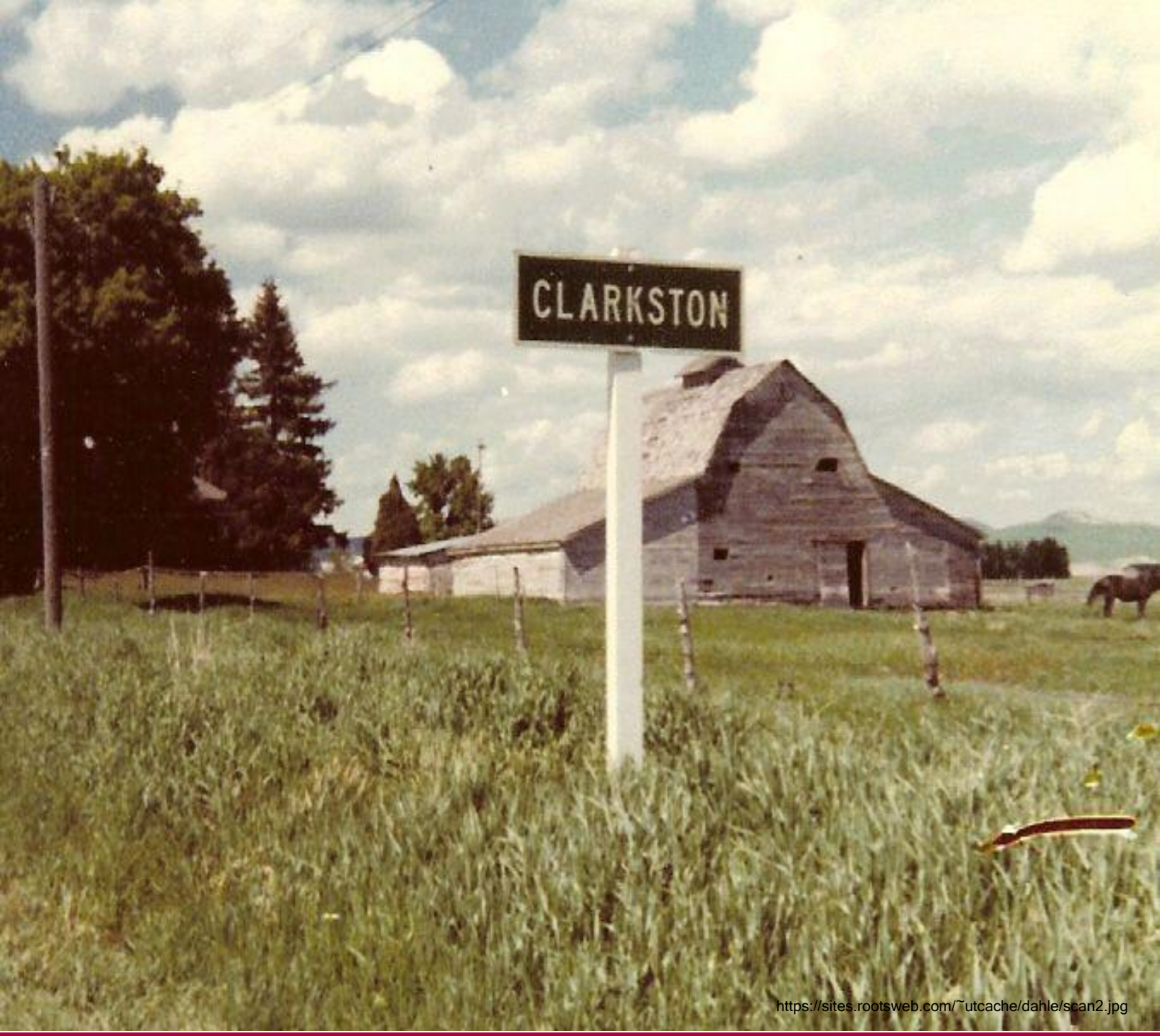

https://sites.rootsweb.com/~utcache/dahle/scan2.jpg

Clarkston Town

2023 General Plan

Adopted 1/3/23

50 South Main
Clarkston, UT 84305

435-563-9090
clarkstontown@clarkstonutah.org

CLARKSTON, Utah
Founded 1864

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VISION STATEMENT

Citizens of Clarkston desire a General Plan for developing land use and public services to meet the growing needs of the community while preserving its rural atmosphere. The planning process for Clarkston will provide for current and future needs and will achieve order and balance within the community as citizens work together to define goals and promote a higher quality of life.

