail	11 / 10%
5	Professional Services	9 / 8%
6	Manufacturing	7 / 7%
7	Other	7 / 7%
8	Technology	5 / 5%

Would you be willing to serve on the Planning Commission?

106 out of 110 people answered this question

1	No	74 / 70%
2	Yes	32 / 30%

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

It's quiet...no big businesses

Quiet and beautiful

Rural community.

The people standing together♥♥

Ancestors settled there

Quit green fields

Geography

Beautiful scenery

My house

Small and love calm

The people

I have lots of family out here and grew up coming here to all the quiet and non business of the city

Small and beautiful. The mountains and the fact that you do not get bothered by other people.

The landscape and the quietness.

quiet

The little stores, friendly people, the lush green space and the red rock!

Very little population

The valley and the people friendly

Its quite

Country lifestyle

Family community lifestyle

The quietness and beauty of the area

Friends and family

My family is here, and overall my kids can play freely and be safe

My father was born and raised here. I love that he left me land in the area.

Went to school there

Small town feel surrounded by family

Peace and quiet.

I actually live in Duchesne, but I think Tabiona is an awesome town already.

My family is here

Community is united. Supportive and caring people. Strong traditions. Community and school pride.

Rural

It is a great community, everyone is willing to help one another

Rural, lots of outside recreation. Pretty valley.

The people who live here. And no traffic lights. It very peaceful.

Nothing

The people

The people

I grew up in Tabiona and moved back after 30 years, and i like the fact that not much has changed.

Small town, quiet environment. Perfect just the way it is.

Everyone is so friendly

I love the small town feel

Quiet

Family

The people

Tabiona is a place where my family has been from for at least 4 generations. It's a place where I take pride in saying this is where I'm from. I love the seasons and the variety of scenery that is around. I love the thought of my children being raised here and having the same, if not more, of the opportunities that I had growing up here. I love the culture of working hard and not quitting until the job gets done.

The beauty and that my house is located there!

Having family here and knowing my kids are safe here

The community

Knowing everyone and beauty of the location

It's a great place to raise a family

The small town feel, quiet. Most days

The openness the fact that it's not busy and for the most part in touched and undeveloped . I love small towns

It's small and peaceful here most of the time.

That's where I was raised!! ❤️

My Family

Everyone knows and cares about each other

The mountains, and people.

Summers

Quiet, loving neighborhood

Tabiona has been my home previously. My Son lives there with his beautiful family. My Dad lives there 90% of the year. We would love to move back there, if feasible.

Peace and quiet.

Growing up there will always feel like home

The small town country life

The people

Ranches and well known families

It is small town living where everyone is family. This beautiful valley is full of amazing individuals who work hard to raise families, crops, and livestock. The small town living makes for a simple yet complex life of busy hard work and reliability which makes for one of the best places on earth.

The friendly people that care about everyone

Grew up here

Small town, clean air, no traffic

Family and the mountains

Environment

People and the peace

It's Home, always has been

The people and mountains

I have family there

The small town feeling and no traffic!

Small, Close Knit, Community

Small town atmosphere

The river, mountains and the farmland

Far away from city atmosphere. Not too many people. Love the family owned businesses, love the support from the community. Feels like one big family.

Quiet and Secluded

Family

I love the community and the small town feel

It was my home town

That it is a small community

When there are community gatherings and events, it really pulls the community together.

The beauty

It's beautiful and small

Beautiful

Small

Grew up there

I grew up there, and live here now

Knowing everyone and knowing my kids are safe to go out and play

How involved the community is. How close the community is. And how hard working we all are.

Its just home the smallness and all of the great people!

The country.

It's home

It's small and you know everyone. More than likely you will have someone there for you when you need it. Also if you stay involved in the events you will stay busy.

Small town everyone helps when needed

Which road(s) most needs improvement or expansion?

?

Cemetery Road

No opinion

Around the school and sagebrush

Not sure

North road

None

Most dirt roads

Not sure

Not sure

The main highways

I don't know

Old highway 35 needs to be wider

If possible would like to see curb and gutter on Main Street and the back road fixed and paved

None of the roads at this moment need improvement, they seem to sustain the traffic we have

.

None

Over the bridge toward Tabby mountain

Hwy 35

Tabby access

Wolf creek pass

Tabby mountain

Tabby lane

Idk

None

The old road

38000 west

Just a few

None

Main st

The County dirt road on the North end of town.

The main road through town needs speed limit signs, road bumps, and stop signs

Backroads! And road to the community park. They need to All be paved and maintained. It's the road that gets used the most

Main Street! Eye appeal of the town

The county north backstreet

Mostly county roads that lead to our park. A lot of traffic on these roads year round.

Side roads in town

The old road from Tabby to Hanna.

Mount Tabby Springs All roads up there

Open wolf creek in winter

Main Street, all, in town roads and highway 35

Back road leading to the cemetery and into Hanna

We need stop signs and yield signs! There is no sign up by the street where the kids cross every day to go to school. I wish this would get fixed before someone is ran over because there isn't even a yield sign anymore. I think stop signs at all intersections are needed.

Sr 35 over Wolf Creek

Tabby swale bridge

The Old Road

Main Street need cleaned up with gutter and pavement. It is the heart of town and what people remember.

All

Duchesne to tabby. Tabby mountain

Tabby swale rd

Backroad

The one from the old road to the rodeo grounds

All roads I travel are in good shape.

Main Street, sidewalks, there is still dirt gravel roads in town.

