Notice of Wasatch County Planning Commission Meeting

Thursday, July 9, 2026, at 6:00 PM

Public Notice is hereby given that the Wasatch County Planning Commission will hold a regular session on Thursday, July 9, 2026 at 6:00 PM in the Council Chambers in the Wasatch County Administration Building, 25 North Main, Heber City, Utah.

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar at https://wasatchcounty.gov/openmeeting. A recording of the meeting may also be viewed afterwards at https://wasatchcout.portal.civicclerk.com.

Agenda

Order of agenda items subject to change without notice

Work Meeting 5:30 PM

This work meeting is for discussion purposes only. The public is welcome to attend, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 PM.

Regular Meeting 6:00 PM

1. Prayer/Remarks
2. Pledge of Allegiance

Business Items

1. Approval of Minutes from the June 11, 2026 Meeting

Regular Agenda

1. Paul Berg, representing Cascade Development Company LC, requests a Minor Plat Amendment for The Glades and The Junipers at Canyon Meadows, to amend both plats from condominium to townhomes located in Section 12, Township 5S, and Range 3E in the Preservation 160 (P-160) zone. (PlatAm-26-007 and PlatAm-26-008) - Doug Smith

2. Tracey Cannon is requesting an extension of the time frame for installation of the asphalt trail in parcel C of the Crossing at Lake Creek as well as a possible change to the alignment of the trail. A condition of approval was for the trail to be completed by June 1st. **If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on July 15, 2026.* (Misc-26-003) - Doug Smith

3. Review and possible recommendation of Ordinance 26-11 to adopt a new comprehensive update to the Wasatch County General Plan including updates to the County Resource Management Plan to become Appendix A, an implementation matrix as Appendix B, and updated Jordanelle Land Use Plan to be retitled Jordanelle Local Area Plan as Appendix C. If passed, the updated General Plan will repeal and replace the previous General Plan adopted in 2001, the Jordanelle Land Use Plan adopted in 1997, and the JSPA Plan Book adopted in 2014. **If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on July 15, 2026.* - Austin Corry

9:30 PM Approval of Motions

Commission/Director Comments

Adjournment

The Public Is Invited to Participate in All County Planning Commission Meetings.

*County Council Public Hearings will be held at 6:00 PM in the County Council Chambers located at 25 N. Main Street, Heber City, Utah on the date specified.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at 435-657-3205 at least one day prior to the meeting.

WASATCH COUNTY PLANNING COMMISSION MINUTES

JUNE 11, 2026

MEETING TIME:	6:00 P.M.
MEETING PLACE:	Wasatch County Administration Bldg., 25 North Main, Heber City, Utah
COMMISSIONERS PRESENT:	Chair Charles Zuercher, Kimberly Cook, Mark Hendricks, Scott Brubaker, Daniel Lyman
EXCUSED:	Commissioner David Thacker
STAFF PRESENT:	Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner; Katie Henneuse, Assistant Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney
PRAYER:	Commissioner Mark Hendricks
PLEDGE OF ALLEGIANCE:	Led by Commissioner Kimberly Cook and repeated by everyone

BUSINESS ITEMS

❖ **APPROVAL OF THE MINUTES FROM THE MAY 14, 2026 MEETING**

MOTION

Commissioner Brubaker made a motion to approve the minutes of the May 14, 2026 meeting as written. Commissioner Cook seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	**AYE**	NAY	ABSTAIN	Scott Brubaker	**AYE**	NAY	ABSTAIN
Mark Hendricks	**AYE**	NAY	ABSTAIN	Daniel Lyman	**AYE**	NAY	ABSTAIN
Kimberly Cook	**AYE**	NAY	ABSTAIN				

REGULAR AGENDA ITEMS

ITEM #1 **CODE AMENDMENT TO 16.21.17(B, 3) REGARDING RESIDENTIAL FACILITIES FOR PERSONS WITH DISABILITIES AMENDING LANGUAGE REQUIRING A CONTRACT WITH THE DEPARTMENT OF HUMAN SERVICES (DHS) AND AMENDING SECTION 16.04 OF THE CODE BY UPDATING THE DEFINITION FOR "HANDICAPPED PERSON". *IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON JUNE 17, 2026.* (DOUG SMITH).**
*****IT HAS BEEN DETERMINED THAT THIS ITEM WILL BE CONTINUED*****

STAFF PRESENTATION - The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

- None as the item is to be continued

APPLICANT AND PUBLIC COMMENT - Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- None as the item is to be continued

PLANNING COMMISSION DISCUSSION - Key points discussed by the Planning Commission included the following:

- None as the item is to be continued

MOTION
Commissioner Brubaker made a motion to continue the item indefinitely.
Commissioner Hendricks seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	**AYE**	NAY	ABSTAIN	Scott Brubaker	**AYE**	NAY	ABSTAIN
Mark Hendricks	**AYE**	NAY	ABSTAIN	Daniel Lyman	**AYE**	NAY	ABSTAIN
Kimberly Cook	**AYE**	NAY	ABSTAIN				

ITEM #2 **JOSH CALL, REPRESENTING DENNY SEREMET, REQUESTS A CODE TEXT AMENDMENT TO SECTION 16.27.22.E.10.B OF THE WASATCH COUNTY CODE TO REMOVE A VIEWING PLATFORM FROM THE WATER NEAR THE MIDDLE OF THE NORTH ARM OF JORDANELLE RESERVOIR. *IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON JUNE 17, 2026.* (TEXTAM-26-001)**

STAFF PRESENTATION - The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

APPLICANT AND PUBLIC COMMENT - Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Josh Call addressed the Commission and explained the difficulty in creating the ridgeline because of primary and secondary ridgelines. His method right now is to setup survey equipment and a spotting scope to determine specific elevations. Because the water fluctuates and moves while trying to look through the spotting scope, it makes this method impractical.
- Rhett Riding from Tuhaye addressed the planning commission and mentioned that a platform on the water is very difficult to use with a spotting scope.
- Rhett Riding noted that none of the locations listed in the code have a specific GPS location. If the county cares about ridgeline, the code needs to be better to help applicants be able to do the studies.

PLANNING COMMISSION DISCUSSION - Key points discussed by the Planning Commission included the following:

- Commissioner Brubaker noted that the county really cares, the planning department needs to do better, especially considering technology today, to enforce the ordinance. The county should be strictly monitoring the construction and verifying ridgelines aren't violated. Mr. Call replied that google earth modeling isn't as accurate as one might think. Commissioner Brubaker replied that there is better GIS data than google earth.
- Commissioner Lyman asked what the premise of bringing the proposal up. Mr. Smith replied it had to do with a building lot in Tuhaye. Jon Woodard suggested that the county should look into adding specific latitude, longitude, and elevation data in the code to ensure it's specific enough to enforce consistently.
- Commissioner Lyman noted that the code definition limiting platforms to roads would be inaccurate and should potentially be amended so that more locations that are from prominent locations in nature are included.
- The Commission discussed potential methods that they believed could be accurate enough without relying on a spotting scope. Mr. Call again expressed issues with computer modeling giving false results.
- The Commission discussed the need to improve the code to include GPS points and evaluate all the viewpoints to determine if they are really the right points.
- Commissioner Lyman expressed that this is too big of an item to change without more research. The viewing platforms on the water are important.

MOTION

Commissioner Hendricks made a motion to recommend denial of the application.
Commissioner Lyman seconded the motion.

VOTE (4 TO 1)

Charles Zuercher	AYE	**NAY**	ABSTAIN	Scott Brubaker	**AYE**	NAY	ABSTAIN
Mark Hendricks	**AYE**	NAY	ABSTAIN	Daniel Lyman	**AYE**	NAY	ABSTAIN
Kimberly Cook	**AYE**	NAY	ABSTAIN				

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. Wasatch County established a ridgeline ordinance in 2002.
2. The ridgeline ordinance established viewing platforms in areas throughout the County.
3. From viewing platforms any structure is not allowed to break the “ridgeline” which is, “characterized by a silhouetting appearance against the sky as viewed from a viewing platform”.
4. Ridgeline platforms have a 360-degree view of all ridgelines from that platform.

5. Current WCC 16.27.22 (E, 10, b) requires that a viewing platform be used from, "the water at the center of the north arm of the Jordanelle".
6. The General plan states that ridgelines and the platforms that establish them should use areas, "as viewed from prominent locations".
7. The viewing platform from the water level on the north arm of the Jordanelle might not be considered a prominent location.
8. The definition of Ridgeline states, "A ridge location that is visible from a private or public road…"
9. The logistics of using this platform and verifying compliance from this platform is difficult.
10. Water levels fluctuate, meaning that, depending on the water level, the potential for a structure to be on or off a ridgeline changes.
11. As viewing platforms get closer and lower to a ridge a structure adjacent to a ridgeline becomes either more prominent or violates the ridgeline.
12. Depending on the location of a new platform existing homes could become non-conforming or existing lots could become difficult to build on.
13. There are currently 10 other viewing platforms in this area used in determining ridgelines.
14. All current ridgelines in the Jordanelle area are on State highways or at prominent landmarks.

ITEM #3 **PAUL BERG, REPRESENTATIVE FOR CASCADE DEVELOPMENT LLC. IS REQUESTING PLAT AMENDMENT APPROVAL FOR THE GLADES AND THE JUNIPERS AT CANYON MEADOWS BOTH RECORDED AS CONDOMINIUM PLATS. THE PROPOSAL IS TO AMEND THE PLATS AND CHANGE THE UNITS FROM CONDOMINIUMS TO TOWNHOUSE UNITS BUT MAINTAIN THE SAME DENSITY AND GENERAL LAYOUT. THE PROPOSAL IS LOCATED AT MEADOW DRIVE AND HIGHWAY 189 IN THE PROVO CANYON WEST OF THE DAM IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 4 EAST AND SECTION 12, TOWNSHIP 5 SOUTH, RANGE 3 EAST. THE PROPERTY IS IN THE P-160 (PRESERVATION 160-ACRE) ZONING DISTRICT. THIS PROPOSAL WAS APPROVED BY THE WASATCH COUNTY COUNCIL ON DECEMBER 15, 2021. A PLAT WAS NOT RECORDED IN THE TIME FRAME REQUIRED BY CODE AND THEREFORE EXPIRED. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON JUNE 17, 2026.* (PLATAM-26-007 AND PLATAM-26-008)**

STAFF PRESENTATION - The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

APPLICANT AND PUBLIC COMMENT - Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- None

PLANNING COMMISSION DISCUSSION - Key points discussed by the Planning Commission included the following:

- None

MOTION

Commissioner Hendricks made a motion to continue the item to the July 9th Planning Commission meeting. Commissioner Cook seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	**AYE**	NAY	ABSTAIN	Scott Brubaker	**AYE**	NAY	ABSTAIN
Mark Hendricks	**AYE**	NAY	ABSTAIN	Daniel Lyman	**AYE**	NAY	ABSTAIN
Kimberly Cook	**AYE**	NAY	ABSTAIN				

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. Canyon Meadows A was recorded in 1981, Canyon Meadows B was recorded in 1983, the Glades at Canyon Meadows was recorded in 1983, and The Junipers at Canyon Meadows Condominiums was recorded in 1984. Collectively and individually, these will be referred to as the Canyon Meadows Subdivision in these findings and conditions.
2. The subdivision is a non-conforming subdivision now zoned P-160, which may be developed in accordance with the recorded plats, subject to current health, safety and welfare items. Wasatch Code 16.22.10.
3. Utah law allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public-street, right-of-way, or easement has been vacated or altered. Utah Code § 17-27a-609.
4. Currently there are 4 existing condominium units built out of the 22 possible.
5. The Canyon Meadows Subdivision falls within the Wasatch County Geologic Hazard Overlay Zone.
6. The Canyon Meadows Subdivision was platted prior to the effective date of Wasatch County Code Chapter 16.17: Geologic Hazards Overlay Zone.
7. Development in the Canyon Meadows Subdivision has been the subject of litigation in the Fourth Judicial District Court, Utah County, State of Utah # 990401676. In that case, the court found, among other things, that "the undisputed evidence is that there has been a legitimate concern over the geology of the development area for a substantial period of time." Memorandum Decision, June 21, 2001, Case # 990401676, Judge James R. Taylor.
8. Around the time of this litigation, the Wasatch County Council approved Resolution 98-22 to allow building permits to be issued in the Canyon Meadows Subdivision.
9. The County Council approved the plat amendment from condominiums to townhomes on December 15, 2021.
10. A construction permit was issued for the developer to install the improvements.
11. The approval expired because the applicant did not get the plat recorded within 6 months of the completion of the improvements.
12. There is good cause to approve the plat amendment. Specifically:
    a. The proposal provides positive benefits, provides public amenities and benefits, resolves existing issues, and furthering the health, safety, and welfare of Wasatch County by providing better fire flow, adding new fire hydrants, improving the roads to come closer to county standards, and providing a sewer system that will improve water quality.
13. The requirements of UCA 17-79-712 are met, allowing the land use authority to approve the application.
14. The benefits associated with the improvements the developer is proposing, which would improve water quality, traffic safety, and fire safety, outweigh the potential for increased damages that may occur from the Hoover Slide and the nonconformity with current geotech standards that could be encouraged by approving this plat amendment.
15. There have been serious fires in the immediate vicinity of this development.
16. Fires in or around the subdivision can be defended more effectively with increased fire flow, more fire hydrants, and better roads.

17. Memorializing building permit requirements that ensure owners are aware of and seek to mitigate geotech issues will help persons building the in the subdivision, and buyers be aware of the risks associated with the Hoover Slide.
18. Certain roads will meet more restrictive standards, certain fire infrastructure will meet more restrictive standards. Both of these improvements would make the subdivision safer from a transportation safety and fire safety standpoint.
19. The HOA has provided a letter supporting the proposal.

CONDITIONS

1. A bond must be provided at the time of recording the plat for the costs of any uncompleted items from the list of required improvements (road improvements, sewer treatment plant, additional fire hydrants and improvements to the water system).
2. Compliance with the DRC report including comments from recorder, planning and GIS.
3. Completion of asphalting the emergency access from the gate to Highway 189 unless not approved by UDOT.
4. Fire department approval of the shared driveway access for driveways with more than three units.
5. Determination by the attorney's office on disclaimer requirements and addressing previous lawsuits. These conditions should be noted on the plat and similar to Resolution 98-22.
6. Building permits shall only be issued if the owner of the property provides a notarized letter to the county building department substantially in the following form and this is referred to as a note on the plat:

   This subdivision falls within the Wasatch County Geologic Hazard Overlay Zone, and development in this subdivision is subject to the Wasatch County Geologic Hazards Overlay Zone Ordinance.

   1) The property owner of Wasatch County Parcel # _____ hereby acknowledges in writing that he/she has been provided a summary of all geotechnical studies prepared by AGEC, AGRA, Gordon Geotechnical, Parsons Brinkerhoff, Terracon, and others with respect to slope stability and landslide hazards within the Canyon Meadows Subdivision.

   2) The Property Owner covenants and agrees to provide the summary and the Geologic Hazard Report accepted by Wasatch County in 2019, as amended, (which shall be kept on file with the County Planning Department or the County Engineer,) to their professional engineer, and direct said engineer to prepare building plans consistent with the findings, conclusions, and recommendations of the geotechnical studies and the Geological Hazard Report.

   _____
   Property Owner

ITEM #4 DISCUSSION AND RECOMMENDATION FOR POLICY DIRECTION REGARDING PUBLIC COMMENTS RECEIVED DURING THE REVIEW PERIOD OF THE DRAFT GENERAL PLAN. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL ON JUNE 17, 2026.* (AUSTIN CORRY)

STAFF PRESENTATION - The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

PLANNING COMMISSION DISCUSSION - Key points discussed by the Planning Commission included the following:

- Commissioner Lyman mentioned that there are groups trying to target very specific issues for specific purposes. Commissioner Lyman mentioned that the aquifer is recharging at billions of gallons per year.
- Commissioner Lyman felt we do not have the data to implement a water aquifer recharge zone. So at this time no. The commission was generally in agreement.
- Should the County implement permitting and stricter stormwater review standards for injection wells? Commissioner Hendricks felt that this should be a data-driven policy. If there is anything implemented, it would need to have high standards. Commissioner Lyman's recommendation is no, which was also the consensus of the rest of the commissioner's feeling unless more data is provided.
- Should the County take a stronger position regarding the Heber Valley Corridor (bypass)? The commissioners felt that there should be a stronger position. However, they felt that adding it to the General Plan was not worthwhile. The commission felt that the County should have a strong position on the bypass but not have that as part of the plan. The commissioners felt that there should be something, not sure what, but the Council should not support the preferred route of the bypass.
- Should the County pursue aggressive measures for septic conversion and public utility connection? The commission felt that absolutely not. Unless there is data showing that water quality is diminishing.
- Do the provided amendments to Chapter 4 maintain the purpose and intent of the policies established previously while adding attainable housing potential more clearly? Commissioner Lyman was not opposed to the changes but also felt the old language was fine. Commissioner Hendricks felt that unless there is socialized housing there is not a market rate solution.

MOTION

Commissioner Hendricks made a motion to send this forward to the County Council with the sentiments as discussed.

Commissioner Brubaker seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	**AYE**	NAY	ABSTAIN	Scott Brubaker	**AYE**	NAY	ABSTAIN
Mark Hendricks	**AYE**	NAY	ABSTAIN	Daniel Lyman	**AYE**	NAY	ABSTAIN
Kimberly Cook	**AYE**	NAY	ABSTAIN				

ADJOURNMENT

MOTION

Commissioner Brubaker made a motion to adjourn.

Commissioner Zuercher seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	**AYE**	NAY	ABSTAIN	Scott Brubaker	**AYE**	NAY	ABSTAIN
Mark Hendricks	**AYE**	NAY	ABSTAIN	Daniel Lyman	**AYE**	NAY	ABSTAIN
Kimberly Cook	**AYE**	NAY	ABSTAIN				

Meeting adjourned at 8:30 p.m.

_____

CHARLES ZUERCHER/CHAIRMAN

DRAFT

WASATCH COUNTY

Wasatch Planning Commission Agenda Item

Meeting Date: July 9, 2026
Presenter: Doug Smith
Requested Time: 30 Mins

Department: Planning
Applicant: Cascade Development Company LLC, Paul Berg

Item Title:

Paul Berg, representing Cascade Development Company LC, requests a Minor Plat Amendment for The Glades and The Junipers at Canyon Meadows, to amend both plats from condominium to townhomes located in Section 12, Township 5S, and Range 3E in the Preservation 160 (P-160) zone. (PlatAm-26-007 and PlatAm-26-008)

Issue:

The applicant has stated that he will be ready for the August meeting.

Background:

The applicant has been working with one of the property owners in the amended plat to resolve some of the issues with the plat amendment.

Proposed Motion:

Staff proposes that the planning commission continue the Item to the August 13th meeting.

Impact:

N/A

Attachments:

1. PC Staff Report 07-09-2026 - Item 1 -Canyon Meadows Continuance memo

COUNTY MANAGER
Dustin A. Grabau

COUNTY PLANNERS
Doug G. Smith, Director
Austin Corry, Assistant Director
Katie Henneuse, Planner
Nico Cristiano, Planner

WASATCH COUNTY PLANNING

COUNTY COUNCIL
Colleen Bonner
Kendall Crittenden
Michael Murphy
Mark Nelson
Spencer Park
Erik Rowland
Luke Searle

MEMORANDUM

To: Wasatch County Planning Commission

From: Doug Smith

Date: 2 July 2026

Re: Item 1 Canyon Meadows plat amendment continuance

Dear Planning Commission Members,

The applicant has been working with one of the property owners in the amended plat to resolve some of the issues with the plat amendment.

The applicant has stated that he will be ready for the August meeting.

Staff proposes that the planning commission continue the Item to the August 13th meeting.

Wasatch Planning Commission Agenda Item

Meeting Date: July 9, 2026
Presenter: Doug Smith
Requested Time: 30 mins

Department: Planning
Applicant: Tracey Cannon

Item Title:

Tracey Cannon is requesting an extension of the time frame for installation of the asphalt trail in parcel C of the Crossing at Lake Creek as well as a possible change to the alignment of the trail. A condition of approval was for the trail to be completed by June 1st. **If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on July 15, 2026.* (Misc-26-003)

Issue:

The trail was not completed by the June 1st date. The applicant has asked for a new deadline. As per an email dated June 30th the applicant has committed to building the trail in the approved alignment as well as the approved width of 10'.

Background:

On January 8, 2026, the planning commission recommended approval of a plat amendment to lot 1C of the Crossings at Lake Creek. Part of that amendment included a trail, including the width and the alignment, through the open space piece. As a condition of the approval, the planning commission set a date for the completion of the trail for June 1st. The county council approved the plat amendment on January 21, 2026, with the conditions of the planning commission.

Proposed Motion:

The applicant has not responded to the Staff question for a new deadline date. Staff therefore proposes a new deadline of August 15th for the trail to be completed. This is a recommendation to the County Council.

Impact:

N/A

Attachments:

1. PC Staff Report 07-09-2026 - Item 2 - Crossings memo

COUNTY MANAGER
Dustin A. Grabau

COUNTY PLANNERS
Doug G. Smith, Director
Austin Corry, Assistant Director
Katie Henneuse, Planner
Nico Cristiano, Planner

WASATCH COUNTY PLANNING

COUNTY COUNCIL
Colleen Bonner
Kendall Crittenden
Michael Murphy
Mark Nelson
Spencer Park
Erik Rowland
Luke Searle

MEMORANDUM

To: Wasatch County Planning Commission

From: Doug Smith

Date: 2 July 2026

Re: Item 2 Crossings at Lake Creek lot 1C plat amendment and review of condition of approval

Dear Planning Commission Members,

On January 8, 2026, the planning commission recommended approval of a plat amendment to lot 1C of the Crossings at Lake Creek. Part of that amendment included a trail, including the width and the alignment, through the open space piece. As a condition of the approval, the planning commission set a date for the completion of the trail for June 1st. The county council approved the plat amendment on January 21, 2026, with the conditions of the planning commission.

The trail was not completed by the June 1st date. The applicant has asked for a new deadline. As per an email dated June 30th the applicant has committed to building the trail in the approved alignment as well as the approved width of 10'.

The applicant has not responded to the Staff question for a new deadline date. Staff therefore proposes a new deadline of August 15th for the trail to be completed.

This is a recommendation to the County Council.

Wasatch Planning Commission Agenda Item

Meeting Date: July 9, 2026
Presenter: Austin Corry
Requested Time: 60 Mins

Department: Planning
Applicant:

Item Title:

Review and possible recommendation of Ordinance 26-11 to adopt a new comprehensive update to the Wasatch County General Plan including updates to the County Resource Management Plan to become Appendix A, an implementation matrix as Appendix B, and updated Jordanelle Land Use Plan to be retitled Jordanelle Local Area Plan as Appendix C. If passed, the updated General Plan will repeal and replace the previous General Plan adopted in 2001, the Jordanelle Land Use Plan adopted in 1997, and the JSPA Plan Book adopted in 2014. **If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on July 15, 2026.*

Issue:

Whether or not the Wasatch County General Plan, titled Cultivating Communities, together with its accompanying appendices — Appendix A (County Resource Management Plan), Appendix B (Implementation Matrix), and Appendix C (Jordanelle Basin Local Area Plan) — should be adopted as the official, comprehensive land use and policy guidance document for unincorporated Wasatch County.

Background:

Wasatch County's planning history reflects the community's evolving relationship with growth. The county's first comprehensive General Plan was adopted in 1973, guiding development through a period of relative stability for nearly three decades. As growth pressures intensified in the late 1990s, the county undertook a comprehensive update in 2001 with significant public involvement, including four 25-member advisory committees representing diverse community interests. That plan served the county for over 25 years with only minor updates — a testament to its durability, but also an indicator that a more comprehensive refresh was long overdue.

Proposed Motion:

Move to forward to the County Council a Recommendation for Approval of the adoption of Cultivating Communities: The Wasatch County General Plan, including Appendix A – County Resource Management Plan, Appendix B – Implementation Matrix, and Appendix C – Jordanelle Basin Local Area Plan, consistent with the findings presented in this staff report.

Impact:

N/A

Attachments:

1. PC Staff Report 07-09-2026 - Item 3a - General Plan Staff Report
2. PC Staff Report 07-09-2026 - Item 3b - WCGP_Final_07.01.2026

Item 3 – Cultivating Communities
Comprehensive General Plan Update

Project: Cultivating Communities
Meeting Date: 9 July 2026
Report Date: 1 July 2026
Report Author: Austin Corry, Assistant Planning Director

Council Action Required: Yes
Type of Action: Legislative
Applicant: Wasatch County Planning
Affected GP Section(s): All

DETERMINATION ISSUE

Whether or not the Wasatch County General Plan, titled Cultivating Communities, together with its accompanying appendices — Appendix A (County Resource Management Plan), Appendix B (Implementation Matrix), and Appendix C (Jordanelle Basin Local Area Plan) — should be adopted as the official, comprehensive land use and policy guidance document for unincorporated Wasatch County. This determination is a legislative decision to be made by the Wasatch County Council after receiving a recommendation from the Planning Commission.

RECOMMENDATION

Based on the analysis and findings in this staff report, Planning Staff is of the opinion that the proposed General Plan, Cultivating Communities, represents an extensive, data-driven, and community-grounded planning framework that is consistent with the purpose of the General Plan under Wasatch County Code 16.03.01 and satisfies the statutory requirements of Utah Code Title 17-79 and Title 17-80. The plan addresses each required element under state law, exceeds the moderate-income housing strategy threshold required under UCA §17-80-202, and reflects the shared values identified through 18 months of community engagement.

Therefore, it is recommended that the Planning Commission forward a *RECOMMENDATION FOR APPROVAL* of the adoption of Cultivating Communities: The Wasatch County General Plan, including Appendix A – County Resource Management Plan, Appendix B – Implementation Matrix, and Appendix C – Jordanelle Basin Local Area Plan, consistent with the findings presented in this staff report.

Planning Commission Staff Report

BACKGROUND

Wasatch County's planning history reflects the community's evolving relationship with growth. The county's first comprehensive General Plan was adopted in 1973, guiding development through a period of relative stability for nearly three decades. As growth pressures intensified in the late 1990s, the county undertook a comprehensive update in 2001 with significant public involvement, including four 25-member advisory committees representing diverse community interests. That plan served the county for over 25 years with only minor updates — a testament to its durability, but also an indicator that a more comprehensive refresh was long overdue.

By the early 2020s, Wasatch County had changed substantially from the community that shaped the 2001 plan. The population had grown significantly, resort development in the Jordanelle Basin had accelerated, housing costs had climbed well beyond the reach of the local workforce, and the nature of travel and communication had been reshaped by technology and the COVID-19 pandemic. The 2001 plan no longer reflected the realities the county was managing or the community's current aspirations.

In early 2025, the Wasatch County Planning Commission formally initiated a comprehensive General Plan update. The project title Cultivating Communities is intended to reflect the county's rural heritage and the deliberate nature of community building. It has been designed from the outset as a community-driven process. The Planning Department served as project manager, with staff leading all public engagement, policy development, and document production.

The update process spanned approximately 18 months and involves four interconnected planning documents: the General Plan (the primary governing document), Appendix A (the County Resource Management Plan, required by Utah Code 17-79-402), Appendix B (an Implementation Matrix, providing an actionable framework), and Appendix C (the Jordanelle Local Area Plan, a comprehensive update to the 1997 Jordanelle land use plan and 2014 JSPA Plan Book).

– Public Engagement Process –

The General Plan update was grounded in an extensive public engagement effort. The process included:

- Multiple community open houses held in each of the county's primary planning areas — Heber Valley, Jordanelle Basin, and Round Valley/Wallsburg.
- An online community survey gathering input from hundreds of residents county-wide on values, growth preferences, and land use priorities.
- An interactive online mapping exercise allowing residents to identify areas they wished to see preserved, developed, or improved.
- Library display installations in county facilities to reach residents who do not typically participate in formal public meetings.
- A Citizen Advisory Committee composed of residents, agency partners, and county staff who provided ongoing input throughout the drafting process.
- Multiple Planning Commission and County Council work sessions, at which draft chapters were reviewed, debated, and refined based on public and commissioner feedback.
- Interagency meetings with local jurisdictions, regional planning entities, and state technical advisors.
- A 28-day voluntary public review period following completion of the near-final draft, generating 47 substantive comments from six commenters.

Results of the public engagement process informed the plan's three core values (Resilience, Stewardship, and Shared Sense of Place), its Future Land Use framework, and a number of its most substantive policies, including the direction to concentrate growth near existing municipal boundaries, protect the North Fields and Round Valley agricultural lands, and focusing on fiscally responsible public services.

– Objectives of the General Plan Update –

Utah Code Title 17-79 is the County Land Use, Development, and Management Act (CLUDMA) whereby the state grants land use authority to counties to promote the general safety and welfare of local residents. Part of CLUDMA relates specifically to requirements for counties to prepare and maintain a General Plan. Additionally, Utah Code Title 17-79 establishes specific requirements for county general plans, including required elements and provisions for public lands coordination.

Wasatch County Code 16.03.01 declares "*The purpose of the general plan is to set policies to guide future growth and development in a manner consistent with the goals and quality of life desired by Wasatch County citizens. The general plan is intended to be an integrated and internally consistent statement of policies to serve as a clear and useful guide for land use planning for public agencies and private citizens. The general plan forms the basis for the county zoning, subdivision and other land use regulations, and for such implementation measures as capital improvement programs, housing programs and growth management programs.*"

Beyond establishing land use policy direction, four objectives shaped how this update was conducted and written. The 2001 Plan, useful as it was, had become difficult to apply consistently. Its policies were not always tied to clear standards, and amendments accumulated without regular review mechanism to keep them aligned. This update was structured to correct those specific shortcomings:

- Readability and predictability: Policies are written so that staff, applicants, and residents can apply them consistently, without requiring institutional memory of how a policy has been interpreted in the past.

- Alignment with community values: Each chapter is anchored to the plan's three core values — Resilience, Stewardship, and Shared Sense of Place — so that policy decisions can be traced back to a stated community priority rather than an isolated preference.
- Ongoing community engagement: Education and participation tools were built into the plan itself, not treated as a one-time input gathered before drafting began.
- A built-in review cycle: The Annual Indicator Report and Implementation Matrix (Appendix B) are designed to keep the plan current through regular, smaller updates — reducing the likelihood that the county goes another 25 years before its next comprehensive rewrite.

KEY ISSUES TO CONSIDER

- Does the proposed General Plan accurately reflect the community values and quality of life desired by Wasatch County citizens, as expressed through 18 months of public engagement?
- Are the goals, policies, and implementation strategies internally consistent and consistent with applicable state law, including UCA Title 17-79 and Title 17-80?
- Does the proposed plan adequately address the county's most significant long-term challenges of population growth, housing attainability, agricultural land preservation, water resource management, and resort-area development pressure in a manner that is strategic and defensible over a 20-plus-year horizon?
- Is the Implementation Matrix (Appendix B) sufficiently actionable and measurable to serve as an effective accountability tool for the staff, Planning Commission, and County Council?
- Does the Jordanelle Basin Local Area Plan (Appendix C) appropriately replace and supersede the prior 1997 land use plan while aligning with both the General Plan and the Development Code?

PLAN OVERVIEW

Cultivating Communities is organized around three core values that emerged from the community engagement process and the county's history: Resilience, Stewardship, and Shared Sense of Place. These values are operational concepts embedded in the plan's goals, policies, and implementation priorities.

The General Plan package consists of four interrelated documents:

Document	Role
General Plan (Primary)	The primary policy guiding document. Eight chapters covering governance, environmental stewardship, land use, housing, transportation & mobility, public services, economic health, and implementation. Each element concludes with a set of goals and policies for unincorporated Wasatch County.
Appendix A – CRMP	The County Resource Management Plan, required by UCA §17-79-402. Establishes the county's official positions on 28 resource categories for public lands coordination and federal consistency review.
Appendix B – Implementation Matrix	An action-tracking document tied to every major General Plan policy. Identifies the lead department, responsible partners, timeframe, funding sources, and measurable performance outcomes for each action. Designed to be updated annually.
Appendix C – Jordanelle Basin Local Area Plan	A Jordanelle-specific supplement providing detailed land use categories, design intent standards, transportation priorities, and affordable housing expectations. Replaces all prior Jordanelle Basin land use plans dating to 1997.

– Key Policy Directions –

The plan establishes several significant policy directions that represent substantive departures from, or refinements to, the 2001 General Plan:

- Collaboration: Specific emphasis placed on the need for significant coordination with local municipalities, Special Service Districts, and other public and private stakeholders.
- Capacity-Based Planning: Development intensity is tied to landscape character, environmental constraints, and infrastructure availability as opposed to abstract density targets.
- Agricultural Land Protection: The North Fields, South Fields, and Round Valley are identified as critical agricultural landscapes with explicit policy protection against upzoning and fragmentation. A Transfer of Development Rights (TDR) framework is established to allow landowners to capture value while keeping land in agricultural production.
- Growth Transition Receiving Areas: A new land use designation allows for compact, attainable housing development immediately adjacent to municipal boundaries to reduce sprawl pressure on rural lands while advancing conservation goals through a potential TDR program.
- Jordanelle Basin Management: The Jordanelle Basin is formally recognized as a resort-oriented district with distinct policy standards, and the 1997-era land use plan is replaced by a more current and appropriately scoped Local Area Plan (Appendix C).
- Housing Attainability: Ten distinct moderate-income housing strategies are embedded in Chapter 4, with a focus on directing density to serviced areas, expanding ADU allowances, managing short-term rentals, and supporting the Wasatch County Housing Authority.
- Broadband and Economic Resilience: New policy explicitly supports broadband infrastructure expansion as a tool for reducing outbound commuting and supporting home-based businesses compatible with rural character.
- High-Impact Use Siting: New policy establishes a conditional use review framework for data centers and large-scale energy facilities to prevent utility-intensive operations from locating in inappropriate areas.

– Public Comment Summary –

Following completion of the near-final draft, the Planning Department conducted a 28-day voluntary public review period. Forty-seven substantive comments were received from six commenters. Comments addressed a range of topics including groundwater protection, agricultural land use, resort development standards, housing affordability, and transportation policy.

The most substantively significant comments concerned the extent of groundwater and aquifer recharge protections. The Planning Commission and Council reviewed the comments received during public meetings on June 11 and June 17, respectively. Rather than responding to these comments with premature regulatory language the two bodies reinforced their commitment to data-gathering and monitoring to ensure policies are based on defensible, clear issues. New Goal 2.4 and Policy 2.4.4 commit the county to supporting a Health Department inspection well network and reporting groundwater conditions annually in the Annual Indicator Report. This approach reflects the principle that data gaps are not policy disagreements, and that regulatory boundaries should be drawn on defensible data, not in advance of it.

Staff has since made updates to the language based on those directives, and is now prepared to present the final plan for consideration by the Planning Commission and the County Council for adoption. Extensive efforts have been made to involve the public throughout this process to ground the policies and recommendations in a community-driven effort. The citizen advisory committee proved to be a valuable resource for the county throughout this process and should be recognized for their efforts that have contributed greatly.

DEVELOPMENT REVIEW COMMITTEE

Since this proposal was staff-initiated, it did not follow the standard Development Review Committee process typical of private land use applications. Instead, the Planning Department coordinated extensively throughout the 18-month process with all relevant county departments, partner agencies, and regional entities.

All county departments reviewed the draft document and are supportive of adoption. No outstanding inter-departmental objections have been raised.

RECOMMENDED MOTION

Move to forward to the County Council a *Recommendation for Approval* of the adoption of Cultivating Communities: The Wasatch County General Plan, including Appendix A – County Resource Management Plan, Appendix B – Implementation Matrix, and Appendix C – Jordanelle Basin Local Area Plan, consistent with the findings presented in this staff report.

– FINDINGS –

1. The existing General Plan has been in use since 2001 and the County has seen dramatic changes since that time.
2. The proposed General Plan is in the interest of the public and is consistent with the purpose of the General Plan as outlined in Wasatch County Code Section 16.03.01.
3. The proposed General Plan satisfies all mandatory elements required under Utah Code Title 17-79, including land use, transportation, water use and preservation, and county resource management plan elements.
4. The proposed General Plan satisfies and exceeds the moderate-income housing strategy requirements of Utah Code §17-80-202, incorporating ten distinct housing strategies addressing affordability, ownership, workforce retention, and regional coordination.
5. The proposed General Plan is grounded in 18 months of community engagement, including surveys, open houses, advisory committee input, Planning Commission work sessions, and a formal public comment period, and reflects the shared values and priorities expressed by Wasatch County residents throughout that process.
6. The goals, policies, and implementation strategies of the General Plan are internally consistent and better align with today's emerging trends.
7. The County Resource Management Plan (Appendix A) satisfies the requirements of Utah Code §17-79-402 and incorporates the provisions of Utah Code §63L-6-102, covering all 28 required resource categories.
8. The Implementation Matrix (Appendix B) provides a measurable, accountable framework for advancing the plan's policy commitments through specific action items assigned to responsible departments with recommended timeframes and performance measures.
9. The Jordanelle Basin Local Area Plan (Appendix C) appropriately replaces and supersedes all prior Jordanelle Basin land use plans, including the 1997 Jordanelle Land Use Plan and the 2014 JSPA Plan Book, and provides Jordanelle-specific policy guidance that supplements the General Plan.
10. The proposed General Plan promotes community values including resilience, environmental stewardship, agricultural heritage, responsible growth management, and a shared sense of place, and is in the best interest of the residents of Wasatch County on a countywide basis.
11. There are no known negative impacts that adoption of the proposed General Plan would cause that are not addressed or mitigated by the plan's own policies or the county's existing regulatory framework.

POSSIBLE ACTIONS

The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

1. Recommendation for Approval. This action may be taken if the Planning Commission finds that the General Plan and proposed amendments are consistent and compatible. ***This action would be consistent with the staff analysis.****
2. Recommendation for Approval with Modifications. This action can be taken if the Planning Commission is satisfied that remaining issues can be resolved through conditions or modifications to the proposed text.
3. Continue. This action can be taken if the Planning Commission needs additional information before making a recommendation, if there are issues that have not been resolved, or if the application is not complete.
4. Recommendation for Denial. This action may be taken if the Planning Commission finds that the proposed code amendment is not appropriate at this time and/or is not supported by the General Plan.

NEXT STEPS

If the requested General Plan Amendment is approved, county staff should:

- Immediately begin using the new General Plan in review processes for new land use application proposals, as applicable;
- Update the county's website and all public-facing planning resources with the adopted General Plan documents;
- Initiate a Development Code audit to identify all regulatory amendments required to align Title 16 with the General Plan's policies and intent, with priority given to items identified in the Implementation Matrix as near-term code actions;
- Present an initial Annual Indicator Report framework to the County Council within 12 months of adoption, consistent with Policy 1.1.1; and
- Utilize the Implementation Matrix to identify long-range projects and priorities to further the policies adopted by the Wasatch County Council.

If the requested amendment is denied, the 2001 General Plan, as amended, will remain effective.

EXHIBITS

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Exhibit A – Ordinance 26-11

ORDINANCE NO. 26-11

AN ORDINANCE TO ADOPT A COMPREHENSIVE UPDATE TO THE WASATCH COUNTY GENERAL PLAN REPLACING THE LAST COMPREHENSIVE GENERAL PLAN FROM 2001 AND THE JORDANELLE LAND USE PLAN FROM 1997, AND INCORPORATING THE COUNTY RESOURCE MANAGEMENT PLAN AND JORDANELLE LOCAL AREA PLAN.

RECITALS

WHEREAS, Utah Code section 17-79-401 requires a county to prepare and adopt a comprehensive, long-range general plan for present and future needs of the county, for growth and development of all of the land within the unincorporated portions of the county, and as a basis for communicating and coordinating with the federal government on land and resource management issues; and

WHEREAS, in accordance with Utah Code section 17-79-403, the Wasatch County Planning Commission initiated a comprehensive update to the Wasatch County General Plan; and

WHEREAS, the County has included numerous cooperative efforts through the drafting process of the General Plan to include public outreach, community engagement, meetings with incorporated cities and towns, coordination with Mountainland Association of Governments and various state and federal agencies; and

WHEREAS, the County Legislative Body has considered the impact the proposed ordinance may have on family health, stability, and formation in compliance with Utah Code 17-64-501(2); and

WHEREAS, Utah Code 17-79-404 requires Wasatch County to give notice of public hearing as provided in Utah Code 17-79-204(1)(a), and to hold a public hearing; and

WHEREAS, Wasatch County gave notice of all public meetings and public hearings related to this ordinance as required, and the planning commission held a public hearing as required; and

WHEREAS, the County Legislative Body, having considered all of the evidence provided to be in the best interest of the health, general welfare, and safety of the inhabitants of Wasatch County;

NOW THEREFORE, the County Legislative Body of Wasatch County ordains as follows:

SECTION I: **Enactment.** The attached comprehensive General Plan, including Appendix A, B, and C is hereby adopted pursuant to Utah Code 17-79-401 as the official General Plan of Wasatch County.

SECTION II: **Repealer.** The previous Jordanelle Land Use Plan (adopted in 1997), General Plan (adopted in 2001), and Jordanelle Plan Book (adopted in 2014), are hereby repealed.

SECTION III: **Amendment of Conflicting Ordinances.** To the extent that any ordinances, resolutions, or policies of Wasatch County partially conflict with this ordinance, they are hereby amended to comply with the provisions hereof.

SECTION IV: **Effective Date.** This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statute.

SECTION V: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-64-502, Utah Code Annotated, 1953, as amended, to do as follows:

a. Enter at length this ordinance in the ordinance book;
b. Deposit a copy of this ordinance in the office of the County Clerk;
c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

APPROVED and **PASSED** this _____ day of _____, 2026.

Attest: WASATCH COUNTY COUNCIL:

_____ _____

Joey Granger
Wasatch County Clerk / Auditor

Erik Rowland, Chair
Wasatch County Council

	VOTE
Erik Rowland, Chairman	_____
Luke Searle, Vice-Chair	_____
Colleen Bonner	_____
Kendall Crittenden	_____
Michael Murphy	_____
Mark Nelson	_____
Spencer Park	_____

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-64-502, Utah Code Annotated, 1953, as amended, by:

[ ] (a) Causing this ordinance to be entered at length in the ordinance book;

[ ] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;

[ ] (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance to be published for at least one publication in *The Park Record*, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Council of Wasatch County, Utah, this ____ day of _____, 2026.

_____
Joey Granger
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this _____ day of _____, 2026.

_____
Notary Public

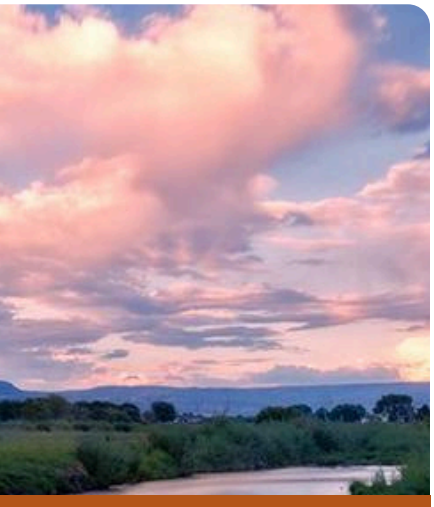
Residing in:
My commission expires:

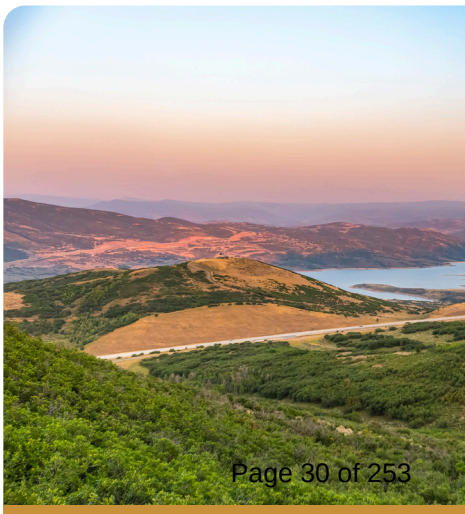
Exhibit B – *Cultivating Communities: The Wasatch County General Plan*

WASATCH COUNTY

CULTIVATING COMMUNITIES

Wasatch County General Plan





Mission

Cultivate the better nature of our community.

We work to ensure that we are better by nature in all we do. We promote our natural wonders, agricultural heritage, and the genuine connections between our residents to create a place where both land and people thrive together.

Vision

Wasatch County stands as a community where rural heritage and natural wonders endure as we deliberately guide our future.

We purposefully sustain a Wasatch County where generations to come will experience the natural beauty and rural traditions of our community. By balancing careful stewardship of our natural environment with strategic planning for our future, we will ensure that our community's fundamental character remains intact while creating new opportunities for prosperity and connection.

Values

Integrity

We serve the community by exemplifying honesty, transparency, and accountability.

Connection

We foster community by demonstrating genuine kindness, mutual respect, and concern.

Excellence

We work together to build the best community by seeking to improve every day.

Stewardship

We take responsibility for safeguarding our natural resources and rural heritage for future generations.

CULTIVATING COMMUNITIES

The Wasatch County General Plan

Adopted July 15, 2026 | Ordinance 26-11

Wasatch County Council

Erik Rowland, Chair

Luke Searle, Vice-chair

Colleen Bonner

Kendall Crittenden

Mark Nelson

Spencer Park

Michael Murphy, Interim Council Member

Karl McMillan*

Wasatch County Planning Commission

Chuck Zuercher, Chair

Mark Hendricks, Vice-chair

Scott Brubaker

Kimberly Cook

Daniel Lyman

David Thacker

Harold Wilson, associate member

Mark Trenchard, associate member

*Served during the developmental phase of the project.

our story

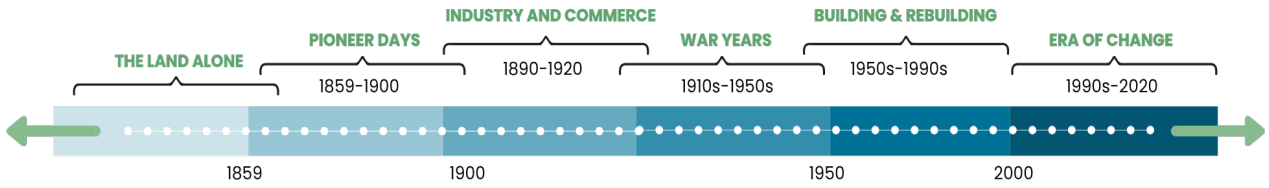
Grand peaks scrape cerulean skies and snow-chilled rivers rush by sunbaked soils shaping Wasatch County's dramatic landscape. This terrain tests those who explore its trails or farm its meadows. It demands effort and rewards those who meet it with ***resilience***. Even so, its beauty inspires wonder and attracts settlers and visitors alike. The values we hold today are rooted as deeply in the land as in its people.

Long before permanent settlements, Indigenous people likely hunted and gathered across what is now Wasatch County and a few European explorers ventured through; however, the harsh winters and high altitude kept lasting communities at bay.

The first recorded people to stay were the Mormon Pioneers, who arrived in 1859. They fled uncivilized country, where between their arrival and the creation of Wasatch County in 1862, the nation teetered on the edge of civil war. Yet here, in this rugged corner of the West, settlers found bonds of union and found themselves as we do today – better by nature.

Whether because of the hardships en route or in spite of them, the Mormon Pioneers came ready-made for a land that demanded work. Though their early crops failed, their faith fueled a vision and optimism that shaped a community built on self-reliance and ***stewardship***. The values they lived, together with the land, laid a foundational character for our communities that has been transmitted through generations.

As the 20th century unfolded, native-born residents began to outnumber the first pioneers, and the community saw significant advances in infrastructure and industry. Railroads, waterworks, schools, and electricity stitched the valleys together. Rail enabled agriculture to shift from a means of survival to a means of commerce. Mining emerged as a common employer. The federal government established the Forest Service in 1905 and built Strawberry Reservoir five years later.



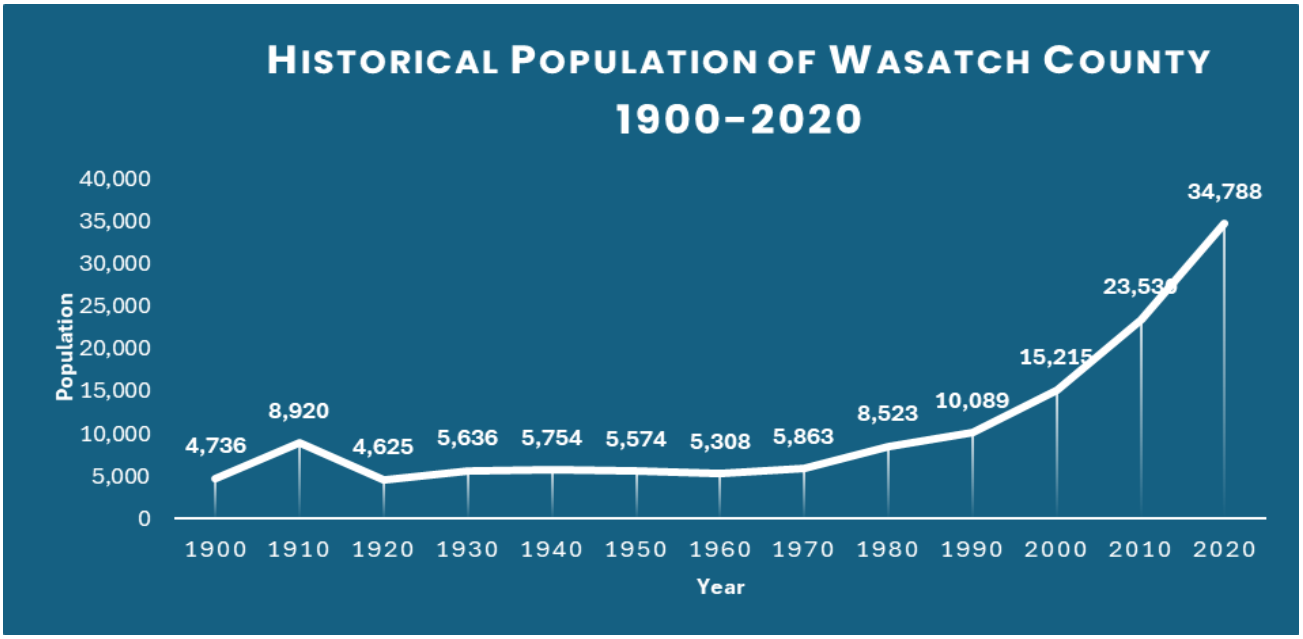
Connecting to the outside world brought opportunity, but also hardship. World wars and economic depressions tested the county's resolve. The community met wartime demands for agricultural and mining products, only for those industries to slump against international markets post-war. Poverty came to feel normal, and population declined. Still, like the pioneers before them, the people of Wasatch County emerged from those tumultuous times optimistic.

Economic practices in agriculture, mining, and timber struggled to return from recession, and new recreation and tourism industries took root. Communities responded with a desire to preserve their history and a new interest in community planning and management.

Today, Wasatch County is in an era of growth. External demand has created tight competition for land and water resources. New homes rise where pastures once lay and newcomers outnumber old-timers, and though each wishes they were the last, we are bound together by a ***shared sense of place***. And so, efforts to guide growth and protect local heritage have become more urgent than ever.

With imperfect knowledge of how those after us will view our era, we recognize a challenge. Many of the values of those who came before us were spurred or reinforced by necessity. Others arise only if given the space to grow naturally. As the necessity of our circumstances presses less upon us, and as our community blends old and new, we must all find new necessity in honoring our heritage.

By carrying forward the ***resilience*** of those who persevered through hardship, the ***stewardship*** that protects the land which sustains us, and the ***shared sense of place*** that binds us together, we are—and must remain—*Better by Nature*.



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acknowledgements

This is a public document developed by the Wasatch County Planning Commission with the assistance of Wasatch County Planning Department staff, a General Plan Advisory Committee, various Wasatch County departments, and interagency collaborative groups.

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THE PLAN ON THE WEB

Wasatch County Planning website: http://www.wasatchcounty.gov/planning

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INTERAGENCY COLLABORATIVE GROUPS

Central Utah Water Conservancy District

Heber Valley Chamber of Commerce

Jordanelle Special Service District

Mountainland Association of Governments

Mountainlands Community Housing Trust

Utah Department of Natural Resources

Utah Department of Transportation

Utah Public Lands Policy Coordinating Office

Wasatch County Health Department

Wasatch County Housing Authority

Wasatch County Parks and Recreation Special Service District

Wasatch County Public Lands Committee

Wasatch County School District

Wasatch County Water Committee

WASATCH COUNTY RESIDENTS

A special acknowledgement to the hundreds of interested residents who participated in community open houses, special meetings, and public hearings throughout the general plan update process. Your insights, ideas, and dedication were vital in shaping a plan that reflects the shared values and aspirations of Wasatch County. This plan is your future, your community, and your vision in action.

01 Introduction

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world."

-Desmond Tutu (2011)

Photo Credit: Ivan Spencer (2005)

Wasatch County is a place of extraordinary beauty where majestic mountain views meet bucolic valley floors, and where vibrant communities thrive amid stunning natural landscapes. Each year, over 10 million visitors[1] and hundreds of new residents[2] are drawn to its natural beauty, abundant recreation, and welcoming spirit.

