

# LAND USE



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# LAND USE

Land use policies dictate where, when, and how development will occur within the City. The Land Use Chapter should be based on the Community Vision, outlining a course to attract and accommodate future growth. The Planning Commission and City Council should utilize this chapter when faced with land use decisions to compare the application with the goals and maps contained herein. It is also important to note that land use planning may extend beyond the current municipal boundaries of Eureka to cover future annexed land.

## 4.1 Introduction

Eureka was settled in 1892, and by 1899 the town was one of the top mining producing areas in the state. Most of these mines have since closed, but the legacy remains. The town is patterned after many old mining towns developed at the time, mainly a center or main street off of which is built a narrow corridor of development. Commercial zoning is limited to land adjacent to the main arterial road running through the town. Future development goals for Eureka would entail commercial development in tandem with historic preservation efforts.

## 4.2 Survey and Advisory Committee Results

Responses to the community survey indicate 90% of Eureka residents favor commercial growth within the city. The majority expressed that commercial development should be encouraged anywhere within the City, with a smaller number of residents responding commercial growth should be focused on Main Street. This shows broad support for growth in Eureka efforts to revitalize Eureka's Main Street.

When asked about types of commercial growth they would like to see, the most common responses were recreation, retail, as well as restaurants and lodging within the city. Furthermore, residents would support increased industrial uses, including manufacturing, technology, and other industries.

Most residents of Eureka favor continuing policies to promote the development of single family housing throughout the City. Citizens responded that multi-family dwellings and mobile homes should be restricted to certain zones within the City, with 22% of respondents supporting restrictions on both types of housing types (see Appendix B for specific responses).

## 4.3 Land Use Categories

The current boundaries of Eureka City include 939 acres of land, with the land delineated with the following land uses:

- 488 acres Sensitive Lands;
- 56 acres Public Facilities;
- 47 acres Business Commercial;
- 10 acres Multiple Unit Residential; and
- 338 acres Residential.

The Land Use Chapter encourages an orderly and efficient distribution of land uses throughout the city to reduce the impacts of conflicting land uses, traffic, congestion, noise, and potential health impacts (See Map 4.1 on page 26).



### 4.3.1 Residential

Residential land use in Eureka is defined by single family-dwelling units with approved accessory structures such as garages, small storage buildings, or greenhouses for approved purposes. Residential land use is designated as all land that is located in Eureka and not zoned for any other use. This includes all land areas within Eureka that are undeveloped, developed or are used for residential dwellings, accessory structures, and open space (see Chapter 5.2 of the Eureka City Zoning Ordinances).

Special care should be taken to provide adequate transitions between higher density multi-family units and single-family residential uses.

### 4.3.2 Sensitive Lands

Sensitive lands in Eureka are defined as “areas designed to protect and to regulate existing or proposed uses of environmentally sensitive lands within and adjacent to the city” (see Chapter 5.6 of the Eureka City Zoning Ordinances). Some of these environmentally sensitive lands are the result of contamination due to the area’s mining legacy. The Eureka Mills area, which includes most of the Eureka City limits, was identified as a U.S. Environmental Protection Agency (EPA) Superfund site after contamination was detected by the State of Utah in 2000. The EPA conducted large scale clean-up and

remediation efforts of mining era contaminants in the Eureka area in 2001-2002.