MISSION STATEMENT

The mission of the Clarkston General Plan is to:

- Improve the physical environment of the community. To make it a more functional, beautiful, healthful, and efficient setting for human activities.
- Promote public interest and the interest of the community at large, while respecting and protecting the interests of individuals within the community.
- Facilitate the democratic determination and implementation of the public policies that guide the community's physical development.
- Utilize resources available (i.e., professional and technical) when making political decisions concerning the physical development of the community.
- Inject long-range considerations into the determination of short-range actions.



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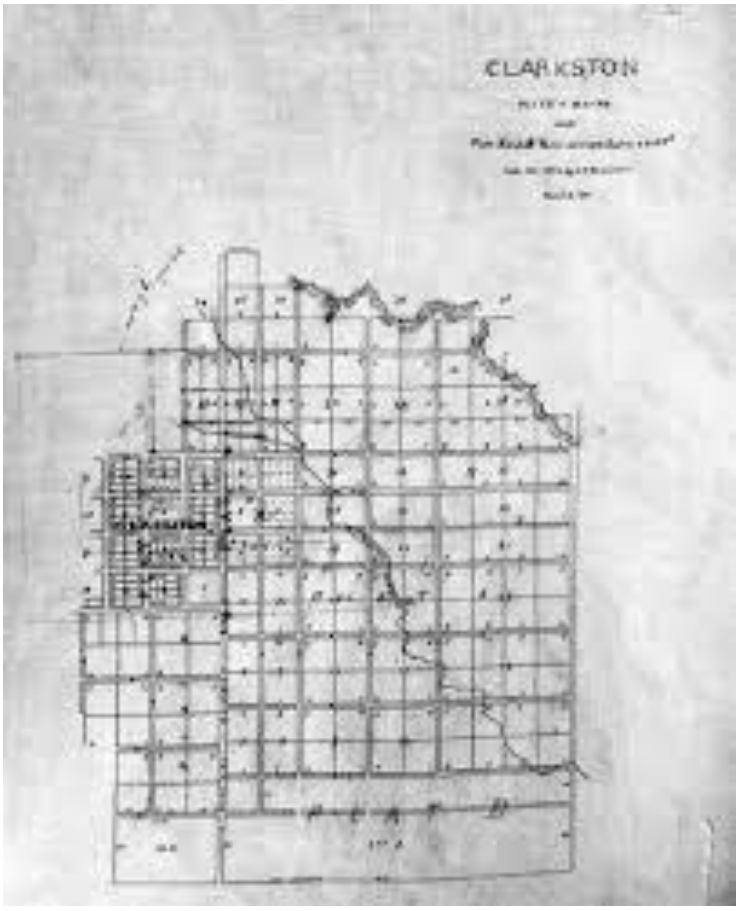
HISTORY OF CLARKSTON

Clarkston, Cache County, Utah was founded by Mormon pioneers in 1864, abandoned then reestablished by 1867 and, in 1901, incorporated. Clarkston is 17 miles northwest of Logan, the county seat. The town is named for Israel J. Clark (1821-1905)—pioneer, Indian interpreter, and the settlement's first presiding officer of the Church of Jesus Christ of Latter-day Saints.

Settlers arrived in the fall of 1864 and began building east of Clarkston's present location. Twelve families remained through the severe winter. Homes were sparsely furnished dugouts with a canvas or wooden entrance. Ground was plowed in the spring and crops planted by broadcasting grain into the cultivated soil. Due to conflict with the Shoshone (Shoshoni), a Native American tribe claiming the land west of the Bear River, it was recommended in 1866 the townspeople move 12.5 miles southeast to Smithfield. They returned in spring and following the advice of Brigham Young, built a fort and public corral for protection.