The theme of this General Plan—*Cultivating Communities*—reflects our rural heritage and the need for intentional preparation for the future. Communities are built on relationships, shared experiences, and mutual support that binds individuals together. The heart of this plan is rooted in a set of vision statements developed through community input and refined through collaboration. As we look to the future, we do so with a commitment to protect the values that define our community—*resilience, stewardship, and a shared sense of place*.

This plan is not just a roadmap for growth, but a guide for preserving the environment, the practices, and the traditions that have instilled our inherited values. It is through this plan that we seek to cultivate communities that continue to be *Better by Nature*.

[1] Heber Valley Tourism and Economic Development. *Annual Report*. www.gohebervalley.com/annual-reports
[2] U.S. Census Bureau. *American Community Survey 5-Year Estimates, Table DP04*. 2024.

How to Use This Plan

This General Plan is organized to help residents, decision-makers, and partners understand how Wasatch County will grow while preserving the values that define our community.

- Chapters 1 -7 describe the County's **vision, goals, and policies** for various elements such as **environmental stewardship, land use and open space, housing, transportation, public services, and economic development.**
- Each chapter ends with a "Looking Ahead" section that **establishes the specific goals and policies** that will be used to guide future decisions.
- Maps and figures illustrate existing **conditions, constraints, and opportunities.**

How to read goals and policies:

Goals describe the desired long-term outcomes.

Policies guide day-to-day decisions and set expectations for development, infrastructure, and stewardship.

Implementation Matrix:

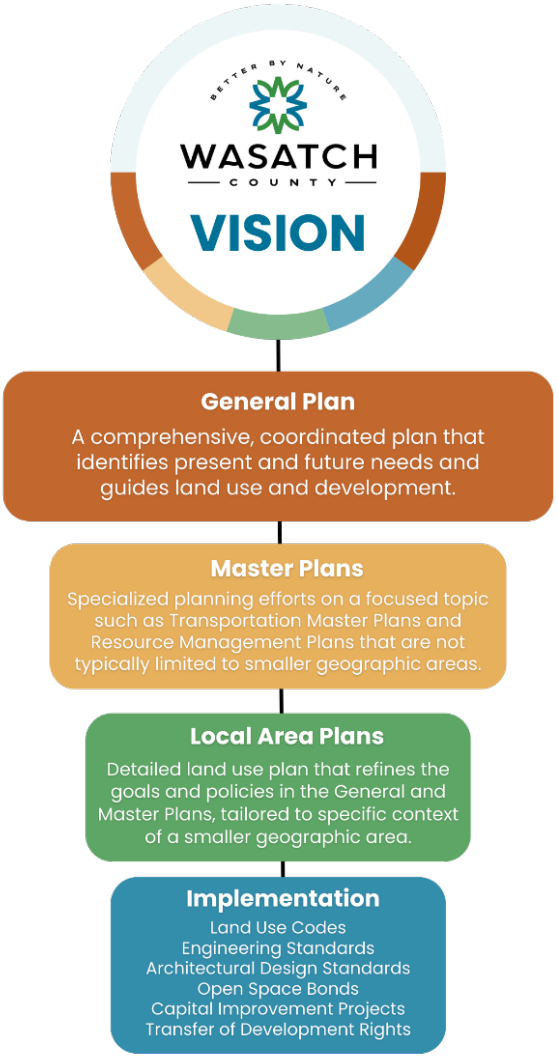
The General Plan includes an Implementation Matrix that translates policies into actionable steps, ensuring that the General Plan remains a living, working document. This matrix becomes a critical component of the plan with intent to regularly review, update, and respond to changing conditions as needed.

Purpose of the Plan

The General Plan is Wasatch County's preeminent planning document. It informs all other plans and policies, including master plans, area plans, and regulatory codes. Together these plans are complementary and consistent in their purpose.

The county legislative body has adopted the Wasatch County General Plan as a mandatory document requiring all land use proposals and programs to adhere to the plan. Requests for changes in zoning or ordinances that are not in accordance with this general plan will require a change to the plan or they should not be approved.

Wasatch County's first comprehensive general plan, completed in 1973, guided the community for nearly three decades. In 2001, a comprehensive update was undertaken with significant public involvement, including four 25-member advisory committees. That plan has guided the county for over 25 years with only minor updates being made to the plan through the years. It is time for Wasatch County to celebrate its successes and revisit the strategy for the future.



Since the 2001 General Plan, technologies and trends have emerged that could not have been anticipated. Furthermore, Wasatch County has experienced exponential growth, with projections anticipating a doubling of the population by 2060.

This General Plan offers a proactive approach to accommodate growth while preserving the values and quality of life that define Wasatch County and prioritizes the following objectives:

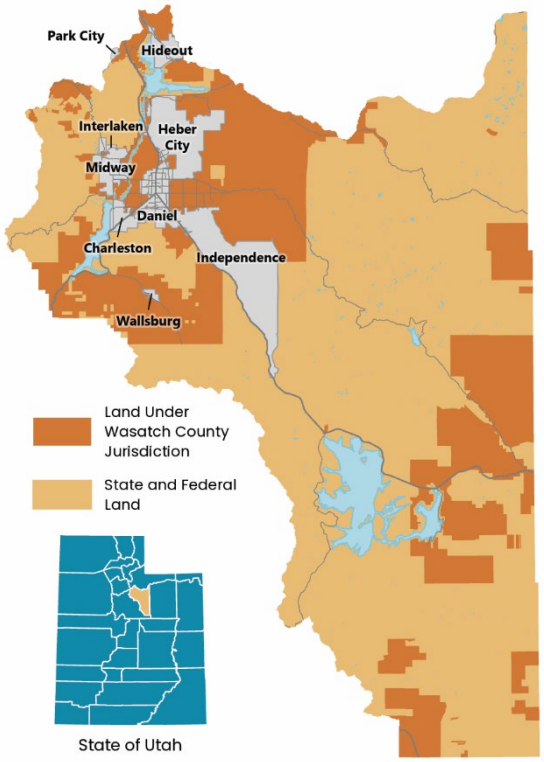
- **Protect Our Values** – Ensure responsible development that respects defined community values.
- **Enhance Quality of Life** – Coordinate strategies for economic development, transportation, and housing in a fiscally responsible way.
- **Foster Community Engagement** – Provide opportunities for community members to actively participate in shaping our future and to establish mechanisms to encourage coordination with incorporated communities in the county.
- **Promote Clarity and Access** – Deliver a plan that is transparent, consistently applied, and actively used to guide decisions.

Scope of the Plan

Wasatch County spans 1,207 square miles in northcentral Utah, bordered by Summit, Duchesne, Utah, and Salt Lake Counties. More than 73% of its land is either public land administered by federal or state entities, or it is incorporated under the jurisdiction of one of nine municipalities: Heber City, Midway, Charleston, Daniel, Hideout, Independence, Interlaken, Wallsburg, and a small portion of Park City.

In accordance with Utah State Law (UCA §17-79-401), this plan includes maps, charts, and descriptive materials that guide the growth and development of **unincorporated Wasatch County**. Although it applies only to the unincorporated areas of the County, it is designed with an eye toward compatibility and coordination with incorporated municipalities and federal agencies on regional issues and resource management.

Wasatch County actively seeks to coordinate with cities and towns on Annexation Policy planning to ensure that land use, infrastructure, and growth decisions at jurisdictional boundaries are thoughtfully considered and regionally coherent. Annexation Policy planning aligns expectations about future development, service delivery, and long-term land use patterns. The County encourages municipalities to evaluate how their land use policies support shared community values, recognizing that municipal decisions play a key role in shaping compatible growth across jurisdictions.



Map 1-1: Regional Context

The General Plan Does NOT

- *Change zoning*
- *Approve specific developments*
- *Regulate incorporated cities*
- *Override State or Federal law*

Annexation Declaration Area

An Annexation Declaration Area (sometimes called a Sphere of Influence) is a boundary identified by a city – not the County – that shows where the city expects to grow and eventually provide services. While these areas remain under County jurisdiction until they are formally annexed, the County can use these city policy documents to coordinate land use and infrastructure decisions. Cooperative efforts at our shared boundaries can ensure growth is thoughtful, efficient, and consistent with our community values.

Planning Process

1. ### Data Collection and Analysis
   Data from the U.S. Census Bureau, Kem C. Gardner Policy Institute, Utah Department of Workforce Services, and local studies was collected to inform scenario planning and helped identify opportunities and constraints.

2. ### Public Engagement
   Wasatch County hosted a series of public meetings, conducted surveys, and convened an advisory committee of residents, agency partners, and staff to ensure that diverse perspectives were heard and incorporated into the plan.

3. ### Plan Development
   Aspirational vision statements, goals, and policies shaped by public input were reviewed in public work sessions and refined based on feedback from the Planning Commission and community members.

4. ### Implementation
   Actionable items to implement the plan's intent are carried out through a matrix outlining timelines, responsibilities, and tools such as zoning codes, capital improvement plans, and infrastructure policies.

Key Takeaways

- The General Plan is rooted in the community's shared values of resilience, stewardship, and a shared sense of place. These values were derived from historical context and community input.
- Wasatch County's incorporated and unincorporated areas are experiencing rapid growth driven by natural amenities and regional demand.
- The plan emphasizes collaboration with municipalities, agencies, and the residents to ensure decisions reflect long-term community values.

Looking Ahead

Vision: Wasatch County will prioritize preserving its scenic landscapes of the rural unincorporated areas, support compact, infrastructure-efficient development in appropriate locations, seek to coordinate land use compatibility across jurisdictions, and engage residents in shaping their communities.

GOAL 1.1: Utilize data-supported planning and effective resource allocation to guide growth and improve quality of life in unincorporated Wasatch County.

POLICY 1.1.1: Use measurable data and benchmarks in an Annual Indicator Report to track progress on General Plan policies.

POLICY 1.1.2: Review completed work and prioritize strategies for implementation as part of the budget process.

POLICY 1.1.3: Ensure that proposed changes to the General Plan are evaluated collectively and informed by data analysis by typically limiting amendments to an annual review cycle aligned with the Annual Indicator Report.

POLICY 1.1.4: Seek partnerships with public and private organizations to secure funding or other resources that support the goals of the Plan.

GOAL 1.2: Strengthen regional collaboration with public and private entities to align shared values and maximize public benefit.

POLICY 1.2.1: Be a driving force to coordinate with public and private groups to address quality of life issues on a regional scale. (e.g. municipalities, water suppliers, school districts, arts and culture organizations, housing organizations, recreation outfitters, farmers and ranchers, etc.)

POLICY 1.2.2: Meet regularly with outside agencies, committees, and boards with a focus on streamlining processes and sharing timely, accurate information.

POLICY 1.2.3: Partner with Wasatch County School District to incorporate school planning into the process of community planning and zoning.

POLICY 1.2.4: Coordinate with municipalities to ensure growth boundaries, annexation expectations, and land use plans support efficient infrastructure investment, protect valuable open space, and promote compatible development patterns across jurisdictional boundaries.

GOAL 1.3: Promote informed decision-making through meaningful public participation and transparency at all levels of community governance.

POLICY 1.3.1: Identify key elements affecting quality of life in Wasatch County using community surveys, open houses, and various technological means.

POLICY 1.3.2: Continue to provide opportunities for citizen involvement in the county's decision-making process through the Planning Commission and other boards or committees.

POLICY 1.3.3: Create interactive programs that help residents of all ages and abilities to learn about and participate in land use planning and policy development.

POLICY 1.3.4: Publish the results of Wasatch County initiatives, studies, designs, and budgets in multiple formats and in multiple locations.

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02 Environment

"The nation behaves well if it treats the natural resources as assets which it must turn over to the next generation increase, not impaired, in value."

-Theodore Roosevelt (1910)

Photo Credit: Richard Breitenbeker (2025)

The natural environment is one of our community's greatest treasures—its beauty, open spaces, and scenic vistas define our sense of place and quality of life. These landscapes are not only visually striking, but they also provide essential resources and a deep connection to the land that sustains us. As stewards of this environment, we recognize our responsibility to engage with it thoughtfully. Once altered, the natural world cannot be returned to its original state, making careful planning and protection all the more vital. This plan begins with the environment and resource management element because we believe that protecting these irreplaceable assets ***must come first***. Balancing growth with conservation is not just a goal, it is a necessity. By placing the natural environment at the forefront, we commit to a future that respects our land's character while allowing the communities within Wasatch County to thrive.

Wasatch County's natural resources include both preservation landscapes—areas where ecological integrity, habitat function, and scenic quality are the primary values—and working landscapes that support grazing, agriculture, timber management, and other resource-based uses. Both play essential roles in the County's identity and economy, and land use decisions should respect the distinct purposes and management needs of each.

Air Quality

Air quality in Wasatch County generally meets Environmental Protection Agency (EPA) standards. However, the county's high mountain valley setting can trap pollutants, especially during winter inversions or periods of stagnant air. In addition to emissions drifting in from outside the county, local sources such as wood smoke, vehicle exhaust, and fugitive dust from construction and unpaved roads contribute to air quality concerns.

Fugitive dust, which includes fine particulate matter (PM10 and PM2.5), is becoming more common as development expands into previously undeveloped areas. According to EPA studies, construction activity, grading, and unpaved surfaces can release significant amounts of dust. These particles reduce visibility and can pose health risks, particularly for people with respiratory conditions. Effective dust control practices, such as soil stabilization, phased grading, and water application, are important for reducing these impacts.

Not every area is suited for high density.

Thoughtful planning is necessary to balance growth with protecting critical resources.

Concentrating development within municipalities and limiting sprawl in unincorporated areas helps protect air and water quality while supporting efficient land use and housing affordability.

Development patterns also affect long-term air quality. Low-density, spread-out growth increases vehicle miles traveled (VMT) because residents must drive farther for work, school, and daily services. Higher VMT leads to more emissions of nitrogen oxides (NOx), volatile organic compounds (VOCs), and greenhouse gases. These pollutants contribute to ozone formation and climate change. In contrast, compact and well-located development can reduce the need for personal vehicle use by supporting walking, biking, and transit.

Maintaining the clean air we enjoy today will require continued effort. Reducing VMT through smart planning, encouraging clean technologies, and monitoring air quality trends will help ensure long-term public health and environmental quality.

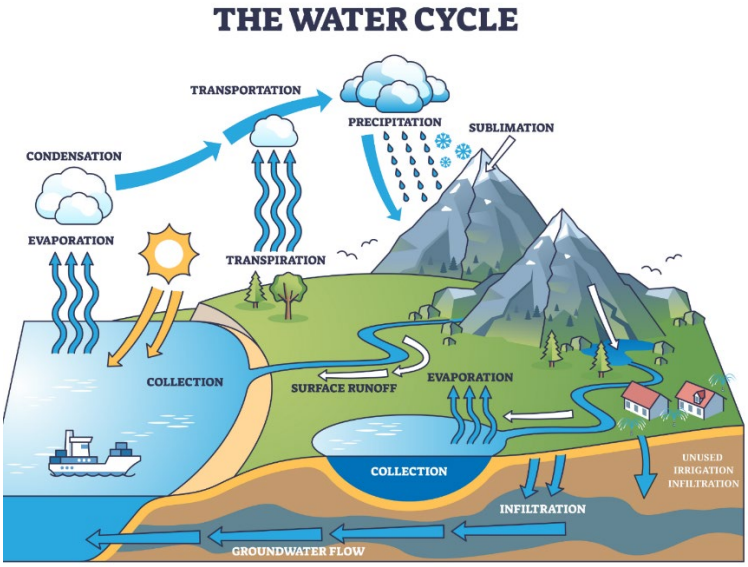
Water Quality and Recharge

Wasatch County is fortunate to have some of the highest-quality water in the state, classified as Class 1A (Pristine). Protecting this resource is essential for both ecosystem health and community well-being. As development continues, it's critical to preserve the natural functions of water bodies, wetlands, and riparian areas. These landscapes provide vital wildlife habitat and play a key role in flood control, sediment capture, and natural water filtration, all of which contribute to cleaner water.

Most of the county's water flows into the Provo River and southwest through Provo Canyon, while the southeastern portion drains to the Colorado River via the Strawberry River. As a result, local actions have downstream impacts beyond county boundaries. Healthy surface water supports

aquatic life, ensures safe drinking water, and sustains the natural systems we rely on. To protect these resources, development should include appropriate buffers and follow land use practices that maintain ecological integrity.

A comprehensive groundwater study conducted by SWCA Environmental Consultants (2018–2020)[3] for the Wasatch County Health Department found that nitrate, phosphorus, and chloride levels in parts of the Heber Valley aquifer are rising at rates consistent with earlier projections that led to limits on septic system density. The study recommends maintaining restrictions on septic drainfields no more than one per five acres to protect water quality.



The aquifer relies heavily on mountain runoff, stream infiltration, and unconsumed irrigation water for recharge—estimated at about 78,639 acre-feet per year in a groundwater budget report prepared by SWCA in 2019.[4] Land use decisions that reduce infiltration, such as increasing impervious surfaces or altering irrigation practices (i.e. converting flood irrigated agricultural lands to traditional residential development), can have long-term impacts on both water quality and availability. The study recommends the following strategies to mitigate recharge loss:

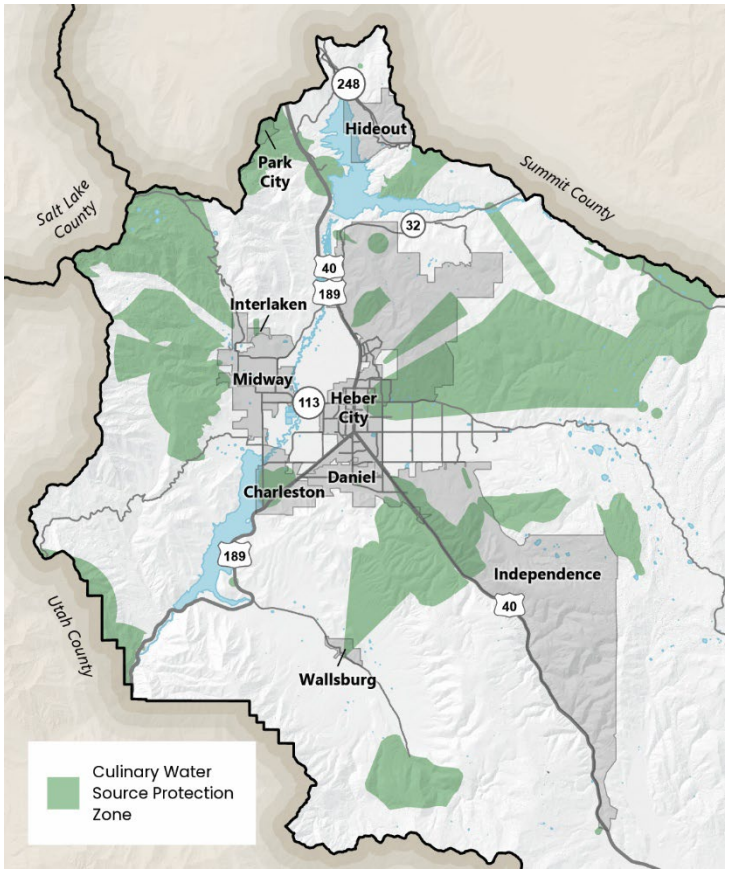
- **Strategic Groundwater Recharge Basins.** Utilize dedicated recharge ponds and downstream retention basins to capture unused irrigation and storm runoff, allowing it to infiltrate and replenish the regional aquifer.
- **Managed Wastewater Discharge.** As the county shifts from septic systems to centralized sewer, treated wastewater should be strategically discharged in locations that support groundwater levels across the valley, rather than concentrating recharge in a single area.
- **Development of Pressurized Irrigation Infrastructure.** Residential development should maintain pressurized irrigation systems. While these urban systems use less water overall than alfalfa or pasture, the incidental recharge from residential watering still helps to mitigate the loss of agricultural recharge while helping to reduce urban heat island effect, which in turn reduces the losses of water to evaporation.

[3] SWCA. *Characterization of Groundwater Quality in Wasatch County, Utah, with Recommendations for Septic System Development Regulations*. September 2020.
[4] SWCA. *Groundwater Budget for the Heber Valley Aquifer*. 2019.

Natural ponds and manmade reservoirs in the Lake Creek area store mountain runoff for use later during the dry summer months. Photo Credit: Ivan Spencer (2011)

Where natural systems are insufficient to protect water quality, best management practices (BMPs) should be used to support and enhance their function. Growth changes how snowmelt and stormwater move, increasing sediment and pollutants in waterways. Promoting innovative systems to collect, store, and treat runoff is essential to keeping water clean and landscapes resilient.

To support shared efforts in protecting critical water sources, Wasatch County has established culinary water source protection zones to help ensure no concentrated source of pollution is allowed to impact drinking water quality. Additionally, stormwater management standards require development to mitigate the impacts and construct the necessary infrastructure to mitigate stormwater pollutants.



Map 2-1: Culinary Water Source Protection Zones

Ridgelines and Hillsides

Ridgelines and mountains are a defining prominence to the character of Wasatch County's landscape. These landmarks shape our views and sense of place, and development near them must be carefully managed. To preserve natural skylines, ridgeline development should be avoided or thoughtfully mitigated so that built forms do not interrupt key viewsheds. Wasatch County has already identified and prioritized several key viewsheds to protect from future development and should continue to evaluate the effectiveness of regulations currently in place and consider updates as needed.

Equally important are the sweeping forested hillsides and open meadows that form the scenic background of the valley floors. Development in these areas should be limited or designed to blend with the land, maintaining the appearance of uninterrupted natural vistas. Grading and landform changes must reflect the surrounding terrain, with final contours appearing natural and consistent with the landscape.

Beyond aesthetics, hillside development presents challenges such as geologic hazards, higher infrastructure costs, increased traffic and emissions, and risks associated with wildfire. It can also disrupt natural drainage systems, impact groundwater recharge, and increase stormwater runoff and sediment. These impacts reinforce the importance of guiding development toward valley floors, where it can better align with Wasatch County's long-term vision.

Interlaken spans the foothills between Midway and Wasatch Mountain State Park.

Wildland Urban Interface, Timber Harvesting, Grazing

The Wildland Urban Interface (WUI)—where homes and infrastructure meet forests, grasslands, and other undeveloped lands—presents unique challenges and responsibilities. As more people live and recreate in these areas, the risk of wildfire grows. Managing this risk requires a balanced approach that respects the natural landscape while protecting life and property.

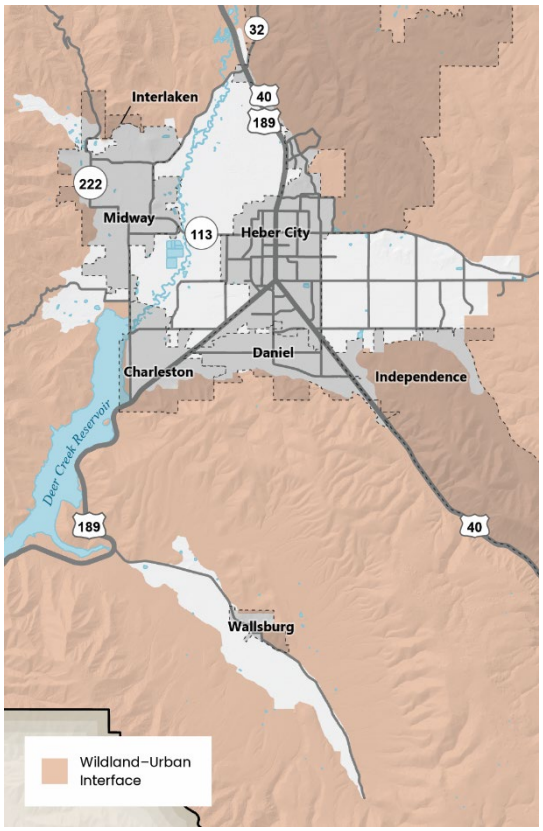
To build resilience, the County emphasizes a combination of advanced planning and active stewardship.

Limited Development: Restricting structures in specific high-risk areas is the most effective form of risk reduction. This strategy is particularly vital on steep slopes where fire can rapidly accelerate and suppression is difficult.

Construction Standards: When structures are built in WUI areas, higher standards for fire-resistant construction should be required to increase resiliency against catastrophic events.

Active Stewardship: Practices such as targeted timber harvesting, managed grazing, and fuel reduction treatments help reduce the intensity of wildfires and support long-term health of forests and rangelands.

Regional Coordination: Environmental stewardship and hazard mitigation are closely linked. Wasatch County will coordinate with the Mountainland Association of Governments' regional Pre-Disaster Mitigation Plan[5] to ensure that land use decisions, fuel-management strategies, and development patterns reduce risk and support long-term community resilience.



Map 2-2: Extent of the Wildland–Urban Interface. All parts of the county not shown here are in the WUI.

In 2024, the Yellow Lake Fire scorched over 33,000 acres of high-country timber after a human-caused ignition. It stands as one of Utah's largest late-season wildfires, disrupting travel and recreation. The months-long battle to contain the outbreak serves as a reminder of the risks inherent in wildland areas.

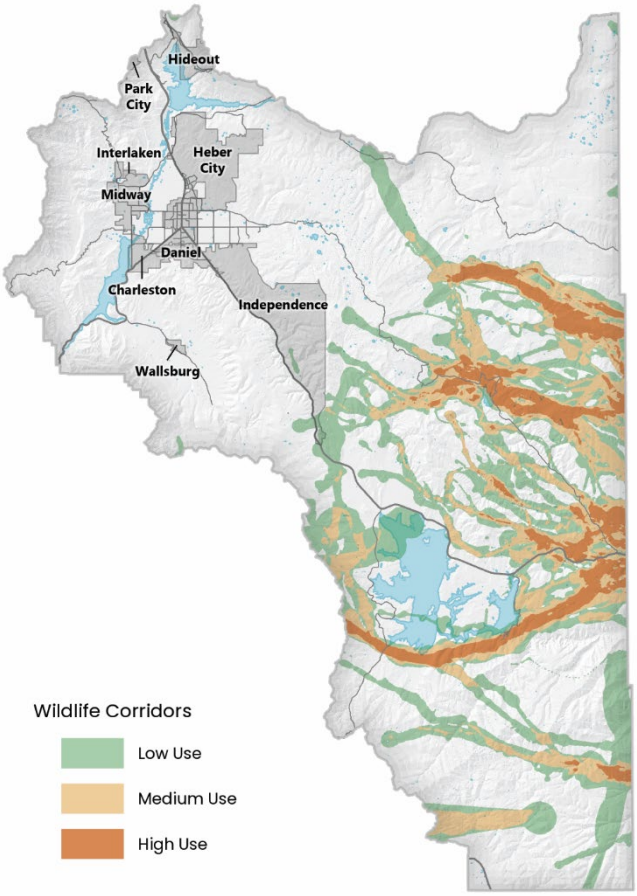
Photo Credit: Jeremy Hales (2024)

[5] Mountainland Association of Governments. *Pre-Disaster Mitigation Plan for Summit, Utah, and Wasatch Counties*. 2022.

Wildlife

Balancing human growth with respect for wildlife begins with protecting the habitats and movement corridors wildlife rely on. Conservation efforts should focus on the most critical and abundant habitat types, guided by focal species that reflect the health of the broader ecosystem, including those with cultural and economic significance. In Wasatch County, key species include elk, moose, mule deer, sage grouse, bald eagle, osprey, and native fish such as salmon and trout, especially in the Provo River and Strawberry Reservoir.

The community is committed to safeguarding wildlife and their habitats across both public and private lands. At the same time, we recognize the rights of private landowners and the need for essential infrastructure. When development is necessary, it should be thoughtfully located, sized, and designed to avoid or minimize impacts on wildlife and their movement.



Map 2-3: Wildlife Corridors
Data source: Utah Division of Wildlife Resources

In addition to identifying key wildlife corridors, the County will consider existing and potential barriers to wildlife movement—such as major roadways, fencing, and development patterns—to ensure that land use decisions support safe and functional habitat connectivity.

With direct adjacency to high-quality wildlife habitat, it is not uncommon to encounter iconic wildlife species in Wasatch County.
Photo Credit: Utah Division of Wildlife Resources

Light Pollution

The value of our natural surroundings doesn't end when the sun goes down. Dark, star-filled skies are part of what makes Wasatch County special, offering both beauty and a sense of peace that connects us to the land. But as development increases, so does the cumulative impact of artificial lighting. While lighting is necessary for safety, especially along walkways and gathering places, non-essential lighting should be minimized. All lighting should follow dark-sky best practices by using shielded fixtures, appropriate brightness levels, and thoughtful placement. Preserving our night skies is another way we honor the balance between growth and the natural world. Wasatch County has already adopted significant exterior lighting regulations in coordination with industry experts to achieve this value. At the present time, the regulations do not apply to single-family residential housing due to concerns with cost burdens to the residents. The county should continually monitor and evaluate when the appropriate time is to further expand these efforts.

Five Principles for Responsible Outdoor Lighting. Source: International DarkSky Association.

Noise

Noise may not leave a visible mark on the landscape, but it can have a lasting impact on both people and wildlife. In Wasatch County, where peace and quiet are part of the rural character and quality of life, managing noise is an important part of environmental stewardship. Excessive or poorly managed noise, whether from traffic, construction, recreation, or other human activity, can disrupt wildlife patterns, diminish scenic experiences, and affect the well-being of residents. As the community grows, thoughtful planning can help reduce noise impacts through careful site design, appropriate land use transitions, and consideration of natural buffers like vegetation and topography. Protecting the quiet of our open spaces is just as important as protecting the views.

County Resource Management Plan (CRMP)

Stewardship of wildlife, habitats, scenery, and natural resources cannot be achieved through the management of growth and development on private lands alone. State and federal lands make up a significant part of Wasatch County's natural environment, and their health is closely tied to how they are used. When recreation and other uses are not approached responsibly, ecosystems suffer, and land managers may be forced to impose further restrictions on access and use. To help prevent this, Wasatch County established a Public Lands Committee to work alongside state and federal agencies in promoting stewardship and responsible recreation. In addition, Utah law requires each county to prepare a County Resource Management Plan (CRMP) as part of its general planning efforts. The CRMP (Appendix A) is hereby adopted as part of this General Plan and serves as a guiding document for how Wasatch County engages with and supports the management of public lands.

Key Takeaways

- The natural environment is essential to the county's identity, economy, and quality of life.
- Air and water quality are vulnerable to growth and regional pressures.
- Wildlife corridors, wetlands, ridgelines, and hillsides require careful protection to maintain ecological function, conservation values, and scenic character.
- The Wildland Urban Interface presents wildfire risks that must be managed through land use, vegetation, and infrastructure decisions.
- Dark sky preservation, noise management, and visual resource protection are essential to maintaining rural character.
- Stewardship is a core component of how we manage growth. Protecting the land we have been entrusted with is a shared responsibility that defines our legacy in Wasatch County.

Looking Ahead – Environmental Stewardship

Vision: As stewards of the important natural resources that bring both aesthetic and life-sustaining value, Wasatch County will strive to create a lasting balance between human interaction and environmental preservation.

GOAL 2.1: Maintain air quality in the County that exceeds National Ambient Air Quality Standards.

POLICY 2.1.1: Support the implementation of air quality monitoring throughout the County to provide objective data to inform policy decisions.

POLICY 2.1.2: Assess the impacts of proposed development on air quality and implement measures that require a proposed development or change of use to eliminate or mitigate negative impacts.

POLICY 2.1.3: Consider air quality standards, objective data, and the cumulative impacts of development and transportation when evaluating land use or transportation policies, recognizing that even small project-level decisions contribute to long-term air quality trends.

GOAL 2.2: Maintain the Class 1A (Pristine) designation of underground water and ensure surface waters meet their water quality classifications.

POLICY 2.2.1: Protect groundwater quality through robust regulation on septic systems in consultation with the Wasatch County Health Department.

POLICY 2.2.2: Require new dwellings or commercial uses that are near an existing sewer collection system to connect to the sewer system as part of the development or building permit approval.

POLICY 2.2.3: Require all development proposals to include an erosion control plan following Best Management Practices (BMPs) and comply with all necessary local and state permits.

GOAL 2.3: Protect sources of culinary water from pollution.

POLICY 2.3.1: Maintain the standards for culinary water established by the Utah Division of Drinking Water regulations.

POLICY 2.3.2: Develop land use regulations that assist in the protection of identified culinary water source protection zones and sensitive aquifer recharge areas, as determined by the county through available data.

POLICY 2.3.3: Coordinate with the Health Department, Division of Environmental Quality and the Division of Natural Resources to track water quality, identify threats, and update county regulations as required.

GOAL 2.4: Protect the long-term recharge capacity of Wasatch County's groundwater system to ensure a sustainable water supply.

POLICY 2.4.1: Promote development of strategic recharge ponds and retention basins to capture unused irrigation and stormwater runoff to support aquifer replenishment.

POLICY 2.4.2: Coordinate with the Heber Valley Special Service District to distribute treated wastewater discharge across the valley in a manner that supports groundwater recharge rather than concentrating return flow in a single location.

POLICY 2.4.3: Recognize and support the incidental aquifer recharge and urban heat island mitigation benefits of maintained plant cover in residential and commercial developments balanced with water conservation strategies.

POLICY 2.4.4: Support the Wasatch County Health Department in efforts to implement clear data gathering of water quality and quantity through inspection wells strategically located throughout the County.

GOAL 2.5: Minimize the risk to life, property, and natural resources from natural hazards through proactive planning and resilient land use practices.

POLICY 2.5.1: Reduce wildfire risk in the Wildland Urban Interface area by prohibiting incompatible land uses and by implementing cost-effective fuel management strategies such as grazing and timber harvesting, where appropriate.

POLICY 2.5.2: Coordinate with the Mountainland Association of Governments (MAG) to maintain and implement the Pre-Disaster Mitigation Plan, ensuring county land use decisions align with regional strategies for hazard risk reduction.

POLICY 2.5.3: Ensure that new development in high-hazard areas (including floodplains, steep slopes, and high-wildfire-risk areas) incorporate redundant access for emergency services and hazard-resistant design standards.

POLICY 2.5.4: Support the resilience of critical water and energy infrastructure to ensure the continuity of essential services during and after a natural disaster.

GOAL 2.6: Protect the scenic views and quiet character that are important to Wasatch County's identity.

POLICY 2.6.1: Ensure development on hillsides and steep slopes is visually subordinate to the natural landscape by prohibiting structures from encroaching above the ridgeline and requiring the visual character to mimic the surrounding environment.

POLICY 2.6.2: Protect the views of the night sky and reduce the health impacts of artificial light by requiring dark sky compliant lighting, where feasible.

POLICY 2.6.3: Limit land disturbance that would remove significant clusters of native vegetation or be highly visible on hillsides and steep slopes.

POLICY 2.6.4: Protect the county's quiet character by mitigating noise impacts through sensitive site design, compatible land use transitions, and the use of natural topographic or vegetative buffers.

GOAL 2.7: Preserve vital wildlife habitats to support biodiversity, maintain ecological balance, and ensure long-term environmental sustainability.

POLICY 2.7.1: Require development in wildlife corridors to mitigate impacts in a way that preserves critical habitat and allows safe wildlife migration.

POLICY 2.7.2: Coordinate with responsible agencies and stakeholders to reduce wildlife-vehicle collisions through targeted mitigation measures.

POLICY 2.7.3: Prohibit development or land use changes that would compromise the habitat of federally recognized endangered species.

POLICY 2.7.4: Prohibit development in wetland habitats unless reviewed and approved by the U.S. Army Corps of Engineers in accordance with federal regulations.

POLICY 2.7.5: Promote conservation easements, habitat protection zones, and low-impact land uses that support biodiversity and watershed health while respecting private property rights.

GOAL 2.8: Support the wise use, conservation, and protection of public lands and resources through well-planned management prescriptions.

POLICY 2.8.1: Utilize a Public Lands Committee to regularly meet and coordinate with local, state and federal land managers regarding public land policies.

POLICY 2.8.2: Maintain a County Resource Management Plan to coordinate with public lands managers regarding county policies.

03 Land Use

Wasatch County's landscapes are as varied as the people who call them home—mountain forests, working agricultural lands, rural valleys, and vibrant town centers. Thoughtful growth management is essential to preserving the county's rural character, scenic beauty, and quality of life. Growth is not inherently at odds with these values, but it must be guided with care. As the county continues to evolve, we face both opportunity and responsibility to shape development in a way that strengthens communities, protects open lands, and respects the landscapes that sustain us.

Wasatch County's land use framework is designed to cultivate our community's 'Better by Nature' mission by deliberately guiding growth where it is most sustainable. While urban growth is best suited inside incorporated municipalities, this chapter prioritizes compact, infrastructure-supported development while utilizing innovative tools like Transfer of Development Rights (TDR) and Agricultural Preservation Clustering to protect our rural edges. Our strategy is built on the principle of Capacity-Based Planning: ensuring that land use intensity aligns with the landscape's natural features, historical heritage, and the availability of public services.

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

-Gro Harlem Brundtland, Our Common Future (1987)

Photo Credit: Ivan Spencer (2009)

Population Trends

Recent data suggests Wasatch County will continue to grow primarily by in-migration as households leave more populous areas in search of the natural amenities the county has to offer. The most recent projections from the University of Utah's Kem C. Gardner Policy Institute anticipate Wasatch County, including its incorporated municipalities, will more than double from 34,479 in 2020 to 77,753[6], with an estimated 33,198 households, in 2060. While most of that growth will occur within Heber City, the Mountainland Association of Governments projects 9,307 of these people will move into unincorporated Wasatch County, assuming no further annexations.

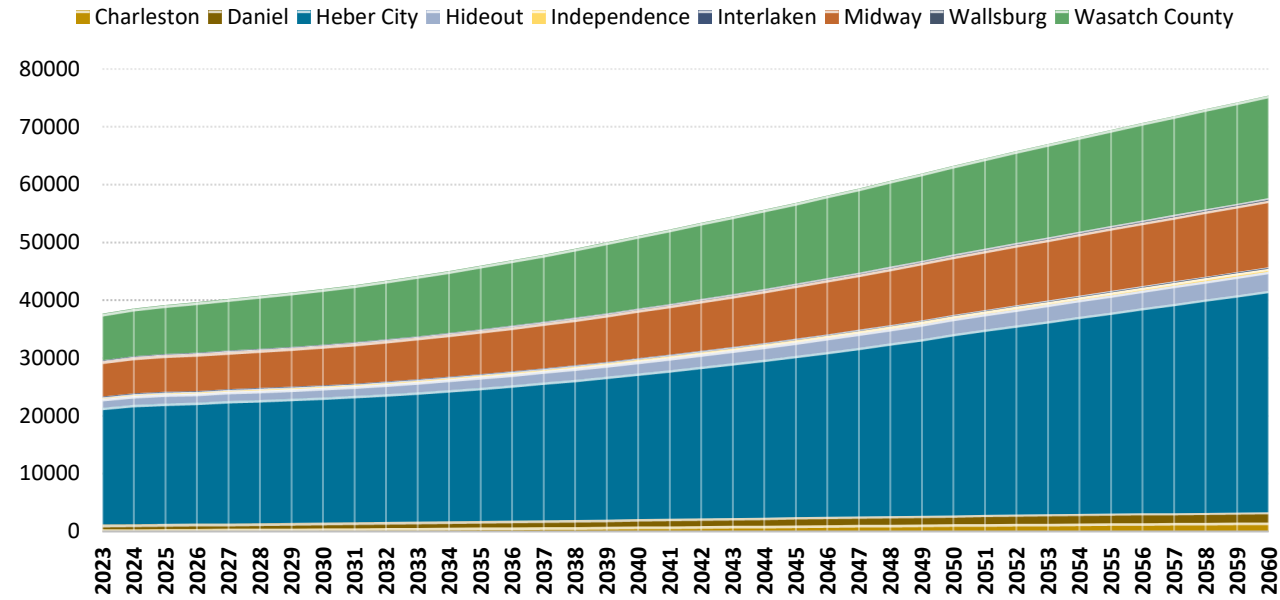


Figure 3-1: Projected Population Growth by Jurisdiction. Data source: Mountainland Association of Governments, 2025.

The county's demographic profile is dynamic. The 2024 American Community Survey reports a median age of 36.8[7], slightly older than the Utah average, yet the population pyramid shows a strong share of children and young adults. This combination suggests both workforce stability and continued demand for schools, services, and attainable housing.

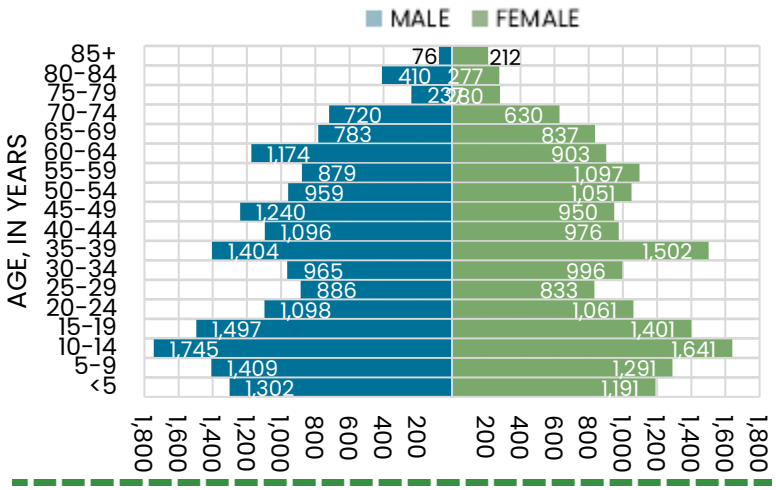


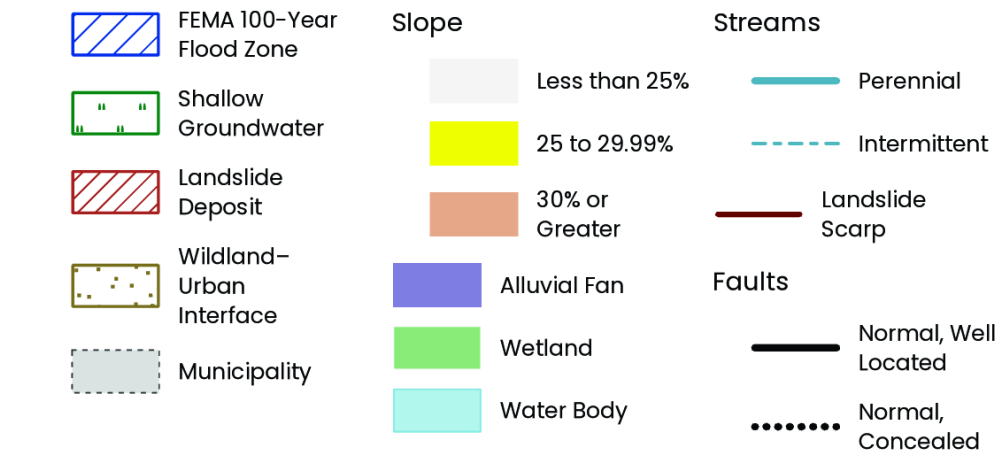
Figure 3-2: Population Distribution by Age and Gender. Data source: US Census Bureau, 2024.

[6] Kem C. Gardner Policy Institute. *State and County Projections*. November 2025.
[7] United States Census Bureau. *American Community Survey S0101.* 2024.

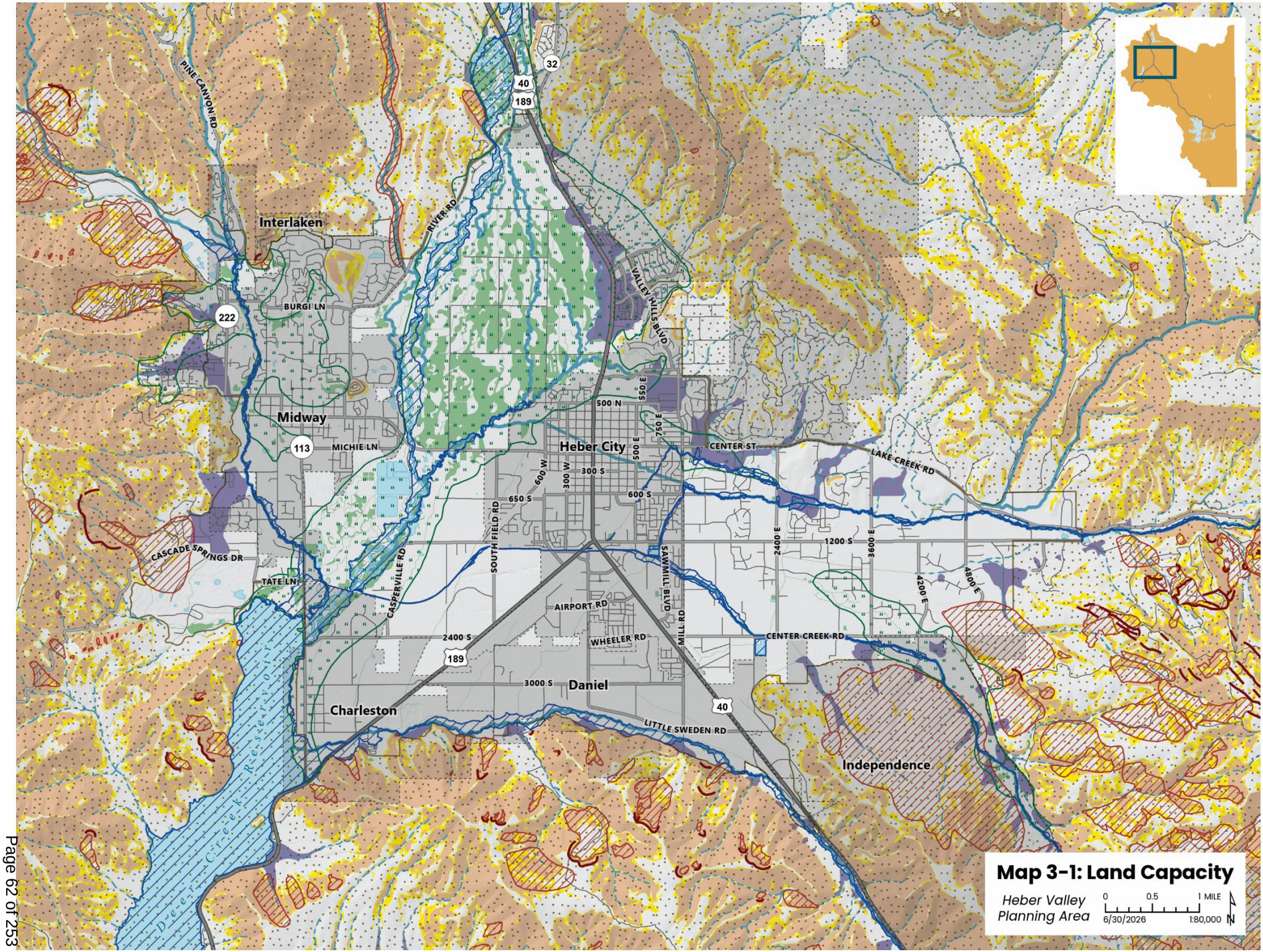
Land Capacity

While Wasatch County must plan for a growing population, that growth is fundamentally dictated by the physical realities of our landscape. As established in the Environmental Resources chapter, the protection of our natural systems is the baseline upon which all land use decisions are built. Before determining where development *should* go, we must first understand where it *cannot* go. By identifying constraints—such as steep slopes, wetlands, floodplains, and landslide hazard areas—the County can ensure that new development is "right-sized" and "right-placed."

Maps 3-1 through 3-3 show constraints in the Heber Valley, Jordanelle, and Round Valley planning areas. Data on constraints in other areas was also evaluated and is available to view online or in-person with the Wasatch County GIS department. Comparing the Land Capacity maps with an analysis of existing entitled developments and current zoning shows that the County can accommodate projected growth without expanding into sensitive lands or rezoning rural areas for higher density. However, the *pattern* of this growth is what determines our long-term success.