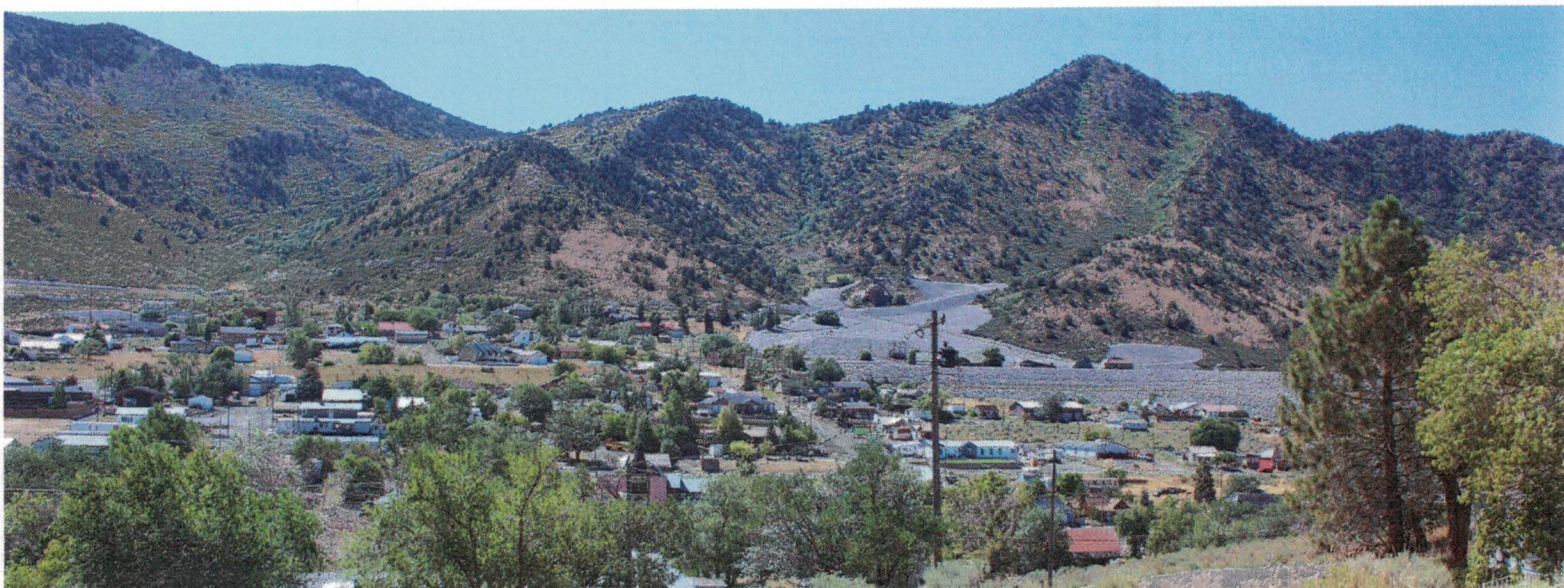
Any lands which are deemed sensitive due to unique hydrological, geological, topographical, location, are designated as being within sensitive land zoning. Petitions for the annexation of areas designated as sensitive lands should be discouraged.

### 4.3.3 Public Facilities

Land designated as public facilities are used for public, religious, social, or fraternal purposes; and which may utilize relatively large areas of land for parks and public open space. Permitted uses in this zone include churches, public buildings, utility stations, parks, schools, shops, and city equipment storage areas.

### 4.3.4 Business Commercial

This zone is established to provide land within Eureka City primarily for the accommodation of business and commercial use. Land parcels within this zone are and should be adjacent, contiguous, or proximate to major arterial roadways within Eureka and to existing commercial areas. The uses of this area can include professional buildings, light industry or manufacturing facilities, retail and service stores, restaurants, and shops.





# Goals & Strategies:

Provide clean, beautiful,  
historical based land uses

Adopt stronger language to current city regulations regarding code enforcement

*Mayor, City Council, Planning Commission*

Ensure that all city-owned property is well maintained and attractive to provide a positive standard for the the city

*Mayor, City Council, Planning Commission*

Repair and rezone sensitive  
lands

Survey and inventory existing sensitive lands

*Mayor, City Council, Planning Commission*

Propose amendments to change current zoning to the planning commission to be reviewed

*Mayor, City Council, Planning Commission*

Update existing zoning plan

*Mayor, City Council, Planning Commission*

Encourage residential  
development

Repair and rezone sensitive lands

*Mayor, City Council, Planning Commission*

Address ownership rights of lots of land located throughout town that is owned by utility and mining companies

*Mayor, City Council, Planning Commission*

Given Eureka's unique topography, consider form-based zoning codes that better fit the varied topography of residential areas

Update current zoning plan

*Mayor, City Council, Planning Commission*

Review cities with comparable topographies and consider similar zoning codes

*Mayor, City Council, Planning Commission*



## Map 4.1 Eureka City Zoning Map