The fort was built on flat land at present-day 14 North 100 East and ran about two blocks east. Ten acres of farming ground were given to a single man, twenty to a married man. The allotment was raised to twenty-five acres in 1869. Floodwaters often covered the low ground where the fort stood and some of the easternmost lots were condemned. The settlers felt they could improve their situation.

In 1869 a committee was formed to select a townsite on higher ground. Cache County surveyor James H. Martineau surveyed the land. Clarkston was set up in a traditional Mormon settlement pattern with gridded streets surrounded by open areas of cultivated land and pastures. It was laid out in 760 ft. city blocks—three north to south and three east to west. Water ditches were also planned and developed during this time. By 1870 people had begun buying lots. The population had grown to 153. The town had been settled six years when many chose to move because of harsh winters.



J.H. Martineau's Map - Utah State Historical Society

Early residents were self-sufficient due, in part, to the distance that isolated them. They forded the Bear River to cross the valley until February 1871 when a 109 ft. bridge was completed. Spring conditions were less than ideal on the county road to Trenton (SR 142, East). Travel improved when, in 1941-1942, the road between Clarkston and Newton was oiled (SR 142, South). Asphalt was added in 1995 to the Short Divide, a mountain road connecting Cache and Box Elder counties, providing a fast and convenient route to and from Interstate 15. This improvement serves not only Clarkston but also travelers from the north and east, thus increasing traffic through residential areas. Today, the seclusion of rural life is coupled with city benefits within easy driving distance.



The wooded mountainside and open agricultural land are significant historical qualities of Clarkston. Situated at the base of the Clarkston Mountain with Gunsight Peak (8244 ft.) as the backdrop to the west, Clarkston enjoys a variety of plant and wildlife including mule deer, elk, moose, as well as multiple species of birds. Sub-alpine and Douglas fir grows in the higher elevations; wild chokecherry shrubs, sagebrush, and grasses—along with cultivated ground—dominate the foothills. Historically, hunting has supplied both food and recreation.

Water is consistently considered one of the town's crucial concerns. Mountain springs and streams supply culinary and irrigation water. In 1908 a waterworks system was installed. The wooden pipes failed and were soon replaced with iron, then more recently PVC (1979). The town bought the system in 1917. In 1938-39 Little Birch creek was piped into the water system.



By the 1960's, Clarkston's share of Big Birch Creek had also been included. In recent years (2015), small tributaries—Woodward, Christiansen, Craw, and Goodsell—have been identified and regulated independently before gathering in the collection areas renamed North Fork Complex and Big Birch Complex. The storage reservoir built in 1908 is no longer in use. Today, three cement reservoirs—constructed in 1970, 1990-1993, and 2008—store water with a capacity of over a million and a quarter gallon. Because of the location of the springs, the water system relies solely on gravity and requires no extra energy to supply pressurized water to each home.

Initially, farmers planted as much wheat as could be irrigated; dry farming was unheard of. After experimenting with various seed, dry farming became successful and the irrigated land was planted in alfalfa, making it possible to increase the dairy herds. In time, Clarkston became known as 'The Granary of Cache Valley.' Little industry developed that was not farm related. In more recent years, safflower has become a popular fall crop. The farms surrounding Clarkston are still chiefly dry.

At one time several dairy farms operated within town boundaries. The last one stopped production in May 2009 leaving Clarkston without a large-scale dairy. Historically citizens have valued the right to own and house animals on residential property for livelihood, food production, and recreation. The presence of animals enhances the rural character of the community. The zoning ordinance of the 1980s, while capping the number of animals, preserved residential rights. This right continues.



Over the years Clarkston boundaries have expanded through annexation beginning in 1931. Homes built on surrounding county properties also enlarge the community. Despite this expansion, Clarkston has not supported a commercial base. The last gas station closed in 1963; the last market, 2002. Many home businesses remain.