Legend for Maps 3-1 through 3-3.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Midway
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Daniel
Charleston
Independence
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RIVER RD
BURGI LN
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CENTER ST
LAKE CREEK RD
600 W
300 W
300 S
600 S
650 S
SOUTH FIELD RD
CASCADE SPRINGS DR
TATE LN
CASPERVILLE RD
SAWMILL BLVD
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1200 S
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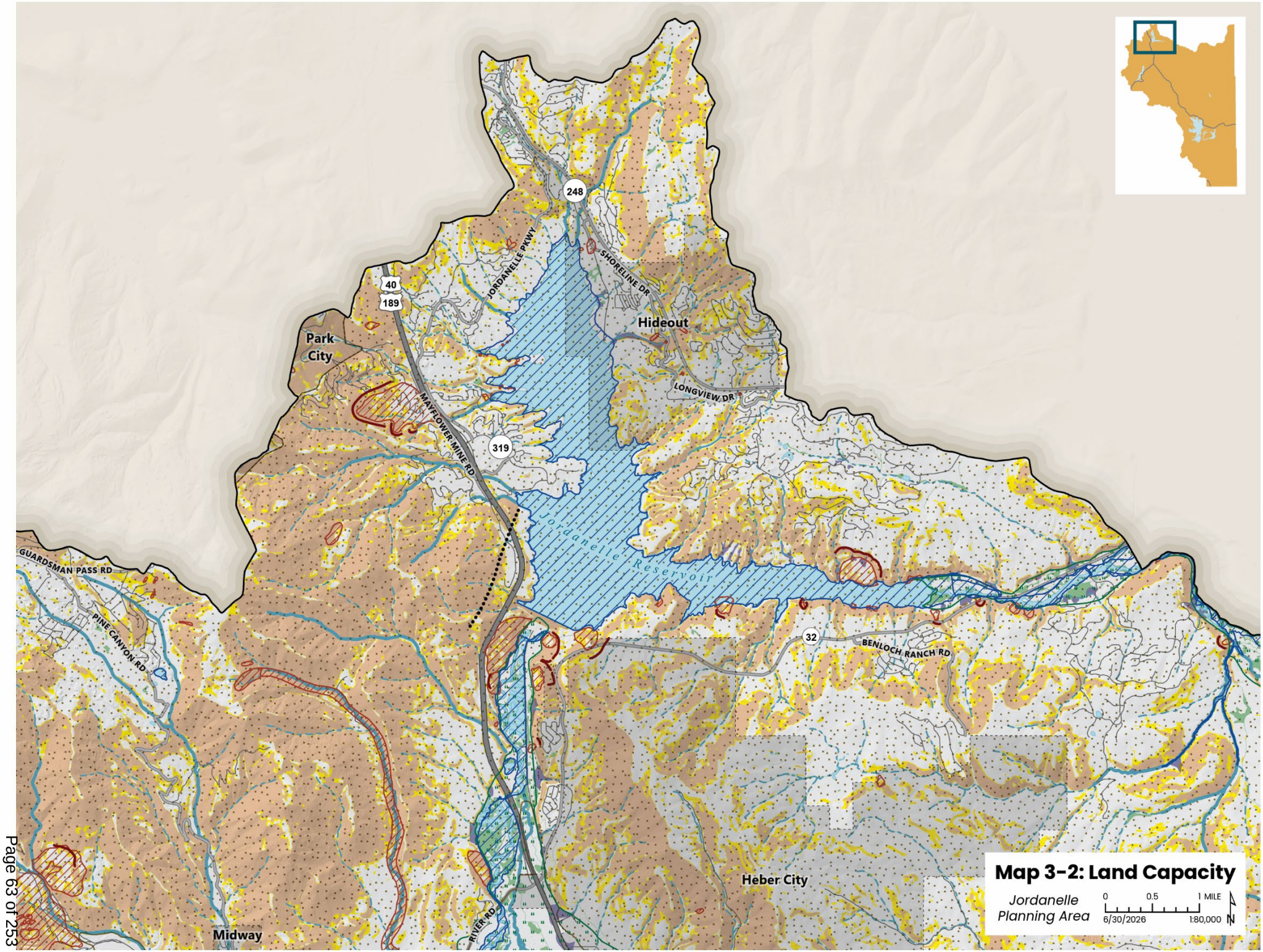
4800 E
4200 E
AIRPORT RD
MILL RD
2400 S
WHEELER RD
CENTER CREEK RD
3000 S
LITTLE SWEDEN RD
Deer Creek Reservoir
32
40
189
222
113
Map 3-1: Land Capacity
Heber Valley Planning Area
0 0.5 1 MILE
6/30/2026
1:80,000
N



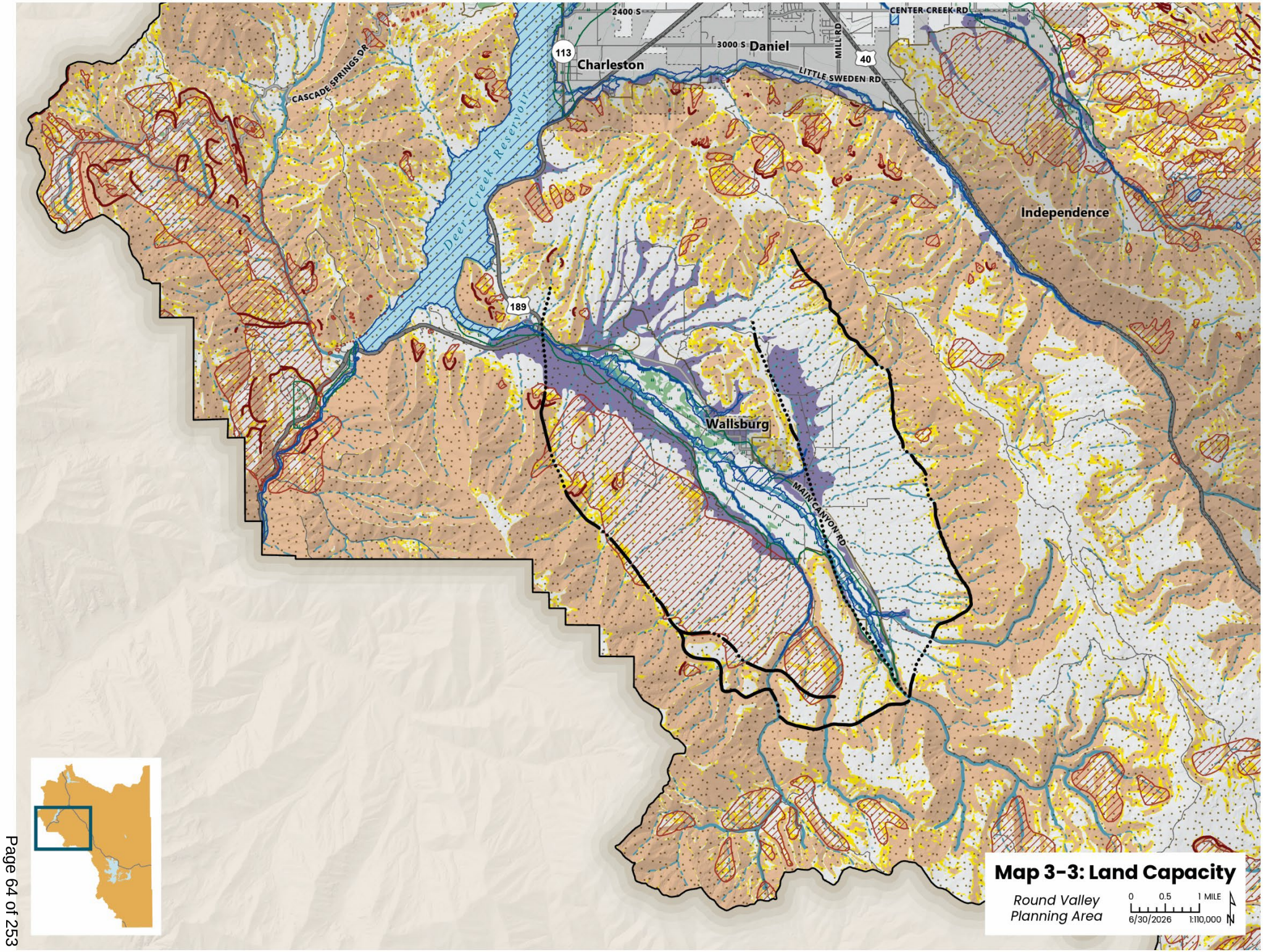
Map 3-2: Land Capacity

Jordanelle Planning Area

0 0.5 1 MILE

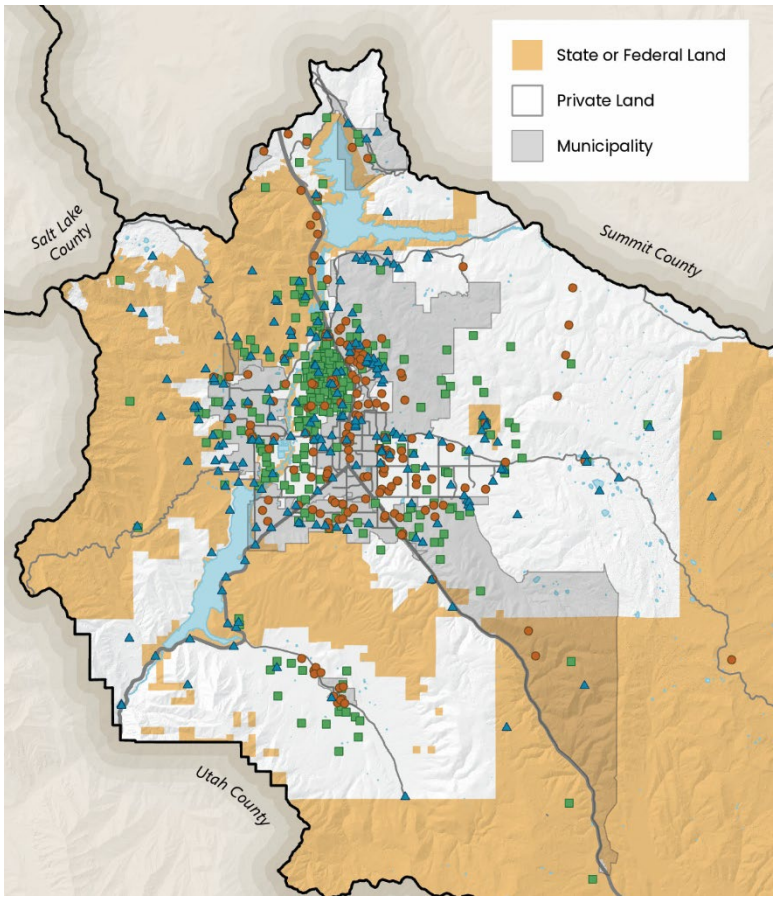
6/30/2026 1:80,000

N


2400 S
3000 S
Daniel
Charleston
113
40
MILL RD
CENTER CREEK RD
LITTLE SWEDEN RD
CASCADE SPRINGS DR
Deer Creek Reservoir
189
Independence
Wallsburg
MAIN CANYON RD
Map 3-3: Land Capacity
Round Valley
Planning Area
0 0.5 1 MILE
6/30/2026
1:110,000
N

Thoughts from the Community

Wasatch County's community engagement process featured multiple online surveys, public open houses located in each of the developing planning areas, online mapping exercises, and library displays to gather broad public input on future growth. Residents have expressed a clear preference for preserving open spaces and agricultural lands, especially in the North Fields and Round Valley, and that development within the unincorporated county should be concentrated next to the borders of the incorporated cities.



Map 3-4: Results of Land-Use Survey.

During a series of the engagement activities, participants used a countywide map to identify community preferences and potentially appropriate uses in response to three questions:

- What areas of the county should the community focus their efforts toward preservation of natural resources and/or open space?
- What areas of the county, including incorporated cities, are best suited to accommodate the growing residential housing needs?
- Where in the unincorporated county is best suited for or most in need of parks, trailheads, or other recreational facilities?

Map 3-3 represents consolidated results from all open houses and online participants. Clusters indicate locations where residents expressed strongest preferences or concerns. These patterns are not precise boundaries or directives, but a visual summary of community sentiment. Several themes emerged from this input, including strong support for preserving the North Fields, interest in focusing new growth near existing municipal boundaries, and a desire for additional recreation access in specific parts of the county. This map should be interpreted as a reflection of community priorities that informed—though did not solely determine—the future land use framework described in the remainder of this chapter.

Avoiding Sprawl

Sprawl development—characterized by low-density growth spread across large areas—can have significant consequences for communities. For counties like Wasatch, managing sprawl is essential not only to protect open lands and sensitive natural areas, but also to support cities in building vibrant downtown centers to become more efficient and resilient.

When development stretches outward, it requires more miles of roads, sewer lines, and water infrastructure that serve a smaller population. This increases long-term maintenance costs and strains public budgets. Sprawl also contributes to longer travel times and greater reliance on personal vehicles, which degrades air quality and impacts personal finances of the residents.[8] Sensitive lands—such as wildlife corridors, wetlands, and agricultural areas—are often encroached upon, threatening biodiversity and rural character.[9]

Research from the University of Utah and others shows that sprawl can also reduce economic mobility, especially for low-income residents, by limiting access to jobs, education, and services. In contrast, compact development patterns—where housing, jobs, and amenities are located closer together—can improve walkability, reduce infrastructure costs, and support healthier, more connected communities.[10]

The Infrastructure-Density Link

Land use patterns in unincorporated Wasatch County are directly constrained by infrastructure capacity and environmental limits. Wastewater treatment is the primary determinant; individual septic systems require five-acres to protect groundwater (see the Public Services chapter). This infrastructure–density relationship shapes the County's growth management strategy. By discouraging centralized sewer and water system expansion, the County avoids scattered or leapfrog development, reinforces rural character, and ensures that higher-density growth occurs only where infrastructure is provided efficiently and sustainably.

[8] Institute for Transportation & Development Policy. *The High Cost of Transportation in the United States*. January 2024.
[9] Das, Khan, & Mohammad. *Impact of Urban Sprawl on Environmental Change and Consequences*. August 2023.
[10] Maffly, Brian. *Urban Sprawl's Hidden Cost: How It Affects Economic Mobility and Inequality*. January 2025.

Location Strategy and Growth Tools

To manage sprawl, the community's vision is clear: growth should be directed toward areas with existing infrastructure and services, while environmentally sensitive lands, wildlife habitat, and scenic vistas are preserved. This approach not only protects the county's natural and agricultural resources—it also supports more efficient, cost-effective development.

To achieve this, Wasatch County will promote tools that help direct growth to suitable locations. The following tools are the operational mechanisms of Stewardship. They are not merely options, but the methods by which we protect our Shared Sense of Place.

Clustering

Clustering is a Resilience strategy. By grouping homes, the footprint of infrastructure is reduced, thereby lowering long-term maintenance costs and protecting the natural buffers that mitigate wildfire and flood risks. It is important that the larger open space areas have restrictions, such as a conservation easement, that make it clear that it is intended to remain as open space and recreational area in perpetuity and not for further development.

Conservation Lots

A low-impact strategy that allows for large-scale private ownership while strictly limiting the development footprint. Unlike traditional large-lot zoning, Conservation Lots require that the majority of the acreage—often 80% or more—be protected under a permanent easement to preserve natural vegetation, wildlife corridors, or agricultural use. This approach ensures that while a primary residence may be built, the broader landscape remains undeveloped and functional as a natural resource, preventing the fragmentation of critical habitats and maintaining the rural character of the county.

Transfer of Development Rights

Exploring opportunities to shift development potential away from sensitive or rural areas and into more appropriate receiving zones, potentially including incorporated cities through interlocal coordination. The sending zones designated on the map show areas of high agricultural value or cultural significance to the community and are intended for focusing efforts and incentives toward obtaining conservation easements or other methods to limit development and maintain the existing conditions. The receiving zone focuses efforts and incentives toward development of attainable housing options and also serves as the most significant transition from urban area to the more rural county.

Zoning

Avoid approving rezonings for higher-density development in the unincorporated county, especially in areas with high habitat value or limited infrastructure. Instead, work collaboratively with cities to direct growth into existing municipal boundaries where services are already available. This shared approach helps preserve open lands, reduce sprawl-related impacts, and ensure that development decisions reflect the joint responsibilities of both county and city governments.

These tools offer flexibility for landowners while helping the county stay true to its values. By guiding growth toward the right places and away from the wrong ones, the community can accommodate new residents without sacrificing the landscapes and lifestyle that make Wasatch County special.

At the heart of Heber Valley, the North Fields foster agricultural traditions, sustain diverse ecosystems, and provide critical water resources for the community. This shared visual anchor is the cornerstone of our regional identity.

Photo Credit: Ivan Spencer (2010)

Land Uses

The Land Use element serves as the foundational policy map for Wasatch County's future. While the Future Land Use Map identifies *where* different types of activities should occur, the following section defines the *character* and *intent* of those places.

It is important to note that the Future Land Use Map and these designations **do not constitute zoning or regulatory code.** Instead, they provide the policy framework that guides the Development Code, Zoning Map, and future land use decisions.

Each land use designation represents a broad category that may encompass several zoning districts tailored to local context. While the Zoning Map establishes what can be built today, these designations articulate the long-term vision for how each area should evolve.

Each category defined below serves a specific role in the County's broader strategies to:

- **Direct Growth:** Focus higher intensities into "Receiving Areas" where infrastructure is already planned, access to services is readily available, and the location supports community health.
- **Maintain Character:** Preserve the "Sending Areas" of the North Fields and Round Valley through innovative tools like Transfer of Development Rights (TDR) and purchasing Conservation Easements.
- **Protect Resources:** Ensure a deliberate transition between the urban centers of incorporated cities and the rural, open landscapes of the unincorporated County.

The descriptions that follow provide policy guidance for zoning amendments, infrastructure investments, and development reviews. They express the County's intent for how land use will evolve while remaining rooted in its heritage.

Environmentally and Geologically Sensitive Areas

Certain lands in Wasatch County are simply not suited for development due to features like steep slopes, wetlands, floodplains, critical wildlife habitat, and areas with limited access to infrastructure. These places hold value for both their ecological function and the scenic, rural character they provide. Development in these areas can lead to long-term costs—environmental degradation, infrastructure challenges, and loss of the very qualities that make the county special.

Using the land capacity map exercise from the environmental element in Chapter 2, geologic hazard areas were identified to understand the limits for development capacity. Additionally, the Preservation designation indicates areas where residential or commercial development would be incompatible with the established environmental and land use goals and policies. As such, the county will prioritize conservation and low-impact uses, such as livestock grazing, in these sensitive locations. Where development is proposed near sensitive lands, it should be designed to avoid or minimize impacts through clustering, buffering, and site-sensitive design. Structures in the Wildland Urban Interface area should be held to higher fire-resistant standards. Protecting these areas is not just about limiting harm—it's about preserving the natural systems that support our way of life.

Residential Areas

Residential development plays a central role in shaping the future of Wasatch County. As the population grows, new housing will be needed—but where and how that housing is built matters. The community's vision favors compact, well-designed neighborhoods located near existing infrastructure and services. These areas are more efficient to serve, reduce pressure on rural lands, and help preserve the open spaces and scenic views that define the county's character. Those areas are typically best suited to be within the urban centers of the incorporated cities.

Housing patterns in unincorporated Wasatch County have shifted significantly over the past several decades. Historically, homes were modest in scale, situated on larger lots that supported small-scale agriculture and contributed to the county's rural identity. More recent development trends of larger homes, reduced setbacks, and limited yard space have altered this pattern and contributed to rising housing costs. At the same time, the county's workforce increasingly struggles to find attainable housing options within the community they serve. Tools such as conservation subdivisions and transfer of development rights can help achieve a balance of allowing for growth while protecting the land that makes Wasatch County unique.

Rural Residential

The rural residential designation identifies areas where existing services can support a mix of housing types at modest densities. These areas form an important transition between incorporated cities and the county's rural lands. Density should decrease as distance from municipal centers increases.

If this transition is not managed carefully, sprawl will accelerate, undermining the rural character and environmental quality the community seeks to protect. Properly planned, rural residential areas can provide needed housing while reinforcing the county's growth management strategy.

In the stretches east of Heber City, the urban rhythm fades into a wider, rural tempo. Residential life here scales with the mountains, moving from intimate third-acre lots to sweeping ten-acre homesteads. It is a place where the legacy of the plow still meets the front porch, preserving the valley's historic agricultural heart. | Photo Credit: Justin Carlile (2026)

Growth Transition Receiving Area

The Growth Transition Receiving Area (GTRA) identifies unincorporated locations where the County can consider creative approaches to attainable housing, urban–rural transitions, and open space preservation in a coordinated way. These areas sit directly adjacent to municipal boundaries and benefit from existing or planned infrastructure, making them logical places to accommodate more compact development patterns. The designation is not intended to urbanize rural lands; rather, it provides a targeted tool to support housing affordability while reinforcing the County's longstanding commitment to preserving agricultural landscapes elsewhere.

By employing a mansion-style townhome design, the Beaufontaine development bridges the gap between attainable density and rural character, mirroring the aesthetic of the surrounding large-acreage homes.
Photo Credit: Keller Williams Park City

The Growth Transition Receiving Area is guided by three core objectives:

1. **Encourage a wider range of attainable housing options.** Smaller homes, ADUs, mansion-style townhomes, and other formats support creative solutions that can reduce land and construction costs while maintaining high-quality design.
2. **Locate higher-density housing where services can support it.** Proximity to cities, transportation corridors, and utilities reduces pressure to extend services into rural areas.
3. **Use density incentives to protect agricultural and culturally significant landscapes.** Density bonuses should be tied to permanent conservation of priority agricultural lands—particularly in the North Fields and Round Valley—through the TDR program or other methods.

This designation is a tool to shape growth intentionally, not simply to increase unit counts. Density alone will not improve affordability. Regulations within the Growth Transition Receiving Area should be calibrated to ensure that increased density is paired with meaningful design standards, open space requirements, and incentives that reinforce community character.

Residential Agriculture

The Residential Agriculture areas are designed for "small-farm" living, balancing single-family residential needs with small-scale agricultural production. These areas serve as a buffer between higher-density residential zones and large-scale agricultural operations. These areas contribute to community resilience, local food production, and the rural character of the county. They also provide locations that can support larger agricultural operations in the North Fields and Round Valley.

Agriculture and livestock production remains the dominant land use in rural areas, with homes integrated into working landscapes.

To preserve the "working backyard" character of residential agriculture areas, the County should consider flexible lot configurations that prioritize functional agricultural space. Residential units can be clustered on lots smaller than a 5-acre base density to consolidate the remaining acreage into viable, contiguous agricultural operations. To incentivize the use of this program for protecting smaller urban farms, a density bonus could be considered along with reducing infrastructure requirements, insofar as the reduced requirements do not impede other established master plan goals, such as trail connectivity or maximum septic densities for groundwater protection. In exchange for clustering and potential density bonuses, the resulting agricultural land must be secured via a recorded conservation easement or similar legal mechanism to ensure it remains a functional agricultural operation in perpetuity.

Final lot sizes and densities within Residential Agriculture areas should be calibrated to align with 'Greenbelt' (Farmland Assessment Act) and 'Urban Farming' tax standards. This alignment provides practical guidance in balancing the County's preservation policies with ensuring the long-term financial viability of the land for the owner.

Recreation Very Low Density

These high-mountain areas are intended for seasonal cabins and low-impact recreational use. Infrastructure is limited, year-round residency is impractical, and wildfire risk is elevated. Development should remain low-intensity, implementing defensible space, resilient design, and protection of riparian corridors and public access.

Round Valley's open fields form a living mosaic of pasture, wetlands, and foothills. The quintessential rural identity of the Wallsburg area sustains wildlife and working agriculture to reflect its enduring ties to land and livelihood.

Photo Credit: Justin Carlile (2025)

Agricultural Lands

Agriculture has long been a part of life in Wasatch County, shaping both the landscape and the culture of the region. Fields, pastures, and working farms contribute to the rural character of the county while also supporting local food production, wildlife habitat, and scenic views. Areas like the North Fields and Round Valley are especially valued for their agricultural heritage and open space qualities.

Land values in the area have taken a sharp rise in recent years. The result of this rise in home and land value has made it almost prohibitive to purchase land for farming. Preserving agricultural land is not just about protecting a way of life — it's also a practical strategy for managing growth. Actively stewarded farmland helps maintain open space without the need for public infrastructure or services. The county supports voluntary conservation efforts, including agricultural easements, land trusts, and incentive-based programs that keep land in production while allowing landowners to benefit from its value. Where development does occur near agricultural areas, it should be designed to respect the working landscape—through appropriate setbacks, buffering, and land use transitions. In support of this, Wasatch County has implemented an Agricultural Protection Area program that provides legal protections—such as defense against nuisance lawsuits—to reduce barriers for farmers seeking to safeguard their operations. This local program, authorized by state law, is one of the tools for maintaining the viability of working farms as residential development encroaches on agricultural landscapes.

Agricultural

The agricultural land use designation emphasizes working lands, open landscapes, and the preservation of rural character. It provides a place where crop cultivation, livestock operations, and related uses can continue without pressure from urban encroachment. Large lot sizes or clustering patterns limit the extension of costly public services, protect groundwater, and maintain scenic entry corridors. This designation also reinforces the long-standing rural buffer between Heber City and Midway, preventing the conurbation of two distinct community identities.

Survey Responses from Wasatch County Residents

"It's a tricky balance trying to welcome new people and keep what's left of our fields and farms. We are surrounded by state parks, mountains, lakes and a river. What a blessing! Let's keep those open!"

"The rural character of Wasatch County lets our magnificent nature shine through in our clean water, clean air, valley fields and surrounding mountains. This rural character is the heritage and unique beauty of Wasatch County, especially in Heber Valley."

"Wasatch County is built on the culture of respecting the land we're on. And although growth is inevitable, maintaining the philosophy of respecting the space we're building on feels really important."

Rural Agriculture Protection Area

The Rural Agriculture Protection Area identifies the county's most valued agricultural landscapes: places with productive soils, critical water resources, and iconic open lands where long-term agricultural use, stewardship, and rural character are the highest community priorities. This designation works in tandem with the Growth Transition Receiving Area to direct growth toward appropriate locations while ensuring that these landscapes remain available for future generations.

Properties within the Rural Agriculture Protection Area retain an inherent baseline, or "assumed," development potential that may be voluntarily transferred off-site or sold in exchange for a conservation easement. Through a Transfer of Development Rights (TDR) program, landowners can sell these rights to projects within the Growth Transition Receiving Area, permanently protecting the sending property through a conservation easement. This market-based tool aligns private landowner interests with the county's long-term growth strategy, allowing farmers and ranchers to capture value without subdividing or developing their land, while, at the same time, directing new housing capacity to locations with existing or planned infrastructure, reliable water supply, and appropriate access.

By concentrating growth where services can be efficiently provided, the program reinforces the county's urban-rural transition areas, protects the North Fields and other priority landscapes, and supports a more sustainable development pattern over time.

Commercial Areas

Commercial areas in Wasatch County serve residents, visitors, and the broader region by providing essential goods, services, and employment opportunities. Because the county's unincorporated areas are not intended to function as urban centers, commercial development should remain limited, well-located, and compatible with surrounding land uses.

Commercial development should reinforce the county's growth-management strategy by:

- Locating near major transportation corridors without needing to access through residential areas
- Avoiding sensitive lands and rural landscapes
- Maintaining appropriate scale and design that minimize noise, dust, and visual impacts
- Supporting local residents and recreation users

It is imperative that commercial uses are located in areas that can support them long-term. Design standards should be in place to ensure that the built form complements the rural character of the county, with careful attention to building form, signage, lighting, and landscaping.

Highway Services

Highway Services areas provide essential goods and services to travelers and residents along major transportation corridors. These locations typically include fuel stations, convenience retail, limited food service, and other auto-oriented uses that support regional mobility. Development in Highway Services areas should be compact, visually cohesive, and designed to minimize access conflicts along major roadways. Landscaping, signage, and building design should reflect the rural character of Wasatch County while ensuring safe and efficient circulation. These areas are not intended to evolve into large commercial centers; instead, they serve as small-scale service nodes that meet travel-related needs without inducing sprawl or competing with established community commercial areas.

Neighborhood and Community Commercial

Neighborhood Commercial areas provide small-scale, locally oriented services that meet the daily needs of nearby residents while Community scale commercial serve as a broader service hub. These commercial developments should be pedestrian-friendly, compatible with surrounding residential neighborhoods, and designed to reinforce a sense of place. Building scale, lighting, and signage should be modest and context-sensitive.

Community Commercial areas should be located where transportation access, infrastructure capacity, and land use compatibility support higher activity levels. These areas should be limited in unincorporated areas and should complement—not compete with—the commercial centers of incorporated municipalities, reinforcing the County's commitment to compact, efficient development.

Industrial Areas

Industrial uses play an important role in supporting the county's economy, particularly construction, trades, logistics, and resource-based industries. However, industrial development must be carefully sited to avoid conflicts with residential areas, protect environmental resources, and maintain the county's rural character.

Light Industrial

Light Industrial areas accommodate low-impact manufacturing, fabrication, warehousing, logistics, and similar uses that support the local economy. These uses should be located in areas with adequate transportation access and infrastructure capacity, and should be designed to minimize impacts on surrounding land uses. Building design, outdoor storage, lighting, and noise should be managed to maintain compatibility with adjacent areas and preserve the County's rural character. Light Industrial areas provide important employment opportunities and help diversify the local economy, but should not be located in environmentally sensitive areas or in locations that would induce sprawl.

Mining and Gravel Operations

Mining and Gravel Operation areas support the extraction of mineral resources essential for construction, infrastructure, and local economic activity. These uses should be located where resource availability, access, and environmental conditions support responsible extraction. Operations must incorporate best management practices to minimize dust, noise, traffic impacts, and visual disruption. Reclamation plans should be required to ensure that disturbed lands are restored to a condition compatible with surrounding landscapes. New mining operations should avoid sensitive environmental areas, steep slopes, and locations where impacts on nearby residents and important viewsheds would be significant.

Airport

The Heber Valley Airport, located within Heber City, supports general aviation, emergency response, business travel, and recreation. Although the airport itself lies within municipal boundaries, land use in the unincorporated area surrounding the airport must be managed carefully to ensure public safety, maintain compatible development patterns, and protect the long-term viability of airport operations.

Wasatch County will coordinate with Heber City to ensure that land use decisions in the unincorporated county remain consistent with applicable federal regulations. For Wasatch County, compliance generally includes regulating building heights, avoiding incompatible uses within approach and landing zones, and ensuring that development does not introduce hazards to air navigation. By maintaining consistent standards across jurisdictional boundaries, the county helps protect public safety and supports the airport's long-term operational needs.

Mixed Use and Resort Areas

Mixed use and resort areas—particularly in the Jordanelle Basin—play a distinct role in Wasatch County's growth pattern. These areas are designed to accommodate higher-intensity development focused on providing a four-season resort, including a mix of housing, lodging, recreation, and commercial uses. When planned well, they can support economic activity, reduce pressure on rural lands, and provide vibrant, walkable communities that serve both residents and visitors. To find a well-balanced mix of uses, the County has implemented overlay areas with distinct objectives and large master plans to define land use categories.

Bridging commerce and community, the Wasatch Springs townhomes and adjacent retail spaces illustrate a horizontal mixed-use design built to support daily life.

Photo Credit: Katie Henneuse (2026)

Jordanelle Specially Planned Area Overlay

Because of their scale and visibility, these developments must be held to high standards of design and stewardship. Buildings should reflect the natural character of the landscape, with careful attention to materials, massing, and site layout. Open space, trail systems, and public access to natural features should be integrated into the design from the outset—not added as an afterthought.

While these areas are expected to absorb a significant share of future growth, they must do so in a way that complement the county's broader goals: protecting rural character, preserving scenic views, and ensuring that infrastructure and services keep pace with development. Mixed use and resort areas are not a substitute for thoughtful planning—they are one tool among many to help the county grow responsibly.

Jordanelle Basin Overlay

The Jordanelle Basin Overlay was originally established in 1997 through the Jordanelle Land Use Plan, a comprehensive master planning effort that guided the early phases of development around Jordanelle Reservoir. The overlay remains an important tool for coordinating land use, infrastructure, and design standards across multiple large-scale resort and mixed-use developments. Its purpose is to ensure that growth in the Basin occurs in a cohesive, well-planned manner that protects ridgelines, enhances wildfire resilience, supports multimodal transportation, and maintains high-quality design. The overlay provides a framework for managing density, phasing infrastructure, and integrating recreation access while preserving the scenic and environmental qualities that define the Jordanelle area.

Public Facilities

Public Facilities areas include essential government, educational, utility, and public safety services that support the health, safety, and welfare of the community. These uses may include schools, fire stations, public works facilities, water and sewer infrastructure, and other civic functions. Public Facilities should be located strategically to maximize service efficiency, minimize response times, and ensure compatibility with surrounding land uses. Development should incorporate durable materials, functional site design, and adequate buffering where necessary. As the County grows, Public Facilities areas will play a critical role in supporting infrastructure-efficient development and maintaining high levels of service.

Open Space

Wasatch County celebrates both active outdoor recreational activities and the passive beauty of undeveloped natural landscapes. By safeguarding our open spaces and carefully developing sustainable parks, trails, and cultural activities, we honor an agrarian past while embracing modern opportunities that invite exploration, foster community connection, and nurture a healthy lifestyle for generations to come.

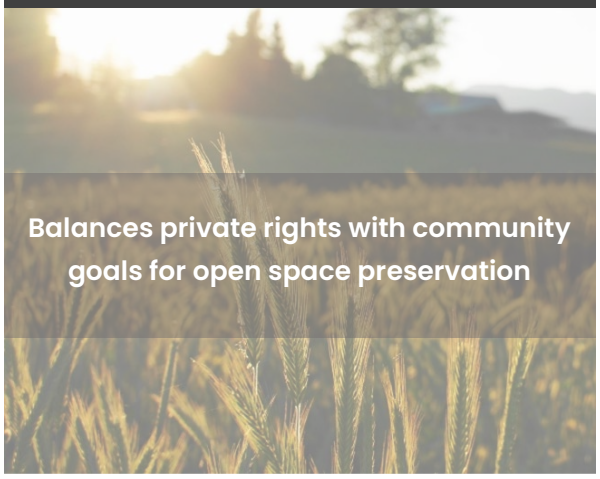
Open space plays a vital role in shaping the landscape, lifestyle, and identity of Wasatch County. It includes everything from undeveloped natural areas to community parks and recreation spaces, each of which serves a distinct purpose in supporting the well-being of both people and the environment.

Together, these different types of open space form a balanced system. Community outreach efforts revealed a clear public preference for prioritizing the preservation of large, connected natural areas as a primary objective. Subsequently, residents expressed support for enhancing existing parks followed by expanding access to well-maintained parks and recreational amenities near neighborhoods, implemented in a manner that upholds the principles of long-term fiscal responsibility.

Conservation Lots
Private Land | Public Benefit

Conservation lots allow private ownership while preserving open space by:

- Maintaining natural vegetation and scenic views.
- Allowing public trails or visual access where possible.
- Prohibiting subdivision or further development.
- Managing fencing and landscape to blend with the surroundings.



Strawberry Reservoir sits at the center of a high-country playground, with quick access to fishing, miles of trails, and winter routes that make it a snowmobiling favorite.

Photo Credit: Ivan Spencer (2014)

Natural open space

Meadows, forests, ranch lands, and wildlife corridors provide essential ecological functions and help maintain the county's rural character. These areas support wildlife, protect water resources, and preserve the scenic views that residents and visitors value. Because they are often the most vulnerable to development and the hardest to restore once disturbed, natural open spaces are the highest priority for long-term preservation. Tools like conservation easements, clustering, and public-private partnerships can help keep these lands intact and functioning.

Parks and Recreation Areas

Manicured parks, by contrast, are designed for public use and enjoyment. These include playgrounds, sports fields, and gathering spaces that support healthy, active communities. While typically located within or near developed neighborhoods, they provide everyday access to the outdoors and foster a sense of community. Larger regional facilities, such as Southfield Park, serve a broader area and are sited in central locations to benefit the whole region, rather than being directly adjacent to a single neighborhood.

Future park sites are a vital investment in the health, well-being, and quality of life for residents and visitors in Wasatch County. These areas are intended to provide accessible, thoughtfully designed spaces for recreation, gathering, and connection with nature. As the County continues to grow, identifying and reserving land for parks will help ensure that all communities have access to the benefits of open space.

The county's role is not to replicate the municipal park systems, but to complement them by focusing on:

- **Regional recreation access.** Trailheads, river access points, and connections to public lands.
- **Active Recreation and Passive Park.** The purpose of parks should serve a balance of organized recreation programs as well as non-programmed activities and free play.
- **Partnerships with public entities.** When possible, parks should be co-located with schools, trailheads, or community facilities to maximize public benefit and efficiency.
- **Equitable access.** Residents in all planning areas should have reasonable access to recreation opportunities, even in rural parts of the county.

By treating parks as essential infrastructure rather than optional amenities, the County can create lasting public assets that support healthy lifestyles, foster community identity, and preserve the scenic and recreational values that define Wasatch County.

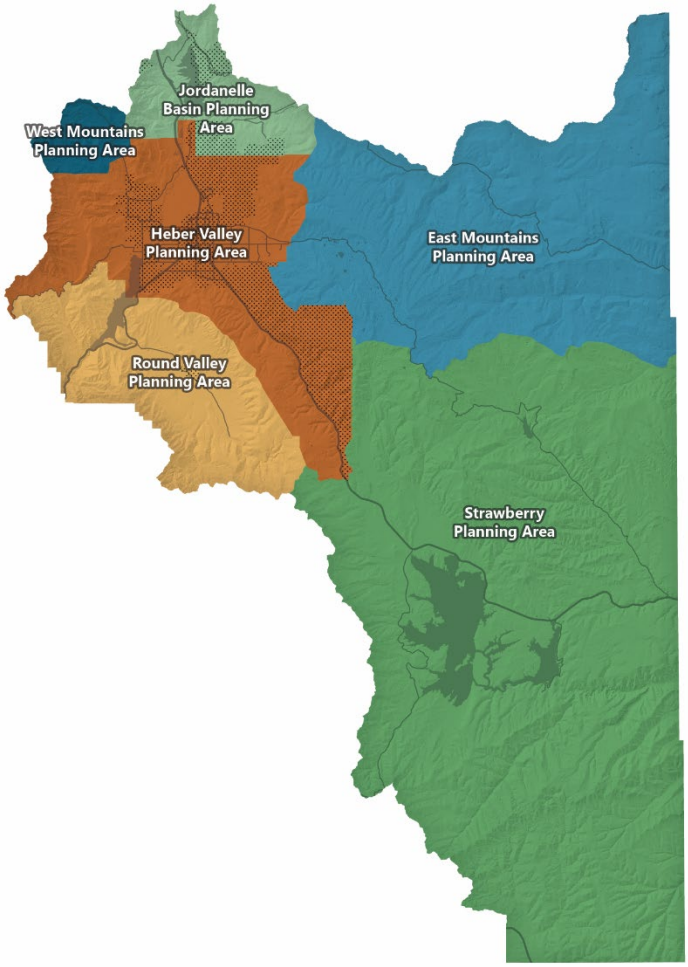
Southfield Park anchors the county's recreation system with its blend of sports fields, a skate park, and community gathering spaces that serve residents year-round.

Photo Credit: Wasatch County Surveyor's Office (2025)

Future Land Use Policies

With the growth-management tools in place, the next step is understanding how they apply across the County's diverse landscapes. The Future Land Use framework translates these principles into place-specific guidance for each planning area, ensuring that growth patterns reflect local character, environmental conditions, and long-term community goals.

Wasatch County's diverse landscapes require tailored planning approaches that reflect the unique character, constraints, and opportunities of each subregion. This framework identifies six distinct areas—each with its own priorities and narrative—to guide land use decisions, infrastructure planning, and intergovernmental coordination. Together, these planning areas form a cohesive vision rooted in stewardship, rural identity, and sustainable development.



Map 3-5: Wasatch County Planning Areas.

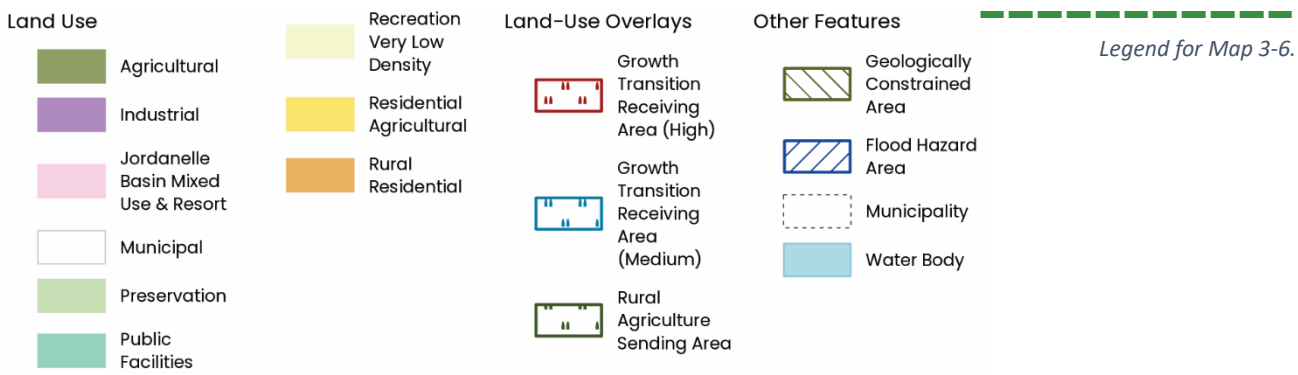
1. Heber Valley

"The cultural heart of the region."

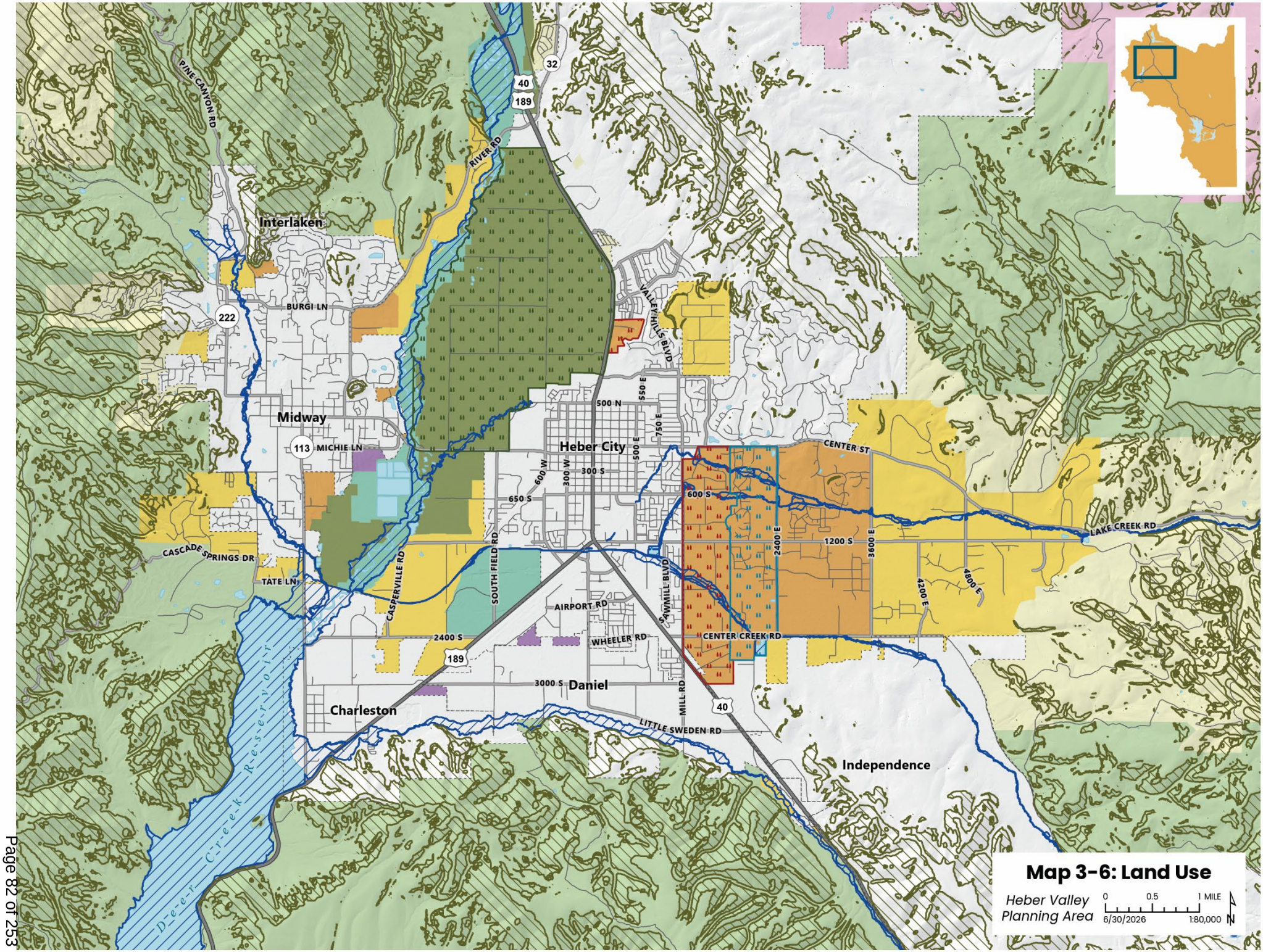
Heber Valley is the geographic and cultural heart of Wasatch County. While visitors may know the county from the Jordanelle Resort area, the residents know it by the Heber Valley. It includes the unincorporated lands surrounding Heber City and Midway, the North and South Fields, and the rural edges that define the valley's character. The area contains the county's most productive agricultural soils, key wildlife corridors, and the most visible scenic landscapes. It is also where development pressure is most intense due to proximity to incorporated cities and regional transportation routes.

Growth Management Policies:

- **Preserve agricultural lands and open space as the defining feature of the valley.** The North Fields, South Fields, and other visual anchors to our shared identity should remain largely undeveloped, with agriculture and open space as the dominant uses.
- **Support vibrant downtowns in Heber and Midway.** Higher-intensity growth belongs in the existing incorporated areas. Approving higher-density rezonings in the unincorporated areas would divert activity away from these important community centers.
- **Provide for strategic attainable housing options.** While most growth should occur within incorporated areas, transition areas directly adjacent to municipal boundaries can support a wider range of housing types and advance conservation goals. Close coordination on annexation boundaries and adjacent zoning is essential to avoid haphazard development and ensure infrastructure efficiency.
- **Preserve the scenic gateways into the Heber Valley**. Entry corridors should reflect the valley's natural and visual character. Avoid development that diminishes the quality of these gateways or undermines the community's sense of arrival.



Legend for Map 3-6.


Interlaken
Midway
Heber City
Daniel
Charleston
Independence
PINE CANYON RD
RIVER RD
BURGI LN
MICHIE LN
CASCADE SPRINGS DR
TATE LN
CASPERVILLE RD
SOUTH FIELD RD
AIRPORT RD
2400 S
WHEELER RD
3000 S
MILL RD
LITTLE SWEDEN RD
VALLEY HILLS BLVD
SAWMILL BLVD
500 N
550 E
750 E
600 W
300 W
300 S
650 S
600 S
CENTER ST
2400 E
1200 S
3600 E
4800 E
4200 E
LAKE CREEK RD
CENTER CREEK RD
Deer Creek Reservoir
32
40
189
222
113
Map 3-6: Land Use
Heber Valley Planning Area
0 0.5 1 MILE
6/30/2026
1:80,000
N

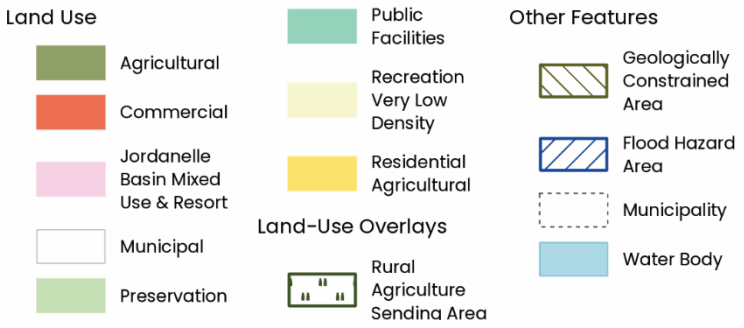
2. Jordanelle Basin

"A resort-oriented district requiring specialized land use strategies."

The Jordanelle Basin is a tourism-focused district uniquely different from the other regions in the county. Wasatch County embraces the basin's recreational and tourism role while ensuring development respects natural features and aligns with broader regional goals.

Growth Management Policies:

- **Concentrate development in entitled resort and mixed-use areas.** Higher densities belong where master plans and infrastructure already support them, not dispersed into surrounding rural landscapes.
- **Protect ridgelines, slopes, and viewsheds.** Development should avoid visually prominent areas and sensitive terrain to maintain the basin's natural character and reduce exposure to wildfire hazards.
- **Strengthen wildfire resilience.** Defensible space, fire-adapted landscaping, and reliable emergency access should be standard features in this high-hazard landscape.
- **Ensure long-term water resiliency.** Growth must reflect sustainable water supply and watershed protection. The basin's water resources support both local development and downstream communities, making careful management essential.
- **Protect and enhance recreation access.** Trail networks, reservoir access, and meaningful open space should remain integral to how the basin develops.
- **Maintain high-quality design.** Architecture, landscaping, and site planning should reflect the area's resort identity and natural surroundings.
- **Manage growth through coordinated planning.** Work closely with Hideout, the State of Utah's Military Installation Development Authority (MIDA), and private developers to ensure growth occurs in a responsible, well-sequenced manner.



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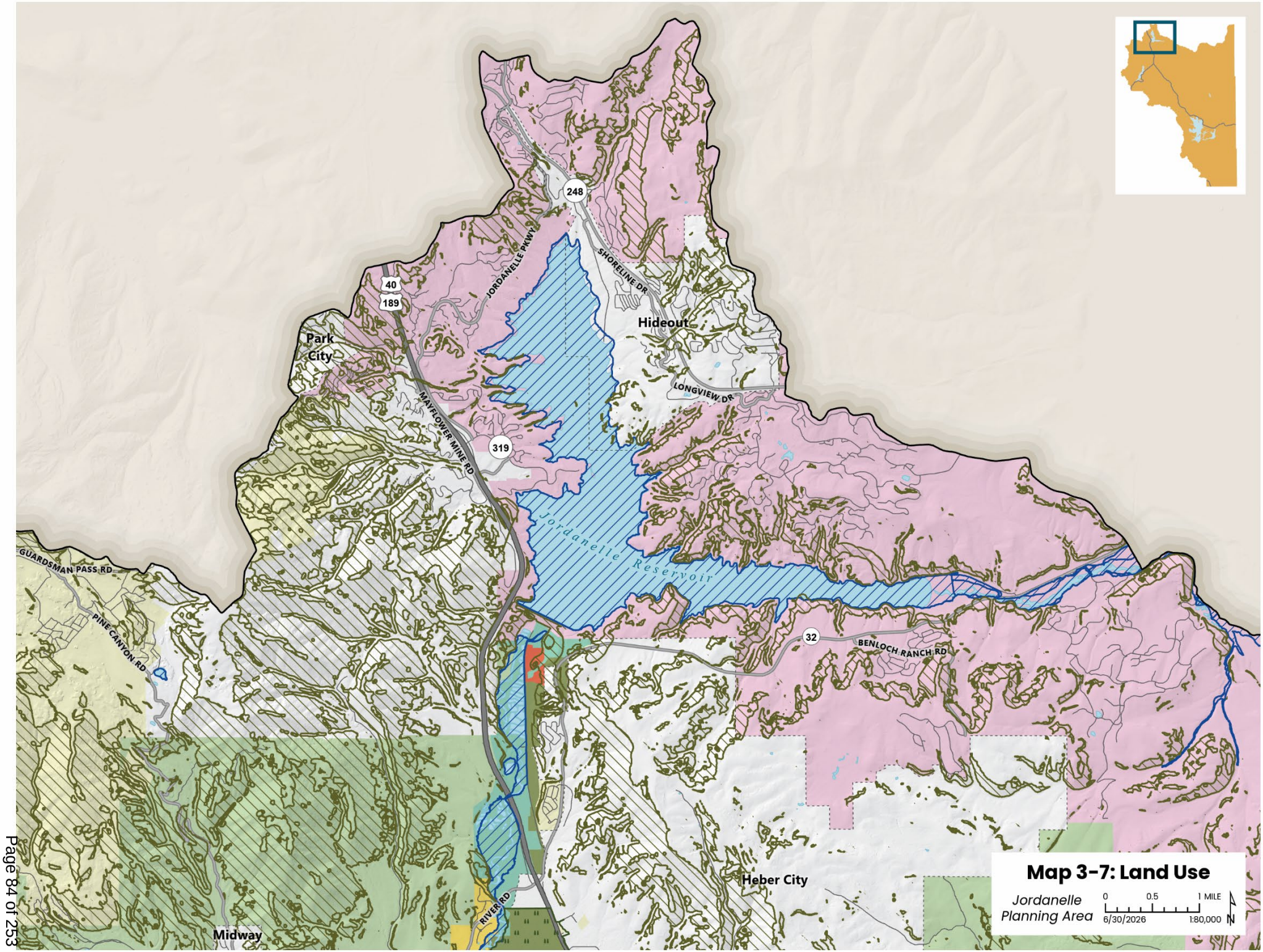

248
JORDANELLE PKWY
SHORELINE DR
40
189
Hideout
Park City
LONGVIEW DR
MAYFLOWER MINE RD
319
Jordanelle Reservoir
GUARDSMAN PASS RD
PINE CANYON RD
32
BENLOCH RANCH RD
Heber City
RIVER RD
Midway
Map 3-7: Land Use
Jordanelle Planning Area
0
0.5
1 MILE
6/30/2026
1:80,000
N

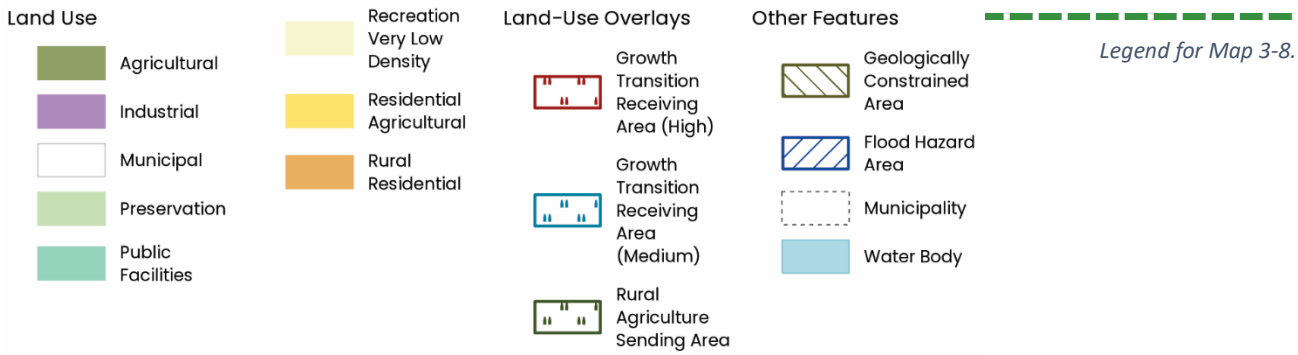
3. Round Valley

"A secluded agricultural valley with strong community identity."

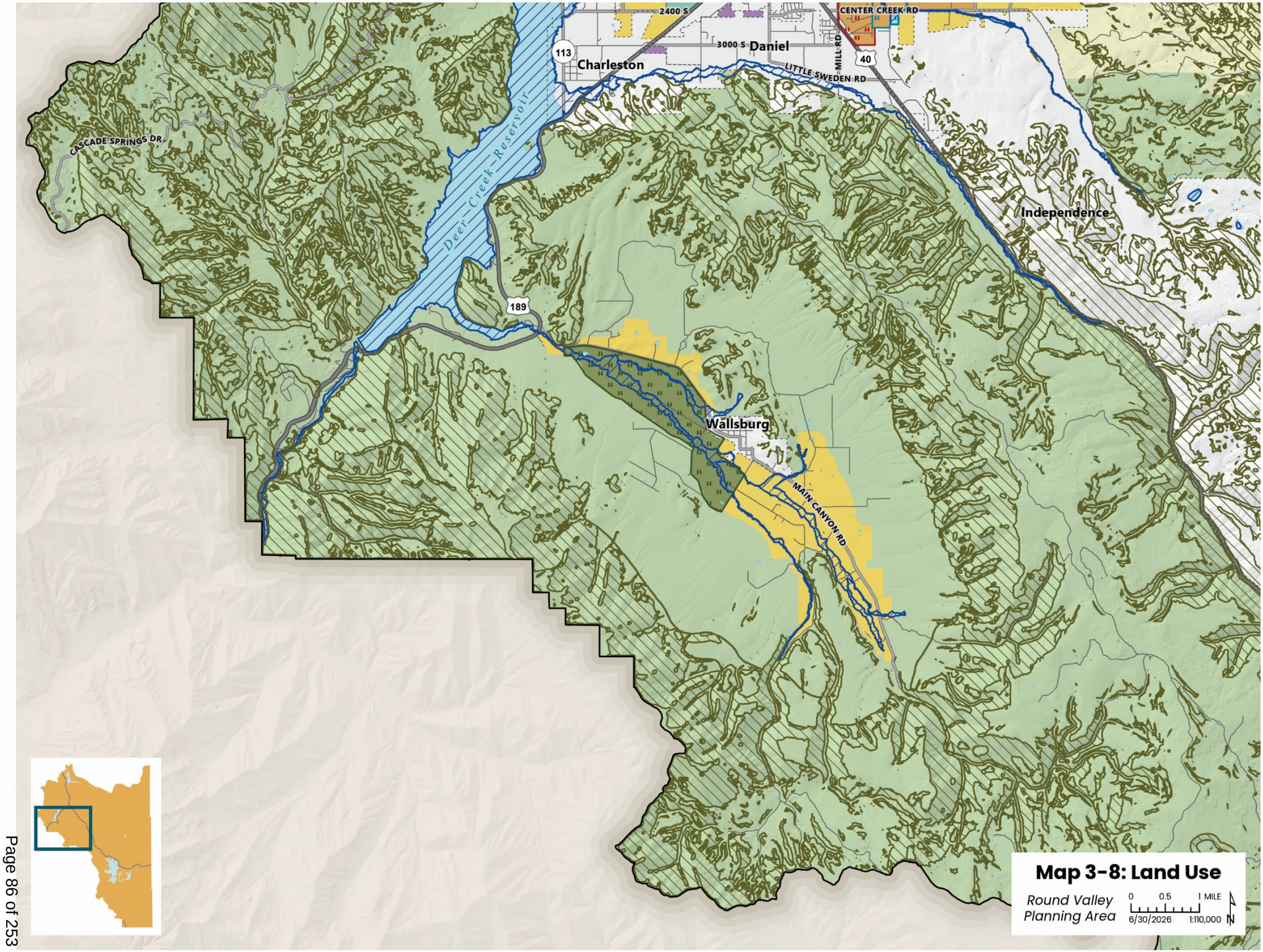
Round Valley and the Town of Wallsburg are committed to a rural lifestyle and protecting agricultural operations. Wasatch County supports the town through the interlocal coordination necessary to maintain the valley's rural character and ecological integrity. Steep hillsides surrounding the valley offer scenic beauty, important wildlife habitat, and the seclusion its residents desire.