No comment

I think the roads are pretty well taken care of, maybe the road going up to Tabby Mountain

There fine for a small town

Wolf creek

In town roads

Roads around the school

Main street

All the roads in town need sidewalks and gutters

Na

Idk

Any in town roads

Tabby land and the north fork road

Most of the roads in Tabiona/hanna are all county roads. Tabby swale road for one is tore up everywhere, the bridge is about to cave in, and no attention is ever spent to it. One of these days people are going to get hurt because of the bridge collapsing or the road and it's going to be on the city road department. There has been plenty of people tell the city road shed along with the county road shed about the issues but they seem not to care.

Going towards Hanna

No opinion

Main

Main

None

What is the best strategy to diversify our economy?

.....

Create city and park and rec paying jobs

Open it up and bring in some business

Businesses

Tabiona needs growth

Build a new church!

?

Dunno

No way you should work together

Keep Wolf Creek open

A focus on tourism is the best place to start. Making Tabiona a destination and not just a drive by will encourage business to grow and put down roots in the town

None

I feel like most options will change the small town feel and make grow bigger

Don't diversify it, help build up the one you already have.

More businesses and new jobs.

Attract business

Religion/ more options for stores/ more restaurants

Add more businesses

Idk

Support the local school

No comment

None

Business

Allowing opportunity and the possibility for growth.

Grow the town

No comment

Expand the city limits

Shouldn't rely on oil field Need more businesses

Look at new business ideas. Maybe a car wash a new service station or place to eat

Making it easier for our local people to start a business.

planning ahead with infrastructure. So many wonderful towns have struggled and fallen into decay; because, they expanded with new developments too fast and didn't have the infrastructure to handle the heavy expansion

Get rid of all the abandoned homes and make room for younger generations to build and buy. Also a town ordinance to keep yards clean and organized. So we can take pride in our community.

Force people to clean up or sell the old houses that are already there within city limits

Maintain and sustain exactly what you are doing now! Keep the town within those that hail from there and family.

A car wash and convenience store/gas station

The world is developing around us with technology. We need high speed internet for everyone so people can live here and work

Lower taxes and cut regulations

?

Agricultural business.

Keep the small town small.

Better funding from school district, better funding for state and county jobs

You get what you work for.

It would be nice to see a few more things for our kids. Splash pad, skate park, bigger park with baby swings

Bring back the oilfield

None

?

Annex more land in town.

Expand city limits. Have a plan to use the the lots for housing. Encourage homeowners to take care of their property

N/a

Good question

Idk

No opinion

Growth

More options

None

Would you be willing to serve on the Planning Commission?

No

John Crowley

Kaleb McDonald

Cheryl Fabrizio

Pauline Smith

Daniel anderson

Daniel Bowman

Skyler olson

Not at this time

Rex Broadhead

Ty Price

Pauline Haas

Terry Hughes

Jaime Allred

Whitley Potter

Luke defa

Newell Carter

Spencer Turnbow

Tiffany Cather

Amanda Baum

David Wilson

Daniel Bowman

Madi Hamilton

Logan Gines

No thank you

Is there anything else you would like to tell the town about its community development efforts?

We love tabby just the way it is

Get the opinion of those that live IN TOWN BOUNDARIES

We need to uplift those who are in need not those who own industrial or other type companies...
I will be disappointed if this leads to breaks or incentives for the (better off) among us

Keep it small

Definitely more retail could use more health care places and definitely better hours such as post office open longer than noon

No

It would be nice to know what is coming up for the community.

Clean up the homes and places along the main road. Don't let the cows ruin the fishing possibilities in such a beautiful place!

No

Shauna giles

Good job

No

Keep it rural

Didn't know we had any plans

I know that we all love the small town atmosphere that our town has. But more and more people are relocating here, people are here here visiting from All over. Having more options in the way of supermarkets hotels and better access to roads like wolf creek is very

I think if we focused on travel and tourism our beautiful valley's economy will really benefit.

I would like to see the town keep the small town values and keep the growth minimal.

Nope

Not at this time

Don't ruin it by building stuff that isn't needed.

None

Sidewalks on main.

Make goals, evaluate them often, and always put the town and it's future above personal opinions and beliefs.

just that any effort to develop is perfect! We definitely need growth!

This town needs a better park, the school needs an actual track course, and better safety or regulations for cars. There's too much speeding through the town and precautions need to be taken before someone gets hurt.

No

I feel like if we could push to keep Highway 35 over wolf creek open year round we can expand more businesses here in more opportunities for people to explore our town 365 days a year

Keep up the good work.

Love this place. Don't want it to grow!!

The cleanliness of the town sets peoples first impression. Especially the Sagebrush inn, the school track and the state road shed. all of them could be cleaned up and improved to look better and give those passing through a better feeling and impression of the town.

Roads, sidewalks, cleanliness, and home availability are what need most attention. And maybe some trees at the community park.

Would love to get community activities out there more. If euro are not a churchgoer then you really don't hear much about social activities

Create a initiative that will cause the people of Tabiona to want, with excitement, create an atmosphere of beauty, cleanliness and a positive experience while visiting or living!

Open Wolf Creek year round

Let's start working as a team and not so many individual entities that won't let their pride down. If we work together we can solve the issues and keep this community great where people want to continue to visit.

Good work

The reason we all live here is because it's a small town. Leave it alone and don't bring businesses here.

Good job it has come a long ways!

No

Keep young living from expanding the town and bringing in low income jobs

No

Keep the small town! Don't bring in retail. There's a reason people choose to live here-because it's not a big town or city. It would help to clean up the town though. There are a lot of homes that are trashed and make the town look bad.

Don't change the small atmosphere

They need to spend more time looking at all The roads and spend more time fixing them in ways that won't kill their budgets but will help keep our community safe

The community center is amazing!!

Try to get more people to move here.

None