Going forward, decisions will be made. When crafting legislation and implementing policy, we ask: What is maintained? What is to be gained? What do we stand to lose?

National Register of Historic Places



Clarkston Tithing Granary – 94 South 100 East
Built 1905 Listed 1985 Private Ownership
Relocated 2018 – 80 West Center Private Ownership
Additional Documentation Approved 2021

Eli Lucero/Herald Journal



Martin Harris Gravesite – Clarkston Cemetery
Died 1875
Listed 1980 Public Ownership

Sources:

Carla Clark, *History of Clarkston, Master Plan of Clarkston* (1999)

Jaydene Godfrey, *Clarkston 150 Years of Rich Heritage 1864-2014* (Self-published, 2014)

Bryan Goodsell, Clarkston Water Operator, Interview August 7, 2022

Catherine Heggie Griffiths, *Early History of Clarkston* (1944)

A. L. Heggie, *History of Clarkston, Master Plan of Clarkston Town* (1979)

M.R. Hovey, *An Early History of Cache County, Early History of Clarkston, 1860 to 1867* (1923-1925)

Ben J. and Eunice P. Ravsten, *History of Clarkston: The Granary of Cache Valley 1864-1964* (Self-published 1966)

Clarkston Citizen Survey Analysis (1978)

Planning and Zoning Commission Survey (1996)

National Register of Historical Places, United States Department of the Interior, Nation Park Service

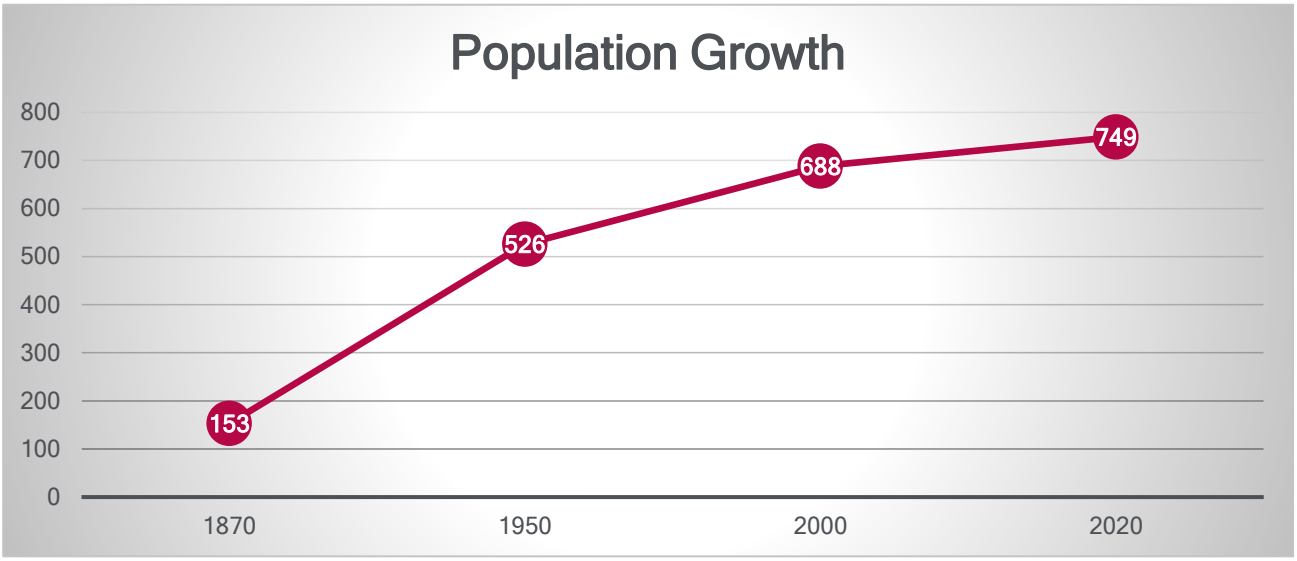
United States Census Bureau

www.summit.org accessed August 5, 2022

Pictures: sites.rootsweb.com; waymarking.com; facebook.com; hjnews.com; digital.lib.usu.edu

CLARKSTON, Utah
Founded 1864

2020 POPULATION DATA



*According to the Utah State Tax Commission, the population was 760 at the time of General Plan revision (2022).