Growth Management Policies:

- **Preserve Round Valley as an open, agricultural, and natural landscape.** The area's visual and ecological value makes it unsuitable for significant new development. Tools such as the TDR program can help ensure long-term protection of its working lands.
- **Protect water resources and wildlife habitat.** Streams, wetlands, and migration corridors should remain intact to support the valley's ecological function.
- **Avoid development on hillsides and visually prominent terrain.** Steep slopes and elevated benches should remain undeveloped to reduce wildfire risk and protect the valley's scenic character. Conservation subdivisions can provide a mechanism for long-term protection of these critical areas.
- **Coordinate with Wallsburg Town's General Plan.** Development should transition appropriately from the town's residential form to the more natural open space in the unincorporated county.
- **Maintain the scenic corridor into the valley.** Avoid development that diminishes the rural character or alters the community's sense of arrival.
- **Strengthen its role as a TDR sending area.** Landowners may voluntarily sell development rights to projects in the GTRA, permanently preserving Round Valley's open lands.



Legend for Map 3-8.


2400 S
CENTER CREEK RD
3000 S
Daniel
113
Charleston
MILL RD
40
LITTLE SWEDEN RD
CASCADE SPRINGS DR
Deer Creek Reservoir
Independence
189
Wallsburg
MAIN CANYON RD
Map 3-8: Land Use
Round Valley
Planning Area
0
0.5
1 MILE
6/30/2026
1:110,000
N

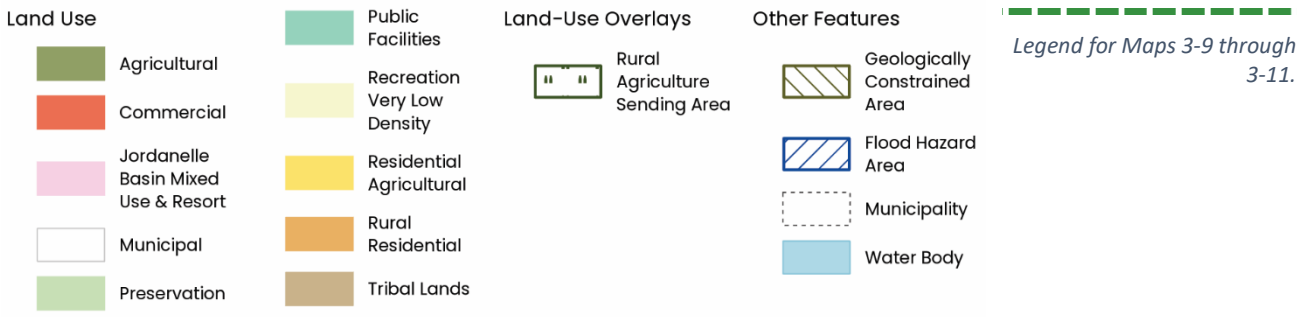
4-6. High Mountains

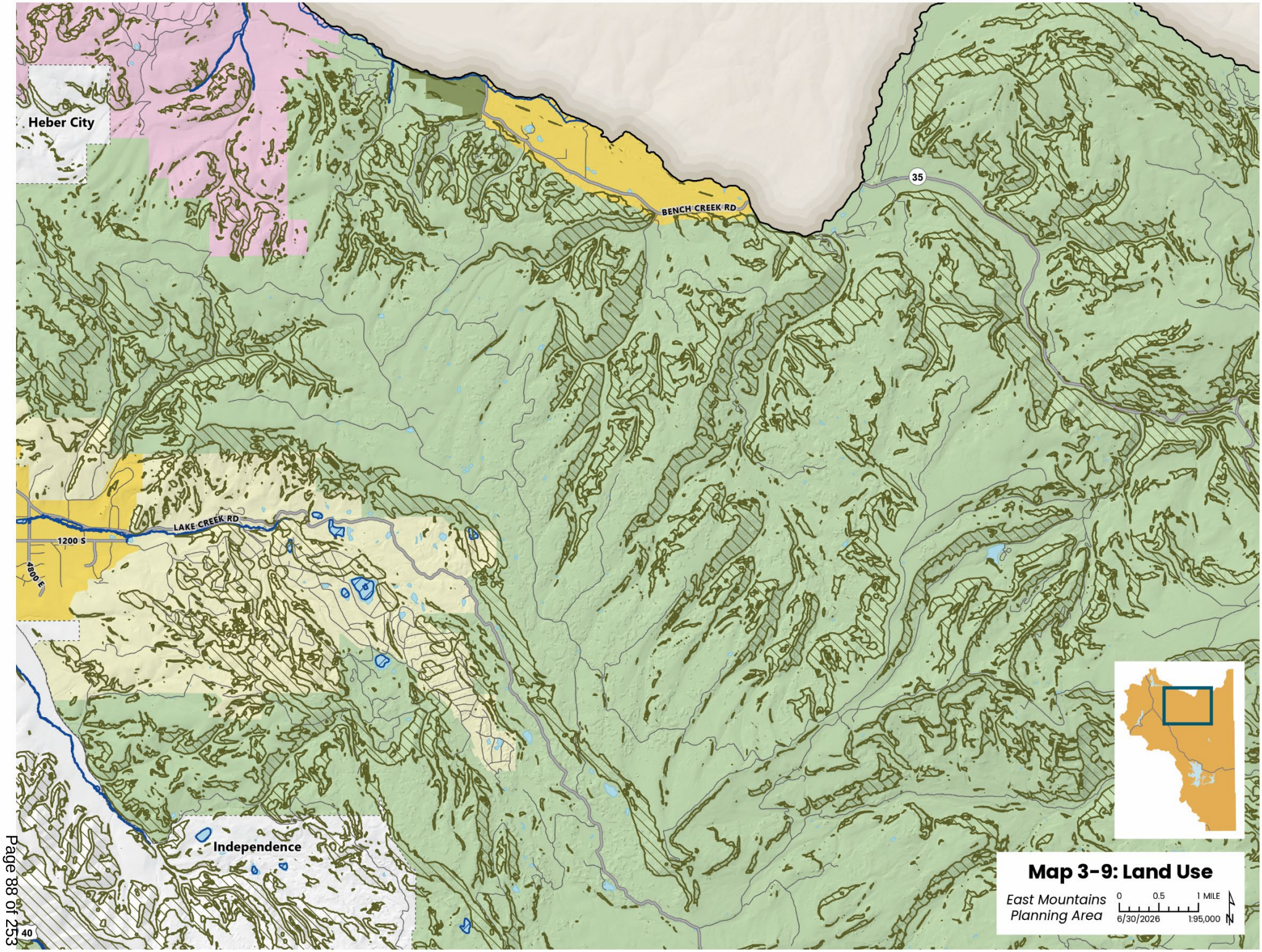
"High-elevation recreational retreats with limited infrastructure and high wildfire risk."

The areas described as the West Mountains, East Mountains, and Strawberry Area offer remote cabin retreats with limited to no infrastructure surrounded by forested terrain. Intended to maintain the natural landscape with limited uses being seasonal-use only, Wasatch County intends to preserve their rustic character by limiting infrastructure expansion, promoting wildfire safety, and discouraging conversion to urban-scale development. These areas should remain low-impact and recreational in nature to celebrate proximity to public land and natural beauty.

Growth Management Policies:

- **Maintain very low-density, recreation-oriented development.** Seasonal cabins and low-impact uses are appropriate, while year-round residential expansion should be avoided due to lack of services, high wildfire risk and respecting the area's backcountry character.
- **Protect watershed, wildlife habitat, and forest resources.** These high-elevation landscapes provide critical ecological services for the entire county. Strategies such as selective timber harvesting, responsible grazing, and limiting land disturbance can help maintain healthy, resilient rangelands.
- **Avoid development on steep slopes and ridgelines.** Terrain constraints, wildfire hazards, and visual impacts make these areas unsuitable for significant construction.
- **Preserve public access to recreation.** Trails, campgrounds, and backcountry access should remain available and well managed to support the area's recreation-oriented character.
- **Promote coordinated stewardship of natural resources.** Work closely with federal and state land managers to align land use decisions with broader goals for access, habitat, and long-term resource protection.





Map 3-9: Land Use

East Mountains Planning Area

0 0.5 1 MILE

6/30/2026 1:95,000

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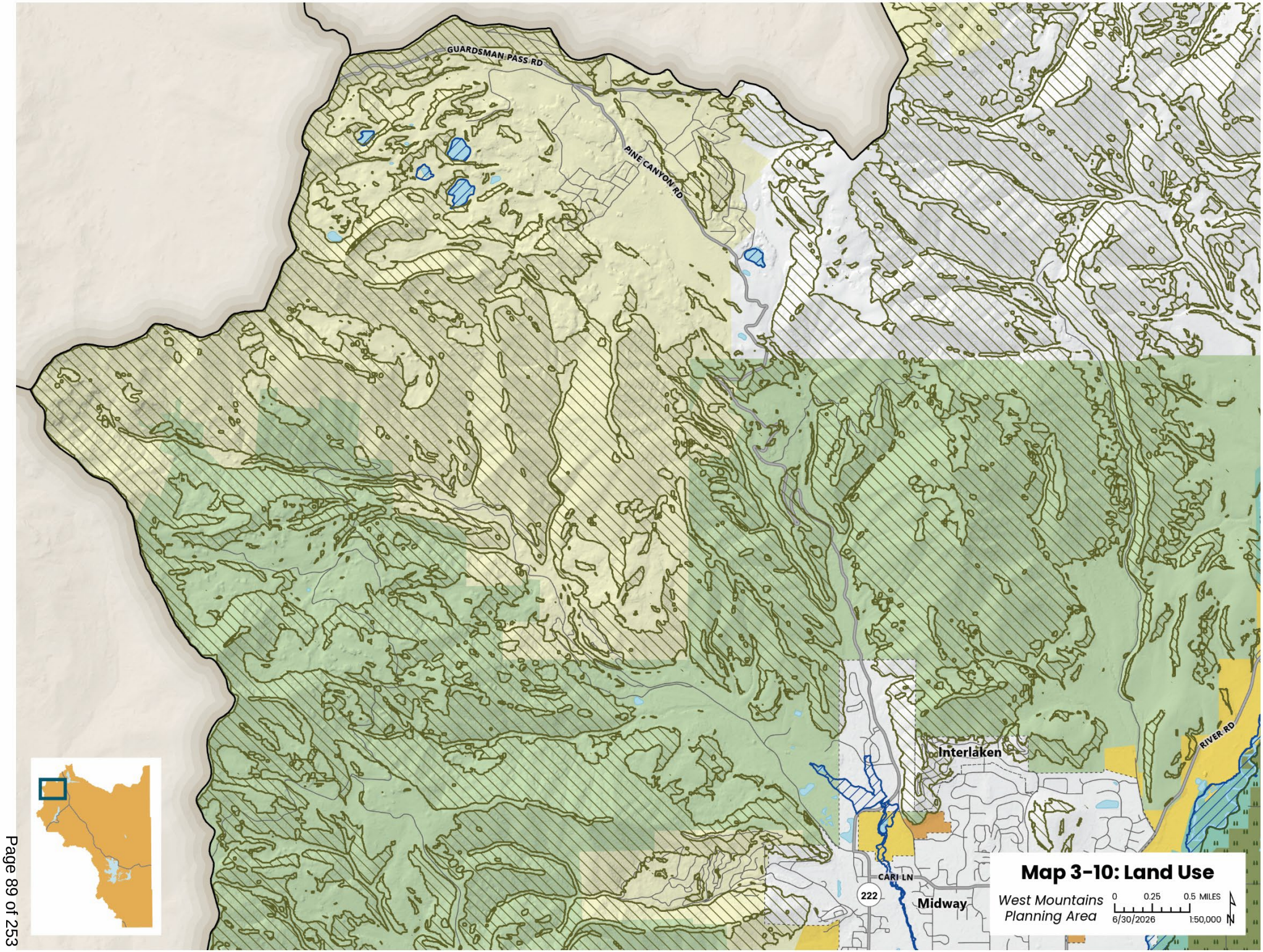
GUARDSMAN PASS RD
PINE CANYON RD
Interlaken
RIVER RD
CARI LN
222
Midway
Map 3-10: Land Use
West Mountains Planning Area
0 0.25 0.5 MILES
6/30/2026
1:50,000
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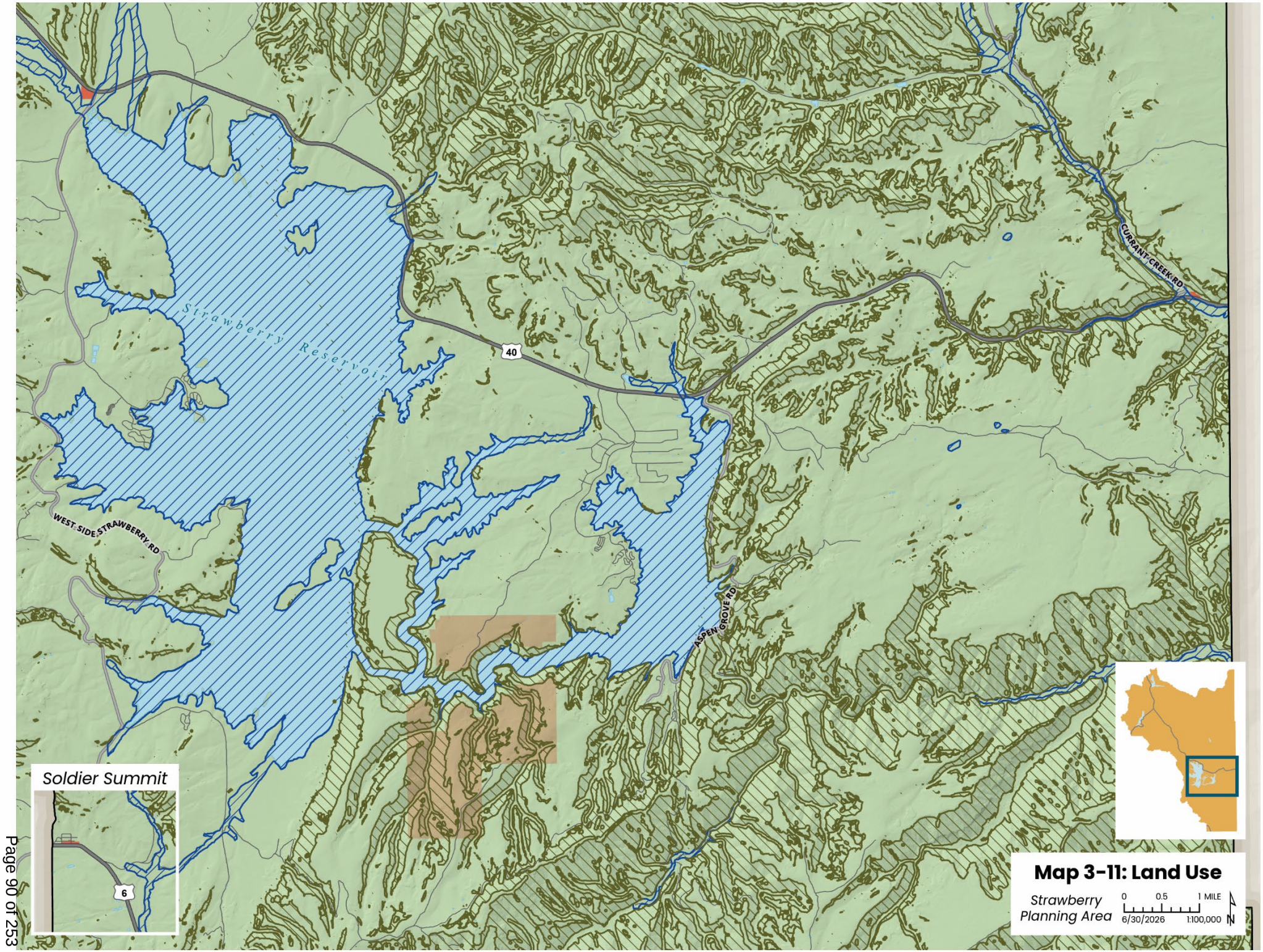


Map 3-11: Land Use

Strawberry Planning Area

0 0.5 1 MILE

6/30/2026 1:100,000

N

Key Takeaways

- Growth should be directed toward areas with existing infrastructure and municipal services.
- Sensitive lands—steep slopes, wetlands, wildlife habitat, and agricultural landscapes—are inappropriate for higher-density development.
- Tools such as clustering, conservation lots, and TDR help preserve open space while allowing landowners flexibility.
- Open space includes both natural landscapes and community recreation areas, each serving different but complementary roles.
- Parks and recreation facilities should be strategically located and maintained to serve residents equitably.
- The Future Land Use framework tailors growth strategies to the unique character and constraints of each planning area.
- Sprawl increases long-term fiscal, environmental, and infrastructure burdens; compact development reduces these impacts.
- Coordination with municipalities is essential to maintain logical annexation boundaries and efficient service delivery.

Looking Ahead – Land Use & Growth Management

Vision: In an effort to manage growth, protect valuable open space, and minimize urban sprawl, Wasatch County will collaborate with city and town leaders to direct growth to locations with the most existing services and the least environmental impact.

GOAL 3.1: Coordinate with cities and towns to foster a unified regional vision.

POLICY 3.1.1: Actively engage with municipalities to coordinate land use planning and infrastructure development.

POLICY 3.1.2: Collaborate on shared priorities such as downtown revitalization within the local jurisdictions, open space preservation, resource management, and transportation planning.

POLICY 3.1.3: Work with municipalities to encourage logical annexation boundaries and discourage speculative annexations.

POLICY 3.1.4: Use zoning and land use regulations to create effective transitions between incorporated areas and the rural unincorporated county.

GOAL 3.2: Ensure land use decisions produce predictable, high-quality outcomes that reflect the established community vision and values.

POLICY 3.2.1: Approve zoning amendments only when they demonstrably improve alignment with the county's General Plan and long-term land use vision.

POLICY 3.2.2: Update zoning regulations and the zoning map, as needed, to reflect existing context and desired local character.

POLICY 3.2.3: Develop and maintain land use regulations that are clear, consistent, and understandable to residents, businesses, and property owners to enable a more efficient and transparent review process.

GOAL 3.3: Protect and promote ranching and farming as culturally significant land uses that contribute to Wasatch County's heritage, resilience, and environment.

POLICY 3.3.1: Maintain agricultural zoning in the North Fields, South Fields, and Round Valley to protect their cultural significance, visual access to open space, and positive contributions to water quality and wildlife habitat.

POLICY 3.3.2: Discourage land use changes that fragment agricultural parcels or introduce incompatible adjacent uses.

POLICY 3.3.3: Provide incentives for conservation easements and agricultural preservation, while carefully evaluating how funding mechanisms may impact ongoing agricultural operations.

POLICY 3.3.4: Maintain the Agricultural Protection Program in accordance with state law to protect agricultural lands and practices from conflicts with non-agricultural development.

POLICY 3.3.5: Establish land use regulations that assimilate new development with working agricultural uses.

POLICY 3.3.6: Support agricultural uses that provide local food access and community resilience.

POLICY 3.3.7: Explore mechanisms to support smaller (under 20 acre) farms in remaining operational to recognize their contribution to the quality of life and visual open space in the community.

GOAL 3.4: Utilize innovative funding and design mechanisms to permanently protect critical open spaces, watershed health, and the natural environment.

POLICY 3.4.1: Develop standards for conservancy lots to preserve visual access to permanently protected open space under private ownership.

POLICY 3.4.2: Establish a conservation impact fee on new construction to provide a dedicated funding stream for the acquisition of conservation easements in high-priority areas.

POLICY 3.4.3: Utilize clustered development options in mountain environments to preserve scenic values, protect flora and wildlife, minimize soil erosion, reduce infrastructure costs, and mitigate wildfire risk.

GOAL 3.5: Guide resort development in a way that contributes positively to community values and balances economic opportunity with environmental protection.

POLICY 3.5.1: Manage the Jordanelle Basin as a resort-oriented district with development standards that emphasize environmental stewardship, seasonal housing, and recreational access.

POLICY 3.5.2: Utilize a local area plan to refine the appropriate locations for resort development and maximize open spaces.

POLICY 3.5.3: Designate zoning areas to support substantial commercial development that strengthens the county's tax base and helps reduce reliance on resort-related traffic traveling to the Heber Valley.

GOAL 3.6: Direct growth to areas with existing infrastructure, transit access, and community amenities, to prevent urban sprawl, protect the tax base, and minimize human impact on fragile ecosystems.

POLICY 3.6.1: Prohibit development in areas with significant physical or environmental constraints.

POLICY 3.6.2: Utilize "Growth Boundaries" or tiered density standards that require reduced density as the distance from population centers increases.

POLICY 3.6.3: Discourage upzoning in unincorporated areas that would contribute to sprawl or leapfrog development.

POLICY 3.6.4: Ensure compatibility between adjacent land uses through appropriate zoning and buffering.

POLICY 3.6.5: Evaluate the feasibility of a Transfer of Development Rights (TDR) program to shift development from less suitable "sending" areas to locations more appropriate for "receiving" residential growth.

POLICY 3.6.6: Consider flexible lot sizes in subdivision design, in appropriate areas, that maintains base density while increasing public open space and reducing infrastructure costs.

GOAL 3.7: Promote land use patterns that support long-term fiscal sustainability.

POLICY 3.7.1: Evaluate the fiscal impact of new development proposals to ensure they do not create long-term financial burdens.

POLICY 3.7.2: Prioritize infill and redevelopment in areas already served by infrastructure and services.

POLICY 3.7.3: Encourage land uses that generate lasting public benefit and contribute to the County's tax revenue.

POLICY 3.7.4: Consider development incentives in exchange for land dedicated to civic facilities that align with the General Plan and provide public benefit.

GOAL 3.8: Establish a sustainable system of well-maintained parks and public facilities that foster social connection, support healthy lifestyles, and meet the needs of a growing population.

POLICY 3.8.1: Develop a Parks Master Plan that defines level of service and accessibility for parks and open spaces of various scales and purposes to meet community needs.

POLICY 3.8.2: Support a balance of organized recreation programs (such as sports leagues and events) and non-programmed activities (such as walking, picnicking, or informal play).

POLICY 3.8.3: Prioritize the maintenance and enhancement of existing park facilities before exploring development of new facilities.

POLICY 3.8.4: Collaborate with smaller communities and special service districts to provide technical and maintenance assistance for existing local parks.

POLICY 3.8.5: Protect the integrity of recreational assets by requiring adjacent developments to provide buffers or design transitions that do not impair the value of the park.

04 Housing

"We have come to a clear realization of the fact that true individual freedom cannot exist without economic security and independence…among these are…the right of every family to a decent home."

-Franklin D. Roosevelt, State of the Union Address (1944)

Ensuring access to attainable housing is both a legal obligation and a community priority in Wasatch County. Under Utah Code Annotated §17-80-202, counties are required to plan for moderate-income housing by identifying strategies that promote affordability, diversity of housing types, and alignment with infrastructure and resource availability. These requirements reflect a statewide commitment to housing equity—and in Wasatch County, they also resonate with local values of inclusivity, stewardship, and responsible growth.

While the need for attainable housing is broadly recognized, its location matters. Higher-density housing and resource-efficient development are most viable within incorporated municipalities, where infrastructure, services, and transportation networks are already in place. As such, Wasatch County policies focus on supporting housing solutions in appropriate locations—often within cities and towns—rather than expanding development into unincorporated areas where service limitations and environmental constraints make higher-density housing less feasible.

Existing conditions

Housing Stock

Housing developments throughout Wasatch County were quite limited until the expansion of Heber City boundaries in the 1990s. Additional infrastructure and accommodations were made available, primarily through the Twin Creeks Special Service District on the east side of Heber City and the Jordanelle Special Service District in the Jordanelle Basin. Since that time, a rapid expansion of housing has continued to trend both in incorporated and unincorporated areas. Approximately 60% of the homes in Wasatch County have been constructed within the last 25 years, the majority of those are built in Heber City, Midway, and unincorporated Wasatch County.

As of 2025, Wasatch County had approximately 14,068 housing units[11], with growth concentrated near Heber City and the Jordanelle Basin. Despite recent additions, the pace of housing construction has not kept up with demand, contributing to rising prices and limited availability. According to the Park City Board of Realtors Market Information, the median sales price for homes in Wasatch County reached $1.2 million[12], placing it among the most expensive housing markets in Utah. Prices have been driven by second-home demand, resort development, and limited inventory. To further exacerbate the issue, the COVID-19 pandemic further accelerated this trend, as the rise of remote work weakened the traditional link between housing location and physical employment sites.

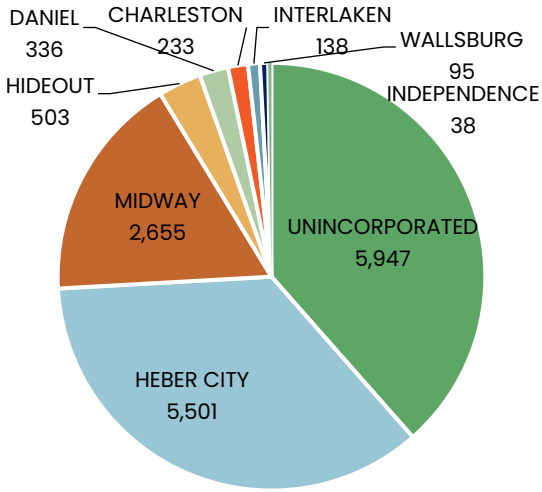


Figure 4-1: Number of Housing Units. Data source: U.S. Census Bureau, 2024.

Housing Tenure

Wasatch County's housing tenure is predominantly owner-occupied, but the share of short-term rentals and second homes has increased significantly in resort-adjacent areas. This shift reduces the availability of long-term housing and contributes to affordability challenges.

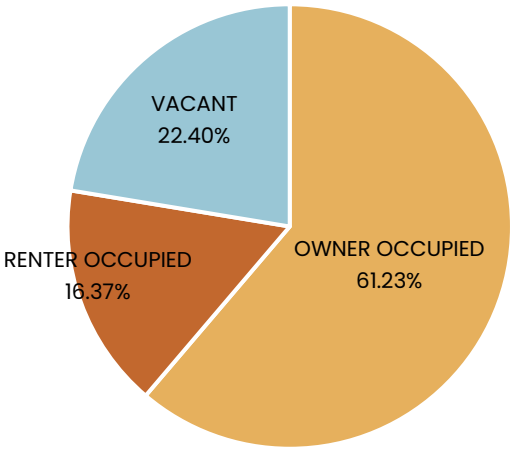


Figure 4-2: County Housing Tenure. Data source: U.S. Census Bureau, 2024.

[11] Kem C. Gardner Policy Institute. *State and County Projections (2025-2065)*. November 2025.
[12] Park City Board of Realtors. *Parkcityrealtors.com/market-information*. Year ending 2025.

Household Income

The median household income in Wasatch County was $117,608 in 2024 compared to the state average of $96,658, according to U.S. Census Bureau estimates[13]. While the HUD AMI limits for 2026 have shown an increase to $136,200 for a 4-person household, income growth has not kept pace with housing costs, especially for moderate-income households.

Addressing Affordability

Recent dialogue from certain lobbyist groups has suggested that governmental "red tape" is a primary driver of delayed home construction and inflated housing costs. However, data gathered through coordination with local cities and towns tells a different story—at least for Wasatch County.

According to population projections from the Kem C. Gardner Policy Institute[14], Wasatch County, including the incorporated municipalities, is expected to add approximately 38,325 new residents by 2060. With an average household size of 2.79 persons per household, this growth would require roughly 13,737 new housing units to meet demand. Most of this growth is expected to take place inside Heber City, Hideout, and Midway boundaries rather than in unincorporated county.

State Housing Compliance

Under UCA 17-80-201, Wasatch County is required to implement at least three moderate-income housing strategies. This plan exceeds that requirement by focusing on local needs, such as workforce retention and agricultural housing resilience.

Interestingly, the number of housing units that have already received some level of entitlement or that are already zoned for by-right residential development across Wasatch County's largest jurisdictions **exceeds the projected housing units by nearly 5,000 equivalent residential units (ERUs)**. This suggests that the entitlement process is not a bottleneck, but instead underscores that housing affordability is shaped by a complex mix of market dynamics, land costs, construction inputs, and demand patterns—not simply by permitting timelines.

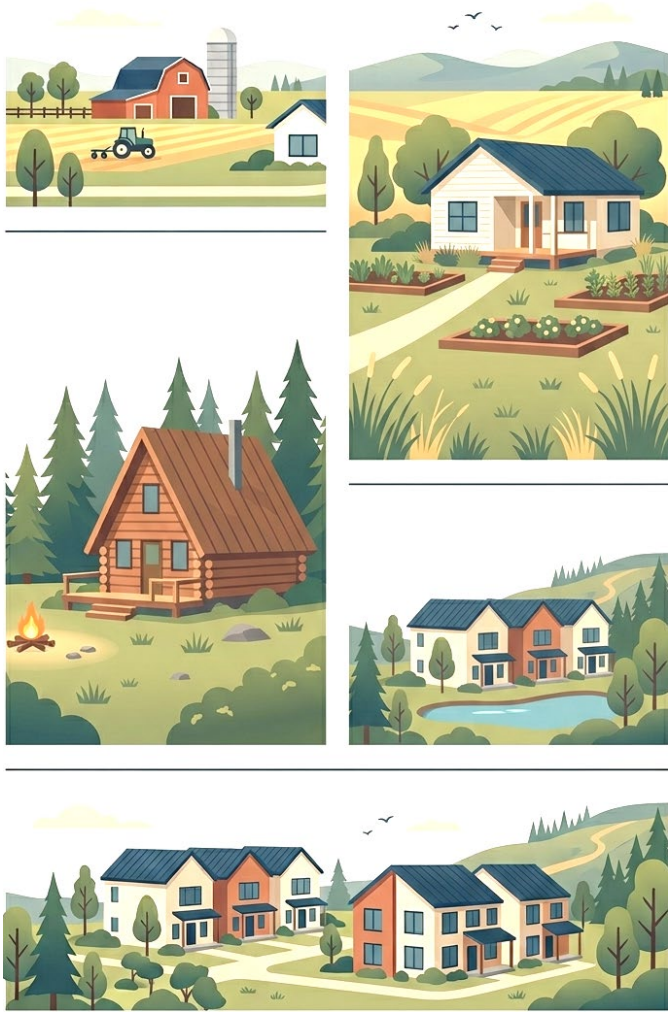
With this understanding, it is essential for local leaders to focus on the ***right types*** of housing in the ***right locations***. That means prioritizing housing for year-round residents, coordinating with municipalities to guide density into serviced areas, and protecting values and character of existing neighborhoods.

Housing affordability in Wasatch County is shaped by both market forces and community values. Residents have expressed a strong desire to preserve open space while ensuring that housing remains attainable for the local workforce. To support this balance, the county encourages industries that provide locally sourced building materials, which can help reduce construction costs and improve supply chain resilience.

[13] United States Census Bureau. *American Community Survey DP04.* 2024.
[14] Kem C. Gardner Policy Institute. *State and County Projections (2025-2065)*. November 2025.

As the county evolves, housing policy must address the specific needs of the local workforce and the families who sustain our agricultural heritage and economic vitality. Housing options should prioritize stable, year-round residents, including essential workers, through targeted strategies such as deed restrictions that protect long-term housing supply, identifying appropriate locations for higher-density development, and the exploration of transitional housing for those in vulnerable situations. These areas should typically be located within or adjacent to incorporated municipalities where infrastructure and services already exist, rather than expanding into unincorporated areas where service limitations and environmental impacts make dense development less viable.

The county also supports the efforts of the Wasatch County Housing Authority (WCHA) as the authority to achieve regional solutions and encourages all communities within the County to work collaboratively with WCHA. To further promote affordability, the county will explore development incentives for moderate-income housing (MIH) that align with the community's values of stewardship, pragmatism, and resilience.



Balancing Affordability and Other Community Goals

Efforts to improve housing affordability in Wasatch County must be balanced with the community's desire to preserve rural character, open space, and a sense of place. In the unincorporated area of the Heber Valley, that character is defined by modest homes with open views and workable land. Recent trends toward large homes that fill the building envelope are often seen as incompatible with this identity. To address these concerns, the County supports policies that make by-right development that supports year-round residents and workforce housing easier and more predictable, while ensuring that upzoning proposals for market rate and second home housing receive thorough review for infrastructure, character, and land use impacts.

Owner occupancy is encouraged to foster long-term community investment and neighborhood stability. Where higher densities are appropriate, the County may consider home size caps on smaller lots, paired with density bonuses that avoid a compressed, overly urban feel. These bonuses should be carefully coordinated with land use and open space preservation goals, and where feasible, transferred into incorporated municipalities where infrastructure and services can support them. This approach allows the county to promote affordability while protecting the landscapes, patterns, and values that define Wasatch County's rural communities.

FARM LABOR HOUSING

To support the long-term operational viability of our agricultural lands, the County supports allowances for accessory caretaker dwellings on larger agricultural parcels. These units are intended to house on-site labor and should be designed to support the agricultural operation without requiring traditional subdivision or residential upzoning.

INTERNAL ACCESSORY DWELLING UNITS (IADUS)

In accordance with state law, IADUs are encouraged within primary residential areas as a tool for housing affordability. These units provide a "gentle density" that allows for multi-generational living or supplemental income for residents while maintaining the existing character of residential neighborhoods.

SHORT-TERM RENTAL MANAGEMENT

The County recognizes that a high concentration of short-term rentals (STRs) can erode housing availability for long-term residents and alter the character of rural neighborhoods. The County will monitor STR impacts and implement policies to ensure that housing stock in primary residential zones remains available and attainable for permanent community members.

Resort Area Pressures and Impacts

While resort developments contribute to economic vitality and regional identity, they also introduce market pressures that can displace local residents and workers. Demand for luxury homes, second residences, and short-term rentals inflates land values and housing costs—often beyond the reach of year-round residents and essential workforce populations.

A 2022 study by the Urban Land Institute[15] found that home prices in Steamboat Springs, Colorado—a comparable ski destination—increased by 71% between 2019 and 2022, attributed to the "buying frenzy" of the COVID-19 pandemic's impact on resort towns. Key drivers identified include:

- **Lifestyle Demand:** An influx of location-neutral workers and high-net-worth buyers increased demand outside of the typical market.
- **Housing Stock Cannibalization:** Conversion of long-term workforce housing into STRs artificially tightened supply and drove up prices for year-round residents.

[15] Urban Land Institute. *ULI Advisory Services Panel Report-Steamboat Springs.* December 2022.

While home prices in resort areas have seen triple-digit growth over the last decade, local median wages grew at a fractional pace, widening an 'affordability gap' that threatens community resilience. These trends demonstrate that Wasatch County's housing market functions differently than the broader Utah market. Because our challenges are rooted in unique resort-based pressures rather than standard suburban growth, they require targeted, localized solutions that can adapt to the specific economic landscape of a mountain-resort community.

To mitigate these impacts, Wasatch County should consider strategies that limit luxury and second-home development outside designated resort areas, monitor and limit short-term rentals to assess affordability trends and policy effectiveness, and mandate resort developers provide workforce housing on-site or nearby.

Key Takeaways

- Housing supply is currently responding to population growth and regional market pressures, but housing attainability for the local workforce is being heavily impacted by luxury-market and second-home ownership,
- Most higher-density and attainable housing belongs in the central core of incorporated municipalities where services exist and where employment and other essentials are most accessible.
- Wasatch County has more entitled units than projected housing, meaning affordability challenges stem from market forces, not permitting delays.
- Policies should prioritize housing opportunities for year-round residents, essential workers, and long-term community stability.
- Tools such as ADUs, deed restrictions, and workforce housing requirements can support affordability.

Looking Ahead – Housing Attainability

Vision: Wasatch County supports creative solutions that will provide attainable housing options that promote long-term residency and an ability to engage in the community we call home.

GOAL 4.1: Promote development patterns that are cost-efficient, easy to maintain, and located in areas that are well-suited to support attainable housing opportunities.

POLICY 4.1.1: Prioritize new housing development in areas already developed and adequately served by utilities and infrastructure, and accessible to transit options, employment centers, and commercial services to support the daily needs of residents.

POLICY 4.1.2: Discourage higher-density development in rural or undeveloped parts of the unincorporated county where access to public services, infrastructure, and commercial amenities are limited or unavailable.

POLICY 4.1.3: Zone for higher density or moderate-income residential development in commercial or mixed-use zones, commercial centers, or employment centers, where appropriate. (UCA 17-80-201(3)(a)(ii)(F), 2025)

POLICY 4.1.4: Allow for single room occupancy developments within the mixed-use resort areas of the county to provide more flexible and affordable options. (UCA 17-80-201(3)(a)(ii)(I), 2025)

POLICY 4.1.5: Develop programs that allow for the transfer of development rights from sensitive lands, such as agricultural or environmentally significant areas, to locations more appropriate for moderate-income housing. Coordinate with local municipalities to identify potential receiving zones within their boundaries. (UCA 17-80-201(3)(a)(ii)(R), 2025)

GOAL 4.2: Ensure housing needs are met for long-term residents of Wasatch County at a variety of income levels.

POLICY 4.2.1: Implement zoning incentives for low to moderate-income units in new developments. (UCA 17-80-201(3)(a)(ii)(J), 2025)

POLICY 4.2.2: Preserve existing and future moderate-income housing and subsidized units by requiring deed restrictions that reserves the property for households earning income at or below 80% of AMI. (UCA 17-80-201(3)(a)(ii)(K), 2025)

POLICY 4.2.3: Ensure that deed restrictions on moderate-income housing units are only removed when doing so demonstrably advances broader public goals related to health, safety, or welfare.

POLICY 4.2.4: Establish regulations requiring property owners who rent deed restricted properties to obtain a business license, helping to monitor and enforce compliance with affordability requirements.

POLICY 4.2.5: Implement and enforce regulations that limit short-term rental uses outside of the Jordanelle resort area, including restrictions on investor-owned properties, to ensure housing stock is fully utilized for permanent residents.

POLICY 4.2.6: Monitor the conversion of existing year-round housing stock into seasonal or short-term lodging and evaluate mitigation programs that preserve the inventory available to the primary workforce.

POLICY 4.2.7: Prioritize 'for-sale' products over 'for-rent' products in new moderate-income housing developments to encourage long-term community equity.

GOAL 4.3: Support the ability for current Wasatch County residents and families to remain in the community throughout all stages of life, regardless of household composition, physical needs, or income level.

POLICY 4.3.1: Implement a mortgage assistance program for employees of Wasatch County, an employer that provides contracted services for the county, or any other public employer that operates within the county. Allow funding to come, in part, from the trust fund managed by the Wasatch County Housing Authority. (UCA 17-80-201(3)(a)(ii)(N), 2025).

POLICY 4.3.2: Consider expanding the use of Accessory Dwelling Units (ADUs) by owner-occupants in single-family residential zones to provide supplemental income that supports mortgage affordability for the primary homeowner as well as flexible housing options for extended families, caregivers, or renters.

POLICY 4.3.3: Review and revise zoning and development standards to support the creation of senior housing in residential zoning districts, ensuring older adults can age in place within their communities.

POLICY 4.3.4: Evaluate the potential for establishing maximum home size limits in areas designated for attainable housing, to support affordability of smaller, single-family ownership products.

POLICY 4.3.5: Strengthen community resilience by creating adaptable housing opportunities that ensure first responders, teachers, and service workers can live and thrive within the community.

GOAL 4.4: Encourage housing and development that enhances the built environment and reflects the character of Wasatch County's diverse neighborhoods.

POLICY 4.4.1: Create regulations related to multi-family residential dwellings and transitional housing compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones. (UCA 17-80-201(3)(a)(ii)(U), 2025)

POLICY 4.4.2: Promote the construction of housing that prioritizes health, sustainability, and resilience to environmental and economic challenges.

POLICY 4.4.3: Encourage the inclusion of open spaces and indoor common areas in new developments that are accessible to both residents and the broader community, fostering social interaction and community well-being.

POLICY 4.4.4: Support land use applications for light-industrial or resource-based businesses, in appropriate locations, that provide locally sourced building materials to reduce construction costs and carbon footprints.

GOAL 4.5: Strengthen regional collaboration to address housing challenges across jurisdictional boundaries.

POLICY 4.5.1: Provide ongoing support to the Wasatch County Housing Authority for programs that address housing needs of residents of the county who earn less than 80% of the area median income through local funding, council board assignments, and allocation of staff resources, as available. (UCA 17-80-201(3)(a)(ii)(V), 2025)

POLICY 4.5.2: Consider partnering with an entity that applies for services provided by the Wasatch County Housing Authority to preserve and expand the supply of moderate-income housing. (UCA 17-80-201(3)(a)(ii)(O), 2025)

POLICY 4.5.3: Collaborate with local educational institutions to explore opportunities for housing that serves faculty, staff, or students in a way that alleviates pressure on the broader housing market and provides for local workforce.

POLICY 4.5.4: Regularly assess the mix of housing types available throughout the County, including incorporated areas, and consider interlocal agreements or policies that promote a broader range of housing options at a regional scale.

POLICY 4.5.5: Collaborate with the Mountainland Association of Governments (MAG) and High Valley Transit (HVT) to align Wasatch County's housing strategies with regional transportation investments, ensuring that 'attainable housing' is located near planned transit stops.

POLICY 4.5.6: Regularly track the status of entitled but unbuilt units to ensure the county's housing strategy remains based on actual delivery rather than just paper capacity.

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05 Transportation

"Transportation is about more than asphalt and steel. It's about connecting people to opportunity."

-Anthony Foxx, U.S. DOT Press Release (2014)

Transportation and land use are deeply interconnected. As development expands into previously rural areas, the need for context-sensitive design becomes increasingly important. Urbanizing areas require more robust infrastructure, while rural areas benefit from low-impact, flexible solutions. A well-functioning transportation system is also essential to Wasatch County's economic vitality, public safety, and overall quality of life.

Wasatch County's transportation system includes a mix of state highways, county roads, local streets, and an expanding network of trails and transit services. The system must serve a growing population, seasonal tourism, and regional pass-through traffic, all while preserving the county's rural character and scenic quality.

Connecting People and Places

Wasatch County aims to create a transportation network that supports regional mobility while preserving the quality of life in its communities. A connected street and trail network with multiple routing options improves system resiliency, distributes traffic more equitably, and reduces reliance on a limited number of major corridors.

Major corridors—such as state highways, arterials, and collectors—should function efficiently to move people and goods between communities and counties. To protect this function and reduce conflicts, direct access to these roads should be limited to planned intersections. Direct driveway access onto major roads contributes to unsafe and inefficient systems and should be avoided.

Within neighborhoods, a well-connected transportation network improves emergency response times, reduces vehicle miles traveled, and enhances access to services and amenities. The county will prioritize street and trail connections between neighborhoods, civic destinations, and recreational areas. Gated communities, cul-de-sacs, and dead-end streets should be atypical, as they limit connectivity and hinder public access.

CORRIDOR PRESERVATION

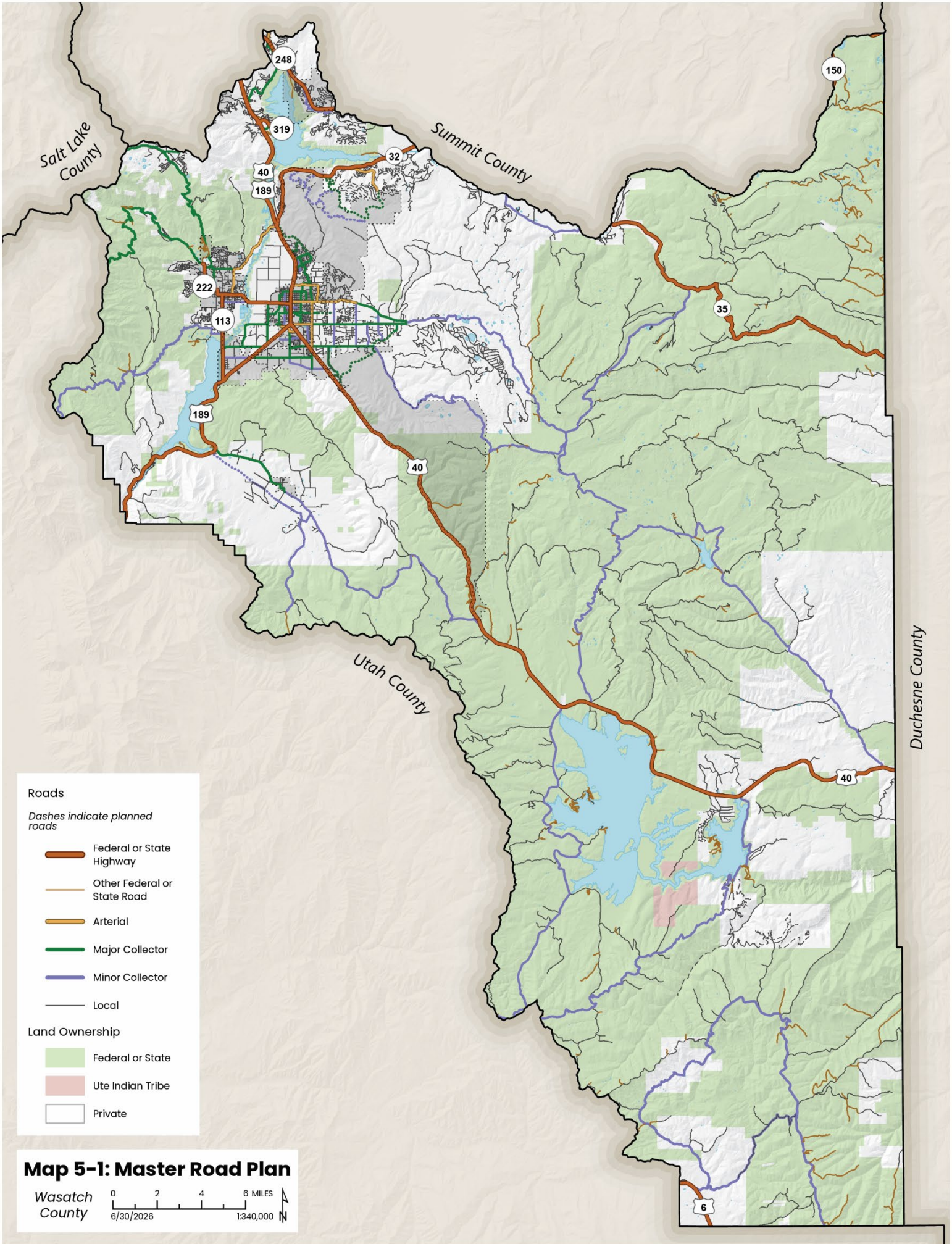
Preserving future transportation corridors is essential to maintaining long-term mobility and avoiding costly or impractical solutions as the County approaches build-out.

Establishing these alignments early, when impacts are lowest, ensures that future residents and businesses have access to a functional and coherent network.

Although new development may initially perceive required stub streets or sidewalks as "roads to nowhere," these facilities ultimately form the backbone of the future system envisioned in the County's land use plan.

Requiring developments to construct their proportionate share of the transportation network supports a connected, efficient system while ensuring that the costs of growth are not shifted onto existing residents.

The County will proactively identify and preserve future transportation corridors to ensure long-term mobility and prevent development patterns that foreclose essential future connections.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Roads
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Map 5-1: Master Road Plan
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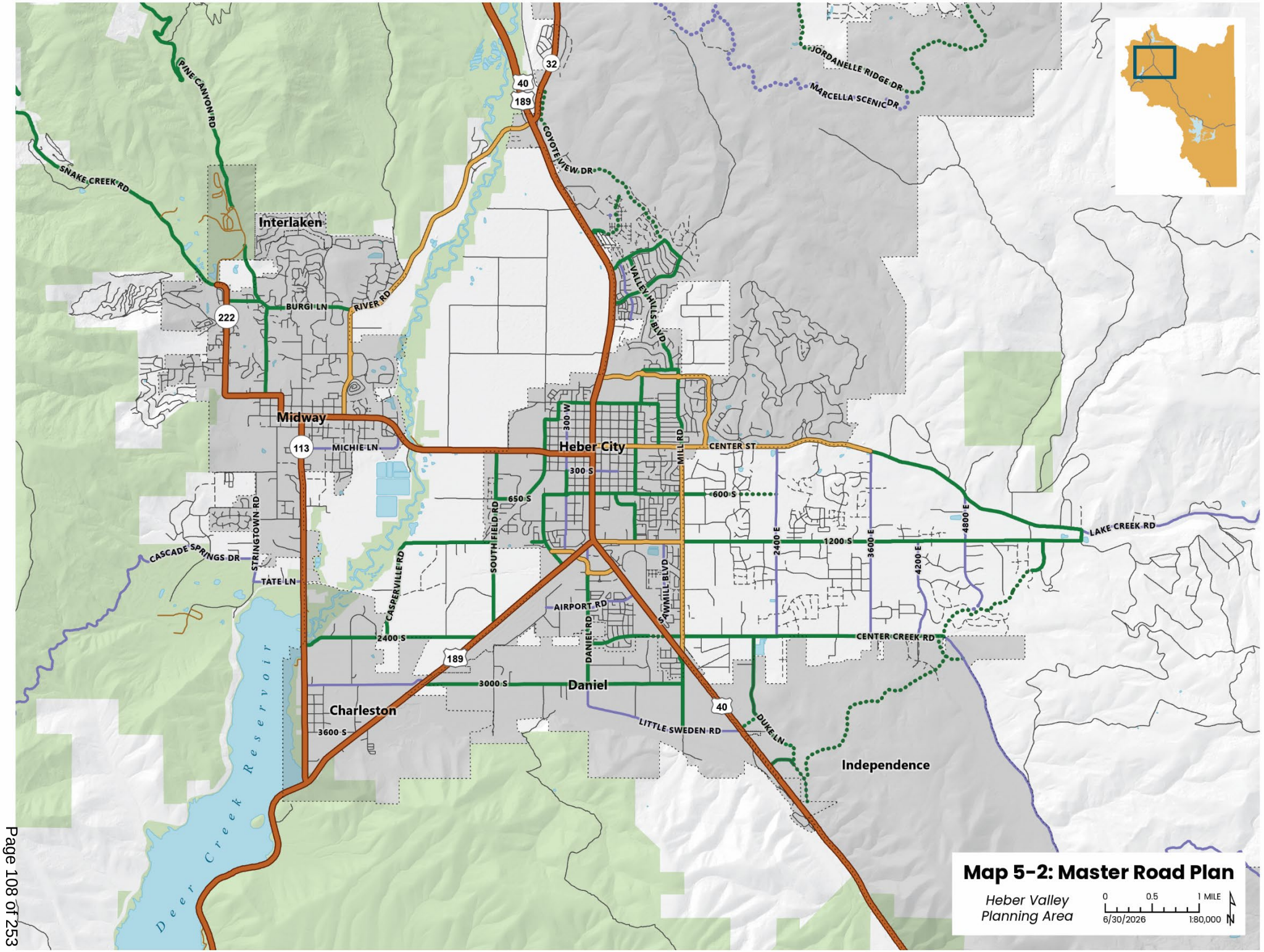
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Map 5-2: Master Road Plan
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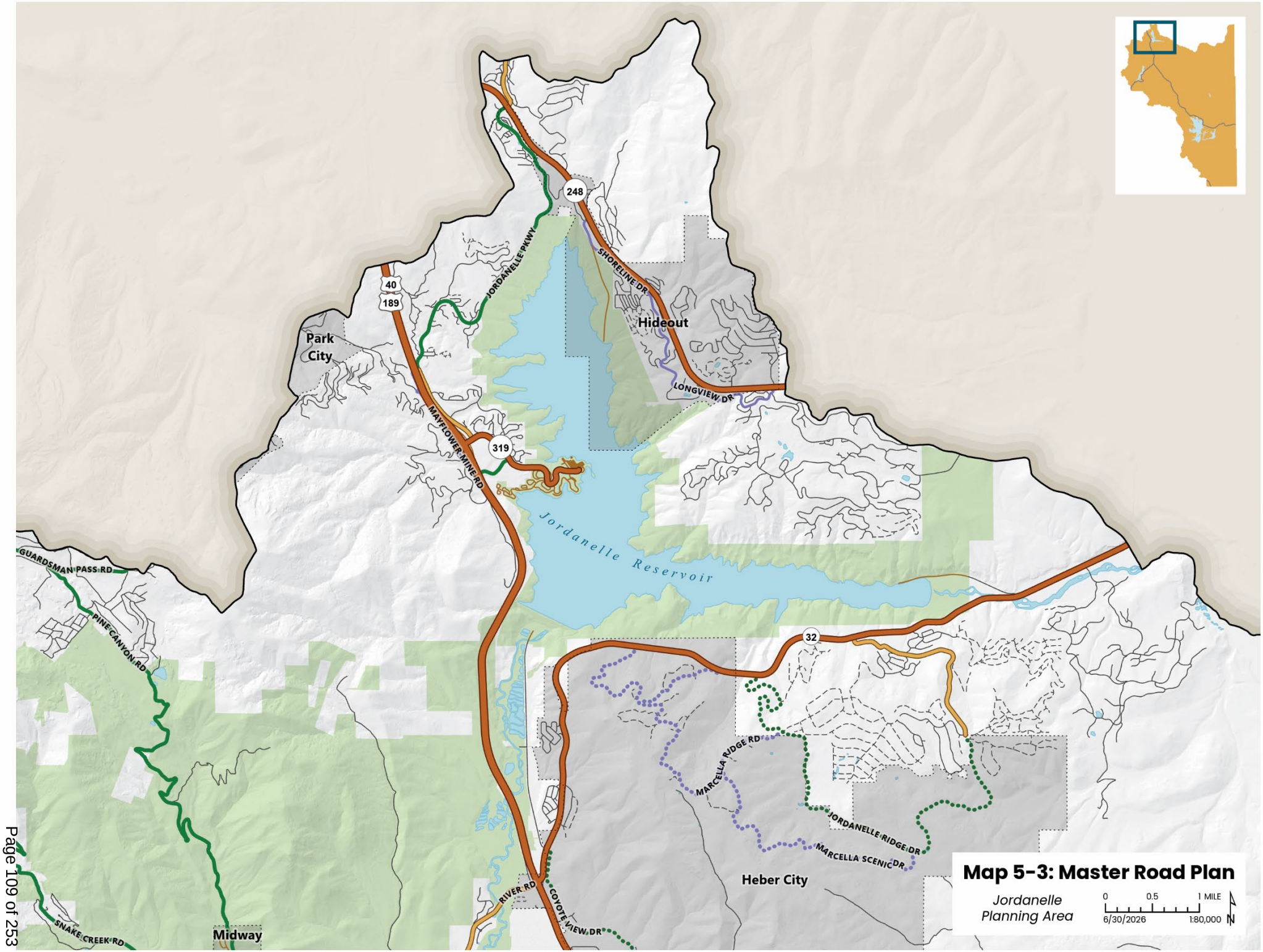
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RIVER RD
COYOTE VIEW DR
MARCELLA RIDGE RD
JORDANELLE RIDGE DR
MARCELLA SCENIC DR
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Hideout
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Jordanelle Reservoir
Map 5-3: Master Road Plan
Jordanelle Planning Area
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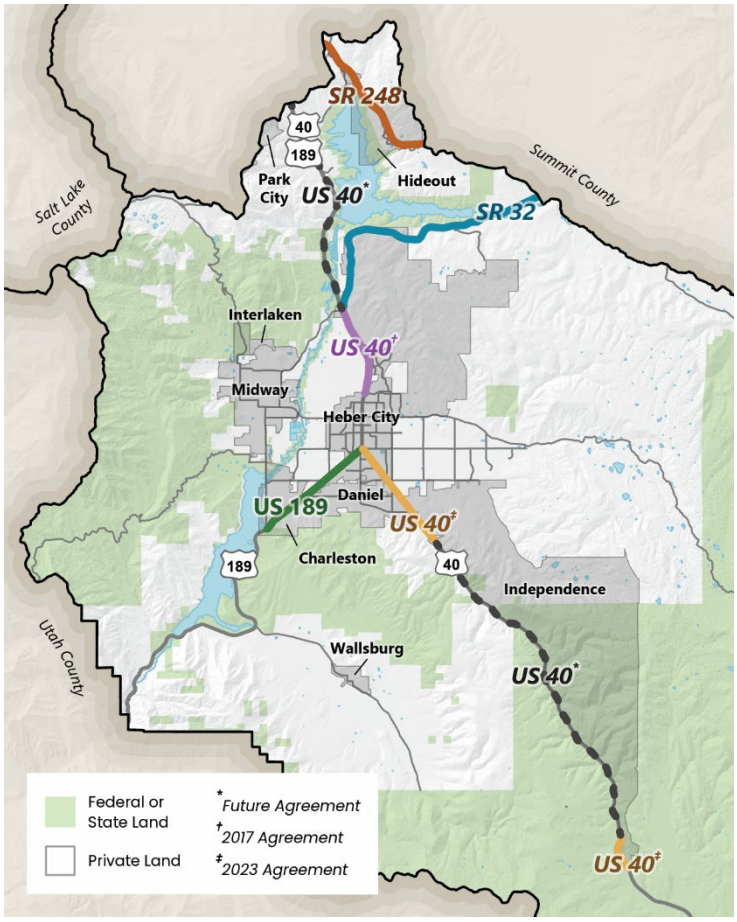
Regional Planning and Coordination

Wasatch County actively participates in the Mountainland Association of Governments (MAG) as the Rural Planning Organization (RPO). MAG manages a long-range Regional Transportation Plan[16] which identifies phased improvements to regionally significant roads based on travel demand modeling and economic development strategies. The Regional Transportation Plan, including future updates, is hereby adopted by reference as part of this General Plan.

Future transportation planning must account for the significant share of regional through-trips with origins and destinations outside the County, as these external trips substantially influence long-term mobility needs. In an on-going effort to address these needs, the county coordinates with the Utah Department of Transportation (UDOT), High Valley Transit (HVT), and neighboring jurisdictions to promote regional connectivity and efficient use of resources. Access Management Plans are one tool currently in effect to coordinate access and land use planning adjacent to UDOT facilities.

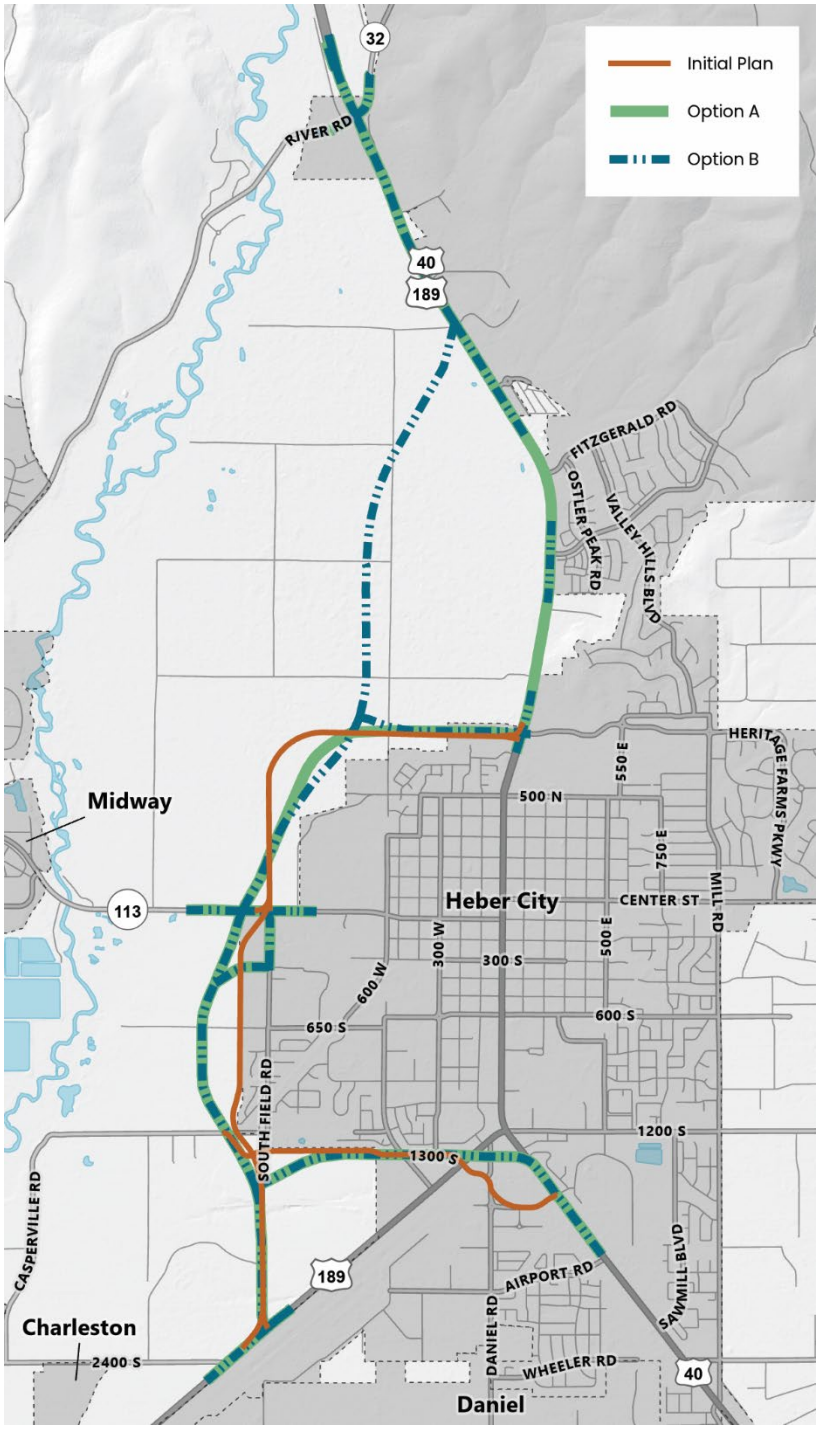


Map 5-4: Access Management Agreements.

[16] Mountainland Association of Governments. *Wasatch Back Transportation Plan*. www.mountainlands.org

Heber Valley Corridor

A key regional priority is the Heber Valley Corridor, a proposed State project intended to improve regional and local mobility on US-40, provide opportunities for nonmotorized transportation, and allow Heber City to achieve its vision for the historic town center. Wasatch County and Heber City have passed resolutions supporting the project, which is included in UDOT's long-range plan. Alignments for the corridor have been discussed for decades, and UDOT is currently advancing an environmental review process to determine a preferred alignment. Wasatch County's support for the Heber Valley Corridor project is grounded in the values and priorities of this General Plan, including the preservation of the agricultural operations in the North Fields and protection of established water resources. Preferred alignment alternatives should be evaluated for compatibility with these priorities.



Map 5-4: Heber Valley Corridor Potential Alignments as of January 2026.

Roadway Design

Roadway materials and design should reflect the surrounding context. In rural areas, soft-surface shoulders may be appropriate, while urban areas may require concrete, curb, and gutter. Hard-surface roads should prioritize transportation efficiency, while soft-surface routes may serve recreational or low-impact purposes.

To preserve the county's scenic beauty and environmental integrity, road construction should minimize disturbance to natural features and viewsheds. It is essential to avoid large cuts, fills, and hillside scarring to maintain the visual character of the landscape. While road design contributes to these impacts, allowed uses and development densities often play a larger role and should be evaluated with equal scrutiny.

Non-Motorized Transportation: Trails and Pathways

Trails are a vital part of Wasatch County's transportation and recreation network, offering residents and visitors safe, healthy, and scenic alternatives to motorized travel. Trails are not just for recreation; they are the physical threads that weave our neighborhoods together, fostering a shared sense of place through movement and interaction. The **Wasatch County Trails Master Plan** outlines a system of non-motorized pathways that link neighborhoods, schools, parks, civic centers, and public lands. Although this plan does not govern land use within incorporated areas, it identifies regionally significant connections that extend into cities and towns. To support a cohesive network, Wasatch County encourages all local jurisdictions to adopt the Trails Master Plan as part of their systems.

The Wasatch County Trails Master Plan envisions both paved urban networks and backcountry trails as vital "physical threads" that link our neighborhoods to our iconic public lands.

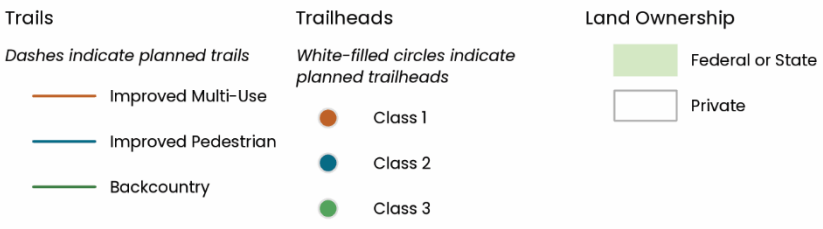
Photo Credit: Wasatch Trails Foundation

Developers will be required to construct and dedicate trails consistent with the Trails Master Plan. Trailheads should include appropriate amenities such as parking, signage, kiosks, and restrooms. To ensure long-term sustainability, Wasatch County will explore funding strategies such as impact fees, grants, and partnerships. Public awareness of the trail system will be promoted through digital and printed resources.

Wasatch County prioritizes protected and separated bike and pedestrian facilities over shared-use lanes, recognizing the safety and comfort benefits of dedicated infrastructure. Coordination with municipalities will be essential to create a seamless, regional trail network.

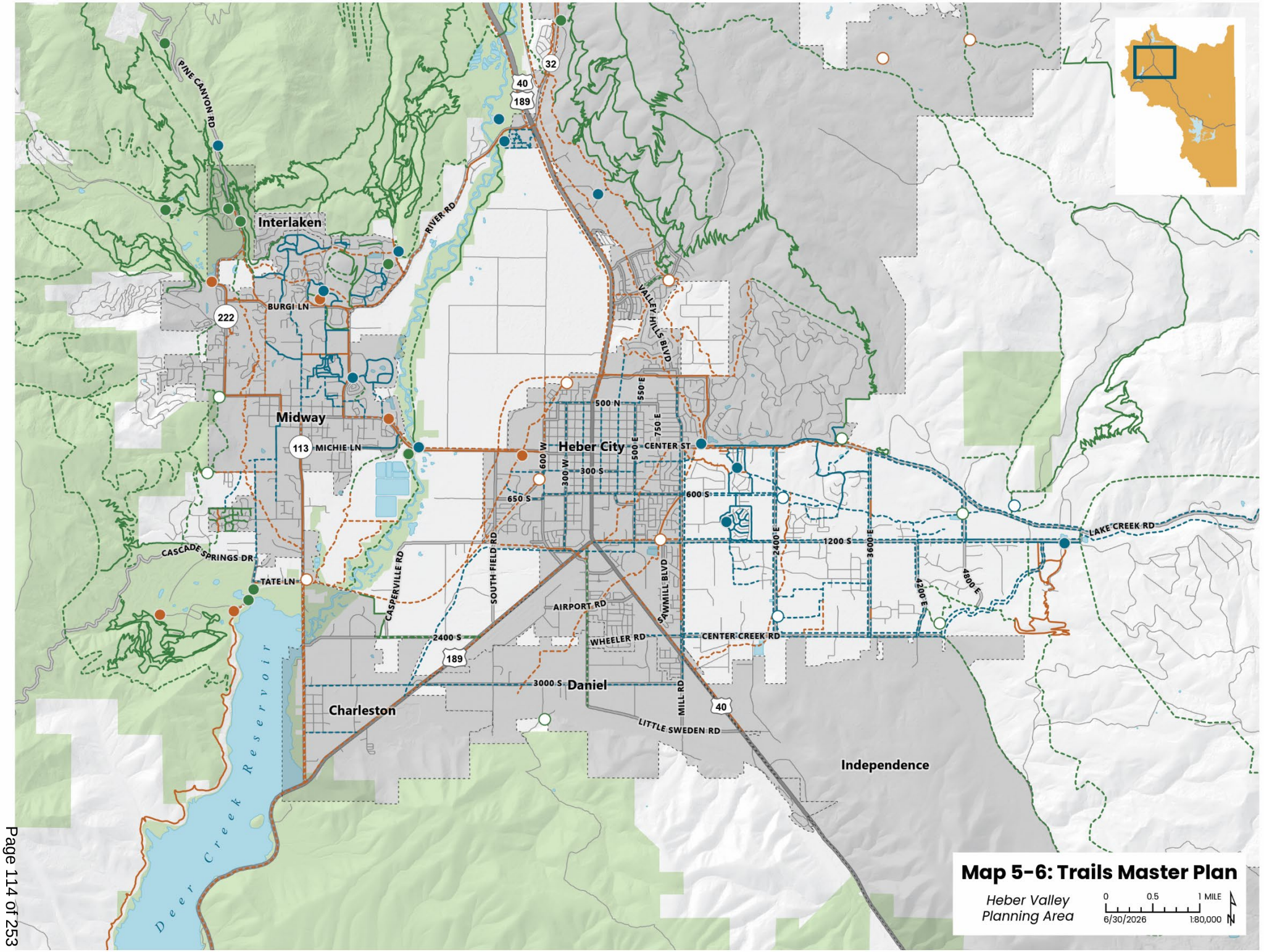
Trail System Objectives

- Improve access to public facilities such as schools, libraries, parks, and civic centers.
- Connect neighborhoods to each other and to state and federal lands.
- Promote healthy lifestyles and reduce vehicle dependency.
- Provide safe routes for children and families.
- Support tourism and economic development through outdoor recreation.



Legend for Maps 5-6 and 5-7.

*Areas not visible on the following maps can be viewed on the GIS mapping services available on the Wasatch County webpage.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Map 5-6: Trails Master Plan
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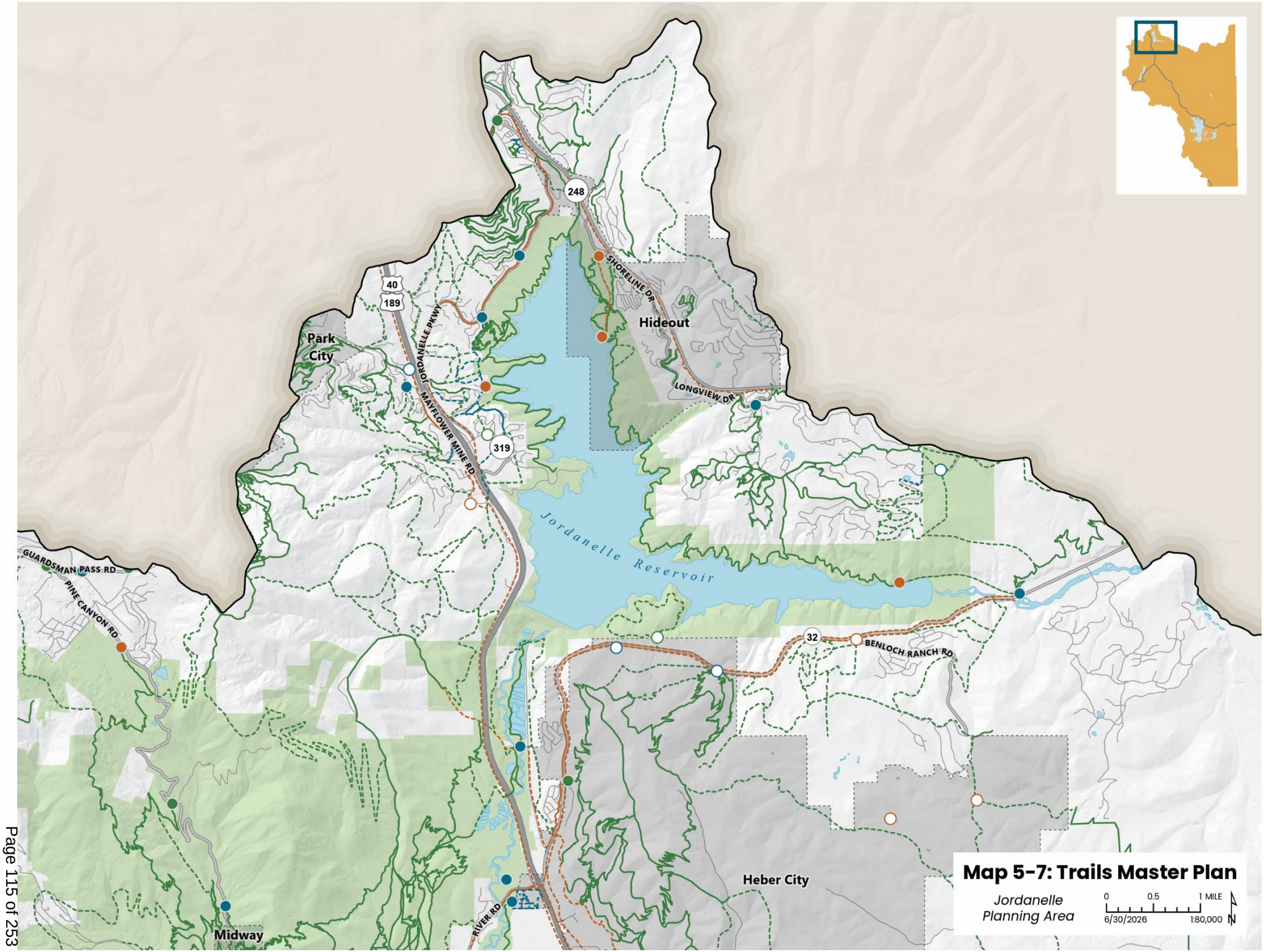
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Map 5-7: Trails Master Plan
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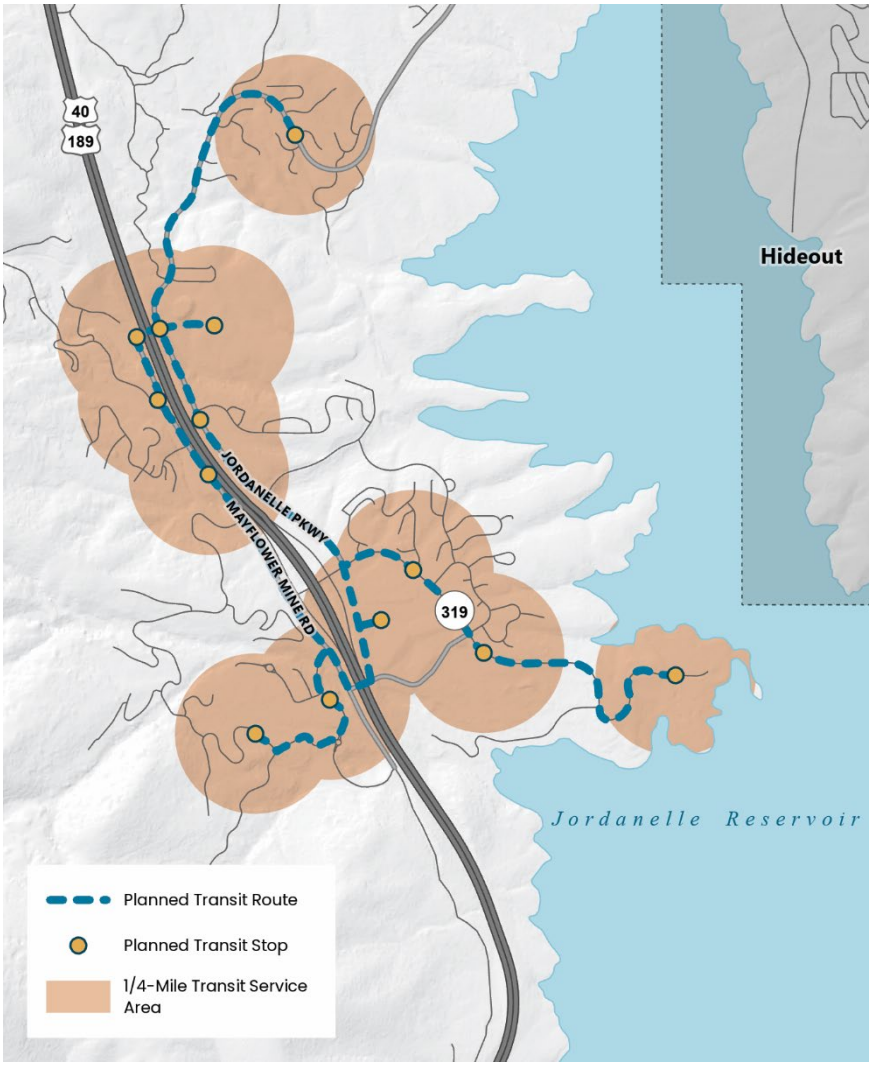
Transit

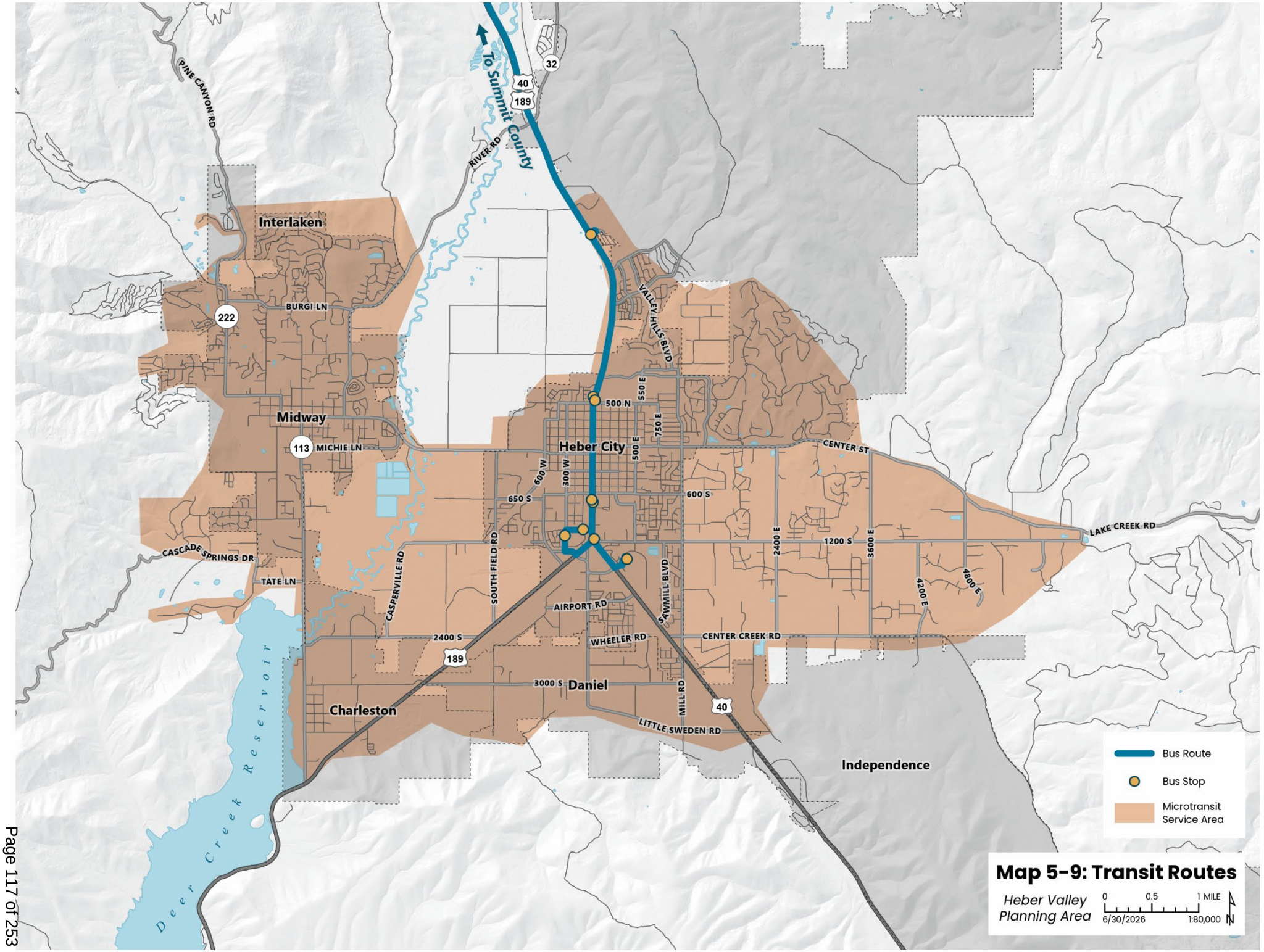
As Wasatch County continues to grow, expanding access to public transit is essential to maintaining mobility, reducing congestion, and supporting equitable transportation choices. The county supports the continued development and expansion of High Valley Transit (HVT) and other regional transit providers to serve both residents and visitors.

Transit service should prioritize connections between population centers, employment hubs, schools, and recreational destinations, including Heber City, Midway, Park City, and the Wasatch Back. The County will explore opportunities to integrate park-and-ride facilities along major corridors such as US-40 and US-189, and will evaluate the long-term feasibility of commuter-rail or bus service to Provo, Salt Lake City, and Park City.

Transit planning will be coordinated with land use decisions and developers to ensure that future development supports walkable, transit-ready communities. Given the high percentage of residents commuting to Utah and Salt Lake counties, transit investments can also help reduce transportation costs and support local workforce retention



Map 5-8: Planned Transit Routes.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Map 5-9: Transit Routes
Heber Valley Planning Area
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Wayfinding and Signage

A unified wayfinding strategy across both the road and trail networks will assist the public in navigating the transportation system as efficiently as possible. Wayfinding typically includes standardized kiosks, directional signage, and interpretive elements that:

- Clearly identify trailheads, routes, and destinations;
- Provide consistent visual cues and branding across jurisdictions and land ownerships;
- Enhance user confidence and safety by improving navigation and orientation;
- Support accessibility for users of all ages and abilities;
- Promote awareness of public access points and connections between open spaces, parks, and community destinations.

Wayfinding elements need to be durable, context-sensitive, and scalable, and should be implemented in coordination with local partners and agencies to ensure continuity and cost-effectiveness.

Funding

Funding is one of the most significant challenges to implementing transportation improvements. Potential funding mechanisms may include transportation impact fees, state and federal grants, public-private partnerships, regional cost-sharing agreements, and general fund allocations. The county will need to prioritize projects based on need, impact, and available resources. This is typically done through the establishment of a Capital Improvement Plan (CIP). A transparent and data-driven approach to prioritization will help ensure that limited resources are used effectively to support the county's long-term mobility goals.

Key Takeaways

- A connected street and trail network improves safety, mobility, and emergency response.
- Major corridors must remain efficient by limiting direct access. This can only be accomplished if significant efforts are made to ensure internal connectivity and multiple network options are provided on local roads as development occurs.
- Trails are both recreation and transportation infrastructure and a core component to the character of Wasatch County.
- Transit expansion depends on regional coordination and viable land use patterns.
- Corridor preservation today prevents costly fixes in the future.

Looking Ahead – Transportation and Mobility

Vision: Through innovation and community collaboration, Wasatch County will establish and maintain a connected and efficient circulation system that creates a safe environment for all modes of travel in a way that is sensitive to the context of the mountain characteristics and wide range of land use patterns. We recognize trails as a critical part of both the transportation and recreation assets of the county that strengthen residents' connection to each other and the natural environment.

GOAL 5.1: Establish a well-connected, multi-modal transportation system that ensures efficient regional mobility, reduces congestion on primary corridors, and guarantees rapid, reliable access for emergency services.

POLICY 5.1.1: Require internal and external connections for all modes to provide redundancy, improve system reliability, and reduce concentrated impacts on any single corridor.

POLICY 5.1.2: Require development projects to incorporate traffic management and subdivision designs that ensure safety for all roadway users, including motorists, cyclists, and pedestrians.

POLICY 5.1.3: Prohibit gated communities or cul-de-sacs that impede street connectivity, emergency service access, or active transportation movement.

POLICY 5.1.4: Identify and prioritize "gap-closure" projects to ensure a continuous network for both vehicles and pedestrians.

POLICY 5.1.5: Consider upgrading existing roads during maintenance to meet current standards, including drainage, sidewalks, and trails.

POLICY 5.1.6: Include long-term trail and road maintenance in the Capital Improvement Plan (CIP) to ensure fiscal resilience.

GOAL 5.2: Promote predictable yet flexible design standards that support innovative transportation solutions tailored to unique circumstances.

POLICY 5.2.1: Implement rural street design standards, where possible, that consider long-term environmental and fiscal impacts and support transportation choice.

POLICY 5.2.2: Establish design standards that ensure transportation infrastructure, bridges, and retaining walls are visually subordinate to the landscape, particularly on hillsides and important viewsheds.

POLICY 5.2.3: Establish network typologies that respond to land use, topography, and other community context.

POLICY 5.2.4: Adopt and maintain Engineering Design Standards that prioritize long-term fiscal and environmental sustainability over short-term ease of construction.

POLICY 5.2.5: Evaluate cumulative impacts of future developments in traffic studies and roadway design.

GOAL 5.3: Promote health and reduce environmental impact by expanding viable transportation alternatives beyond the private automobile.

POLICY 5.3.1: Maintain the Wasatch County Trails Master Plan as a regional coordination tool to guide the development of a connected trail network that augments urban transportation to key destinations and expands recreational access to open spaces.

POLICY 5.3.2: Support the expansion of High Valley Transit and regional ride-share programs to reduce single-occupancy vehicle trips.

POLICY 5.3.3: Require "end-of-trip" facilities, such as bike storage, charging stations, shelters, and restrooms at major commercial and civic destinations.

POLICY 5.3.4: Develop a paved network of non-motorized bike and jogging paths along collector roads with safe crossings and intersections.

POLICY 5.3.5: Encourage development of park and ride lots and ride-share programs for commuters traveling to Park City, Salt Lake City and Utah County.

GOAL 5.4: Enhance opportunities for residents and visitors to connect with nature and one another through an extensive network of recreational trails that are compatible with the natural environment and connected with the active transportation network.

POLICY 5.4.1: Ensure public access to trails through dedicated easements or rights-of-way with clear on-site signage.

POLICY 5.4.2: Utilize public and private parking facilities as shared uses for trailheads, where feasible.

POLICY 5.4.3: Prioritize trails along prominent natural features such as rivers, lakes, and scenic viewpoints to enhance the community's connection to nature.

POLICY 5.4.4: Improve public access to the Provo River corridor through low-impact recreational amenities such as boardwalks, bird-watching areas, and interpretive signage that respects the natural environment.

POLICY 5.4.5: Ensure a user-friendly experience through consistent wayfinding signage and well-marked trailhead kiosks.

POLICY 5.4.6: Require developers to dedicate and construct trails and trailheads that enhance access and connectivity.

GOAL 5.5: Strengthen regional collaboration among jurisdictions to facilitate integrated, efficient, and sustainable transportation solutions that support community values.

POLICY 5.5.1: Coordinate with neighboring jurisdictions to ensure cross-boundary trails and roads meet seamless design and safety standards.

POLICY 5.5.2: Actively participate in regional planning through the Mountainland Association of Governments Rural Planning Organization to ensure Wasatch County's priorities are reflected in the Wasatch Back Transportation Plan.

POLICY 5.5.3: Support UDOT in finalizing the Heber Valley Corridor alignment and protect the corridor from incompatible development.

POLICY 5.5.4: Collaborate with transit service providers and local jurisdictions to coordinate future transit stop locations.

GOAL 5.6: Preserve the county's scenic and natural resources by minimizing the environmental impacts of transportation infrastructure.

POLICY 5.6.1: Pursue National Scenic Byway designation for Provo Canyon and State Road 113 to leverage the preservation of scenic corridors for economic and environmental benefits.

POLICY 5.6.2: Support cleaner transportation modes and technologies to improve air quality.

POLICY 5.6.3: Integrate wildlife mitigation features, such as underpasses and specialized fencing, into roadway projects within identified migration corridors.

POLICY 5.6.4: Protect the intrinsic qualities of the county's scenic corridors by limiting high-impact commercial development and prioritizing the preservation of the roadside viewshed.

GOAL 5.7: Enhance the visual quality and sense of arrival along the US 189 and US 40 corridors as they enter the Heber Valley.

POLICY 5.7.1: Use large setbacks and limited land uses along the entry corridors to preserve a sense of openness.

POLICY 5.7.2: Prohibit new billboards and remove existing ones to the extent permitted under state law.

POLICY 5.7.3: Limit signage to small monument signs that are visually compatible with surrounding landscape.

POLICY 5.7.4: Require parking and storage areas to be behind buildings or to have significant landscape buffers to soften the visual impacts.

06 Public Services

"Strong communities depend on strong infrastructure – the systems that allow people to live healthy, productive lives."

-Henry G. Cisneros, (2015)

Photo Credit: Ivan Spencer (2016)

Limited availability of public services in unincorporated Wasatch County is not just a logistical constraint—it's a defining feature of rural life. Sparse infrastructure, decentralized service delivery, and environmental limitations have long shaped the pace and pattern of development outside municipal boundaries. These limitations reflect a rural ethic of self-reliance, fiscal restraint, and environmental stewardship.

Rather than viewing service constraints as obstacles, this General Plan recognizes them as essential boundaries that help preserve the County's natural beauty, protect water resources, and support responsible growth. Infrastructure availability—especially for sewer, stormwater, and water supply—is one of the most effective tools for guiding development toward areas that can support it, while safeguarding open lands and sensitive ecosystems.

Residents and landowners considering development outside serviced areas should be aware of these limitations. In many cases, the absence of centralized infrastructure may restrict density, increase permitting complexity, or require alternative systems that carry long-term maintenance responsibilities and costs. Understanding these realities is essential to making informed decisions and aligning expectations with the nature of the County's resilience, stewardship, and rural character.

Fiscal Responsibility

In a rural context where resources are limited and expectations for frugality are high, the County must ensure that public investments are transparent, coordinated, and value driven. A Capital Improvement Plan (CIP) is the primary tool for achieving this. The CIP identifies major infrastructure needs, evaluates financial commitments, and ensures consistency with the goals and policies of the General Plan. By aligning capital projects with long-term priorities, avoiding duplication across jurisdictions, and pursuing cost-sharing opportunities, the County can stretch limited resources while maintaining essential services.

As part of this effort, this chapter supports planning for adequate utility and public services, whether through the land development process or government-led programs. It is essential that new development pays its fair share of the cost associated with expanding utility infrastructure and delivering services to newly developed areas. Most utilities and public services require significant upfront investment and must be planned proactively to meet future demand. Key factors influencing the amount, location, and type of growth that Wasatch County can anticipate include who will pay for and maintain improvements.

Public Schools

Wasatch County School District, charter schools, Mountainland Technical College, and Utah Valley University serve many of the public education and technical training needs in the county and, under state law, these entities operate with some autonomy from local land use regulations. However, school sites are still required to obtain land use permits from the county and demonstrate compliance with general site development standards.

Because land use policies influence school district projections and facility planning, and similarly, the impact that the design and construction of new school facilities can have on the community, it is important that the school district and the county make efforts to collaborate on policies and projects to seek outcomes that provide for optimal community benefit, reduced infrastructure costs and traffic impacts, and increased potential for success of each other's goals.

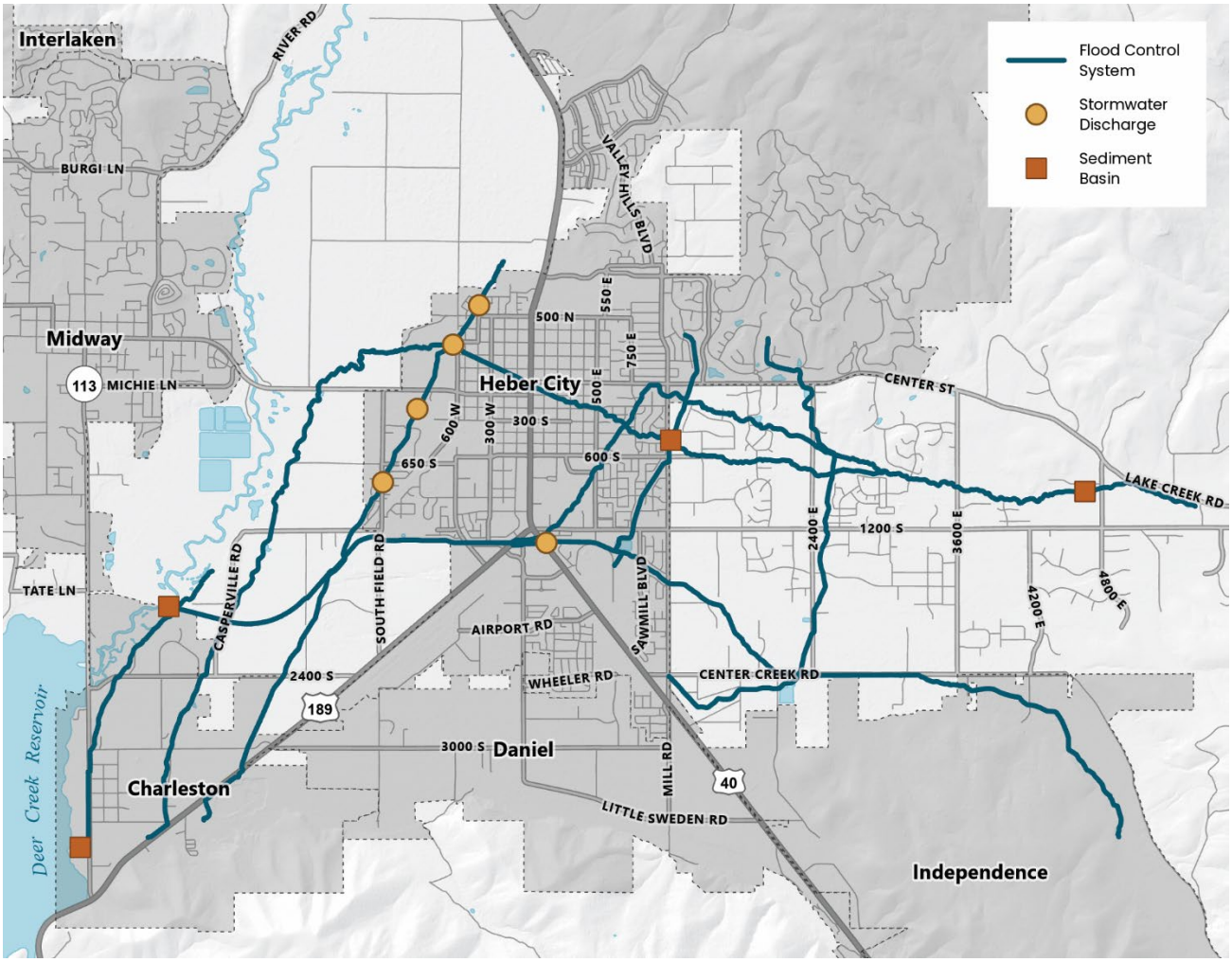
Storm Water Control

Stormwater management in Wasatch County has evolved alongside growth in the Heber Valley. In 1986, the County and Heber City constructed a joint flood control system to convey runoff from Lake Creek and Center Creek to the Provo River. This system, comprised of natural channels, canals, and a constructed floodway, remains a critical piece of regional infrastructure.

As development continues, additional stormwater runoff from impervious surfaces must be carefully managed to protect water quality and reduce downstream impacts. Storm events contribute to most of the nutrient loading and pollutants in local streams and water bodies, highlighting the need for proactive stormwater management.

The 2000 Heber Valley Storm Water Management Plan (PSOMAS)[17] identifies sediment basins and constructed wetlands as effective best management practices (BMPs) for reducing nutrient loads. The plan outlines two alternatives for basin construction and should continue to guide the County's efforts to improve water quality. This plan is hereby incorporated into the General Plan by reference.

To further support long-term stormwater management, Wasatch County and the municipalities in the Heber Valley should collaborate on a regional drainage system to supplement the existing flood control network and replace the irrigation ditches that have been phased out by pressurized irrigation systems.



Map 6-1: Existing Flood and Stormwater Collection System

[17] PSOMAS. *Heber Valley Storm Water Management Plan*. Prepared for Wasatch County. 2000.

Wastewater Treatment

System Overview

The Heber Valley Special Service District (HVSSD): Established in 1977 to provide wastewater treatment services for Heber City, Midway City, the Midway Sanitation District, and Charleston Town. The service area has since expanded to include portions of the Twin Creeks Special Service District. Lagoon capacity was expanded in 2001, increasing treatment capacity to approximately 10,000 Equivalent Residential Units (ERUs), and a mechanical treatment facility added in 2013 to accommodate projected flows through 2030.

Jordanelle Basin facility: A separate mechanical treatment facility built in 2013 below the Jordanelle Reservoir serves the Jordanelle and North Village SSDs to support higher-density resort development in the Jordanelle Basin.

Septic limitations: To protect groundwater, septic drainfields are unsuitable in areas with densities greater than one ERU per five acres. As a result, the timing and location of sewer line extensions are among the County's most effective tools for managing growth and preventing sprawl by directing development to serviced areas. County policies encourage both new construction and existing homes on septic systems to connect to the centralized sewer system when they're within a reasonable distance. Additionally, the Wasatch County Health Department uses state and local rules to appropriately manage septic systems when used. This approach helps safeguard water quality, especially in areas where aging or poorly sited septic systems pose a risk to water quality.

Future Capacity and Planning Considerations

Ongoing coordination with the Heber Valley Special Service District (HVSSD), Strawberry Ranch SSD (SRSSD), and the Jordanelle Special Service District (JSSD) is essential for understanding wastewater treatment capacity and planning for future growth. Entities should maintain up-to-date master plans that identify service boundaries, infrastructure needs, and growth limitations based on treatment capacity. Local jurisdictions and preliminary municipalities should respect these limitations and incorporate them into land use decisions to ensure that development remains aligned with available infrastructure.

Because the HVSSD system was approved as a non-discharging facility to protect Deer Creek Reservoir, the Division of Water Rights classifies it as nearly 100% consumptive. This means that when culinary water is used and wastewater is treated by HVSSD, additional water rights may be required to offset the lack of return flow to the watershed. This consideration is especially important when evaluating new development proposals and water right transfers.

Water Use and Preservation

Wasatch County, like many other counties in the State, faces ongoing challenges related to limited water availability. The entire county is either closed to new appropriations[18] or subject to restrictions on new water rights. As a result, all new developments must secure sufficient and appropriate water resources.

Water use is governed by a complex system of rights and regulations that determine how much water is available, where it can be used, and for what purposes. While municipalities typically provide these services within their boundaries, the unincorporated areas of Wasatch County rely on Special Service Districts (SSDs), mutual water companies, or private systems to meet these essential needs.

Culinary Water

Culinary water in the unincorporated county that is not provided by private wells is delivered by approximately 14 public providers, ranging from large SSDs to small mutual companies. Larger providers, such as SSDs, have capacity to monitor water resources, project demand and plan infrastructure investments. Smaller providers often face staffing and financial limitations, making long-term planning more difficult.

There are areas where existing residential development exists outside of service area boundaries, specifically in the North Fields area and near the town of Wallsburg. These areas are limited in scope and population, so their impact on the analysis is minimal.

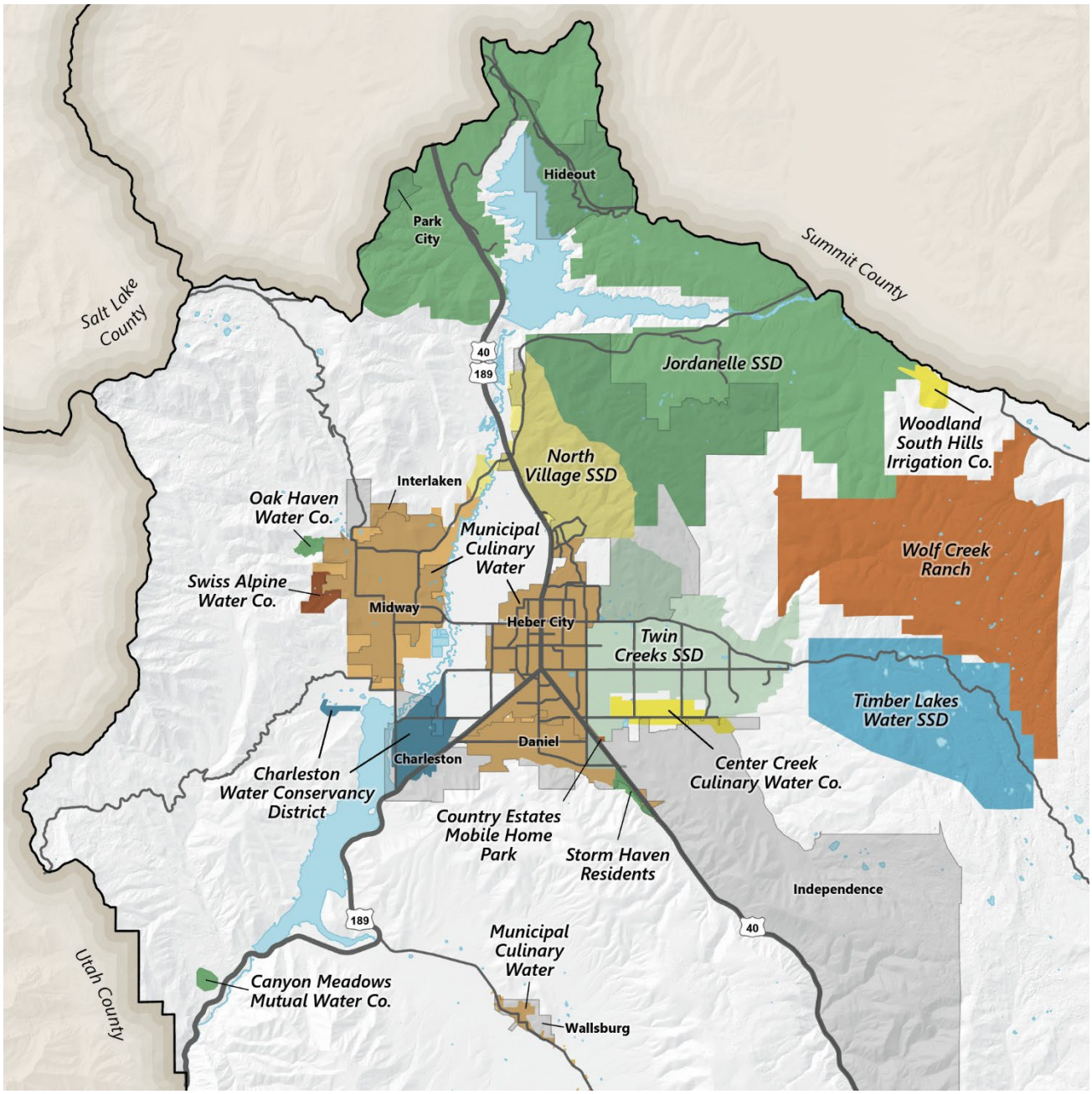
Inside the Jordanelle Special Service District (JSSD) facility, where raw mountain runoff is purified through advanced filtration to provide safe, clean drinking water for Wasatch County's growing communities. Photo Credit: Hansen, Allen & Luce (2020)

[18] Division of Water Rights. https://www.waterrights.utah.gov/gisinfo/maps/agwpol.pdf

Table 6-1: Wasatch County Water Providers				
System	**Source**	**Population**	**Water Use (Mgal/year, 2024)**	**Conservation Plan[1]**
Canyon Meadows Mutual Water Company	Little Deer Creek Intake	50	11.97	
Center Creek Culinary Water Company	Center Creek Well, Springs	340	9.03	
Charleston WCD	Charleston Park Well, Charleston Well, Upper and Lower Springs	510	33.03	
County Estates Mobile Home Park	Well	160	4.56	
Jordanelle SSD (JSSD)	Keetley Water Treatment Plant, Fisher Ranch Water Treatment Plant, Victory Ranch Well #1 and 2, JSSD Back up Well	3,550	440.69	Yes
North Village SSD	Keetley Water Treatment Plant, Fisher Water Treatment Plant (JSSD)	1280	35.46	Yes
Oak Haven Water Co.	Oak Haven well	388	6.61	
Storm Haven Residents	Storm Haven Well	190	4.35	
Swiss Alpine Water Co.	Swiss Alpine Well, Upper Devils Hole Spring	300	15.89	
Swiss Oaks HOA	Wholesale from Midway City	143	8.86	
Timber Lakes Water SSD	Cover Springs (2), Lone Pine Springs (6), Lookout Mountain Springs	1000	19.89	Yes
Twin Creeks SSD	Lake Creek and Big Pole Creek, Fisher Water Treatment Plant (JSSD), Billy Bether Spring	4530	155.59	Yes
Wolf Creek Ranch	Caretaker Well, Wolf Creek Well (2)	50	33.91	
Woodland South Hills Irrigation	Mountain Well, River Well	198	2.02	
Municipalities within Wasatch County				
Daniel Municipal Water	Daniel Well #1, Fisher Spring, Thacker Spring	760	25.34	
Heber City	Valley Hills Well, Hospital Well, Well No. 1, Upper Broadhead Spring	16,276	704.33	Yes
Hideout Town	JSSD	600	46.06	
Interlaken Mutual Water Company		350	9.95	
Midway City		5,200	526.81	Yes
Wallsburg Town		440	16.15	

Notes:

1. Conservation Plans, when applicable, can be found at https://conservewater.utah.gov/submitted-conservation-plans/



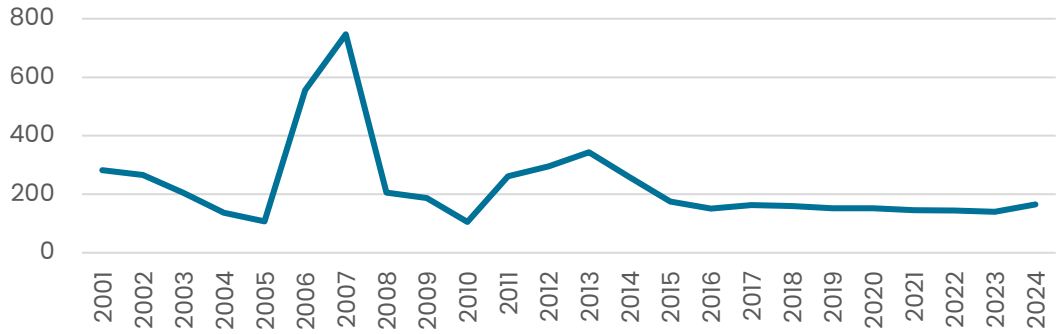
Map 6-2. Culinary Water Provider Service Areas.