Additional Statistics:

Median household income
$ 55,313

Bachelor's degree or higher
19.6 %

Employment rate
62.4 %

Total housing units
263

Without health care coverage
1.0 %

Total households
267

Hispanic or latino (of any race)
28

98.10% of Clarkston residents speak only English, while 1.90% speak other languages. The non-English language spoken by the largest group is Spanish, which is spoken by 1.59% of the population.

Rate of Home Ownership
95.1%

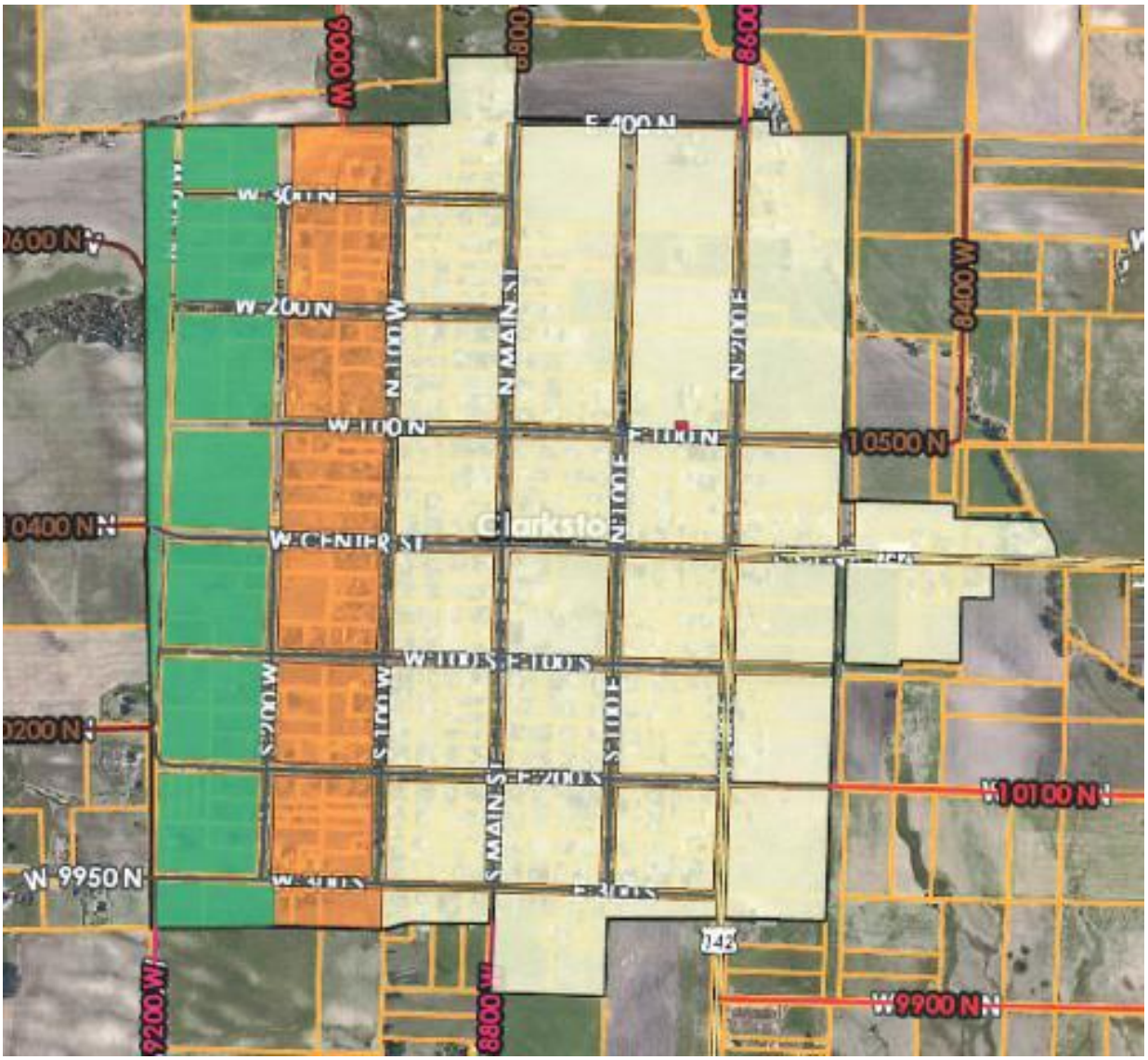
Overall Poverty Rate
6.80%

Sources:
2020 Decennial Census
2020 American Community Survey 5-Year Estimates
https://data.census.gov/cedsci/table?tid=ACSST5Y2019.S1101&g=1600000US4913190

CLARKSTON, Utah
Founded 1864

EXISTING LAND USE

At the present time, Clarkston is zoned for 1/2 acre residential (R1), 5/8 acre residential (R2), 10 acres agricultural (A10), and commercial. Commercial use account for only a very small percentage of current land use. The largest land use within the town is residential.



Clarkston Zoning

- RESIDENTIAL R-1
- RESIDENTIAL R-2
- COMMERCIAL C
- AGRICULTURE A-10

CLARKSTON, Utah
Founded 1864

TRANSPORTATION

There is no access to public transit in Clarkston. On the south side of Clarkston, state road 142 aligns with 200 East and connects Clarkston and Newton, its southeast neighbor. On the east, SR 142 aligns with Center Street and connects Clarkston to Trenton, its east neighbor. Short divide road connects to 300 West in Clarkston. It goes up over the mountains to the west into Box Elder County, connecting Clarkston to Plymouth. The nearest scheduled airline service is Salt Lake International airport located 112 miles south of Clarkston.





HEALTH SERVICES

Smithfield provides ambulance and emergency medical services. County taxes pay part of the cost; individuals are charged the maximum allowable fees under State law to use the service. Emergency Medical Technician service is provided to the Town by volunteers trained in EMT services. The community is also served by several neighboring community emergency response teams, which have been trained to assist in the event of natural disasters or other emergencies.