There are significant differences in water use, land use, and demand throughout the unincorporated County. For example, the North Fields area is historically agricultural land serviced by an irrigation company with a few residences supporting their own water rights and infrastructure to supply culinary water. In contrast, areas near Park City and the Jordanelle are seeing drastically different development patterns characterized by higher density residential use, a lack of historic irrigation and no service from irrigation companies.

In these high growth areas, like the areas surrounding Hideout and Park City, higher-density development as prescribed in the Future Land Use Map, are better served by a special service district that can provide more culinary connections and manage environmental concerns associated with wastewater and well drilling. For areas of the unincorporated county that are historically agricultural, very low-density residential and agricultural uses should be maintained as much as possible to reduce the need for significant investment in new water infrastructure or a high intensity of individual well drillings. In all instances, development of new infrastructure should consider the significant impact of using culinary water for outside irrigation. Future land use decisions must understand this impact, as outdoor irrigation with culinary water significantly increases per capita water use.

In unincorporated Wasatch County, most culinary water is used for residential purposes. While providers don't separate indoor and outdoor use, statewide estimates suggest that up to 65% of residential culinary water goes to landscaping, highlighting a significant area to target for water conservation. Agricultural and pressurized irrigation is not included in the figures, as they are harder to track and often not metered. However, data is slowly beginning to improve as the state of Utah is requiring pressurized irrigation connections to be metered by 2030.[19] As that data becomes available, more refined policies can be explored.

Figure 6-1: Culinary Per-Capita Water Use within Public Culinary Water Provider Service Areas (GPCD)



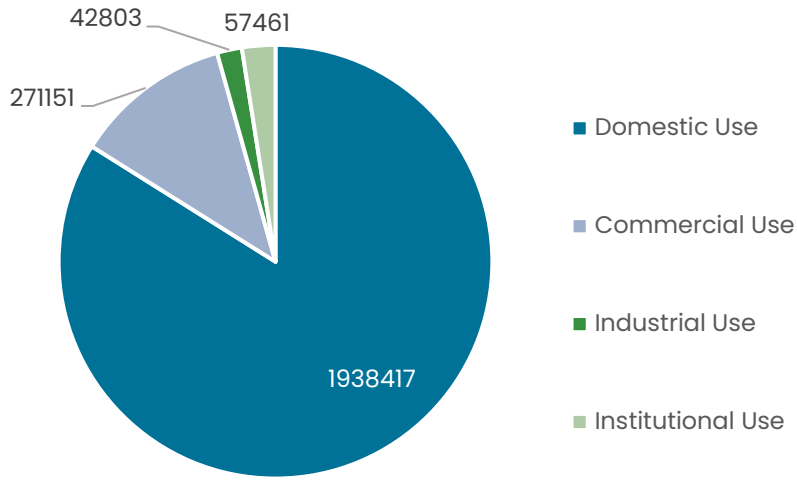


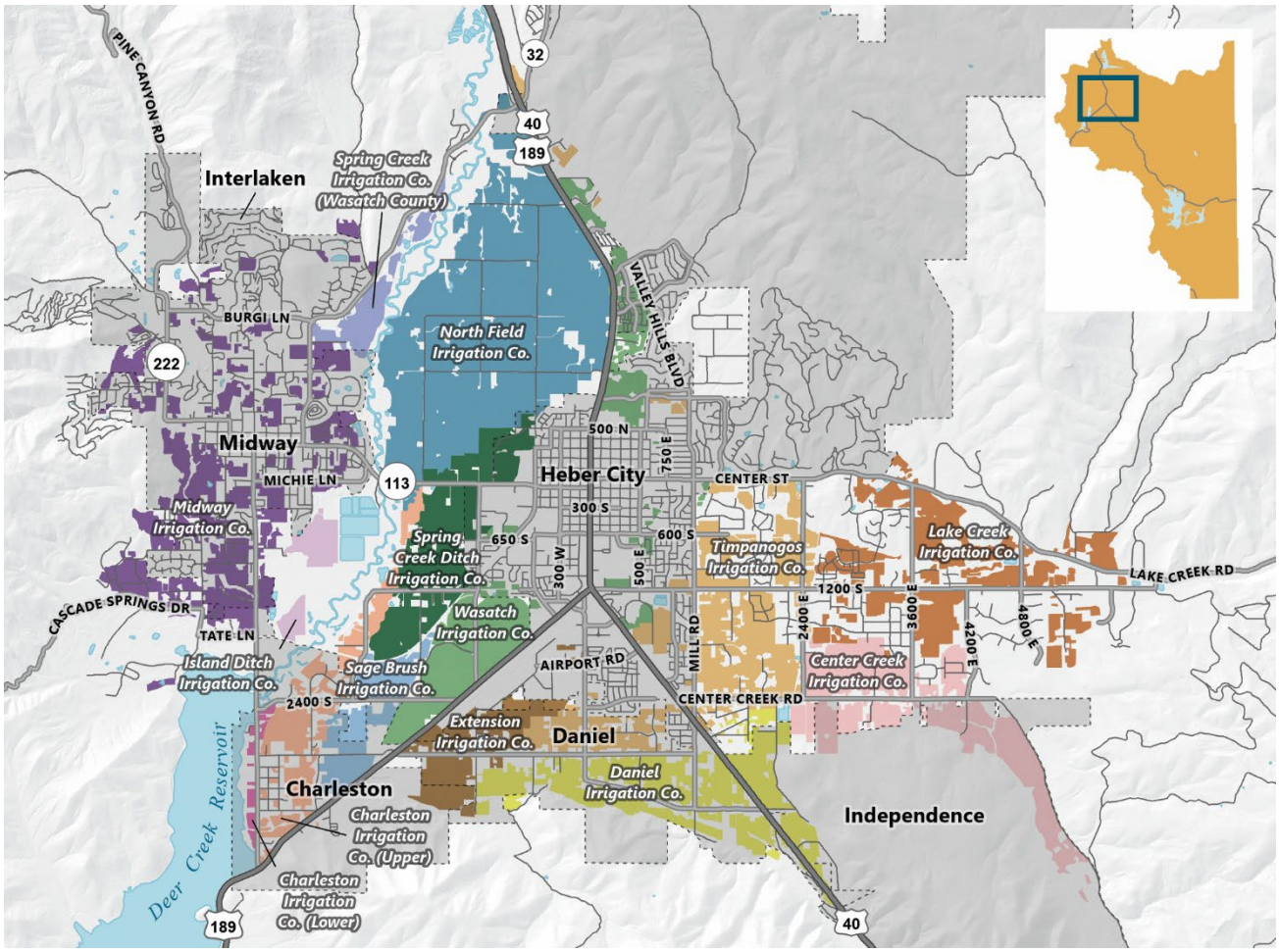
Figure 6-2. Culinary Water Use by Land Use Type for County Water Providers (ac-ft)

Data source: Utah Division of Water Rights (2025)

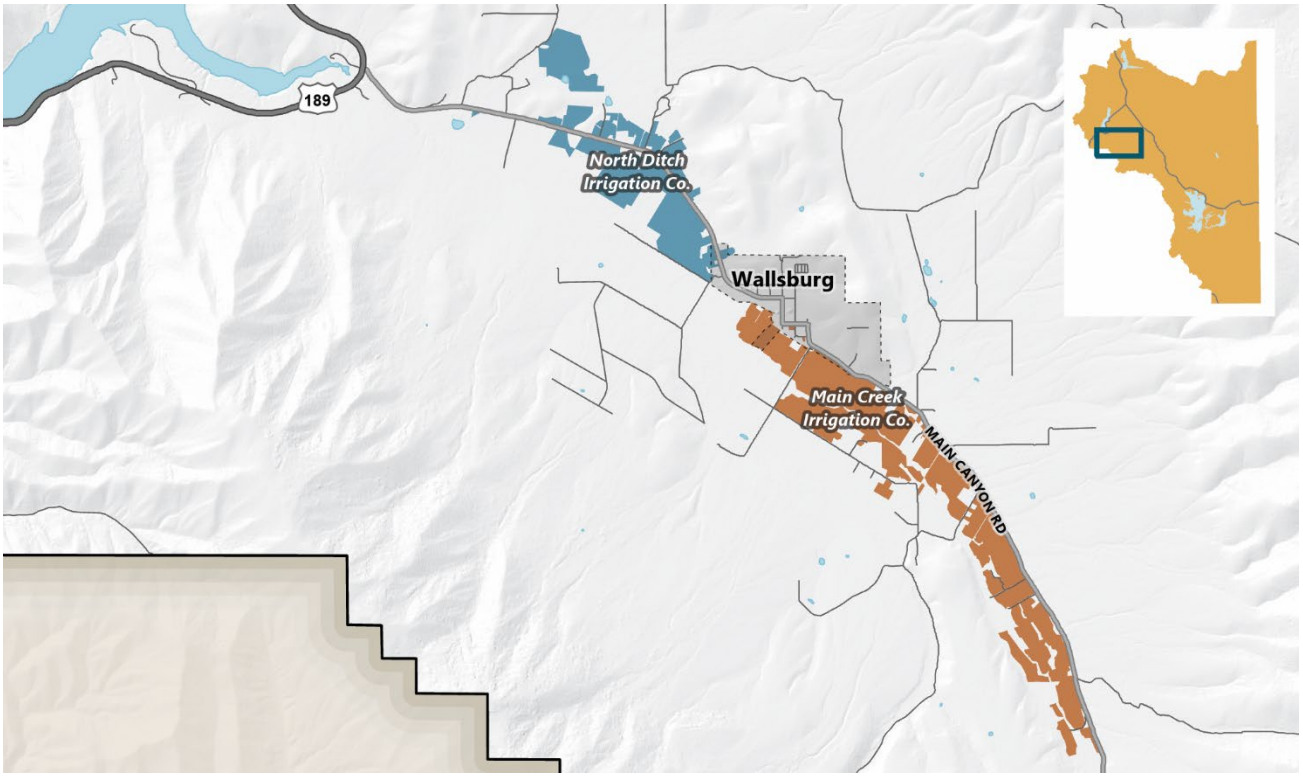
[19] Utah State Code 73-10-34. November 2025

Irrigation Water

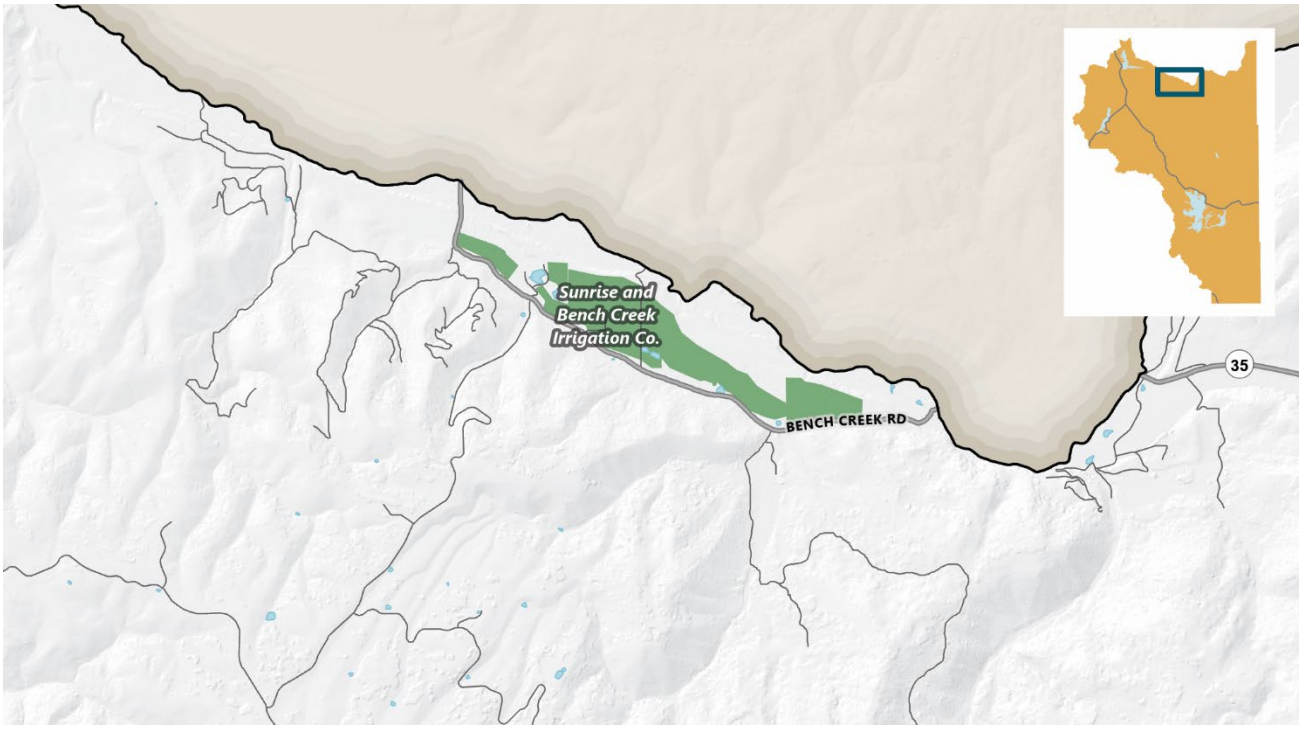
Many private irrigation companies serve Wasatch County, operating both pressurized systems and gravity-fed canals and ditches. Gravity-fed systems rely on a consistent volume of headwater to maintain flow across the full extent of the ditch network. These systems are inexpensive but inefficient, suffering from high water loss from seepage, evaporation, and unregulated flow. In contrast, pressurized systems use pump stations, regulating ponds, and pipelines to deliver water across varied terrain with greater control and efficiency, but at a higher infrastructure cost and exposure to risks associated with power grid failures.



Map 6-3: Irrigation Company Generalized Service Areas, Heber Valley Planning Area. (Data sources: Utah Division of Water Rights, Utah Division of Water Resources, Utah Association of Conservation Districts. Secondary data sources: Irrigation companies, other local entities, various other sources.) This map illustrates general locations of irrigation service and is not authoritative. The dataset evolves as new data sources are identified. Parcel location does not indicate shareholder status in or use of water from a given company. Company boundaries may also overlap. Contact your local irrigation companies for additional details; contact information is available at https://waterrights.utah.gov/canalinfo/canal_owners.asp.

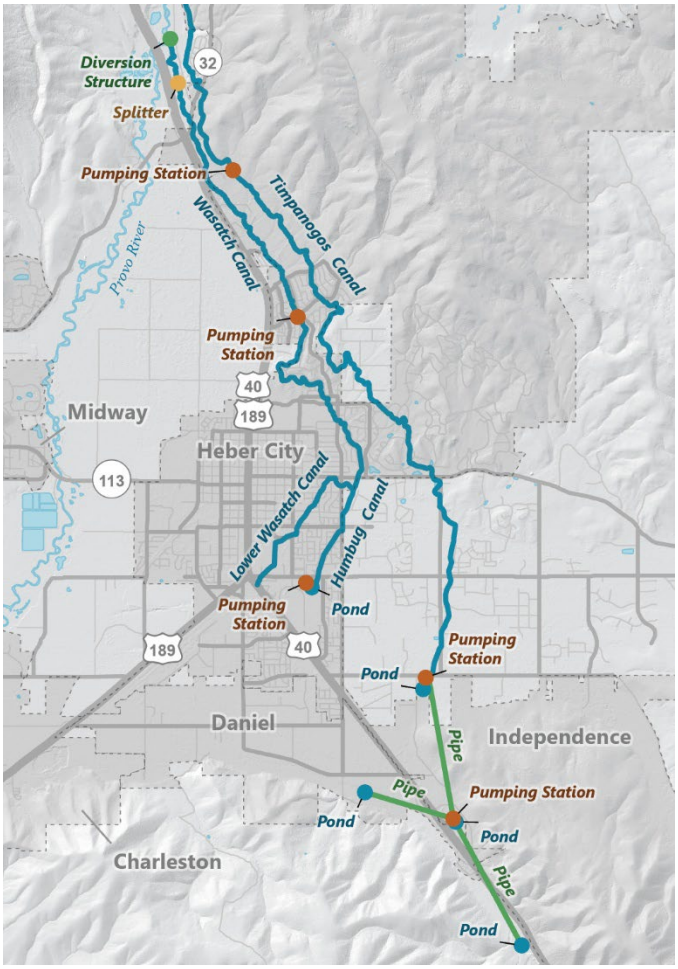


Map 6-4: Company Generalized Service Areas, Round Valley Planning Area. See caption of Map 6-3 for data source details.



Map 6-5: Company Generalized Service Areas, East Mountains Planning Area. See caption of Map 6-3 for data source details.

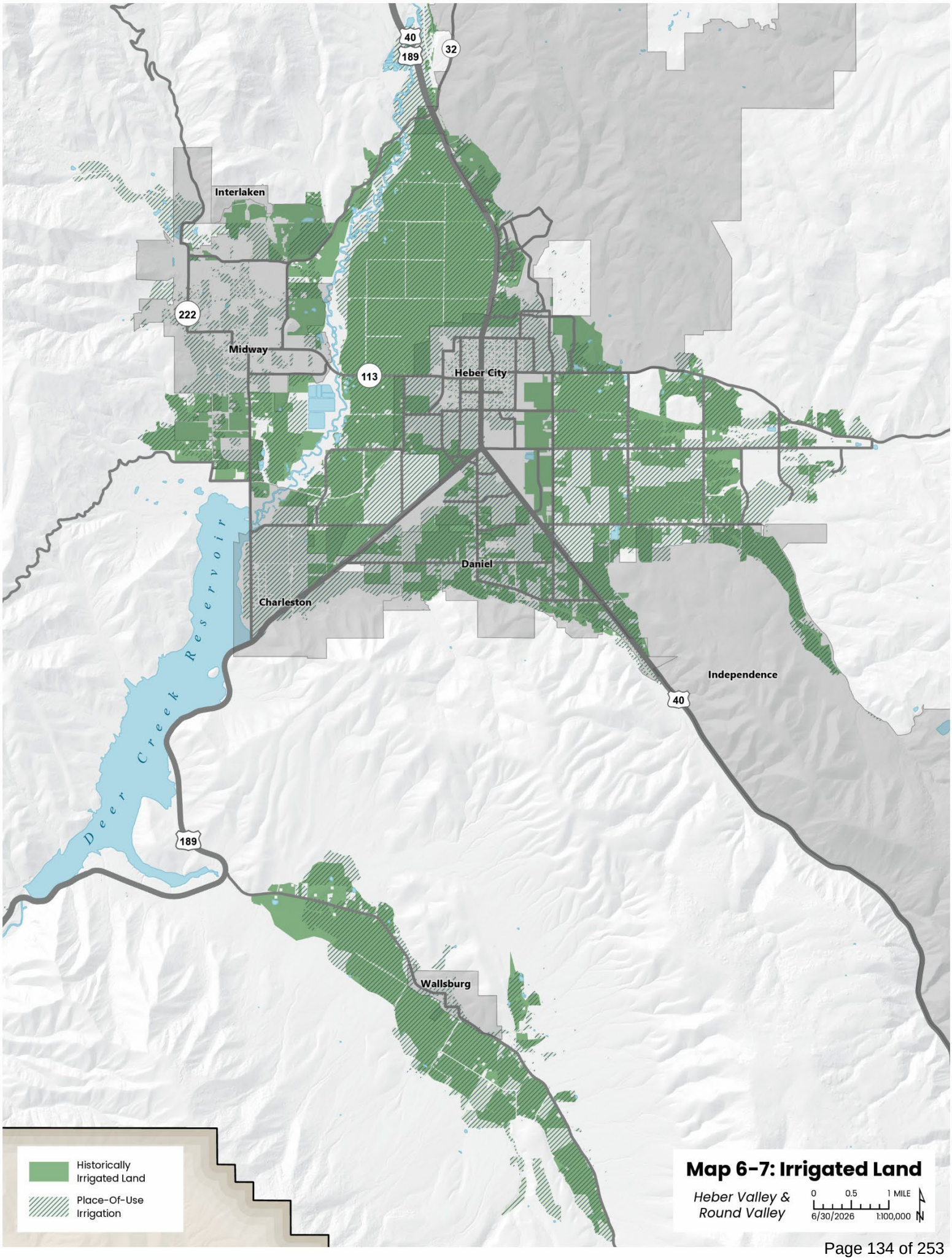
Wasatch County has already undertaken significant investment in modernizing irrigation infrastructure through the Wasatch County Water Efficiency Project (WCWEP). This project consolidated water distribution from multiple irrigation companies into a centralized, pressurized distribution system, significantly reducing water loss from open ditch canals. The project diverts water from the Timpanogos Company point of diversion along the Provo River where water enters a pressurized system. From there the Central Utah Water Conservancy District maintains the main infrastructure including pipelines, pump stations, and regulating ponds and local irrigation companies manage the water rights and distribution to agricultural users. End users (farmers) remain responsible for how the water is applied on their land, which presents a key opportunity for further conservation.



Map 6-6: WCWEP Project Area, Heber Valley Planning Area. Data source: US Department of the Interior.

The WCWEP has already had a measurable impact on the County's natural environment, protecting surface waters for recreation and ecological health. Water savings from the project enabled the termination of the Daniel Irrigation Canal's diversions from the Strawberry River (historically 2,900 acre-ft.), protecting the river's recreational value and wildlife habitat. Continued adoption of efficient irrigation practices can build on this success, further conserving agricultural water to support the County's rural heritage. It should be noted however, that while the conversion of flood irrigation to sprinkler can save water, in some cases, the flood irrigation practices are vital to the longevity of the underground aquifer as discussed earlier in Chapter 02.

To balance agricultural productivity, groundwater sustainability, and long-term water savings, Wasatch County encourages the continued irrigation of historically irrigated lands. These areas contribute to shallow aquifer recharge and help maintain hydrologic continuity within established groundwater systems. In contrast, new development on non-historically irrigated mountainsides presents different challenges. To reduce the volume of water transferred uphill, which often requires significant energy and infrastructure investment, the County may reduce the required amount of irrigation for these areas. This approach supports water conservation while recognizing the distinct hydrologic and topographic conditions of hillside development.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Midway
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Heber City
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Charleston
Deer Creek Reservoir
Independence
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Wallsburg
Historically Irrigated Land
Place-Of-Use Irrigation
Map 6-7: Irrigated Land
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Water Rights and Development

Most developable land in Wasatch County falls within Water Rights Area 55, which is closed to new appropriations. Development must therefore rely on the purchase and transfer of existing water rights. The State of Utah administers water rights based on beneficial uses, such as domestic, irrigation, or stock watering.[21]

Where water has historically been used for irrigating agricultural uses, a portion typically returns to surface or groundwater systems. The amount of this return flow varies depending on the irrigation method. For instance, flood irrigation can result in up to 50% of applied water infiltrating into the groundwater, whereas sprinkler irrigation typically returns only 5% to 20%.[22]

Table 6-2: Estimated Water Required by Use [20]

Use	Water Estimates
Domestic	0.45 ac-ft per residential unit
Irrigation	3 ac-ft per acre of irrigated land
Stock	0.028 ac-ft per animal (cow or horse)

Note: Other uses such as municipal, mining, and power are not commonly newly instated uses and do not have associated assumptions or estimates. These estimates are given to illustrate general water requirements, each property and land use must be evaluated for exact water rights appropriations per county and State Engineer requirements.

In contrast, indoor domestic water is routed through wastewater systems and does not naturally re-enter the local surface or groundwater, thus affecting downstream users. When a change of use or increase in development intensity occurs, such as subdividing property, the Division of Water Rights evaluates the potential loss of return flow. The portion of water that would have historically returned for downstream use is set aside and cannot be reallocated for domestic use. These determinations are made following a detailed review by the State Engineer.[23]

Wasatch County maintains a well-established process that requires all new development to be reviewed by the Wasatch County Water Committee. In this review, the developer must demonstrate that sufficient culinary and irrigation water is available to meet the needs of the proposed development. In the SSD service areas, developers must deed water rights to the district and build the infrastructure to connect, and in some cases, pay additional fees for other improvements.

Outside of an SSD or other water provider service area, developers must provide both water rights and infrastructure independently.

[20] More information on water use information for water right applications can be found at the Division of Water Rights Website: https://www.waterrights.utah.gov/wrinfo/policy/topic.asp#diversion-depletion-quantities

[21] Beneficial Use: The State of Utah requires that all water diverted from any source should be used for a beneficial use including domestic, irrigation, or stock use. A water right that allows for diversion must include the use, the amount of water diverted, and the point of diversion. If a water right owner does not use the appropriated water for the specified beneficial use for seven consecutive years, they lose the water right.

[22] Crookston, Bradley, Troy Peters, Matt Yost, and Burdette Barker. *Irrigation Water Loss and Recovery in Utah.* Utah State University Extension. 2020.

[23] Ownership of water rights does not ensure access or infrastructure to obtain water, nor does it reflect the quantity of water that will be available each year. The year that the water right was recorded and other factors contribute to which water rights have priority in the case of water scarcity.

Planning for Future Demand

To estimate future water demand across unincorporated Wasatch County, a parcel-level analysis was conducted based on land use potential and irrigation history. The analysis includes both existing and projected dwelling units. While the analysis reflects maximum buildout potential under the Future Land Use Map, it does not account for physical constraints such as steep slopes or access limitations, that may reduce actual development capacity. This methodology included:

1. Identifying all privately owned parcels not under conservation easement or designated Agricultural Protection Areas—representing land that may experience some level of development.
2. Classifying potentially developable parcels based on irrigation history, distinguishing historically irrigated areas from non-irrigated ones, which have different water requirements for landscaping and outdoor use.
3. Applying maximum allowable density to each parcel based on zoning and the Future Land Use Map.
4. Estimating irrigation needs for historically irrigated parcels by assigning categories based on parcel size, including both the number of dwelling units and the pervious surface area likely to require irrigation.
5. Estimating irrigation needs for non-historically irrigated parcels based on projected landscaping and water required for dwelling units.

Data from the Division of Water Rights[24] and the US Census Bureau shows that nearly three quarters of Wasatch County's population is served via municipal water providers. As such, it is anticipated that much of the future population growth will continue to be within the municipalities.[25] Four SSDs serving unincorporated areas, Jordanelle, Twin Creeks, North Village, and Timber Lakes SSDs serve over 500 connections and are required by the State of Utah to regularly assess current and future demand and identify conservation methods as part of a water conservation plan. While smaller providers and individual wells exist, these four districts serve approximately 86% of the total unincorporated population and provide the basis for future water demand projections within this chapter. It should be noted that the vast majority of NVSSD and a large portion of JSSD is within Heber City boundaries. While those portions are not included in the total unincorporated population or in the total culinary water supply available to the unincorporated county, they have been included in the table below to provide valuable context.

[24] Division of Water Rights. *Water Use/Record Viewer*. 2025. https://waterrights.utah.gov/asp_apps/generalWaterUse/WaterUseList.asp

[25] Mountainland Association of Governments. *Small Area Population Projections (2020-2050)*. https://magutah.gov/mag-population-projections/

Table 6-3: Water Projections from Special Service District Conservation Plans								
System	**Population**	**Total Use (Mgal /year)**	**Per capita Use (gpcd)**	**Conservation Goal (gpcd)**	**Population Projection**	**Capacity (ac-ft)**	**Projected Demand (Mgal/year)**	**Projected Demand w Conservation (Mgal/year)**
Jordanelle SSD (JSSD)	3,550 2021)	1,365.95 (2021)	343[1] (2021)	250; 32% (2065)	35,740 (2065)	9190 (2021); 17,390 (2041)	15,733 (2065)	11,797 (2065)
Twin Creeks SSD, Culinary	4,230 (2020)	318 (2020)[2]	73.1 (2021)	55, 18.2%[2] (2065)	18,031 (2060)	2,031.3	2,079 (2065)	1,702 (2065)
Twin Creeks SSD, Secondary	1,180 (2021)	437 (2020)	342 (2021)	237.7, 34.6%[2] (2065)	2,413 (2065)	* Provided Contract ually	982	643
North Village SSD	516 (2021)	108.82	186	152; 32% (2065)	10,700 (2060)	5,900	1,838	1,250
Timber Lakes SSD- 2022	997[3] (2022)	61 (2022)	55	45.5; 22.3% (2065)	1933 (2060)	425	124[4]	97[5]

Notes:

1. JSSD uses an adjusted population because there is a large portion of part-time residents with different water use needs
2. The per capita goal is based on the combination of culinary and secondary water. This was 431 gpcd in 2015 meaning the 32% reduction is 293 gpcd for both culinary and secondary water.
3. Timber Lakes SSD uses an adjusted population estimate due to a large portion of part-time residents with water use needs.
4. Estimated Reliable Annual Yield
5. These are high estimates that reflect higher rates (65%) of full-time occupancy in the Service Area, today's rate of full-time occupancy is near 35%
6. Incorporated Hideout uses culinary water from JSSD, but this is not reflected in the population or use projections shown in Table 2.

To support the growth that is anticipated within the SSD service areas, each provider has identified projects to expand capacity and improve delivery systems. For example:

1. **Twin Creeks SSD** recently upgraded its Treatment Plant and Big Pole Tank (storage). The SSD continually updates the distribution system as developments occur.
2. **Jordanelle SSD** plans to expand the Victory Ranch Wells 1 and 2, and has constructed Phase 1 of the Fisher Ranch Water Treatment Plant to treat water from the Provo River, adding 4 MGD capacity. When the plant reaches 50% capacity, future planning for a Phase 2 is expected to add another 4 MGD. When development necessitates further expansion, a Phase 3 will be capable of adding another 16 MGD capacity.
3. **North Village SSD** is improving the upper NVSSD South Tank and Wasatch Commons Tank, transmission and booster stations.
4. **Timber Lakes SSD** is focusing on spring development and rehabilitation at Lone Pine, West Side Spring, and development of a new spring near the Upper Lone Pine Concrete Tank.

While not all development will occur within the SSD service areas, the County should continue to encourage clustered growth within existing service areas to ensure efficient water delivery, protect environmental quality, and preserve the County's rural character.

Based on historic growth trends and the planned infrastructure projects, SSDs alone are anticipated to accommodate the estimated population growth in unincorporated Wasatch County through 2065.

Water Conservation Strategies

Conservation Public Awareness Practices: Special Service Districts already manage drought advisories and educate residents on landscaping best practices for reducing outdoor water use. This is especially effective in areas without irrigation companies, where people rely on more expensive culinary water for landscaping. Education efforts reference Utah Water Saver initiatives, which promote smart controllers, deficient interior fixtures (like toilets), and retrofitting landscapes to reduce culinary water use.

Metering and Tiered Rates: Water providers can use tiered rate structures to encourage more mindful water consumption. Advanced metering technologies give water providers a clearer picture of consumption patterns which helps with infrastructure planning and real-time feedback to support conservation.

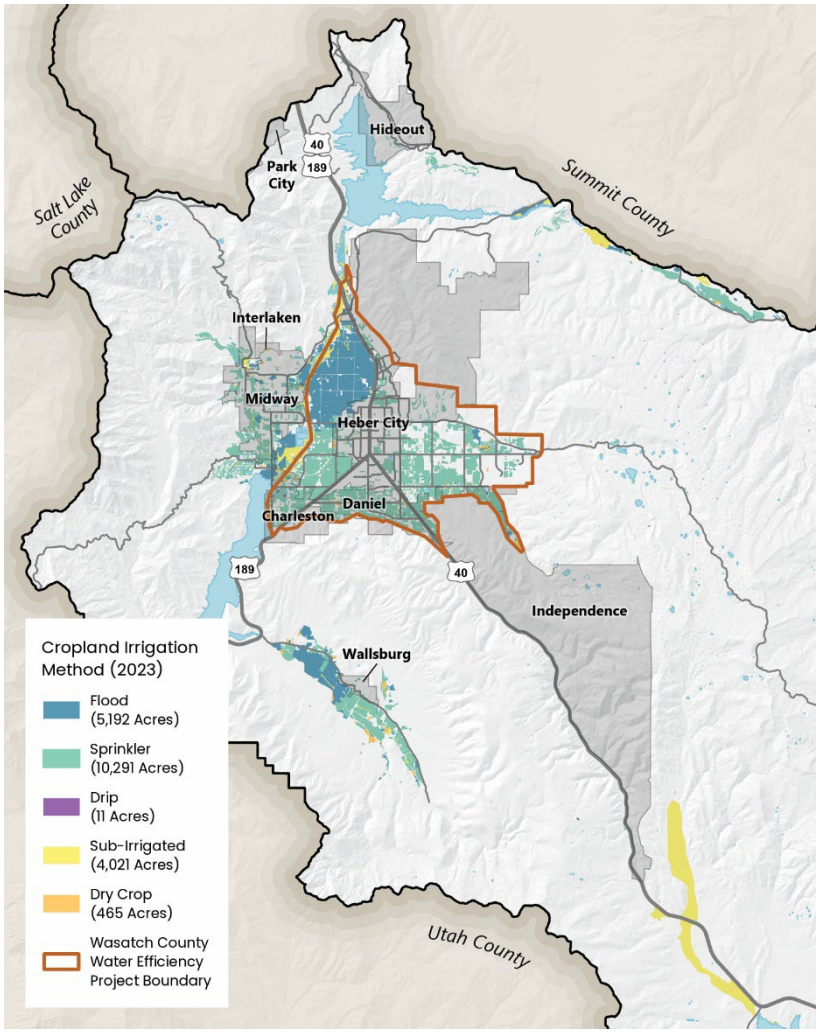
Ordinances and Standards: The county already uses land use regulations to encourage water conservation. They require careful review of water rights for new developments and include special service districts in development review. Other ordinances encourage natural landscapes that reduce outdoor water use by minimizing turf areas and encouraging the use of native or drought-tolerant plants, turf meadows, and wildflowers.

County Operations: Wasatch County's water-intensive operations are minimal compared to the operations of incorporated cities, but there are facilities that could contribute to water reduction. Wasatch County is responsible for the operations of a scattered array of different facilities ranging from administrative office buildings to court and jail complexes. Other properties are county-owned but are operated by special service districts such as the Wasatch Fire SSD, Parks and Recreation SSD, and Solid Waste SSD. In each of these facilities, the county should stand as an example and consider the same water-saving improvements encouraged of other uses.

Agricultural Efficiency Grants: A significant portion of the irrigated land in Wasatch County remains in agricultural use, particularly outside SSD boundaries. The County supports the preservation of this valuable land through zoning and water policy that prioritizes long-term agricultural viability.

To help sustain active farmland, the County encourages participation in state and federal grant programs that promote sustainable agricultural practices. Programs offered by the Utah Department of Agriculture and Food and the National Resource Conservation Service (NRCS) provide funding and technical support for projects that enhance soil health, upgrade irrigation systems, and improve overall water efficiency.

Flood to Sprinkler Conversion: Converting flood irrigation to sprinkler irrigation significantly reduces average annual water use in affected areas. Figure 3 below shows where different types of irrigation are being used. Notably, Round Valley, which is beyond the reach of the WCWEP, and the North Fields area are almost entirely flood irrigated. While the WCWEP does not regulate irrigation methods, conversion from flood to sprinkler irrigation is strongly encouraged by Central Utah Water Conservancy District and many other programs through the Utah Department of Agriculture and Food.



Map 6-8: Irrigation Methods
Data sources: Wasatch County, Wasatch Front Regional Council (2025)

Key Takeaways

- Public services are limited in unincorporated areas, and these limits help preserve rural character.
- Sewer, water, and stormwater capacity determine where development can occur.
- Water rights—not just water infrastructure—are a binding constraint on growth.
- Coordinated planning with SSDs and municipalities is essential for long-term sustainability.
- Conservation, efficient infrastructure, and clustered development reduce long-term costs and protect natural resources.

Looking Ahead – Public Services

Vision: Wasatch County will proactively coordinate with the various entities providing utilities, emergency services, and public infrastructure to ensure necessary facilities and services are provided to the community in a fiscally responsible way. Through prudent policy guidance, we will promote systems that endure and serve the community.

GOAL 6.1: Prioritize development near existing municipalities and service providers to avoid sprawl, reduce infrastructure costs, and preserve the County's open and agricultural lands.

POLICY 6.1.1: Limit expansion of special service district boundaries to areas consistent with the Future Land Use Map.

POLICY 6.1.2: Regularly review the capacities of utility providers and their alignment with the General Plan.

POLICY 6.1.3: Evaluate proposed land use changes for impacts on agricultural water use and restrict those that increase demand in unserved areas.

POLICY 6.1.4: Clearly communicate service limitations in the unincorporated area as part of the rural character.

GOAL 6.2: Support the development of cost-effective infrastructure that meets the needs of unincorporated areas of the County.

POLICY 6.2.1: Prepare and maintain a Capital Improvement Plan, reviewed annually and make it available to the public.

POLICY 6.2.2: Require all developments denser than one unit per five acres to be connected to an existing approved culinary water system or a certified operator of an approved system, unless in compliance with added restrictions in the land use code.

POLICY 6.2.3: Establish public sewer collection as the primary method of sewer disposal and encourage existing non-conforming lots and developments using individual septic systems to convert to a centralized system where feasible.

POLICY 6.2.4: Ensure new developments pay for the extension or expansion of all necessary infrastructure.

POLICY 6.2.5: Require storm water runoff from new development to match the pre-development discharge rate.

POLICY 6.2.6: Develop a joint storm drainage system with the Cities and Towns of the Heber Valley.

POLICY 6.2.7: Identify the optimal sizes and locations for regional storm water retention basins that could be used as public park sites and contribute to aquifer recharge.

POLICY 6.2.8: Collaborate with other entities to reduce resource use and minimize disruption during construction of public facilities.

GOAL 6.3: Ensure adequate water sources for all new developments or changes in use.

POLICY 6.3.1: Require proof of adequate water rights and sources approved by the Divisions of Water Rights and Drinking Water before granting final approval of developments.

POLICY 6.3.2: Regularly identify wet water supply concerns with each SSD or water provider.

POLICY 6.3.3: Engage SSDs and other providers in development review when applicable.

GOAL 6.4: Maintain the green agricultural appearance of the land without relying on treated culinary water.

POLICY 6.4.1: Require developments to retain irrigation water rights for the non-built portions of historically irrigated areas to support shallow aquifer recharge and maintain local groundwater continuity.

POLICY 6.4.2: Limit development densities in areas where irrigation has not been provided in the past, except in designated resort areas.

POLICY 6.4.3: Require new developments to provide pressurized irrigation systems instead of using culinary sources for outdoor watering.

POLICY 6.4.4: Protect the Heber Valley Special Service District's wastewater treatment facility.

GOAL 6.5: Conserve water throughout the County.

POLICY 6.5.1: Partner with municipalities and SSDs to enforce conservation measures such as secondary water metering and expanding secondary water connections for all irrigation users, including, but not limited to, residential, commercial, industrial, and agricultural.

POLICY 6.5.2: Promote sustainable landscape design that supports highly efficient irrigation practices, while respecting private property rights and individual water rights.

POLICY 6.5.3: Discourage the use of turfgrass in non-functional areas, such as narrow strips or ornamental zones, except where turf serves a recreational or playfield purpose.

POLICY 6.5.4: Audit County facilities for water efficiency and address waste.

POLICY 6.5.5: Support agricultural irrigation efficiency projects like the Wasatch County Water Efficiency Project to reduce waste in agricultural lands.

POLICY 6.5.6: Encourage conversion from flood to sprinkler irrigation in areas outside the North Fields. Within the North Fields, recognize flood irrigation as a beneficial managed aquifer recharge practice and support continuation of flood-irrigation systems where consistent with shareholder operations and water rights.

POLICY 6.5.7: Provide resources and reduce barriers to accessing rebate programs and services offered through the Central Utah Water Conservancy District, the Department of Agriculture and Food, the National Resource Conservation Service, and other local programs.

07 Economic Health

"The best way to predict the future is to create it."

-Peter Drucker (1973)

Photo Credit: Extell Development Company (2025)

The same natural beauty that makes Wasatch County a desirable place to live also positions it near world-class recreation destinations. Economic development must balance growth with stewardship, ensuring that commercial activity supports residents, protects open space, and reflects community values. In rural communities without big-box retail, residents often experience higher prices and less convenience, but these trade-offs are part of preserving the county's unique character.

Wasatch County's economic landscape is shaped by three primary forces: **tourism**, **agriculture**, and **local entrepreneurship**.

Unlike incorporated cities, the County's unincorporated areas are not intended to function as regional commercial centers. Instead, the County supports a resilient, diverse economy by strengthening agriculture, guiding tourism to appropriate locations, and encouraging small-scale, locally oriented businesses that align with rural character. This chapter outlines the County's approach to supporting economic opportunity while preserving the landscapes and community identity that define Wasatch County.

Tourism

According to the Kem C. Gardner Policy Institute, approximately 25% of households report income tied to tourism-related industries, including recreation, hospitality, and retail[26]. Visitors are drawn to the Wasatch County's scenic landscapes, trail systems, and resort areas—particularly in the Jordanelle Basin and Provo Canyon.

Tourism supports employment and local businesses but also brings challenges. Increased traffic, short-term rentals (STRs), and seasonal fluctuations can strain infrastructure and alter the character of residential neighborhoods. To address this, the county will focus tourism-related development in areas that can accommodate its impacts, while leveraging recreation assets to extend visitor stays and enhance the tax base.

Wasatch County's Economic Identity

- *Tourism and recreation drive visitor spending and support local jobs*
- *Agriculture remains a core part of the County's identity and a defining cultural asset*
- *Small businesses shape local character and contribute to economic resilience*
- *Efficient use of infrastructure helps manage long-term public costs*
- *Rural character is a competitive advantage, though its preservation can contribute to higher costs of living and service delivery*

Agriculture

Agriculture remains central to Wasatch County's identity and economy. Farms and ranches contribute to local markets and preserve open space, scenic views, and wildlife corridors. Agricultural lands have historically served as stewards of the County's natural resources, and their conservation helps maintain the rural character that residents value and visitors yearn for.

As an important brand to the identity of Wasatch County, it is important to consider how regulations designed for conventional development can unintentionally hinder agricultural operations. The county will evaluate its land use policies to ensure they support active agriculture and explore incentives for value-added production, agritourism, and supply-chain resilience. Supporting agriculture is not only an economic strategy but a conservation tool that reinforces the county's long-term vision.

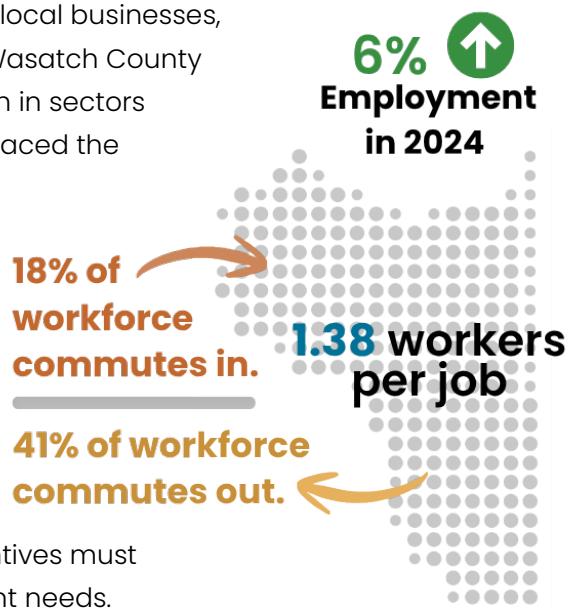
[26] Kem C. Gardner Policy Institute. *Wasatch County Residents' Opinions on Tourism Research Brief*. May 2023.

Supporting the Local Economy

Wasatch County residents have expressed a clear preference for small, community-rooted businesses over large corporate entities. They value home-based enterprises, cottage industries, and walkable commercial hubs that reflect local character and values—rather than big-box retail or expansive commercial centers.

To support this vision, the county can promote zoning flexibility for clean, low-impact businesses and discourage new commercial development in rural areas outside designated growth zones. Strategic investment in the Jordanelle Basin can help expand the commercial tax base, easing the burden on residential property taxes while preserving the integrity of existing main streets and rural landscapes.

Workforce availability remains a significant challenge for local businesses, government agencies, and the school district. Although Wasatch County experienced a 6% increase in employment in 2024, growth in sectors such as construction, education, and hospitality has outpaced the supply of local labor.



With only 1.38 workers per job, approximately 41% of the county's workforce commutes out for employment. An additional 18% commutes in, suggesting that both a limited number of local jobs and potentially lower wages and high cost-of-living are contributing to this high level of commuting. Because economic vitality is closely tied to the availability and affordability of housing for the local workforce, county policies and incentives must be coordinated to address both housing and employment needs.

Supply chain costs continue to strain the agricultural and construction sectors. Expanding industrial zoning and offering targeted incentives can help reduce material costs and support local production that could reduce local costs. Shared infrastructure—such as parking, utilities, and logistics—can further reduce land consumption and improve operational efficiency.

> *Why Commercial Uses are Directed to Cities*
>
> *Commercial development is most efficient and successful when located in incorporated municipalities, where infrastructure, emergency services, and transportation networks are designed to support higher activity levels. Directing commercial uses to cities helps preserve rural landscapes, reduce infrastructure costs, and strengthen existing downtowns. The County's role is to support complementary uses in unincorporated areas—such as tourism services, agriculture, and small-scale local businesses—while avoiding commercial sprawl.*

Key Takeaways

- Wasatch County's economy is anchored by tourism and small local businesses, while agriculture remains a cultural cornerstone to be supported through land use and economic policy.
- Commercial development should be concentrated in incorporated municipalities and the Jordanelle Basin—not rural areas.
- Workforce challenges are tied to housing affordability and regional commuting patterns.
- Strategic commercial and industrial development can strengthen the tax base and reduce supply-chain costs.

Looking Ahead – Economic Development

Vision: Economic activity in Wasatch County will primarily occur in the incorporated municipalities and the Jordanelle Basin. Commercial activity in identified centers will provide employment opportunities for local residents, reduce residential property tax burdens, and respect and augment existing agricultural activities.

GOAL 7.1: Support the tourism economy through the development of recreational opportunities in key locations.

POLICY 7.1.1: Utilize the countywide trails system to support the tourism industry and connect to commercial centers, open spaces and other areas of interest.

POLICY 7.1.2: Promote recreational opportunities that increase the length of time visitors spend in the county.

POLICY 7.1.3: Approval of resorts or short-term housing that provide overnight accommodations should be limited to areas that are associated with destination recreation activity.

POLICY 7.1.4: Support existing tourism businesses and explore additional tourism opportunities in the Provo Canyon area.

GOAL 7.2: Promote the development of strategic commercial centers in the Jordanelle Basin and incorporated municipalities to meet the needs of residents, provide employment opportunities, and reduce residential property tax burdens.

POLICY 7.2.1: Implement strict development standards in the Jordanelle Basin to create walkable shopping districts and ensure a comprehensive resort theme.

POLICY 7.2.2: Utilize resort development in the Jordanelle Basin to provide a sustainable tax base and alleviate residential property tax increases.

POLICY 7.2.3: Incentivize the development of commercial businesses in the Jordanelle Basin that will provide services such as grocery stores to the local population.

POLICY 7.2.4: Promote the development and improvement of main streets in cities by discouraging the development of new commercial and industrial areas in unincorporated Wasatch County outside of the Jordanelle Basin.

POLICY 7.2.5: Foster intergovernmental cooperation between local government entities, including the local school district, colleges, and the business community, to meet economic development objectives and to ensure that appropriate locations and services are available.

GOAL 7.3: Promote economic development opportunities that support long-term residency.

POLICY 7.3.1: Expand the opportunities for small home-based businesses or clean cottage-type industries while ensuring they do not adversely impact the community.

POLICY 7.3.2: Support businesses that provide local workforce opportunities without the need to commute.

POLICY 7.3.3: Advocate for the expansion of reliable broadband and digital infrastructure throughout the unincorporated county as a tool for enabling existing residents to work remotely, reducing outbound commuting, and supporting the viability of home-base businesses compatible with rural character.

GOAL 7.4: Support industrial opportunities that directly benefit local needs, such as reducing supply chain costs for local businesses or facilitating reduced housing construction costs.

POLICY 7.4.1: Maintain the existing industrial zoning between 300 south in Midway and the Heber Valley Special Service District's wastewater treatment facility, south of Heber City's existing industrial park, and between Heber City Airport and Daniel Road.

POLICY 7.4.2: Identify appropriate locations for gravel mining and concrete batch plants without impacting the scenic values, air quality, or general peace and quiet of the community.

GOAL 7.5: Ensure that new commercial and industrial development does not create adverse impacts in residential areas, natural areas, recreational areas, or scenic byways.

POLICY 7.5.1: Evaluate regulations for home occupations to ensure that they do not create nuisances such as noise, smell, parking, traffic, and visual impacts outside of the character of a residential community.

POLICY 7.5.2: Identify strategies to reduce the amount of land occupied by commercial uses such as considering adjustments to shared parking regulations and clustering commercially zoned areas.

POLICY 7.5.3: Prohibit industrial or manufacturing activities that would require the development of a pretreatment program by a special service district or create adverse impacts of air, ground water, surface water, or background noise.

POLICY 7.5.4: Ensure that in-holdings within the state park and their uses are not changed to allow uses that are detrimental to the park.

POLICY 7.5.5: Establish siting standards and conditional use review requirements for high-impact commercial and industrial uses, including data centers, large-scale energy facilities, and similar high-utility-demand operations, to ensure such uses are located in appropriate zones with adequate utility capacity and transportation access, and do not create adverse impacts on residential areas, natural resources, or scenic corridors.

GOAL 7.6: Recognize the existing agricultural operations as playing an important role in the rural character of Wasatch County.

POLICY 7.6.1: Utilize the tourism economy to support agricultural operations through mechanisms such as the Value-Added Agriculture program.

POLICY 7.6.2: Encourage commercial and industrial uses that provide local equipment and supplies for the farm and ranching industries in order to reduce supply-chain expenses and increase the potential for successful local food production or other public benefits.

08 Implementation

"Plans are only good intentions unless they immediately degenerate into hard work."

-Peter Drucker, The Practice of Management (1954)

The Wasatch County General Plan is a forward-looking framework designed to guide growth, protect community values, and improve quality of life in the unincorporated areas of the county. While the plan sets a long-term vision, its success depends on consistent implementation, informed decision-making, and ongoing collaboration. This chapter outlines the tools and processes that will ensure the plan remains actionable, measurable, and responsive to change.

Amendments and Updates

To ensure the plan remains relevant, the county should conduct a formal review of its background data, assumptions, and context at least every five years. This review will help the county adapt to changing conditions while staying true to the community's long-term vision. Consistent review of emerging trends, coupled with the annual indicator reports, should keep the plan relevant without the need for a significant comprehensive update.

Annual Indicator Report

An Annual Indicator Report tracks measurable progress toward the goals and policies of this General Plan. Each year, County staff will compile data on land use activity, housing trends, transportation performance, water resources, open space preservation, economic indicators, and public service capacity. The report identifies where policies are being implemented effectively and where adjustments may be needed.

The Annual Indicator Report also serves as the foundation for the County's annual review of the General Plan. Proposed amendments should be evaluated collectively during this review cycle to ensure that changes are data-driven, coordinated across chapters, and consistent with long-term community values.

Implementation Matrix and Plan Maintenance

Appendix B contains an **Implementation Matrix** that identifies specific action items into a clear, trackable format. Each action identifies a lead department or partner, a general timeframe, and potential funding sources. This matrix will serve as a working tool for county staff, elected officials, and community partners.

Roles and Responsibilities

Wasatch County staff play a critical role in implementing the General Plan strategies while carrying out their regular duties. For each strategy, the department responsible for leading the effort and any supporting partners are listed. Supporting partners may include other county departments, as well as local, regional, and state partners outside the county organization.

Timeframes

Anticipated timeframes for completion of the implementation strategies are as follows:

- **Near-term:** already underway or to be initiated within six months to a year after plan adoption;
- **Short-term:** to be initiated within one to three years after plan adoption;
- **Long-term:** to be initiated within three or more years after plan adoption; and
- **Ongoing:** actions to be implemented by county staff as part of their routine job duties.

Resources Required

The types of resources needed to implement each of the strategies in this chapter are noted to inform the planning and budgeting process. Types of resources include, but are not limited to:

Regional Collaboration: Some of the strategies will be implemented with regional partners, such as the incorporated cities and towns, Mountainland Association of Governments, Utah Department of Transportation, or others. In some cases, strategies will be initiated by the county. In other cases, strategies reflect ongoing partnerships or initiatives in which the county is already engaged.

Outside Support/Funding: Some strategies will require outside support or other specialized services to supplement staff time and expertise. This could be achieved either through outside grants or other sources of funding, or through the dedication of county resources.

Staff Time: Many strategies will require county staff time for completion or ongoing administration. Some build upon existing city initiatives and efforts currently underway, while others will require staff to allocate time in addition to their current work plans. Where existing hours are not available to be allocated toward implementation of the General Plan, additional staff may be needed.

General Fund: General Fund expenditures help to fund many of the programs and services typically associated with local government. The General Fund is also used to pay employee salaries, wages, and benefits.

Impact Fees: Revenues from impact fees are used to support capital projects and the implementation of the county's Capital Improvement Plan. Regularly updating the impact fee facilities plans (IFFP) outlined in UCA 11-36a ensures that growth pays for growth.

Appendix

"Continuous improvement is better than delayed perfection."

-Mark Twain

Photo Credit: Ryan Houk (2025)

Appendix A – County Resource Management Plan

Appendix B – Implementation Matrix

Appendix C – Jordanelle Plan Book

WASATCH COUNTY

General Plan Appendix A

- County Resource Management Plan -

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INTRODUCTION

The purpose of this County Resource Management Plan (CRMP) is to establish Wasatch County's official policies for the management of public lands and natural resources within the County. Wasatch County is a rapidly growing mountain community whose quality of life, economy, and cultural identity are deeply tied to the health and accessibility of surrounding public lands. Approximately two-thirds of the County's 1,207 square miles are managed by federal or state agencies, forming the backdrop for the County's agricultural heritage, recreation economy, watershed systems, wildlife habitat, and natural resource base. These lands support a diverse set of uses — from grazing and timber to hunting, fishing, tourism, and energy development — and remain essential to the County's long-term prosperity.

This County Resource Management Plan (CRMP) is prepared in accordance with Utah Code 17-79-402 and hereby incorporates the provisions outlined in Utah Code 63L-6-102. It establishes the County's goals, policies, and desired future conditions for 28 required resource categories, providing a clear and consistent framework for evaluating federal and state actions affecting public lands within the County. This CRMP has consolidated categories, where practical, to provide a document that clearly and concisely achieves the stated purpose. The CRMP is intended to guide coordination, inform consistency reviews under the National Environmental Policy Act (NEPA), and articulate the County's positions on resource management issues. It also serves as a reference for federal agencies when evaluating whether proposed actions are consistent with County policies.

The County recognizes that federal agencies are mandated to manage public lands according to federal laws, policies, and regulations established within the framework of the U. S. Constitution, including the National Environmental Policy Act (NEPA), the Endangered Species Act (ESA), the Federal Land Policy and Management Act (FLPMA), the National Forest Management Act (NFMA), the Wilderness Act, the Utah Wilderness Act and the Wild and Scenic Rivers Act. These laws establish the foundation for federal planning processes and define the responsibilities of federal agencies when coordinating with state and local governments.

Relationship to the Wasatch County General Plan

This CRMP is adopted as an element of the Wasatch County General Plan and serves as the County's official policy for public lands and natural resources. In accordance with Utah Code, the CRMP fulfills the requirement to address public lands coordination by providing detailed findings, goals, and policies for each resource category—building upon and incorporating the broader policies already established in the General Plan.

Rather than functioning as a standalone document, the CRMP is fully integrated into the General Plan framework. While the General Plan sets forth the County's long-term vision for land use, growth, transportation, housing, and community character, the CRMP supports that vision by offering additional guidance specific to the management of public lands and natural

resources. This includes maintaining watershed health, protecting rural character, supporting agriculture, sustaining recreation, and ensuring the availability of essential resources such as water, energy, and access.

Many of the data points and foundational analyses that support the CRMP's findings are presented in the General Plan. To avoid redundancy, this document references those sources rather than duplicating them. Together, the General Plan and CRMP provide a unified and coordinated policy foundation for County decision-making and intergovernmental collaboration.

Coordination and Consistency Review Framework

As population growth accelerates along the Wasatch Front and within the Heber Valley, the County's public lands play an increasingly important role in sustaining water supplies, providing recreation opportunities, supporting traditional land uses, and maintaining the rural character valued by residents. The County recognizes that effective resource management requires coordination among local, state, tribal, and federal partners, and that decisions made on public lands have direct and measurable impacts on local communities, infrastructure, and economies.

The CRMP provides the framework for Wasatch County to participate as a cooperating agency in federal planning processes and to ensure that federal land use plans are consistent with County policies to the maximum extent allowed by law. It establishes the County's expectations for consultation, consistency analysis, and reporting, and defines how agencies should engage with the County during planning, monitoring, and implementation. This framework ensures that local interests are considered alongside federal mandates and that the County's economic, cultural, and environmental priorities are protected.

The County supports the principles of multiple use and sustained yield, the protection of valid existing rights, and the responsible stewardship of natural resources. Public lands should remain accessible for traditional uses — including agriculture, grazing, timber, recreation, and mineral development — while also supporting watershed health, wildlife habitat, and the long-term resilience of ecological systems. The County also recognizes the importance of modern challenges such as drought, wildfire risk, watershed restoration, recreation pressures, and the need for reliable energy and infrastructure corridors. Balancing these priorities requires proactive planning, transparent coordination, and the use of best-available data.

This plan is intended to be a living document. As new data, technologies, and management strategies emerge, the County will continue to refine its policies and coordinate with partner agencies to ensure that public lands remain productive, healthy, and accessible for future generations. The CRMP guides County staff, elected officials, and the Public Lands Committee in evaluating proposals, preparing comments, and ensuring that Wasatch County's voice is represented in state and federal decision-making. Nothing in this plan is intended to supersede federal law or valid existing rights; rather, it provides the County's policy direction for coordination and consistency review.

OBJECTIVES

The following objectives will guide the development of implementation to be used under this section and are a guide for public land managers during consistency review, planning, and management processes. If the provisions of this policy document are germane to a proposal involving public lands planning by a state or federal agency, such agency shall consider the contents of this policy document in the decision-making process along with advice offered by Wasatch County during the process. The following objectives reflect the County's long-standing commitment to stewardship, access, and responsible resource use.

1. To support the wise use, conservation and protection of public lands and resources, including well-planned management prescriptions.
2. To ensure that public lands are managed for multiple use and sustained yield and to prevent waste and deterioration of natural resources. Further, these lands should be managed to prevent the loss of resources (and private property that may be located within or near public lands) from catastrophic events including, but not limited to, fire, flooding, and insect and disease outbreaks and to protect the safety and health of the public.
3. All plans and management decisions must ensure that special designations do not influence the use of resources on land not listed. Wasatch County opposes the use of a buffer zone management philosophy that dictates land use practices and influences decisions beyond the scope and boundaries of the designations. Wasatch County also opposes the imposition of Areas of Critical Environmental Concern (ACEC) classifications or Visual Resource Management (VRM) classifications as substitutes for former Wilderness Inventory Units or so-called Citizens' Proposed Wilderness Units, or as means to displace formerly valid surface occupying multiple use activities. The ACEC and VRM classifications are improper management tools unless narrowly drawn and tailored, both geographically and programmatically, to affect only those minimal restrictions which are necessary to prevent irreparable damage to valid and relevant resource values. Imposing ACEC classifications in the name of "protecting scenic values" is an improper use of the ACEC tool, and Imposing VRM classifications that result in the prohibition of formerly valid surface occupying or surface disturbing activities is an improper use of the VRM tool, both of which contradict Wasatch County policy.
4. Restrictions placed on any resource must be based on trend analysis and only imposed after a complete analysis.
5. Land designated open for specific uses should be available on a timely basis. If such use is not covered in a resource management plan (RMP), then it will be analyzed in a separate document or by amendment to the RMP. Extended delays or no action will not be used as methods to accomplish land management agency goals.
6. To protect and preserve the historical sites for the benefit of future generations.

As the primary coordination instrument between Wasatch County and federal management agencies, this CRMP establishes the County's expectations for how those agencies engage with local government during planning, environmental review, and management decisions on public lands. These expectations are grounded in federal statutes and regulations – including NEPA, FLPMA, and applicable Forest Service regulations – that affirmatively require federal agencies to coordinate with and consider the plans of local governments. The following requirements reflect the County's position as a cooperating governmental entity with legitimate and legally recognized interests in federal land management decisions. State Agencies will consult with Wasatch County as required by state law or by mutual agreement with the county. Federal public land agencies shall, at a minimum:

1. Grant the County Cooperating Agency Status on any proposed actions within the NEPA process. The County shall be notified regarding natural resource area management actions and participate accordingly.
2. File written consistency reports identifying where inconsistencies exist, why consistency is impossible, and any plausible way to correct the inconsistencies.
3. Provide meaningful opportunities for County participation in the development, monitoring and analysis of any studies conducted on resources associated with public lands.
4. Notify Wasatch County in advance of any proposed action affecting cultural, heritage, or access values.
5. Conduct and share an economic and social analysis, which includes cumulative impacts, of proposed agency actions on Wasatch County's tax base, economy and cultural and heritage values.
6. Certify that applicable data used to develop agency proposals meet the requirements of the Environmental Quality Data Act.
7. Compensate any individual or entity physically or financially harmed by federal and state actions, brought about by condemnation or "takings", including negative impacts on the County tax base.
8. Analyze the ability of Wasatch County to provide emergency services, law enforcement, water and waste management, search and rescue and other essential services to support a proposed agency action.
9. Analyze the impacts of proposed agency actions on traditional uses such as recreation, grazing, energy development, water resources, timber, fish, and wildlife.
10. Make no decisions on agency plans and actions in a piece-meal fashion. The agency must analyze the present and future impact of the proposal, including but not limited to buffer zones, protection of prey species, viewscapes, roadless areas and wild & scenic river reviews, etc.
11. Mitigate negative impacts to Wasatch County of any agency proposed action.

12. Provide public access and rights-of-way for utilities and/or transportation of product and provide such additional access when future need is demonstrated.
13. Agency actions shall be reasonable and shall not cause excessive cost, time delays, or undue hardship to applicants or the citizens of Wasatch County.
14. Ensure that guidelines, protocols, and other policies used to direct any activity on public lands do not contain restrictions or protections not provided by law or regulation. Any such actions must be developed and implemented with local government and public participation.
15. Keep Wasatch County fully informed of public land management action proposals and allow time for development of the County position as provided by the cooperating agency status.
16. In the event the public agency seeks consultation with the County, the request shall be in writing.

Legal Framework

Federal law requires that the U.S. Forest Service, Bureau of Land Management, and other federal agencies coordinate their land management planning with local governments. This includes obligations to consider and display the results of consistency reviews with county plans (36 C.F.R. §219.7), to reduce duplication with local requirements (40 C.F.R. §1506.2), and to discuss inconsistencies between proposed federal actions and local plans in NEPA documents (40 C.F.R. §1506.2(d)). The legal authority supporting this CRMP as a coordination instrument is detailed below.

US Forest Service

16 U.S.C. Sections 1604(a)

The Secretary of Agriculture shall develop, maintain, and, as appropriate, revise land and resource management plans for units of the National Forest System, coordinated with the land and resource management planning processes of State and local governments and other Federal agencies.

36 C.F.R. Sections 221.3(a) (1)

The Forest Service is obligated to consider and provide for "community stability" in its decision making processes.

36 C.F.R. Sections 219.7(a)

The Forest Service is obligated to coordinate with equivalent and related planning efforts of local governments.

36 C.F.R. Sections 219.7(d)

The Forest Service is obligated to meet with local governments, to establish process for coordination. At a minimum, coordination and participation with local governments shall occur prior to Forest Service selection of the preferred management alternative.

Coordination is defined as "equal, of the same rank, order, degree of importance; not subordinate." Black's Law Dictionary 303 5th ed. 1979.

36 C.F.R. Sections 219.7(c)

The Forest Service is obligated, after review of the county plan, to display the results of its review in an environmental impact statement. See also 40 C.F.R. Section 1502.16(c) and 1506.2

36 C.F.R. Sections 219.7(c) (4)

The Forest Service is obligated to consider alternatives to its proposed alternative if there are any conflicts with county land use plans.

36 C.F.R. Sections 219.7(f)

The Forest Service is required to implement monitoring programs to determine how the agency's land use plans may impact communities adjacent to or near the national forest being planned.

Court Cases Upholding Local Land Use Planning

California Coastal Commission v. Granite Rock Co., 480 U.S. 572 (1987)

State land use planning is allowed on federal lands if such land use planning does not include zoning. Federal agencies cannot claim "Constitutional Supremacy" if the agency can comply with both federal law and the local land use plan.

Wisconsin public U.S. Intervener v. Mortier, 111 S. CT. 2475 (1991)

When considering preemption, the U.S. Supreme Court will not assume that the State's historic powers are superseded by federal law unless that is the clear manifest purpose of Congress.

Kane Cnty v. U.S., 2:10-cv-01073-CW, Dkt. 792 D. Utah (Aug. 9. 2024)

The federal district court held that the BLM must treat the State of Utah and counties as "holders" of vested title rights in R.S. 2477 rights-of-way even if title has not been adjudicated or perfected in court.

National Environmental Policy Act (NEPA)

The National Environmental Policy Act requires that all federal agencies consider the impacts of their actions on the environment and on the preservation of the culture, heritage and customs of local government.

16 U.S.C. Section 4331

"It is the continuing responsibility of the federal government to use all practicable means, consistent with other essential considerations of national policy, to… preserve important historic,

cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity and variety of individual choice."

The term "culture" is defined as "customary beliefs, social forms, and material traits of a group; the integrated pattern of human behavior passed to succeeding generations." Webster's New Collegiate Dictionary at 277 (1975). A custom is a usage or practice of the people, which, by common adoption and acquiescence, and by long and unvarying habit, has become compulsory and has acquired the force of law with respect to the place or subject-matter to which it relates. Bouvier's Law Dictionary, 417 (1st ed. 1867).

Thus, by definition, the National Environmental Policy Act requires federal agencies to consider the impact of their actions on the custom of the people as shown by their beliefs, social forms, and "material traits". It is reasonable to read this provision of the National Environmental Policy Act as requiring that federal agencies consider the impact of their actions on rural resource dependent counties such as Wasatch County where, for generations, families have depended upon the "material traits" of ranching, farming, mining, timber production, wood products, recreation, hunting, fishing, water supply and other resources based lines of work for their economic livelihoods.

42 U.S.C. Section 4332(2) (c)

All federal agencies shall prepare an environmental impact statement (EIS) or an environmental assessment (EA) for "every recommendation or report on proposals for legislation and other major federal actions significantly affecting the quality of the human environment."

42 U.S.C. Section 4332 (C) (iii)

Such EIS or EA shall include, among other things, alternatives to the proposed action.

42 U.S.C. Section 4332 (C)

Copies of comments by State or local governments must accompany the EIS or EA throughout the review process

40 C.F.R. Section 1502.16 (c)

Each NEPA document shall include a discussion of possible conflicts between the proposed action and the local land use plans.

40 C.F.R. Section 1506.2 (b)

Federal agencies shall "cooperate to the fullest extent possible" to reduce duplication with State and local requirements.

40 C.F.R. Section 1506.2 (d)

Environmental impact statements must discuss any "inconsistency of any proposed plan with any approved State or local plan and laws (whether or not federally sanctioned)." Where inconsistencies exist, the EIS should describe the extent to which the agency would reconcile proposed action to the plan or law.

40 C.F.R. Section 1508 20 (e)

Mitigation includes (a) avoiding the impact altogether, (b) limiting the degree of the impact, (c) repairing, rehabilitating or restoring the effected environment, (d) reducing the impact by preservation opportunities, or (e) compensating for the impact by replacing or providing substitute resource or environments.

Douglas County v. Lujan 810 F. Supp. 1470 (1992)

A local government, because of a concern for its environment, wildlife, social-economic impacts and tax base, has standing to sue federal agencies and seek relief for violations of NEPA.

SECTION 1 - WATER

1.1 WATER RIGHTS

I. FINDINGS

The infrastructure and communities of Wasatch County are primarily located on privately owned land, but their viability relies on water originating in watersheds located on public lands. This water supplies municipal, industrial, livestock, irrigation, and recreational uses. As established in Utah Code 63L-11-302 (3), "The waters of the state are the owned exclusively by the state in trust for the state's citizens, subject to appropriation for beneficial use, and are essential to the future prosperity of the state and the quality of life within the state." Because this finite, fluctuating resource flows across topographical and jurisdictional boundaries, effective management requires strict coordination among local governments, water districts, canal companies, and state and federal entities.

Wasatch County possesses some of the best water availability in the state due to its high-elevation watersheds and the network of reservoirs which enhance water supplies throughout the seasons. Wasatch County often finds water rights a contested issue as the snow packs of Upper Weber and Jordan River Basins share the burden of supporting much of the entire Wasatch Front's water supply. To support coordination in these matters, Wasatch County participates in the Provo River Water Users Association, which operates and maintains the Bureau of Reclamation's Deer Creek Division of the Provo River Project.

APPROPRIATION, BENEFICIAL USE, AND TRANSFERS

Typically Utah's arable lands require significantly more water than is supplied by Utah's arid climate. The disparity in the ratio between available land and available water necessitated the establishment of legal framework where available water is allocated. The legal identification of who possesses the right to use available water, where it's taken from, where it's used, how much is used, in what priority, and for which specific purpose(s) is called an "appropriation." The appropriation of water from Utah rivers, lakes, and wells is regulated by the Utah Division of Water Rights (UDWR) and is subject to both state and federal laws.

Portions of the County lie within the Upper Colorado River Basin (UCRB). As a result, interstate laws governing the waters of the Colorado Basin are subject to the Colorado River Compact (1922) and the Upper Colorado River Basin Compact (1948) which define the relative volume of water for use in Utah and each surrounding state, and these compacts also define how much water should remain in the Colorado River as it leaves Utah's borders. Additionally, other legal settlements, rulings, and treaties play significant roles in determining how water is allocated to users. "The Law of the River," is known as the primary canon of legal basis for managing the flows of the Colorado River and its tributaries.

The Central Utah Project (CUP) made it possible to relocate some of Utah's allocation of UCRB water from the Uinta Basin to the Bonneville Basin (Wasatch Front) via a complex system of water development projects. The CUP was built by the Bureau of Reclamation in conjunction with the Central Utah Water Conservancy District (CUWCD) which manages the system. The CUP's 'Bonneville Unit' collects water from streams on the southern slope of the Uinta Mountains and delivers the water to the Wasatch Front using a series of canals, pipelines, tunnels, pumping stations, and reservoirs.

Water rights in Wasatch County can become a limiting factor for development. Many properties lack sufficient water rights for proposed uses, requiring transfers or changes of use that may be costly or constrained by hydrologic or geographic limitations. Federal agencies may also assert reserved water rights, which can influence natural resource management within affected watersheds.

Although some uses of water resources (such as recreation) are not tied to a specific water right, the scarcity of such water resources can have significant economic impacts on areas where businesses are largely dependent on the presence of water flowing in the river channels. Availability of adequate water resources is vital when attracting manufacturing businesses. If the water resources are not available, a business will look elsewhere.

II. Goals and Objectives

1. Wasatch County's established water rights, including surface water, groundwater, and in-stream flows, are protected and remain available to support existing and future beneficial uses in accordance with Utah's prior appropriation doctrine.

III. Policies

a. Coordinate with water resource management entities, especially water districts and canal companies, to ensure water supplies and water delivery infrastructure will meet growth needs.

b. Implement watershed protections and vegetation management to maintain availability of water for beneficial uses and to protect water quality.

c. Consider and help implement in-stream water flows for the benefit of aquatic habitats and sensitive species while recognizing existing water rights.

d. Coordinate with public land management agencies to acquire and protect water rights for use on public land and maintain them with the State Water Engineer.

e. Include an analysis of the effects on water quality, stream flow, the amount of water yields, and the timing of those yields for any proposed action on public lands.

f. Enact stormwater management policies for each jurisdiction and maintain robust stormwater mitigation infrastructure focusing on ecological stormwater treatment methods.

1.2 DITCHES AND CANALS

I. FINDINGS

Ditches and canals have historically enabled agriculture in Utah's arid climate. Over time, many open channels have been piped or integrated into secondary irrigation systems that now serve growing urban areas. These conveyance systems remain essential for agriculture, stormwater management, and flood mitigation. Coordination among canal companies, municipalities, and developers is increasingly important as growth places pressure on aging infrastructure.

II. GOALS AND OBJECTIVES

1. Potential reservoir sites and delivery system corridors should be identified in land use plans and protected from actions that would prohibit or restrict future use for those purposes and maintenance of the delivery of water to the downstream users. Said plans should include provisions for adding or deleting potential reservoir sites and delivery system corridors when deemed appropriate.

III. POLICIES

a. Agency actions should recognize all legal canal, lateral, and ditch easements and rights-of-way.

b. Support the efforts of the State Engineer to ensure that such water conveyances are operated and maintained in a safe manner.

c. Encourage ditch and canal operators to map their systems and provide such mapping to the county for use in making land use decisions.

1.3 WATER QUALITY AND HYDROLOGY

I. FINDINGS

In Utah, water quality is regulated by the state based on the source of pollutants entering waterways, defined as either "point source" or "non-point source" pollution. Point sources (PS) discharge pollutants directly into a waterbody, usually through pipes or ditches originating from industries or waste treatment plants. Non-point sources (NPS) are pollution sources that do not originate from distinct locations and tend to vary in time and space. Non-point source pollution occurs when runoff from rainfall or snowmelt pick up pollutants from the human and natural landscape and transport them indirectly to a waterbody. This is of special concern in Wasatch County where there are several water bodies that provide drinking water to County residents as well as drinking water for the Wasatch Front.

Point Source (PS) Pollution

National Pollutant Discharge Elimination System (NPDES) permits are required for the following operations and activities:

- Animal feeding operations
- Industrial wastewater
- Municipal wastewater
- Pesticide applications
- Forest roads (pending)
- Stormwater
  - Construction activities
  - Industrial activities
  - Municipal and transportation sources

Non-Point Source (NPS) Pollution

The State of Utah uses a watershed approach to manage NPS pollution. The approach allows local watershed groups to develop watershed implementation plans that identify problem areas and help determine the Best Management Practices that are most effective to the local issues.

Common NPS pollutants and sources include the following:

- Fertilizers, herbicides, and insecticides from residential and agricultural areas
- Oil, grease, and other toxic chemicals from roadways and parking lots
- Sediment from construction areas and roadways
- Salts from the roadways and agricultural areas
- Acid drainage from abandoned mines
- Bacteria and nutrients from septic systems, pet waste, and livestock

Wasatch County has overall good water quality in the Jordanelle Reservoir, however, the Strawberry Reservoir, Deer Creek Reservoir and the Mill Hollow Reservoir have impaired water, which means the water quality fails to meet the state's standards (UAC R317.2), especially for phosphorous and dissolved oxygen. Deer Creek Reservoir suffers from streambank erosion in Main Creek which flows into the reservoir. There are 22,598.50 acres of waterbodies in Wasatch County and nine watersheds that include, Jordan, Provo, Spanish Fork, Utah Lake, Lower and Upper Weber, Price, Strawberry and Duchesne.

Hydrology

The Wasatch County General Plan documents county-wide water quality conditions, the Class 1A (Pristine) designation of groundwater, and the SWCA groundwater studies informing aquifer recharge and protection policy. Public lands management decisions – including grazing, timber harvest, and recreational use – directly affect the watershed health of the nine drainage basins within the County.

II. GOALS AND OBJECTIVES

1. Wasatch County desires to protect and conserve water rights, ground water, stream flows, and water quality for protection of the health and well-being of county residents, as well as downstream users, and increase the desirability of the County as a place to visit and recreate.

III. POLICIES

a. Any proposed action must include an analysis of the effects on water quality, stream flow, the amount of water yields, and the timing of those yields. Any proposed action or non-action that results in a decrease in water quality, quantity, flow, or changes the timing of flows in a way that negatively affects water rights, should be opposed.

b. Any proposed agency action must be analyzed for impacts on water resource and management facilities such as dams, reservoirs, delivery systems, culinary water supplies, and monitoring facilities, etc., located on or downstream from land covered by the proposal.

c. Apply scientifically effective practices to maintain and improve the quality and quantity of desirable plant cover to protect watersheds, timber, and rangelands from soil erosion.

d. Livestock grazing and other multiple uses that are compatible with watershed management, should be included in any analysis of projects proposed.

e. The management of the watershed should allow for continued multiple use where applicable. It should preserve the quality and quantity of water as well as environmental values and allow the watershed to support existing as well as future uses.

1.4 FLOOD PLAINS AND RIVER TERRACES

I. FINDINGS

Rivers are dynamic systems. River channels can migrate laterally as a result of bank erosion and deposition, and vertically as a result of bed aggradation or degradation. Floodplains, terraces, and other features are formed by these processes, and are therefore essentially part of the river system.

Floods occur from excessive rain events or when a dam or water impoundment gives way and large amounts of water are released suddenly. For the most part, flooding is a natural process that supports channel maintenance, ecological processes, and riparian vegetation. Nevertheless, floods can cause severe human impacts and therefore should be among resource planning considerations.

Within Wasatch County, flooding most often occurs from two distinct event types: (1) spring runoff from melting snowpack at high elevations, and (2) summer rainstorms. While either event can trigger flooding, the dynamics of each are different. Snowmelt is a relatively predictable occurrence, dependent on the amounts of winter snowpack and rising spring temperatures. Large accumulations of snowpack melting in spring contributes to some localized flooding of floodplains of stream and river channels. In contrast, summer cloudburst events, especially those driven by monsoonal moisture, cause sporadic and localized flooding events on otherwise dry washes and canyons. Thunderstorm-triggered floods are exacerbated in locations recently affected by wildlife fires where vegetation cover is absent and soils are more exposed to erosion and channeling water down slope.

Planning for major flooding events should occur at all levels of government. At the federal level, the Federal Emergency Management Agency (FEMA) provides flood data that classifies areas based on their different flood hazards through the National Flood Hazard Layer (NFHL) and National Flood Insurance Program (NFIP). This enables community officials, emergency responders, and the public to be informed and plan accordingly to avoid or reduce impacts from floods, guide development, and reduce risk of floods by excluding areas shown as flood hazard areas. Within the MAG region, only Summit and Wasatch Counties are currently mapped by NFHL. Many of the remaining communities are covered by NFIP, which uses paper maps to assess floodplain locations. County and local planning efforts include the establishment of special zoning regulations in flood-prone areas. However, there are not commonly used in the region. Wasatch County does participate in the NFIP and has adopted ordinances in accordance with FEMA standards to reduce or eliminate flooding and damage to properties.

According to the FEMA's National Dam Safety Program Fact Sheet, the area downstream of a dam that would be impacted in the event of a failure or uncontrolled release of water is called the dam failure inundation zone. Before buying a home or business, it is the buyer's responsibility to determine whether it is in an inundation zone. The Jordanelle, Deer Creek, Soldier Creek, and Currant Creek dams are major dams in Wasatch County with the potential to cause damage to homes and property in the event of failure.

II. Goals and Objectives

1. Protect floodplain connectivity for wildlife and prevent constructions in floodplains to minimize impact on residents and allow for the unencumbered natural flow of rivers and streams. Enforce FEMA standards adopted in County code.

III. Policies

a. Support Utah Division of Water Rights Dam Safety Program that assesses existing dam condition to prevent dam failure or uncontrolled release of water.

b. Restrict construction of habitable structures and non-essential infrastructure in floodplains.

c. Manage flows from regulated streams and rivers when possible to periodically reestablish floodplain connectivity.

d. Develop floodplain ordinances and overlays as appropriate to coordinate with FEMA on floodplain mapping.

1.5 WETLANDS

I. FINDINGS

Wetlands are areas where the land is covered by shallow water or the water table is at or near the surface for extended periods during the growing season, creating distinct soil chemistry and plan communities. They are regulated as special aquatic sites under the Clean Water Act and are catalogued through the National Wetlands Priority Conservation Plan (Public Law 99-645). Wetlands vary widely based on soils, topography, climate, hydrology, and human disturbance.

Wetlands are critical components of healthy regional ecosystems and provide a multitude of ecological, economic and social benefits. They provide essential habitat for many species of fish and amphibians, as well as important resting places for migratory birds. Wetlands support many plan and animal species, including the Ute ladies'-tresses (*Spiranthes diluvialis*), which is on the threatened and endangered species list. Wetlands are nurseries for fish of recreational important in the County and provide opportunities for hunting, boating and wildlife viewing. They can also provide and store water, control floods and erosion, purify wastewater and recharge groundwater. Wetlands support downstream aquatic systems by producing food and organic material that is flushed out of wetlands and into streams during high flows.

Wetlands that consist of herbaceous vegetation are known as marshes and include wet meadows, which are common in certain areas of Wasatch County. Wetlands come in other forms, such as ponds, lake fringes, vegetated playas, bogs, shrub-scrub wetlands, and forested wetlands. Riparian areas are not always wetlands.

Jurisdictional wetlands are federally recognized as special aquatic sites and are regulated as waters of the U.S. under the Clean Water Act. Section 404 requires a permit from the Corps for the placement of fill or dredged material in a wetland, ditching activities, levee, dam or dike construction, mechanized land clearing, land leveling and road construction.

II. GOALS AND OBJECTIVES

1. Protect wetland functions and values to provide fish and wildlife habitats, natural water quality improvement, flood storage, shoreline erosion protection, and opportunities for recreation.

2. Protect the health and safety of the citizens of the County by reducing flood damage and preserving water quality.

III. POLICIES

a. Utilize information from the National Wetland Inventory to determine where potential wetland conditions exist. Where discrepancies exist, the County should consult with wetland specialists to appropriately identify wetlands.

b. Use the National Wetlands Inventory and wetland specialist consultation to identify and map high-priority or ecologically sensitive wetland areas for conservation and preservation.

c. If wetland conditions exist in the vicinity, require wetland delineations prior to development. Such delineations will determine whether such development will require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act.

d. Coordinate comments with other stakeholders regarding the Clean Water Act rule revisions.

e. Participate in federal, tribal, state, and local wetland conservation planning processes.

f. Identify opportunities for creation, restoration, and enhancement of wetlands to augment the ecosystem services these resources provide.

g. Reasonably manage access by livestock, wild horses and burros, and native ungulates to wetlands to prevent overgrazing when appropriate, with the understanding that all have potential to negatively affect these resources when sensitive vegetation, soil, and hydrology conditions exist.

h. Use scientific methodology, e.g., proper functioning condition, to guide management decisions regarding recreation and grazing exclusions in wetlands.

i. It is recommended that road alignments be setback at least 300 feet from riparian areas and wetlands as practicable.

1.6 RIPARIAN AREAS

I. FINDINGS

According to a publication from Utah State University, the term "riparian" is defined as vegetation, habitats, or ecosystems that are associated with bodies of water or are dependent on the existence of perennial, intermittent, or ephemeral surface or subsurface water drainage.

Riparian areas occur in a wide range of climatic, hydrologic and ecological environments. Different latitudes and altitudes can support very different riparian communities. This is caused primarily by changes in precipitation and temperature. In Wasatch County, riparian areas can be found in most areas, from high elevation mountain forests to intermediate-elevation woodlands to low-elevation shrub lands and desert grasslands.

Riparian areas are ecosystems. An ecosystem is a functional system that includes the biota, plants and animals, and an abiotic component which includes the physical aspects such as soil and topography.

Riparian areas are the transition zones, or ecotones, between aquatic (water-based) systems and terrestrial (land-based) systems, and usually have characteristics of both. These characteristics and location make it habitat for many species of plants and animals.

Because riparian areas are at the margin between water and land, their soil was most likely deposited by water and could be washed away by water. Protecting soil, stream banks or water edges from excess erosion is an important function of riparian plants and properly functioning riparian areas absorb the water, nutrients, and energy from big events and use them to recover from disturbances while improving water quality. The toughness of riparian plants with dense, strong root systems, stems the flow of flood waters, and adds to riparian stability and habitat diversity.

II. Goals and Objectives

1. Conserve and protect riparian areas through application of best management practices and support the establishment of riparian buffer areas, which not only protect riparian plant and animal species, but also protect aquatic systems and resulting water quality.

III. Policies

a. Encourage private and public landowners to maintain the important functions of riparian areas under their jurisdiction.

b. The County subdivision ordinance should require identification of riparian areas on subdivision plats so that measures can be taken to protect them.

c. Avoid impacts to riparian areas from road development.

d. Manage recreation (e.g., camping and OHV use) in riparian areas to conserve the resource while still providing access to streams and rivers.

e. Support timber harvests in riparian areas only when those activities enhance other resources or services.

f. Reasonably manage access of livestock, wild horses, and native ungulates to sensitive riparian areas using exclosures when appropriate with the understanding that all have potential to negatively affect these resources from overgrazing.

g. Offset road alignments at least 300 feet from riparian areas and wetlands as practicable. Relocate or improve road crossings as practicable.

h. Use guzzlers, reservoirs, wells, and springs to attract livestock and native wildlife away from riparian areas, which can help decrease soil disturbance and impacts to aquatic resources.

i. Use bio-engineering methods that facilitate riparian vegetation growth for bank stabilization in lieu of hardened structures or surfaces.

j. Use scientific methodology, e.g., proper functioning condition or multiple indicator monitoring, to guide management decisions in riparian areas.

k. Use riparian overlays at local levels to guide protection of riparian zones.

l. Support application of aquatic-approved herbicides to remove undesired vegetation.

m. Conduct riparian vegetation treatments to restore characteristic vegetation and reduce uncharacteristic fuel types and loads.

n. Modify grazing use to avoid overgrazing if appropriate.

1.7 WILD AND SCENIC RIVERS

I. FINDINGS

The Wild and Scenic Rivers Act (Act) was passed by Congress in 1968. Congress declared that "certain selected rivers of the Nation, which, with their immediate environments, possess outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other similar values, should be preserved in free-flowing condition, and that they and their immediate environments should be protected for the benefit and enjoyment of present and future generations." Congress also declared "that the established national policy of dam and other construction at appropriate sections of the rivers of the United States needs to be complemented by a policy that would preserve other selected rivers or sections thereof in their free-flowing conditions to protect the water quality of such rivers and to fulfill other vital national conservation purposes." Section 5(d)(1) of the Act directs federal agencies to consider the potential for national wild, scenic, and recreational river areas in all planning for the use and development of water and related resources. The Act provides standards for determining whether certain rivers should be classified, designated and administered as wild, scenic or recreational rivers.

The Act is notable for safeguarding the special character of these rivers while also recognizing the potential for their appropriate use and development. It encourages river management that crosses political boundaries and promotes public participation in developing goals for river protection. The Act purposefully strives to balance dam and other construction at appropriate sections of rivers with permanent protection for some of the country's most outstanding free-flowing rivers. To accomplish this, it prohibits federal support for actions such as the construction of dams or other instream activities that would harm the river's free-flowing condition, water quality, or outstanding resource values. However, designation does not affect existing water rights or the existing jurisdiction of states and the federal government over waters as determined by established principles of law.

II. Goals and Objectives

1. Wasatch County will work with federal agencies to avoid designating rivers as wild and scenic if the designation would adversely affect the economic interests of the county, including enjoyment of private property rights, mineral extraction, tourism, recreation, timber harvest, agriculture, water rights, water storage, or water delivery if these can be done in a manner to reasonably protect water quality.

III. Policies

a. The county will be actively involved in all studies or plans that may consider or evaluate eligibility or may recommend inclusion of rivers in the National Wild and Scenic River System.

b. The county will be actively involved in all legislation that could result in designation of wild or scenic rivers within the boundaries of the county.

c. Potential reservoir sites should be protected from designation as wild and scenic rivers.

d. Wild and scenic rivers should be identified based on their regional and national significance rather than on their local significance. These selections should be supported by data that clearly show such selection will not negatively impact the ability of agriculture and other industry to access the water it needs and the county to develop water supplies and other resources to meet future needs. Where such impacts are unavoidable, a plan to mitigate such impacts should be presented.

e. Ensure that all eligible river segments in the resource planning area are completely and fully studied for suitability for inclusion in the National Wild and Scenic River System.

SECTION 2 - LAND

2.1 LAND USE

I. FINDINGS

The Mountainlands regions comprise more than 3.3 million acres of urban, rural, and mountainous lands in the heart of Utah. Nearly half of this land is owned and managed by the federal government, primarily by the US Forest Service (USFS) and US Bureau of Land Management (BLM). Approximately 44% of the land area is under private ownership. Of the remaining lands, approximately 9% is state lands, either as Sovereign Lands (Utah Lake), State Parks, or State Institutional Trust Lands (SITLA). A very small portion may be owned by the Utah Ouray Tribal Government.

Appropriate and allowable uses for lands are defined through planning processes specific to the agency or government which has jurisdiction over the lands. For most private, federal and state lands, land use decisions are made through systematic planning processes. The best land use decisions are made through planning processes which include open public participation and take into consideration potential impacts to the social, economic, and natural environment.

Though the public planning process is not always done in the case of some federal and state properties which are managed for specific purposes, such as for lands owned or managed by Utah's State and Institutional Trust Lands, tribal governments, and military lands.

II. GOALS AND OBJECTIVES

1. Land use should be managed for multi-use due to the recreational and open space values of public lands, except in situations where development is ancillary to a recreational use or state park and promotes the multi-use intent of the public lands. This includes land for grazing, mining, timber harvest, beneficial exchange of federal or state properties, and development done in environmentally sensitive ways.

III. POLICIES

a. Promote preservation of ridge lines from development as viewed from any State Roads or County arterial or collector road by keeping the roof lines of structures below the ridge line and above ground utilities from paralleling ridgelines and transportation corridors. Options should be considered to allow transferring density away from ridgelines if appropriate.

b. Every effort should be made to locate utility corridors on public lands below ridgelines. The use of private land should be avoided.

c. Preserve the rural atmosphere by requiring development to have dark sky compliant lighting.

d. Install structural measures to prevent soil erosion, as needed.

e. Recognize the Natural Resource Conservation Service (NRCS) soil survey as the authority in matters of soil conservation.

f. Base soil conservation activities on available survey drafts until a final survey is published. Any deviation from this material or soil data developed outside of the survey must be coordinated with the Wasatch County Soil Conservation District and Natural Resource Conservation service (NRCS).

g. The County should be compensated for loss of private lands or tax revenues due to land exchanges.

h. Private lands should not be converted to state or federal ownership to compensate for government activities outside Wasatch County unless a public process that includes the authorization of the County is performed.

i. Any conversion from private property to public lands should result in no net loss of private property, and should be approved by Wasatch County prior to any such conversion. No net loss should be measured both in terms of acreage and fair market value. All proposed conversions will be reviewed by the Wasatch County Public Lands Committee to evaluate the impact of the proposal and advise the County Council of their recommendation.

j. A private property owner has a right to dispose of or exchange property as he/she sees fit within applicable law.

k. The objectives of special designations can be met by well-planned and managed development and use of natural resources.

l. Special designations should not be proposed until the need has been determined and substantiated by verifiable scientific data available to the public. Furthermore, it must be demonstrated that protection cannot be provided by any other means and that the area in question is truly unique or essential compared to other area lands.

2.2 FIRE MANAGEMENT

I. FINDINGS

Wildfire is the most prevalent natural disturbance in the State of Utah, and it affects biotic communities statewide. It is an integral component of forest, range, and desert lands and affects thousands of acres on an annual basis.

Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a

critical step in protecting communities both urban and rural. Fire management refers to the principles and actions to control, extinguish, use, or influence fire for the protection or enhancement of resources as it pertains to wildlands. It involves a multiple-objective approach strategy including ecosystem restoration, community preparedness, and wildfire response.

Wildfires do not adhere to political boundaries, and cooperation among different agencies and jurisdictions covering federal, state, county, municipal, and rural/ volunteer fire departments is essential for successful fire management response. In Utah, the state legislature tasked the Utah Division of Forestry, Fire, and State Lands to devise a comprehensive statewide wildland fire prevention, preparedness, and suppression policy, which is now known as SB-56. Under this plan, a master cooperative wildland fire management and Stafford Act response agreement is signed each year between numerous federal land management agencies and the State of Utah for cooperation during wildland fire incidents that occur throughout the state.

Response to a wildland fire can involve a basic monitoring status placed on a remote wilderness fire, or involve multiple agencies overseen by an incident-management team encompassing hundreds of firefighters. When a fire is reported in the MAG area, it is forwarded to the Northern Utah Interagency Fire Center (NUIFC). This multi-agency organization is tasked with tracking wildland firefighting resources throughout northern Utah and coordinating the response of resources to wildland fire incidents.

Numerous personnel are trained to respond to wildfires throughout Utah and the services they provide are dependent upon the role of their organization as assigned during an incident. At a basic level, firefighting resources can be grouped into two broad categories: ground resources and air resources. Often, both types of resources are dispatched to a fire.

WATER CONSIDERATIONS

Proper and effective fire management should reduce the amount of land scarred by fire. Lands where destruction of vegetation has occurred are more subject to erosion and sedimentation of waterways. Fire management should consider that healthy vegetation will reduce the chances for damaged water quality associated from erosion of soils in fire scarred areas. Fire-damaged areas should be re-vegetated with seeding or plantings as soon as possible after the fire event.

II. GOALS AND OBJECTIVES

1. Sound fuel load management techniques should be used to minimize fire potential at the urban interface and throughout the public lands to prevent catastrophic events by applying prescribed burns, allowing grazing where appropriate, allowing appropriate timber harvesting techniques, and following weed management protocols.

III. POLICIES

a. Mutual aid agreements for fire protection should be maintained with each fire department to protect the lives and property of citizens.

b. Participation and cooperation with the Utah Division of Forestry and Fire and State Lands and the Wasatch County Fire District to address wildfire issues in the unincorporated areas of the county, on private, federal, state and tribal lands.

c. Provide and promote education of communities and property owners in the wildland-urban interface regarding fuels mitigation, creating defensible space and fuel breaks.

d. Encourage active vegetation management on public lands, using mechanized vegetation treatments, timber harvesting, grazing, prescribed fire and other treatments that will result in resilient landscapes.

e. Support the efforts and findings of Utah's Catastrophic Wildfire Reduction Strategy committee (of which Wasatch County is one of the six regional committee members) and encourage measures locally to reduce fuel loads, regulate development in the wildland urban interface and otherwise protect life, safety and property from the effects of wildfire.

f. Support the efforts associated with House Bill 464 to reduce the potential for resource damage associated with wildfires on public lands.

g. Work with federal and state agencies, the Ute Tribe and other organizations to address the barriers and challenges associated with fire and fuels management in the interest of wildlife habitat and species conservation.

2.3 WILDERNESS

I. FINDINGS

The Wilderness Act requires management of human-caused impacts and protection of the area's wilderness chapter to ensure that it is "unimpaired for the future use and enjoyment as wilderness" (16 USC 1131). To comply with this standard, wilderness areas generally do not allow motorized equipment, motor vehicles, mechanical transport, temporary roads, permanent structures, or installations. Motorized equipment and equipment used for mechanical transport may be allowed in certain circumstances such as search and rescue. This includes the use of motor vehicles, motorboats, motorized equipment, bicycles, hang gliders, wagons, carts, portage wheels, and the landing of aircraft, including helicopters, unless provided for in specific legislation. The Wilderness Act (Act) also prohibits permanent roads and commercial enterprises, except commercial services that may provide for recreational or other purposes of the Act. Livestock grazing is allowed in wilderness areas. Wilderness areas are to be primarily affected by the forces of nature, though the Act does acknowledge the need to provide for human health and safety, protect private property, control insect infestations, and fight fires.

The Act protects designated wilderness areas by law "for the permanent good of the whole people." With the Act, Congress seeks to secure "for the American people of present and future generations the benefits of an enduring resource of wilderness."

Through the Act, Congress recognized the intrinsic value of wild lands. Some of the tangible and intangible values mentioned in the Act include "solitude or a primitive and unconfined type of recreation," as well as "ecological, geological, or other features of scientific, educational, scenic, or historical value." Wilderness areas provide habitat for wildlife and plants, including endangered and threatened species.

Wilderness protects open space, watersheds, natural soundscapes, diverse ecosystems and biodiversity. The literature of wilderness experience frequently cites the inspirational and spiritual values of wilderness, including opportunities to reflect on the community of life and the human place on Earth.

There are no designated wilderness areas in Wasatch County.

WATER CONSIDERATIONS

Wasatch County finds that there are positive and negative impacts on water from wilderness designations. Designating land for wilderness makes it impossible to use motorized recreation or development natural resources, which would tend to improve water quality. However, designating land for wilderness also means that active land management does not take place and natural systems, such as wildland fire, are not suppressed. Failure to suppress wildfire results in barren areas subject to erosion during precipitation events. Such events can produce mudflows, landslides and sedimentation of streams to a degree that can easily rival or exceed that produced by multiple uses in undesignated areas. Failure to actively manage wilderness areas also reduces the potential water yield from that drainage basin, which means less water for agricultural, residential and business use.

II. GOALS AND OBJECTIVES

1. Public lands in Wasatch County that are not designated as wilderness are managed under multiple-use, sustained-yield principles, and the County actively participates in any federal review process that could result in wilderness-equivalent management restrictions.

III. POLICIES

a. Any proposed wilderness designations in the County forwarded to U.S. Congress for consideration must be based on a collaborative process in which support for the wilderness designation is unanimous among federal, state, and county officials.

b. All wilderness management plans should provide for access for the elderly and physically disabled individuals to the fullest extent possible provided by law.

c. Wilderness management should provide for continued and reasonable access to and development of valid, existing property rights within the area and provide for full use and enjoyment of these rights.

d. BLM inventories for the presence of wilderness characteristics must be closely coordinated with inventories for those characteristics conducted by state and local

governments, and they should reflect a consensus among those governmental agencies about the existence of wilderness characteristics.

e. In accordance with Utah Code 63J-8-104 (b) and (c), it is the policy of the County that federal land management agencies should:

- Not designate, establish, manage, or treat any of the subject lands as an area with management prescriptions that parallel, duplicate, or resemble the management prescriptions established for wilderness areas or WSAs, including the non-impairment standard applicable to WSAs or anything that parallels, duplicates, or resembles that non-impairment standard.
- Recognize, follow, and apply the wilderness settlement agreement between the State of Utah and the U.S. Department of the Interior.
- Revoke and revise BLM Manuals H 6310, 6320, and 6330.
- Recognize that BLM lacks congressional authority to manage subject lands, other than WSAs, as if they are or may become wilderness.
- Recognized that even if BLM were to properly inventory an area for the presence of wilderness characteristics, BLM still lacks authority to make or alter project level decisions to automatically avoid impairment of any wilderness characteristics without express congressional authority to do so.

2.4 LAND ACCESS AND RS 2477 ROADS

I. FINDINGS

In a study conducted by MAG in 2016 as part of the data compilation for this Resource Management Plan, Land Access was identified as one of the top five resource priorities for residents of Wasatch County. Roads are a vital part of the infrastructure, providing motorized and non-motorized access to public lands for natural resource development, agriculture, tourism, recreational travel, and the preservation of the county's culture and heritage resources. County governments play a role in facilitating land access regardless of ownership. This is accomplished by acquiring and maintaining rights-of-way (ROW) or easements across property. As an example, RS 2477 Roads are roads built prior to October 21, 1976, on ROWs across non-reserved federal lands granted in accordance with the Act of July 26, 1866. Counties also acquire and enforce access by participating in planning processes of federal and state agencies and via litigation.

Gaining or maintaining access to lands is typically accomplished through ROW. The process for obtaining a ROW is different for each type of landowner as each has specific administrative procedures, management objectives, and historical context.

Common land access issues include:

- Private land surrounded by or accessed through federal lands

- Federal lands surrounded or accessed through private property
- Private lands within designated wilderness
- Utah School and Institutional Trust Lands Administration lands within federal lands

II. Goals and Objectives

1. Maintain multi-use access into and through public and tribal lands, such as historic, hunting, recreational, and mining access on public lands where appropriate and approved by the managing agency.

III. Policies

a. Access to and across public lands, including RS 2477 Roads and rights-of-way should remain open and maintained to allow safe and reliable public access, and federal agencies must recognize Wasatch County's vested property rights in all RS2477 routes. Wasatch County does not give federal agencies any authority or right to close any RS 2477 rights of way that the County has an interest in.

b. All necessary action will be taken to protect access. The county will identify and inventory roads and participate with federal and state land management agencies in decision-making regarding site-specific management.

c. Access and transportation needs should be considered, evaluated and analyzed in the land use planning process to accommodate and be consistent with other uses. No roads, trails, rights-of-way, easements or other traditional routes may be closed, abandoned, withdrawn, or have a change of use without full public disclosure and analysis.

d. There is a presumption that each route serves a valid purpose unless the federal government proves otherwise by clear and convincing evidence. The presumptive purpose and need of the routes in Wasatch County include, but are not limited to, hunting, fishing, mineral exploration and extraction activities, fire breaks, search and rescue needs, scenic viewsheds, watershed management, wildlife management, vegetation management, livestock management, exploration, utility and infrastructure management, water management, staging areas for other uses such as OHV and biking, loop connectivity, having multiple entrance and egress points for safety, and recreation.

e. Future access needs must be planned and analyzed to determine the disposition of the road at the completion of its intended life. This is to ensure that needed access is maintained of that such access is removed and resulting disturbances reclaimed.

f. Wasatch County has prepared maps of its current transportation system in areas within the stewardship of the Federal and State Agencies, setting forth all roads claimed by the County as part of its transportation system, including, but not limited to Class B, D and RS 2477 roads. Those map is expressly adopted and incorporated

into this policy document by this reference as though fully set forth herein. It is expected that the Federal and State Agencies will conform to the transportation provisions of the Resource Management Plan to be consistent with the General Plan maps, as required by FLPMA Section 1712(c)(9). It is also expected that when such mapping is completed for areas under the stewardship of the United States Forest Service, the Forest Service will conform the transportation provisions of its forest plans to be consistent with such maps.

g. Title V rights-of-way on public lands are granted in perpetuity and do not diminish any RS 2477 claim or right-of-way which federal agencies must treat as vested property interests.

h. Utah Wilderness Act of 1984 (P.L. No. 98-24) mandates repeatedly that all Utah Forest Service Land not designated as wilderness must be managed under Multiple Use Sustained Yield principles, including exploring opportunities for additional routes rather than adopting de facto wilderness or roadless designations. The Utah Wilderness Act places a moratorium forbidding the 2004 efforts for additional roadless area reviews.

i. Access to public lands for mineral exploration or development must be maintained if the mineral development can be done in an environmentally sound basis to enhance the economic interest of county citizens and government.

j. Access to water related facilities such as dams, reservoirs, delivery systems, monitoring facilities, communication sites, etc., must be maintained in an economically feasible way with respect to the method and timing of such access.

k. Land access should be maintained in a manner, using sound engineering and mitigation practices, that does not degrade water quality.

l. Ensure access for emergency responders for fires, medical incidents, search and rescue and similar efforts.

m. Federal agencies must explore, in addition to all existing routes, opportunities for new routes to be opened to enhance recreational opportunities, tourism, or to advance the Forest Service or BLM's multiple-use mission in any way as part of any resource management planning process or any implementation level planning process.

n. Prioritize public motorized uses unless congressionally designated otherwise.

o. Preserve existing roads and authorize use thereof to promote recreational opportunities to those with physical disabilities and limitations.

p. Any federal classification of a "redundant" route or a "spur" route is not a valid reason for route closure by any federal agency on public lands. On the contrary, such routes provide connectivity and access to different experiences for the public, offer a safer experience by offering alternative routes to common areas, and they serve all the purposes mentioned in policy 2.4.d.

SECTION 3 – AGRICULTURE

3.1 IRRIGATION

I. FINDINGS

Much of Utah's agriculture depends on irrigation because of its arid, unreliable climate. Utah's network of canals, ditches, and dams is continuously maintained and upgraded, with many open channels now lined or piped for efficiency.

These systems use natural topography to redistribute water from high-elevation streams down to arable crop lands. Within each watershed, entities with legal water rights divert this water based on state laws governing proximity, supply, and ownership. For the MAG region, primary water sources include the Provo, Weber, and Spanish Fork River watersheds—stored in several reservoirs—along with the Central Utah Project (CUP).

II. GOALS AND OBJECTIVES

1. Historic irrigation water and conveyance facilities (canals and ditches) should continue to get delivered for agricultural uses to all downstream users.
2. Protect access to canals and pipelines for maintenance.

III. POLICIES

a. Potential reservoir sites and delivery system corridors should be identified in land use plans and protected from federal or state action that would prohibit or restrict future use for those purposes. Said plans would include provisions for adding or deleting potential reservoir sites and delivery system corridors when deemed appropriate.

b. All federal agency actions should recognize legal canal, lateral, and ditch easements and rights-of-way.

c. Many wetlands are created by fugitive water from irrigation systems. It is the policy of Wasatch County that when law requires mitigation of impacts from conservation and other projects, the creation of artificial wetlands should be considered only after all other mitigation possibilities have been exhausted. Creation or maintenance of an artificial wetland is contrary to the intent of conservation.

d. Irrigators should adhere to the Irrigation Water Management guidance set forth in the Natural Resource Conservation Service Conservation Practice Standards.

3.2 LIVESTOCK GRAZING / FORAGE ALLOCATIONS

I. FINDINGS

The cultural heritage of Wasatch County is based on agriculture and livestock. These industries formed the historic basis of the local economy from the beginning days of settlement. Livestock grazing influenced lifestyles, left its imprints on the landscapes, and is one of the oldest enduring and economically important cultural heritage resources in the west. Although farms and ranches in the County were established on a private land base, during parts of the year, livestock is pastured on public rangeland. The combination of public rangeland and private farmland constitutes the economic base for many of the County's livestock operations. If either the grazing permit or the private land is lost or diminished, the economic viability of those operations can be jeopardized. Domestic livestock grazing of native vegetation will reduce fine fuel loading and thus reduce the risk of wildland fire hazards.