The Logan Regional Hospital and Cache Valley Specialty Hospital serves the Town of Clarkston with complete in-patient and out-patient service. Mental health services are provided to Cache Valley by Bear River Mental Health Services, Inc.

The Bear River District Health Department is responsible for the following:

1. Septic tank permits.
2. Food service inspection.
3. Culinary water testing (samples are collected monthly for bacterial testing and every three years for chemical testing).
4. Periodic inspection of water systems - water system survey.
5. Agricultural and industrial discharge sampling.
6. Asbestos sampling.
7. Women Infants Children (W.I.C.) program
8. Birth and Death Certificates

SCHOOLS

In 2020 there were multiple schools that serve the Clarkston student population: Lewiston Elementary School Grades K-6, North Cache 7-8 Center, Green Canyon High School 9-12, Cache Alternative High School Grades 9-12 and Sky View High School Grades 10-12. A couple of the major private schools include the Bear River Charter Grades K-8 and Fast Forward Charter High School. These schools are all administered by the Cache County School District.

Historic Clarkston School House closed 1967



https://sites.rootsweb.com/~utcache/dahle/scan15.jpg

POLICE AND FIRE PROTECTION

Police protection in Clarkston is provided by the Cache County Sheriff's Office. Fire protection is provided for Clarkston by the Clarkston Town Volunteer Fire Department.

STORM WATER AND SEWER CAPABILITY

At the present time, no storm or sewer facilities exist in Clarkston. Septic tanks are used through the town for sanitary waste disposal. Natural run-off occurs in irrigation ditches and local creeks.

PUBLIC UTILITIES

Rocky Mountain Power, Questar Gas, various cell phone and internet providers provide service to Clarkston.

RECREATION

Clarkston is the home of the Annual Pony Express Day Celebration held the third weekend in June. The first Pony Express Day was held in 1982.

Clarkston has one park. It is located at Center and Main. It accommodates the Town Office, Civic Center, new Fire Station and the old Fire Department building. It also includes a softball diamond, picnic area, tennis court, and playground area.

Gunsight Peak and the surrounding area to the west of Clarkston is a part of the Caribou-Targhee National Forest. The following regional recreational areas serve the valley. Mileage from Clarkston is indicated.

Logan Canyon	23 miles
Wasatch National Forest	24 miles
Hardware Ranch	48 miles
Beaver Mountain Ski Resort	53 miles
Bear Lake	66 miles
Newton Dam	4 miles

Fishing is available in the Logan River, the Bear River, and Newton Dam. Upland game and waterfowl sports are available. Big game hunting is available in the canyons with close proximity to Clarkston.

CLARKSTON SOILS

The soils within the Town of Clarkston consist mainly of the Avon and Mendon series, with small sections of the Collinston and Greensom series. These soils, from an agricultural standpoint, are classified by the soil conservation service as prime agricultural lands or agricultural lands of statewide significance.



www.landsearch.com

The main concern of the Town, however, is the suitability of the soils for development. The Avon series, which is by far the most prevalent of the soils in the Town, is a silty clay loam. The clay content is responsible for slow permeability, which makes larger septic tank filter fields advisable. The Avon series also has a high shrink-swell potential, which has implications for building foundations.

The Mendon series, which (together with the Avon series) make up the overwhelming majority of Clarkston soil types, is a silty loam with a clay loam sub soil. In addition to the clay subsoil, slopes are as much as 20% which causes an additional concern for septic tanks. The 20% slope along with a moderate shrink-swell potential also affects the suitability of the soil for building foundations and requires some precaution to be taken during construction.

Of the remaining soil types, the Collinston series has slopes of up to 30% and the Greensom series has extremely high-water tables, ranging from 0” to 40” below the surface of the ground. Almost without exception, the conditions of the soils in the Town of Clarkston have implications for development which should be considered.

RESIDENTIAL DEVELOPMENT

The Planning Commission focuses on the quality of the residential environment in Clarkston:

1. Limit the size of the lot and dwellings thereon to the capacity of the land to deal with sewage disposal, high water, flood plain, and other natural hazards.
2. Preserve the rural quality of Clarkston by encouraging slow, steady growth in an organized square block pattern of extended blocks. Initially encourage growth within Town boundaries and leave open the possibility of exterior growth in the proposed organized pattern.
3. Preserve the rural atmosphere of Clarkston, while considering the safety and health problems, by limiting the number and size of animals according to the facilities and space to handle the manure and other by-products. (Refer to Zoning Ordinance for number of animals allowed.)
4. In order to facilitate site location of residences and businesses by emergency services and the public, all streets and building (residential and commercial) should be numbered according to the established system of numbers rather than names.
5. Annexation should be considered on the basis of public safety, services rendered, tax base, owner requests, and potential for meeting Town ordinances and improving the aesthetic environment of the Town.
6. Annexation must expand in a uniform manner from existing Town boundaries avoiding islands, isolated strips, and random annexation.

AGRICULTURAL DEVELOPMENT



The 1997 survey and public meeting identified the following goals:

1. Clarkston should develop a policy on agriculture zoning. Many residents live in, or have moved to, Clarkston because of its rural atmosphere; therefore, that atmosphere should be preserved.
2. Encourage future residential development on currently existing lots within the present Town boundaries.
3. Clarkston should preserve its present agricultural base as long as possible.

PUBLIC FACILITIES AND SERVICES

The Planning Commission developed the following goal statements with respect to public services and facilities:

1. Clarkston Town should continue to provide quality water to all residences, making improvements when necessary.
2. Clarkston should maintain the ten-acre block grid system for current and new developments, so that new developments appear substantially the same as currently developed blocks.
3. Developers will pay the cost of street and water installation, deeding these over to the Town after proper completion.
4. Clarkston will not provide services to unincorporated areas.

PARKS AND OPEN SPACE

In the future there will be a greater need for open space, parks, and quality development of the land. Clarkston should take the necessary steps to assure that these needs can be met before they become acute.



All land identified as Cache County Wetlands (Class C Wetlands), U.S. Army Corps of Engineers Wetlands (Class B Wetlands), and Floodplain Areas (Class A Wetlands) should be maintained as open space.

COMMERCIAL DEVELOPMENT

A large percentage of Clarkston residents live in Clarkston for its “country” atmosphere and would prefer not to live in an industrialized setting. The citizens enjoy the rural nature (animal rights, large lots, etc.) of Clarkston.

1. Commercial areas should not be allowed to affect how residential areas look, sound, or smell.
2. Home businesses should be allowed as long as there is no increase in traffic due to walk-in-trade.
3. The business should produce no pollution (According to Utah Clean Air Act 19-2-101, UCA.)
4. There should be a noise ordinance to govern all businesses.
5. Noise and odors should not be generated by any new business.

CONSTRAINTS TO DEVELOPMENT

There exists in every situation, to a greater or lesser degree, various natural and man-made constraints to the development of the land. Considerable effort has been expended in the past several decades to study these constraints for the benefit of future planning efforts. A thorough knowledge of the natural and man-made constraints to development is absolutely essential to the local government representatives as an aid for protecting the health, safety, and general welfare of its present and future citizens. At the same time, this encourages efficiency of public expenditures for infrastructure expansion and maintenance.

Significant constraints and limitations, which must be respected in development planning, are identified as:

- flood hazard areas and flow paths
- slopes (steeper slopes are unbuildable and others dictate low-density development)
- groundwater levels
- lack of culinary water
- household septic waste systems
- environmental value (wildlife habitat)



FURTURE GROWTH, DEVELOPMENT, AND LAND USE

This document is a plan to guide the growth and development of Clarkston. Planning is a positive way of shaping the future, of meeting the changes expected to take place, of accomplishing citizen goals, and of avoiding or preventing unwanted circumstances. With these planning goals in mind, the General Plan attempts to present a vision of what is desired for the future development of Clarkston and outlines the parameters within which this development is to occur. This document is accompanied by a Master Street Plan Map, which is an integral part of the General Plan.

RESIDENTIAL LAND USE

As the Town continues to develop, it is expected that the agricultural uses will gradually give way to the use of land for low-density residential development. However, an agricultural component will always be associated in close proximity to the residential uses throughout the Town. This situation of integrated agricultural land uses, low density, and single-family dwellings should be preserved and encouraged through future ordinances and public policy decisions. Zoning providing for densities of a minimum one-half acre lot size has been established. The smaller lots will provide more affordable options as land and building costs escalate.

AGRICULTURE LAND USE

It is expected that this land area will include mainly agricultural uses, integrated with low-density residential development with ten-acre minimum lot sizes, to provide for the preservation of agricultural parcels, while still providing housing opportunities on properties located where natural constraints do not prohibit such development. Still other properties will be located in the designated buffer areas to protect Clarkston's rural atmosphere.

COMMERCIAL LAND USE

Rather than designating a single large commercial district to serve the Town, it is recommended that commercial development be considered as a conditional use. This process allows each proposal to be considered on its individual merits, to receive public input and scrutiny, with an opportunity to respond conditions such as:

- service to the community,
- compatibility with the community,
- address citizen concerns of traffic and congestion.



www.waymarking.com

GENERAL RECOMMENDATIONS

The characteristics which contribute to the rural atmosphere of Clarkston should be preserved and, indeed, planning and policy decisions should encourage the preservation of these elements and contribute to the enhancement of this character.

Efforts should be made to preserve fields, pastures, and open ditches. Barns should be brought into good repair, homes and outbuildings should be kept in good repair with an attractive appearance. Dilapidated fences should be repaired, removed, or replaced. Weed lots should be plowed, mowed, or pastured to keep the weeds under control. Mature trees should be preserved and maintained. Tree planting programs should be considered, and individual efforts should be encouraged.