As an additional option to property owners the County encourages prescribed livestock grazing. Prescribed livestock grazing is the intentional use of livestock to achieve vegetation management goals. Prescribed livestock grazing can serve as an effective tool for noxious weed management when properly timed and monitored. See Section 3.4 for additional information and policy on coordinated weed management.

Federal grazing permits issued under the Taylor Grazing Act (BLM) or the Granger-Thye Act (USFS) allow permittees the privilege to use publicly owned forage.

A 2008 study on livestock grazing in Utah drew these conclusions:

- The livestock industry has changed over time from sheep to cattle.
- Relatively large reductions in the use of US Forest Service (USFS) and US Bureau of Land Management (BLM) lands for grazing have occurred over time.
- Livestock procedures with permits to graze public lands have larger operations than livestock producers without permits.
- Livestock operators with grazing permits generally have been owned by the same family for more than one generation, and they intend to keep this a family operation in the future.
- Livestock producers view legal proceedings as the biggest threat to the use of public lands by livestock.
- Most livestock producers believe that livestock grazing has a positive impact on the reduction of fires and basically neutral impact on other uses.
- The value of grazing permits varies widely within the state.
- Livestock production is a relatively important segment of the economy in some counties and regions of Utah. This is especially true in some of the most rural counties.

WATER CONSIDERATIONS

Livestock grazing, if not managed properly, can have negative impacts on water quality.

ENERGY CONSIDERATIONS

Energy development can have impacts on livestock and grazing. Energy development within grazing allotments on federal land or on grazed private lands will disturb the surface and reduce the amount of forage available for livestock. Care should be taken during the planning of energy development projects to recognize the needs of the livestock industry.

II. GOALS AND OBJECTIVES

1. Lands and forage resources should be managed to optimize animal unit months *and* provide for the continued viability of livestock operations and the livestock industry on Public Lands in accordance with the multiple-use provisions of the Federal Land Policy and Management Act of 1976, 43 U.S.C. 1701 et seq., the provisions of the Taylor Grazing Act of 1934, 43 U.S.C. 315 et seq., and the provisions of the Public Rangelands Improvement Act of 1978, 43 U.S.C. 1901 et seq.

III. POLICIES

a. Improve the sustainability of livestock grazing through science-based management principles.

b. Work cooperatively with federal agencies and partners to promote efficient multiple-use management of public lands.

c. Work with federal agencies and Congress to implement policies and procedures that allow maximum flexibility when addressing grazing and environmental issues.

d. Curtail the decline of public lands grazing opportunity by using sustainable management practices.

e. Demonstrate the power of managed livestock grazing as an important tool for improving/maintaining rangeland resource health.

f. Plan and implement rangeland improvement projects that improve grazing management.

g. Provide technical expertise and educational opportunity for working ranches and the next generation of ranchers.

h. Improving grazing management on Wasatch County's public lands should be viewed as a long term priority.

i. Wasatch County recognizes that 43 CFR part 4110.3 provides for changes in permitted use. Conversion of allocated forage from one grazing animal to another would require a NEPA process that conforms to land use plans.

j. Changes in season of use or forage allocation should not be made without full and meaningful consultation with permittee. The permittee should be first point of contact.

k. Adverse impacts of energy development on the livestock industry should be mitigated or compensated for.

l. Livestock grazing shall be managed on public and private lands in a manner that keeps water resources from being degraded below state or federal standards.

m. Maintain a no-net-loss stance regarding grazing AUMs on federal lands.

3.3 AGRICULTURE

I. FINDINGS

Agriculture in Wasatch County is centered in the Heber Valley, where approximately 30,055 acres remain in irrigated or sub-irrigated farmland. As development pressure increases, protecting the viability of working farms and ranches is a central County objective. Agricultural land adjacent to or dependent upon public land is particularly vulnerable to disruption from federal land management decisions affecting access, water delivery, and grazing allotments.

As Wasatch County continues to grow and develop, planners and land managers will need to consider the role that productive farmlands and soils play in maintaining the economic viability of agriculture in the county. Land identified by state agencies as important for agricultural use, but not of national significance, can be designated as statewide important farmland. Prime farmland is a national designation for land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops, with minimum inputs of fuel, fertilizer, pesticides, labor, without intolerable soil erosion.

Crops such as fruits, vegetables, and grains are grown in Utah's soils, with feed crops intended for livestock make up much of the state's production. Additionally, many materials used for technological purposes are derived from crops, such as building materials and medical supplies.

II. GOALS AND OBJECTIVES

1. Protect the rural agricultural economy of the County by establishing agricultural operations that may lease public lands or are adjacent to public lands as a priority use of the land, protecting existing and future agricultural operations, and encouraging farmers and ranchers to continue to farm the land.

2. Support multiple use public land policies to help in the continued maintenance of farm uses.

III. POLICIES

a. Attempt to assimilate new development with working agricultural uses.

b. Support agricultural land retention tools, including agricultural protection zoning, right-to-farm ordinances, and voluntary conservation easements to maintain the viability of farming and ranching operations.

c. Encourage land management agencies to allow grazing as part of their multiple use policies and maintenance of a healthy forest.

3.4 NOXIOUS WEEDS AND INVASIVE PLANT SPECIES

I. FINDINGS

Noxious weeds and invasive plants are a significant problem in Wasatch County and have been the focus of considerable effort for many years. The invasion of noxious weeds and undesirable invasive plant species into Wasatch County should be reversed, their presence eliminated, and their return prevented.

Many studies and established programs show that grazing weeds at a specific time, duration, and intensity can effectively reduce their abundance. While numerous studies and well-established programs clearly demonstrate the effective application of prescription grazing, it is an underutilized weed management tool. Information on how to accomplish prescription grazing for vegetation management is currently available. (Livestock Grazing Guidelines for Controlling Noxious Weeds in the Western United States by Davison, Smith, Wilson).

Livestock including cattle, sheep and goats are beneficial through various grazing systems to reduce invasive weeds. These systems such as targeted, intensive, high density–low frequency, and closed herding grazing for as short as a day or less in a given area could accomplish defined vegetative and/or landscape goals.

Fertilization, hoof action by trampling litter and grass seed into the soil may assist revegetation efforts. Placement of salt and supplements in stands of noxious weeds to attract livestock can also be effective. The land manager must have a clear vision of the desired plant community and the livestock manager must have the skill to aim livestock at the target to accomplish the desired goals. It should be considered as another tool in the kit for maintaining a desirable ecosystem.

The vast roadless extent of many grazing lands and available financing make it difficult to control noxious weeds or reestablish desirable vegetation and forage for animals. Livestock and their management are a readily available and under-exploited tool that is fast proving effective for vegetation management in many settings.

The most important skills for applying these suggestions are patience, commitment and intensive livestock management by owners and managers. A minimum of three years is usually required before noticeable differences in herbaceous weeds are apparent. Grazing

prescriptions should cause significant damage to the target plant, limit damage to surrounding vegetation and be integrated with other control management tools. It must be viewed as a long term landscape maintenance tool and part of the integrated strategy including to discourage new invasive species from being introduced. The goal is to reduce seed production, vigor and size of noxious weeds and to control the continued spread of invasive species as well as encourage revegetation.

There are many species of exotic and invasive weeds in Utah. Some species, however, have more potential to be "*injurious to public health, crops, livestock, land, or other property*". The Utah Noxious Weed Act of 2008 has defined 28 noxious weed species into three prioritization categories. In December 2015, the official State Noxious Weed list was updated to include 54 species and prioritization categories were modified.

Energy Considerations

Energy development can create surface disturbance that can lead to the spread of noxious weeds on public and private lands in the County.

Water Considerations

Wasatch County finds that there are water considerations associated with noxious weed management. First, herbicide applicators should comply with state and federal standards associated with the application of chemicals near regulated surface water. Second, uncontrolled noxious or invasive weed growth can use large amounts of water that would otherwise be available for more beneficial uses. According to the USGS Scientific Investigations Report 2009-5247 (*Salt cedar and Russian Olive Control Demonstration Act Science Assessment*), Salt cedar (known locally as Tamarisk) and Russian olive communities will consume just as much water as native cottonwood and willow communities. The report notes that most wildlife, including many birds, prefer native cottonwood or willow habitat to habitat dominated by Tamarisk or Russian olive. Other negative impacts of dense Tamarisk and Salt cedar include impeded access to waterways and recreational areas, increased fire hazard and clogging or irrigation ditches.

II. Goals and Objectives

1. Land management agencies and governments should work together in a coordinated effort to control and manage noxious weeds in Wasatch County. These interests should develop common management goals, facilitate effective treatment, and coordinate efforts through the County's "Coordinated Weed Management Area" program.

III. Policies

a. Noxious weeds should be controlled to prevent the loss of soil resources.

b. Farmers, ranchers, land management agencies and governments should work together in a coordinated effort to control noxious weeds in Wasatch County. These

interests should develop common management goals, utilize guidance from the Natural Resource Conservation Service, establish funding to facilitate effective treatment, and coordinate efforts along logical geographic boundaries.

c. Efforts to implement weed monitoring and weed mapping programs should be supported.

d. Land managers and property owners should comply with state, county, and federal rules, regulations, ordinances, and directives pertaining to noxious weeds and the application of herbicides to manage noxious weeds.

e. An integrated weed management plan should be implemented for preventing, containing, or controlling undesirable plant species or groups of species using available strategies and techniques prescribed by the State Noxious Weed Act, including prevention, biological controls and mechanical controls. Such plan should include mapping of weed infestations. Such a plan should be developed to allow the County to obtain funding for weed control efforts.

f. Continuing efforts should be made to inform and educate the public, land managers and property owners regarding the economic and environmental impacts of noxious weeds.

g. The County supports weed control and reclamation requirements associated with energy development. County policy requires energy development companies to work with the Wasatch County Weed Department to help prevent the spread of species listed on the county's list of noxious weeds.

SECTION 4 – FISH & WILDLIFE

4.1 PREDATOR CONTROL

I. FINDINGS

Reducing predator numbers in Utah is done for two primary reasons; to protect domestic livestock and to promote deer and elk populations. From a statewide perspective, the primary focus of predator control in Utah is coyotes. Mountain lions can have a negative effect on deer populations and livestock. Even though there is a threat from wolves, we do not have documented cases of causing reduction in livestock or wildlife. This is not to say other predators are not problematic, but coyotes are by far the largest concern in Utah. Coyotes have a major effect on the state's deer herds, and other sensitive species. In an attempt to increase deer populations, two predator-related bills were passed by the Utah State Legislature in 2012, which created the Mule Deer Protection Act (23-30-101) and the Predator Control Restricted Account. This legislation added a $5 fee to big game hunting permits to fund the predator control programs. Money from this fund is used by the Utah Division of Wildlife Resources (UDWR) to reimburse hunters up to $100 for each coyote lawfully removed. Participants should take an online training course and fill out a compensation form to receive reimbursements. In 2023, it also became legal to hunt cougars with just a hunting or combination license; no additional permit or tag is required.

Livestock and domestic animal protection is another objective of predator control within the MAG region. In Utah the primary agents for predator control are the UDWR and U.S. Fish and Wildlife Services (USFWS), which manage predator populations through active control measures and predator hunting permits. The UDWR also offers reimbursement for livestock damaged by bears, mountain lions, wolves, and eagles through the Wildlife Damage Compensation Act.

Federal management of predators for livestock protection is run through the USDA Animal and Plant Health Inspection Service (APHIS) and Wildlife Services (WS). The WS assists livestock producers when predation problems arise, including investigating and documenting predation events. APHIS personnel conduct predator management using firearms, traps, and toxicants if the need arises. Predator control is also employed when necessary to protect threatened and endangered species. In these cases, the US Fish and Wildlife Services (USFWS) works in conjunction with APHIS. Locally, predator control is implemented through planning documents and statute. Wasatch County's General Plan supports predator control to protect livestock, deer populations, and other sensitive wildlife.

II. GOALS AND OBJECTIVES

1. Predator numbers should be managed and controlled to protect livestock and to prevent population decline in other wildlife species. Cooperative working

relationships with agencies, to minimize impacts on farming and ranching operations, should continue.

III. Policies

a. Depleted native species whose populations require relief from native predators should receive assistance for as long as they need it, and no longer.

b. Reasonable cooperation with the Utah Division of Wildlife Resources and U.S. Department of Agriculture Wildlife Services in managing predators will continue.

c. Predator control activities will reasonably be conducted when necessary to prevent property loss, any risk to public safety, or significant impacts on the viability of native wildlife populations.

4.2 WILDLIFE

I. Findings

Wildlife is vital to America's culture and Wasatch County's tourism economy, enhancing quality of life through aesthetics and outdoor recreation. The Utah Division of Wildlife Resources (UDWR) is tasked by state code with managing and conserving this wildlife..

During the past fifty years there have been wide swings in deer and elk populations. In the 1950's, deer populations were extremely high, while no elk were present in the County. Following the 1950's, elk were re-introduced to the area and have increased to the present high levels, while deer populations have declined. On a seasonal basis, big game animals migrate among public, private and tribal lands. These movements create issues concerning damage to private property and game management.

Utah Code 23-21-2.5 (2) states "When changing any existing right to use the land, the division shall seek to make uses of division-owned land compatible with local government general plans and zoning and land use ordinances."

Utah code 23A-1-206 states: " ...new development in the state is considered infringing on existing wildlife habitat and a person who makes a wildlife damage or nuisance claim related to the new development may not qualify for a wildlife damage or nuisance claim against the state or a political subdivision."

II. Goals and Objectives

1. Wildlife management agencies, public land management agencies and the County should work together to manage big game populations that are compatible with livestock grazing and are within the allocations set by the resource management plan.

III. POLICIES

a. Wasatch County will continue to encourage cooperation between County, state and federal agencies for management of wildlife.

4.3 FISHERIES

I. FINDINGS

The Utah Division of Wildlife Resources (DWR) manages the state's fisheries and aquatic wildlife, while the underlying landowner, which can include state and federal agencies, manage the physical water bodies and surrounding habitat. Fisheries management therefore requires coordination between DWR and the respective landowner.

Important fisheries exist in Utah for a variety of sportfish species, usually grouped into (a) cold water species, which typically include the whitefish, trout, char, and salmon, and (b) warm water/cool water species which include bass, pike, walleye, perch, catfish, bluegill, crappie, and a number of others. Rare fish species and those subject to federal listing under the Endangered Species Act are referenced more fully in the "Threatened, Endangered, and Sensitive Species" section. For the most part, there is no fishery for imperiled species.

From high-mountain streams and lakes, to larger reservoirs, to small community ponds, Utah offers many places to fish. Recreational fishing provides a significant economic benefit to the Utah economy. Economic impacts or contributions have been estimated based on anglers' expenditures associated with the fishing trips. Estimates by the Department of Applied Economics at Utah State University indicate that in 2023, a typical angler spent $217 per fishing trip to identified Blue Ribbon waters in Utah (Blue Ribbon waters in Wasatch County include Jordanelle Reservoir, the Middle Provo River, and the Lower Provo River). This resulted in $1.079 billion in direct expenditures made by anglers for Utah goods and services. Angling supports a total industry output of $2.18 billion, substantial labor income of $0.861 billion, and employment of over 17,800 individuals. The economic value of angling in Utah has increased over 600% (from $327 million to $2.18 billion) and supports an additional 14,000 jobs since the last report conducted in 2011.

Strawberry Reservoir alone generates over 1 million angler hours (1.07 million in 2021) for an estimated $29 million in direct expenditures. Beyond direct revenue, tax revenue generated by this increased level of output, labor income, and value added is important to Utahans and helps to sustain recreational activity in several state parks associated with reservoirs.

WATER CONSIDERATIONS

Healthy fisheries require good water quality and high quality fish habitat. The Utah Department of Environmental Quality, Water Quality Division, monitors water quality in Wasatch County. Fish habitat is managed by the landowner or the public land management agency. When contaminant levels are unsafe, Utah Public Health Officials issue fish consumption advisories. These advisories outline recommendations for limiting intake of specific locations.

Fish advisories have been issued in Utah due to elevated levels of arsenic, mercury, selenium, and PCBs. Some of these contaminants occur naturally, whereas others are from anthropogenic sources. As of 2026 there are two advisories in Jordanelle Reservoir for the Brown Trout and the Smallmouth Bass due to mercury levels.

II. GOALS AND OBJECTIVES

1. Maintain, enhance, and expand sport fishing opportunities, while striving to prevent invasive species and maintain water quality.

III. POLICIES

a. Support and encourage public land management agencies to provide and maintain sufficient opportunities for fishing on public lands.

b. Support DWR's efforts to work with landowners to voluntarily acquire fishing access through the Walk-in-Access program.

c. Support DWR's efforts to educate the recreating public about preventing the spread of aquatic invasive species and diseases.

d. Support efforts to protect water quality and the quality of the associated fisheries.

e. Support efforts to improve fish habitats while balancing the rights of adjacent landowners and holders of water rights.

f. Coordinate and communicate with DWR to ensure the public fishing opportunities are maintained and enhanced, including appropriate stocking levels.

g. Support tourism and associated businesses and commercial enterprises that are supported by local fisheries such as destination resorts and guide services.

h. Promote land uses that are compatible with maintaining healthy fisheries on lands adjacent to fish bearing streams, lakes and reservoirs.

i. Continue coordination between the County and federal land management agencies on treatments, such as rotenone.

j. Land management agencies should make every reasonable effort to provide additional opportunities for fishing on public lands in Wasatch County.

4.4 SENSITIVE, THREATENED AND ENDANGERED SPECIES

I. FINDINGS

Sensitive, threatened and endangered species; recovery plans, experimental populations; and related guidelines and protocols are addressed in this section. The County supports the Endangered Species Act (ESA) of 1973, which is administered by the United States Fish and Wildlife Service (USFWS), and recognizes that it is intended to prevent the extinction of

threatened and endangered plant and animal species by preserving the ecosystems upon which these species depend. The County also realizes that various species play an important role in the natural environment and may have important future values that are presently unknown.

When it has been determined that a species' population has reached a critical low point, or their habitat is impacted significantly, listing the species as either threatened or endangered assures that a recovery plan is put in place. However, an ESA listing is a last attempt to prevent the ultimate loss of a particular population.

The Columbia spotted frog (*Rana luteiventris*) is found along the Wasatch Front and the West Desert in Utah, and due to habitat impacts, it is listed as a Utah Species of Greatest Conservation Need. A Conservation Agreement is in place between several governmental agencies to help recover the species. The life cycle of *R. luteiventris* includes breeding in the spring as the weather warms, in habitat where seeps and springs provide a constant water source. In the winter months, *R. luteiventris* burrows into the mud and enters a dormant period.

A better approach than regulation under ESA, however, would be to determine which species may be imperiled, and then take the necessary steps to reverse declines in populations or important habitats. Through management and conservation efforts, declining populations may recover enough to preclude listing through the ESA. The Utah Sensitive Species List was repealed on October 1, 2020. The Utah Wildlife Action Plan is now the guiding document for the conservation of native species, providing a list of Species Greatest Conservation Need and Greatest Information Need and the latest amended 2025 10-year plan was approved in January of 2026. Additionally, plants and insects were added to the 2025 revision. In 1997, the Utah Legislature created the Endangered Species Mitigation Fund (ESMF) as part of the state water tax, to expand the funding base for conservation of those Species of Greatest Conservation Need or listed under the ESA.

An example of successful management is the Greater Sage-grouse (*Centrocercus urophasianus*). As of 2015, the USFWS removed the Greater Sage-grouse from the candidate species list due to an abundant population that was obtained through extensive conservation efforts throughout its habitat. However, the Greater Sage-grouse remains a Species of Greatest Conservation Need. The federally listed threatened Ute Ladies'-tresses (*Spiranthes diluvialis*) and Yellow-billed Cuckoo are known to have been found in Wasatch County. The threatened brown and grizzly bears are now extirpated from the County. A list of Utah Species of Greatest Conservation Need in Wasatch County are updated regularly in the Utah Wildlife Action Plan, DWR publication 25-23 (as amended).

Energy Considerations

One of the economic stimuli for Wasatch County and the State of Utah is energy development, but this can create impacts to sensitive or listed species. These impacts can include habitat damage, reduction, fragmentation or complete loss, which can also create a reduction in water quality and the spread of invasive species on disturbed land. Impacts should be mitigated to restore the habitat or compensate for the habitat loss.

As of May 6, 2026, an owner or operator of a utility-scale renewable energy facility is required to consult with the Division of Wildlife Resources regarding potential impacts to wildlife and wildlife habitat (H.B. 16, H.B 412). The DWR is required to provide written recommendations on the facility and local jurisdictions are required to consider those recommendations when evaluating permit applications.

WATER CONSIDERATIONS

Water is vital to life, but in the arid west, water can be in short supply. Water management becomes relevant in the conservation of listed or sensitive species whenever they depend on aquatic systems such as healthy streams, rivers, wetlands, or riparian habitats. Therefore, managing water resources is critical to preserving this resource. Loss of sufficient water from too much human consumption or contamination can generate a significant amount of strain on Utah's sensitive wildlife species and their habitats. There must be a balance between preserving traditional agricultural and consumptive uses and assuring there are sufficient water resources for a healthy landscape.

II. GOALS AND OBJECTIVES

1. Agencies should work with the County prior to proposing the listing of threatened or endangered species so that conservation methods or measures can be implemented first.
2. Maintain, enhance and expand sensitive species to prevent listing under the ESA, unless the species poses a risk to public safety.

III. POLICIES

a. Actions to list any species as a threatened or endangered species under the ESA or actions to add any species to the State of Utah's sensitive species list should not occur until verifiable scientific data have been available to the public that demonstrate the need for the designation, that protections cannot be provided by other methods, and that the area in question is truly unique compared to other area lands.

b. Designation or reintroduction plans, guidelines, and protocols should not be developed or implemented without full County involvement, authorization, and public disclosure.

c. Recovery plans for species listed as threatened or endangered should clearly identify the parties responsible for collecting data to monitor species recovery and how that data will be collected. Funding adequate to collect the data required to monitor progress toward recovery should be appropriated by federal agencies at the time of listing.

d. The Greater Sage-grouse should be managed in accordance with the 2013 State of Utah Conservation Plan for Great Sage Grouse in Utah and any subsequent

amendments thereto. On private, local government and SITLA lands within the sage grouse management areas, compliance with this plan is strictly voluntary.

e. Conservation efforts for species identified on the State of Utah's sensitive species list can include: Avoiding impacts to sensitive species and their habitats when possible and when avoidance is not possible, taking reasonable steps to minimize the effects of development on sensitive species and their habitats; when high levels of impact on sensitive species are unavoidable, long-term mitigation may be necessary. Long-term mitigation could include habitat conservation and/or restoration.

SECTION 5 – EXTRACTION

5.1 FOREST MANAGEMENT (TIMBER RESOURCES AND WOODLANDS)

I. FINDINGS

The timber resources and woodlands of Wasatch County are considerable and mostly located on public lands. These public lands provide the watersheds for much of Wasatch County. They are dynamic natural systems that not only provide water, forage and habitat for wildlife, livestock and humans, they also help clean our air and offer places to recreate and find solitude. They also contain renewable timber, energy and mineral resources, and are the headwaters of our food supply. In recent years, timber activity has been reduced because federal and state policies have restricted use. This restriction has caused a loss of this renewable resource and has negatively impacted the health of timber resources. The risk of timber loss to wildfire, insects, disease, and reduced yields from watersheds has increased because of these management policies. Economic opportunities have been lost as well. It is our policy that watersheds and ecosystems be managed to maintain properly functioning condition within the framework of multiple use and sustained yield principles.

Forest Types identified in Wasatch County include: Urban forests within cities, Pinyon-juniper forests low to mid-elevations, Douglas-fir and Ponderosa pine forests in mid-elevations, and Aspen forests in low to high elevations. Healthy forests and prudent forest management is critical for healthy watersheds in Wasatch County. Healthy watersheds provide optimum water quality and optimum water yields to support a wide variety of water uses important to both the citizens of the County and adjacent counties. Watershed management can affect water resources in several ways. The quantity, quality, and timing of runoff from watersheds are influenced by the condition of the watershed. Good vegetative cover holds back the runoff, controlling flooding and erosion and allows for deep percolation of the water. This percolation can improve the timing of the runoff, making it available later as base flow in the stream. Residential and commercial development, agricultural practices, resource and vegetative management may affect the quality and timing of runoff. Other factors such as dams and flow control structures can affect streamflow.

II. GOALS AND OBJECTIVES

1. Maintain a healthy forest by reasonable following best management practices for reducing fire load, reducing forest disease, managing dead timber, and allowing reasonable limited grazing and timber harvesting.

III. Policies

a. All public forestlands should be managed for multiple use and sustained yield. Ensure realistic targets are established and outputs are sustainable over the long-term.

b. Forest management plans should be written and effective management techniques adopted to promote a stable forest economy and enhanced forest health, in accordance with the National Healthy Forest Initiative. (Act of 2003, P.L. 108-148) Efficient and effective use of National Environmental Policy Act Documentation for limited timber harvest will be encouraged. Use of Interim Directive (ID) 1909.15 – 2003-2 will be encouraged for timber harvest projects that do not require further analysis and may be categorically excluded as outlined in categories 12, 13 & 14 of said ID.

c. Management strategies should protect timber and adverse impacts to other resources from the devastating effects of fire (in accordance with the National Fire Plan and the National Healthy Forest Initiative), insects, disease, wind throw, blow down, ice storms, or imminent rest of such epidemics because of conditions on adjacent land.

d. Harvesting techniques should be employed that will prevent waste of forest products.

e. Sound fuel load management techniques should be used to minimize fire potential at the urban interface and prevent catastrophic events.

f. Management programs must provide reasonable opportunities for citizens to harvest forest products for personal needs, economic value and forest health.

5.2 MINING, ENERGY, MINERAL RESOURCES, CRITICAL MINERALS AND RARE EARTH ELEMENTS

I. Findings

Energy

The oil and gas industry is a significant economic factor in Wasatch County, with a total economic value of direct, indirect and induced totaling $6,279,063.00. Leasing in the Strawberry Valley is associated with other known oil and gas fields in the State. As a result, most of the Strawberry Valley has been leased. Some 109,381.58 acres are covered with 49 pending and active leases located in Wasatch County. The oil and gas industry provides employment and economic opportunity and has the prospect to accounts for a significant percentage of the County's tax base. Historically, much of this activity has taken place on private land. Trends since the late 1980's have emphasized development of oil and gas on public lands. Access to public lands is critical to the development of energy and mineral resources.

Wasatch County Energy by Source	
Source	**MW=megawatts**
Natural Gas	9.9
Hydroelectric	7.4
Wind	0
Biomass	0
Solar	0

Biomass

The National Renewable Energy Laboratory produced a map for the U.S. Department of Energy in 2007 showing Biomass Resource potential for all counties in Utah. Wasatch County, along with 26 of the 29 counties in Utah, has a low potential, with less than 50 thousand tons of biomass available for production of energy per year. Biomass includes agricultural residue, wood residue, municipal discards and dedicated energy crops.

Wind Resources

Wind energy has yet to be developed in Wasatch County on a commercial level. With newer wind generation technologies, including increased hub heights and increased rotor diameters renewable wind energy may be possible in parts of Wasatch County on public lands.

Wind energy should be considered on public lands in appropriate locations. Proposed locations should be looked at carefully to determine if the benefits of wind energy are appropriate and if any ancillary impacts created may be detrimental to environment, recreation, tourism, and aesthetic and wildlife values.

Solar Energy

Solar energy generated more electricity than any other renewable resource in the state. Electricity generation from all solar facilities, both small-scale (less than 1 megawatt) customer-site solar panel systems and utility-scale (1-megawatt or larger) solar array farms, accounted for about two-thirds of the state's renewable generation and was more than 40 times greater than in 2015.[94] At the end of 2021, Utah ranked 11th among the states in the amount of solar power generating capacity, with 1,843 megawatts. Another 360 megawatts of utility-scale solar capacity is scheduled to come online in 2022.[95, 96] The state requires investor-owned electric utilities and most electric cooperatives to offer net metering, which encourages installation of solar panels on residential rooftops.[97] In 2021, about one-sixth of the state's solar power came from small-scale generating systems and more than four-fifths came from utility-scale solar generating facilities.[98]

As one of the seven sunniest states in the nation, Utah has an incredible solar resource and Wasatch County has the potential to benefit from that resource. In 2007, the U.S. Department of Energy released solar photovoltaic resources maps showing solar potential across the state. (http://apps1.eere.energy.gov/states/maps.cfm/state=UT).

Solar energy should be considered on public lands in appropriate locations. Proposed locations should be looked at carefully to determine if the benefits of large scale solar are appropriate and if ancillary impacts created are detrimental to environmental, recreation, tourism, aesthetic and wildlife values.

Hydro Power

Hydropower made up 12% of the state's renewable generation in 2021. The annual amount of hydropower generation depends on water availability from seasonal rains and melting snow.[103] The state has 29 utility-scale hydroelectric plants. Half of those plants' generating units are more than 60 years old. The 1.2-megawatt Granite hydroelectric power station located southwest of Salt Lake City is the oldest one, built in 1896. It provided electricity to the city's streetcar system.[104, 105]

Wasatch County has several reservoirs. Both Jordanelle and Deer Creek have hydroelectric generators. There is also a hydroelectric plant up Snake Creek that generates power for Heber Light and Power. Wasatch County is supportive of this type of renewable energy.

Minerals and Mining

Mineral resources are deposits or occurrences of inorganic materials with intrinsic economic value (such as ore, aggregate, oil, and gas) that may be extracted from the earth's crust. Mineral resources are regulated and managed based on type, and are grouped into three categories: locatable, leasable, and saleable. Mining of these resources was once an important industry in the region, most notable around Park City. These mineral resources were quickly exploited, however, and the region suffered from economic hardship for several decades afterwards. Current mining in Wasatch County is focused primarily on saleable minerals, especially sand, aggregate, clay and stone production.

Critical Minerals

The Critical Mineral List (List) was first released by the U.S. Geologic Survey (USGS) in May 2018 and contained 35 critical minerals and rare earth elements (REEs). The basis for the creation of the List was that, "The United States is heavily reliant on imports of certain mineral commodities that are vital to the Nation's security and economic prosperity. This dependency of the United States on foreign sources creates a strategic vulnerability for both its economy and military to adverse foreign government action, natural disaster, and other events that can disrupt supply of these key minerals." Utah had known sources of 28 of the 35 critical minerals and REEs, produced eight critical minerals (helium, lithium, beryllium, magnesium metal, potash, rhenium, platinum, and palladium), and hosted established resources of six more critical minerals (fluorspar, vanadium, uranium, aluminum, and indium).

On February 24, 2022, the USGS published the 2022 Critical Mineral List which removed helium, uranium, potash, rhenium, and strontium, four of which can be mined in Utah and which contribute significantly to the mining industry and the economics of local communities. Nickel

and zinc were added to the 2022 List and Utah has historically been the ninth largest zinc producer domestically.

The Critical Minerals of Utah report (https://ugspub.nr.utah.gov/publications/circular/c-129.pdf) contains a description of each critical mineral produced in Utah as well as known and hypothetical sources. Only two of these minerals we show to be possible in Wasatch County Namely, Barite and Manganese. These are shown in the USGS study with the designation of a mine. Wasatch County supports mining on federal lands using best management, responsible and sustainable practices while weighing recreation and aesthetic issues with any proposals.

Rare Earth Elements (REE)

Utah's geology is not conducive to the formation of significant REE deposits, as confirmed by historical exploration. Minor modern exploration has re-evaluated previously deprioritized targets; however, it is unlikely that Utah has the potential to become a primary REE producer. Byproduct REE production from existing mine tailings, such as the beryllium tailings at Spor Mountain in Juab County or coal ash stockpiled at coal-fired power plants, may be possible and is the subject of current research. Wasatch County is not an expected location for rare earth elements.

Air Quality Considerations

In May 2016, EPA finalized the federal implementation plan to implement the Minor New Source Review Program for oil and gas production and processing segments (EPA 2016). Permit options include the general permit, permit-by-rule, and true minor source registration. The final rule also incorporates emission limits and other requirements from eight federal standards and applies limits for a range of equipment and processes used in oil and natural gas production and natural gas processing. NSPS subpart OOOO is the first set of federal air standards to limit VOC emissions at natural gas wells that are hydraulically fractured and to establish requirements for several other oil and gas industry sources of air pollution (e.g., storage tanks, pneumatic controllers, and glycol dehydrators) that were constructed, modified, or reconstructed after August 23, 2011. UDEQ finalized rules (Utah Administrative Code R307-504) in 2014 that established requirements to ensure that existing oil and gas equipment is maintained and operated as designed, that bottom filling or submerged filling is used when loading a product into tanker trucks, that high-bleed pneumatic controllers are replaced with low-bleed controllers, and that self-igniters are installed on flares. UDEQ also inspects, audits, and enforces actions to ensure facilities are meeting applicable regulatory requirements. In addition, UDEQ compares Utah Division of Oil, Gas and Mining production data with their air permits database to verify that oil and gas facilities have obtained the necessary air permits.

II. Goals and Objectives

1. Wasatch County's energy, mineral, and subsurface resources are responsibly developed in a manner that contributes to the local and state economy, maintains

multiple-use management of public lands, and does not degrade water quality, air quality, scenic values, or the County's recreation-based economy.

III. Policies

a. Access to public lands for mineral development must be maintained and increased in a reasonably environmentally sound basis to enhance the economic interest of county citizens and government.

b. Mineral exploration and development shall be consistent with the multiple use philosophy for management of public lands. These activities constitute a temporary use of the land that will not impair its use for other purposes over the long term.

c. Oil and mineral exploration activities should comply with appropriate laws and regulations and should be conducted in an environmentally sound process, including heli-drilling where appropriate.

d. Encourage exploration of energy and minerals on public land to ensure that our future energy needs and resource management opportunities are considered. Agencies should plan, fund, and encourage by policy and management decisions relative to energy resources.

e. All management plans must address and analyze the possibility for the development of minerals where there is a reasonable expectation of their occurrence.

f. After environmental analysis, and as provided for in the governing resource management plan, all tracts will be available and offered for lease or opened to be claimed as provided by law. Wasatch County recognizes that, while all federally-administered land within the County is currently available for lease, decisions are made regarding oil and gas leases through the land use planning process. Alternatives identify areas where leasing may occur with standard lease terms, timing and controlled surface use stipulations or no surface occupancy. Additionally, some areas may be considered for no leasing in the future.

g. All permits and applications should be processed on a timely basis, in accordance with Onshore Oil and Gas Order Number 1. Procedures and required contents of applications must be provided by the applicant at the time of application.

h. Development of the solid, fluid, and gaseous mineral resources of the state should be encouraged. The waste of fluid and gaseous minerals within the developed areas should be prohibited. Requirements to mitigate or reclaim mineral development projects should be based on credible evidence of significant impacts to natural or cultural resources.

i. Decisions to permit energy development projects on federal lands should be consistent with applicable resource management plans and will likely require

environmental impact evaluation under the National Environmental Policy Act (NEPA).

j. Energy transmission lines and pipelines that may or may not cross county and state boundaries should comply with ridgeline policies and be done with as little impact to private lands and scenic values as possible.

k. Promote preservation of ridge lines from energy development as viewed from any State Roads or County arterial or collector road by keeping the roof lines and structures below the ridge line.

l. Above ground utilities should not be allowed to parallel ridgelines and/or transportation corridors. A transferable density credit of an additional unit should be allowed for each unit removed from a ridge line.

m. Every effort should be made to locate utility corridors on public lands. The use of private land should be avoided.

n. The County is supportive of mining for critical mineral and rare earth elements to promote economic prosperity and national security if these minerals are discovered in the County and can be recovered in a sustainable manner with consideration of the environment, aesthetic values, and addressing any impacts to recreation and tourism.

o. The County supports renewable energy projects and will consider them on a case-by-case basis to achieve a sustainable, reliable, and affordable energy options for the residents of the County if renewable energy options can be done in a manner that minimizes any impacts to the environment, aesthetic values, and recreation and tourism.

p. All oil and mineral exploration activities should comply with appropriate laws and regulations and should be conducted in an environmentally sound process.

SECTION 6 – OTHER

6.1 LAW ENFORCEMENT

I. FINDINGS

Wasatch County law enforcement has enjoyed a long history of collaboration with state and federal law enforcement. Key law enforcement issues related to natural resources management and public lands, such as funding for search and rescue operations, are coordinated among jurisdictions of various law enforcement personnel. Cooperation between law enforcement agencies in the County is imperative due to the adjacent boundaries of County, State and federal properties and their heavy use for recreation which in turn requires emergency services and response from appropriate agencies.

An example of law enforcement coordination involving public lands is livestock theft. In close coordination with County sheriff's offices, the Livestock Inspection Bureau at the Utah Department of Agriculture and Food deals with cases of livestock theft, which are eventually prosecuted through the County attorney. Additionally, in situations of disease outbreak, the Livestock Inspection Bureau works with Sheriff's offices to help enforce livestock quarantines.

COUNTY AND LOCAL LAW ENFORCEMENT ENTITIES
• Municipal police departments • County Sheriff's offices
STATE LAW ENFORCEMENT
• Utah Highway Patrol • Utah Division of Wildlife Resources Conservation Officers • Utah Department of Agriculture and Food, Livestock Inspection Bureau • State Park Rangers
FEDERAL AND TRIBAL LAW ENFORCEMENT RELATED TO NATURAL RESOURCES AND SPECIAL JURISDICTION AREAS
• US Forest Service Officers and Special Agents • BLM Law Enforcement Rangers and Special Agents • Tribal Law Enforcement Agencies

The Law Enforcement data can be used to identify the law enforcement resources within a county. Related data for correctional facilities, fire stations, and public safety answering points can be used when assessing public safety and related issues in the County.

II. Goals and Objectives

1. Law enforcement across all jurisdictions operating in Wasatch County – municipal, county, state, and federal – should coordinate seamlessly to ensure public safety on public lands, with adequate resources to respond to the growing recreation-related demands on the County's three state parks and federal forest lands.

III. Policies

a. Wasatch County will continue its' collaborative working relationship with other federal and state law enforcement agencies.

b. Wasatch County law enforcement will use their best judgement for the health, safety and welfare of County residents.

6.2 ECONOMIC CONSIDERATIONS

I. Findings

Wasatch County's economic profile, land ownership patterns, and demographic trends are documented in the Wasatch County General Plan, which is adopted by reference as the primary data source for this CRMP. The County's economy is anchored by tourism, agriculture, and small local businesses. Public lands – comprising approximately 68% of the County's total area – play a central role in supporting these economic activities. The County's economic objectives for public lands should be understood in light of the broader growth management and economic development strategies set forth in the General Plan.

II. Goals and Objectives

1. Public and private land uses in Wasatch County should support a resilient, diversified economy while protecting the rural character, scenic environment, and multiple-use values that attract residents, visitors, and traditional resource users alike.

2. Due to the cyclical nature of the energy industry, Wasatch County will also recruit businesses that will enable the economy to become more diversified.

III. Policies

a. Wasatch County will maintain multiple-use management of public lands.

b. Wasatch County will identify preferred practices for resource use and development on private or public lands including the encroachment of development and structures adjacent to and above high priority areas like transportation corridors and ridgelines.

c. The County will preserve public access.

d. The County should identify existing and potential areas of development.

e. Wasatch County should promote economic development by recruiting businesses that complement the energy industry.

f. Identify criteria for appropriate resource use and development of private and public lands, including the preservation of the county's scenic value.

6.3 RECREATION AND TOURISM

I. FINDINGS

Wasatch County has identified the recreation and tourism industries as a major part of its economy and tax base. Detailed findings and data related to the tourism economy have been provided in earlier elements of the General Plan.

Access to and through public lands is essential to healthy recreation and tourism within the County. Public lands are a critical component of tourism and recreation in Northeastern Utah and vital to the local economy. The County will continue to support private individuals and companies who hold permits on public lands related to recreation and tourism. These industries have a stabilizing effect on the economic cycles.

II. GOALS AND OBJECTIVES

1. The County will continue to work with federal and state agencies to identify mutually economic objectives to expand tourism opportunities as appropriate.
2. All land use agencies should work together to make public lands a true asset for residents and visitors. Expansion of trail systems both on public lands and on private lands that tie into trail systems on public lands should be enhanced and encouraged. Partnerships with these entities should be formed when applicable and feasible.
3. The County should work as much as possible with state and federal agencies to protect boundaries of state parks and federal facilities and only allow for compatible development that will have as minimal of an impact as possible to visitors and residents of the County.

III. POLICIES

a. Public land agencies should support the County in developing desirable recreation facilities including, but not limited to, hiking trails, camping opportunities, cross country skiing, snowmobiling, off-highway-vehicle (OHV) opportunities, biking and others as determined by the Wasatch Public Lands Committee.

b. Require consistency reviews of federal resource development proposals to include analysis of impacts to established recreation facilities, trails, and visitor experiences.

c. Develop and incorporate a non-motorized trail system into the future and existing infrastructure of Wasatch County including state and federal lands as appropriate to provide safe transportation and recreation facilities that are compatible with the rural and mountainous environments of Wasatch County.

d. Wasatch County encourages the joint development of Trail Corridors that create the maximum benefit to the recreation user.

e. Off-highway vehicles should be used responsibly, and the management of off-highway vehicles should be uniform across jurisdictional boundaries. Laws related to the use of off-highway vehicles should be uniformly applied across jurisdictions.

f. Public land agencies should provide opportunities for off-highway vehicle trails, roads or areas specifically designated by the land management agency for that purpose.

g. Existing public recreational facilities should be protected from development encroachments that would have an adverse impact on the recreational experience or its setting.

h. Projects such as transmission corridors, should occur on public lands and should not encroach on county ridgelines, transportation corridors or recreational facilities. Every effort should be made to ensure that they do not degrade the scenic value of county recreational facilities.

i. Allow for dispersed camping within 300 feet of any designated route unless a compelling reason requires otherwise.

6.4 SOILS

I. FINDINGS

Wasatch County's soils vary widely across elevation zones, from irrigated valley-floor agricultural soils in the Heber Valley to thin, rocky soils on high-elevation public lands. Soil health directly affects watershed function, agricultural productivity, and rangeland carrying capacity. Soil erosion from road construction, overgrazing, wildfire, and development poses risks to water quality in County reservoirs and streams. The USDA Natural Resource Conservation Service (NRCS) has completed soil surveys for Wasatch County, which serve as the primary reference for land use decisions involving soil conservation.

II. GOALS & OBJECTIVES

1. It is the position of Wasatch County that land management agencies shall use management programs and initiatives which prevent soil erosion, improve

watersheds and increase forage for the mutual benefit of the agricultural industry and wildlife species by utilizing proven techniques and tools.

III. Policies

a. Apply scientifically effective practices to maintain and improve the quality and quantity of desirable plant cover to protect watersheds, timber, and rangelands from soil erosion.

b. Install structural measures to prevent soil erosion, as needed.

c. Recognize the Natural Resource Conservation Service (NRCS) soil survey as the authority in matters of soil conservation.

d. Base soil conservation activities on available survey drafts until a final survey is published. Any deviation from this material or soil data developed outside of the survey should be coordinated with the Wasatch County Soil Conservation District and Natural Resource Conservation Service (NRCS).

e. Noxious weeds will be reasonably controlled to prevent the loss of soil resource.

6.5 AIR QUALITY

I. Findings

The Wasatch County General Plan documents current air quality conditions and the principal sources of air quality concern in the County, including winter inversions, fugitive dust, and vehicle miles traveled. Wasatch County presently meets EPA National Ambient Air Quality Standards for all criteria pollutants.

Air pollutants are those substances in ambient air that negatively affect human health and welfare, animal and plant life, property, and the enjoyment of life or use of property. Ambient pollutant concentrations result from the interaction between pollutant emissions and meteorology. Because meteorology can't be controlled, emissions should be managed to control pollutant concentrations.

The Clean Air Act (CAA) of 1970 and its amendments set some laws and regulations regarding air quality, give some authority to the US Environmental Protection Agency (EPA) to set standards and rules, and delegate regulatory authority to individual states with EPA oversight, provided certain criteria are met. The purpose of air quality conformity regulations, enforced by the EPA and the Utah Division of Air Quality (DAQ) in Utah, is to protect public health and welfare by maintaining low pollutant concentrations where present and lowering concentrations in areas where levels exceed set standards through a reduction in emissions.

II. Goals and Objectives

1. Air quality should be maintained at its current high quality. Baseline standards should be established and maintained. Uses on public lands should maintain these levels. State and Federal guidelines and standards described in the Utah State Implementation Plan approved by the EPA, whose authority is the Clean Air Act of 1990 should be implemented.

III. Policies

a. Comply with federal, state, and local air quality rules, regulations, and directives.

b. Cooperate with air regulatory authorities to prevent significant adverse effects from air pollution.

c. Participate with regulatory authorities in determining air monitoring needs.

d. Collect and disseminate information about low-emission technologies that could be used by industry, and encourage voluntary adoption of those technologies.

e. Consider offering incentives to industry for the adoption of emission reduction technologies (e.g., awards, an unofficial certification program).

f. Publish County requirements online for local burning. Encourage residents to follow the requirements (e.g., the clearing index), especially during winter inversions.

g. Primarily only allow agricultural burning during times of low fire danger and when atmospheric conditions will disperse smoke efficiently.

h. Assist local health departments in enforcing Utah Administrative Code R307-202 (Emission Standards: General Burning), which prohibits open burning at sites used for the disposal of community garbage and other waste, and prohibits a person from burning petroleum wastes, demolition or construction debris, residential rubbish, garbage, vegetation, wood, and other types of waste.

i. Educate County communities about air quality issues and what they can do to help (e.g., reduce idling).

j. Consider implementing incentives to reduce the use of wood-burning stoves.

k. Work with natural gas providers and developers to encourage the wider availability of natural gas so that it can be used to replace more polluting fuels.

l. Work with the local health department to address fugitive dust issues. Implement measures to reduce fugitive dust from roads, gravel pits, etc. Such measures could include water applications, chemical applications such as magnesium chloride, and covering truck loads.

6.6 LAND EXCHANGES, ACQUISITIONS, AND SALES

I. FINDINGS

Whereas more than sixty-eight-percent of Wasatch County consists of public lands managed by federal or state agencies, federal agencies should support government-to-government exchange of land with the state based on a fair process of valuation that meets the obligations of both the state and federal governments. State trust lands management, should assure that revenue authorized by federal statute to the state from mineral or timber production, present or future, is not diminished in any manner.

II. GOALS AND OBJECTIVES

1. Prime agricultural lands should continue to produce food and fiber and the rural character and open landscape of Wasatch County should be preserved through a healthy agricultural industry consistent with private property rights.

III. POLICIES

a. The County should be compensated for loss of private lands or tax revenues due to land exchanges.

b. Private lands should not be converted to state or federal ownership to compensate for government activities outside of Wasatch County.

c. Any conversion from private property to public lands should be reviewed by the Wasatch County Public Lands Committee or County Council to evaluate the impact of the proposal and, if the County Public Lands Committee, advise the County Council of their recommendation.

d. A private property owner has a right to dispose of or exchange property as he/she sees fit within applicable law.

6.7 SPECIAL DESIGNATIONS

I. FINDINGS

Special designations include wilderness designations, wild and scenic rivers, Areas of Critical Environmental Concern (ACEC), critical habitat, primitive, semi-primitive and non-motorized travel areas, and other designations that may result in non-use, restricted use, or environmental impacts on public and private lands. Special designations dictate practices that restrict access or use of the land that impact other resources or their use. Such designations may result in resource waste, serious impacts to other important resources and actions, and are inconsistent with the principles of multiple use and sustained yield.

II. Goals and Objectives

1. The objectives of special designations can be met by well-planned and managed development and use of natural resources.

III. Policies

a. Special designations should not be proposed until the need has been determined and substantiated by verifiable scientific data available to the public. Furthermore, it must be demonstrated that protection cannot be provided by any other means and that the area in question is truly unique or essential compared to other area lands. The Uinta National Forest final inventory of rivers considered for inclusion into the National Wild and Scenic Rivers System identifies Little Provo Deer Creek as potentially eligible. The segment of river identified has no outstanding or remarkable value other than Cascade Springs itself. Wasatch County opposes inclusion of this segment for consideration in the Wild and Scenic Rivers System.

b. Special designations can be detrimental to the County's economy, life style, culture, and heritage. Therefore, special designations must be made in accordance with the spirit and direction of the laws and regulations that created them.

c. Wasatch County's support for the addition of a river segment to the Wild and Scenic Rivers System shall be withheld until:

- It is clearly demonstrated that water is present and flowing at all times;
- It is clearly demonstrated that the required water-related value is considered outstandingly remarkable within a region of comparison consisting of one of the three physiographic provinces in the state. The rationale and justification for the conclusions shall be disclosed;
- The effects of the addition on the local and state economies, private property rights, agricultural and industrial operations and interests, tourism, water rights, water quality, water resource planning, and access to and across river corridors in both upstream and downstream directions from the proposed river segment have been evaluated in detail by the relevant federal agency;
- It is clearly demonstrated that the provisions and terms of the process for review of potential additions have been applied in a consistent manner by all federal agencies;
- The rationale and justification for the proposed addition, including a comparison with protections offered by other management tools, is clearly analyzed within the multiple-use mandate, and the results disclosed. All valid existing rights, including grazing leases and permits should not be affected.

d. Wasatch County's support for the designation of an Area of Critical Environmental Concern shall be withheld until:

- It is clearly demonstrated that the proposed area contains historic, cultural or scenic values, fish or wildlife resources, or natural processes, which are unique or substantially significant;
- The regional values, resources, processes, or hazards have been analyzed by the federal agency for impacts resulting from potential actions which are consistent with the multiple-use, sustained-yield principles, and that this analysis describes the rationale for any special management attention required to protect, or prevent irreparable damage to the values, resources, processes, or hazards;
- The difference between special management attention required for an ACEC and normal multiple-use management has been identified and justified, and that any determination of irreparable damage has been analyzed and justified for short and long-term horizons;
- It is clearly demonstrated that the proposed designation is not a substitute for a wilderness suitability recommendation.
- The conclusions of all studies are submitted to the county for review, and the results, in support of or in opposition to, are included in all planning documents.
- Any impacts on private property rights are evaluated and mitigated.

6.8 CULTURAL, HISTORICAL, GEOLOGICAL AND PALEONTOLOGICAL RESOURCES

I. FINDINGS

CULTURAL AND HISTORICAL RESOURCES

It is important to protect and preserve cultural resources in Wasatch County because they are irreplaceable and sensitive to destruction from a variety of sources. According to the BLM (BLM Manual 8110), cultural resources are a "definite location of human activity, occupation, or use identifiable through field inventories (i.e., surveys), historical documentation, or oral evidence."

The National Historic Preservation Act of 1966 (NHPA) declares that "the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people." There are five recognized property types under the NHPA: districts, sites, buildings, structures, and objects. These property types are the basis for listings on the National Park Service's National Register of Historic Places (NRHP).

There are a great many cultural resources within Wasatch County, dating from around 10,000 years BP to the present time, with the possibility of more yet to be identified. In the higher valleys, such as Heber Valley, prehistoric archaeological sites might include lithic scatters,

habitation sites, rock art or quarry sites. Historic sites could also include cabins and other structures, foundations, mines, railroads, roads or trails, canals or pipelines.

Archaeological surveys and inventories are guided by various regulations, including Section 106 of the NHPA for projects with a federal funding aspect to them. Wasatch County has a total of 1,963 identified cultural resource properties according to the State Historic Preservation Office (SHPO) database, with 35 properties listed on the NRHP. Often times, cultural, historical, geological and paleontological resources have a connection to recreation and tourism. For instance, to assist people in exploring geological sites, the Utah Geological Survey created an interactive map online. Historic structures and districts can also give businesses a way to incorporate historical resources into their marketing efforts, thereby stimulating economic development.

When there are alterations to the landscape, consideration should be given to the possibility that there could be potential impacts to cultural resources, either those above ground or beneath the ground. A professional archaeologist should be consulted to determine whether a site or object is of significance. The Utah Public Policy Lands Coordination Office or the American Cultural Resources Association can assist with locating qualified professionals. The Utah SHPO can provide regulatory information and guidance for the state of Utah.

Geological and Paleontological Resources

Wasatch County is situated in two sections of the Rocky Mountains: the Uinta Range which lie in an east-west directions and the Wasatch Range which lies in a north-south direction. The mountains of Wasatch County were formed in the Paleozoic Era, from about 542 million years ago to 251 million years ago. The major valleys in the County, which include Heber, Strawberry and Round, were formed as the water level from ancient Lake Bonneville decreased.

Paleontological resources are fossilized remains of animals (vertebrates and invertebrates), plants, and traces or evidence of prehistoric animals. It is important to remember that there can be paleontological resources of various kinds within areas planned for development. This will occur in areas where there are geological formations which hold fossils or where Pleistocene Period deposits (the last 3 million years or so) occur, such as in some locations around the shores of Utah Lake. Deciding whether such resources may exist in a particular location is not easy. It requires an understanding of the geologic history of the Wasatch Front and mountains as well as where such formations and deposits may be exposed on the surface or by excavation. A good place to begin due diligence is the Utah Geological Survey website concerning paleontological resources. This website provides the following kinds of information; overview, existing condition concerning fossil resources, policy and position statements, goals and objectives, monitoring methods, and sources of assistance.

In the development of energy resources, cultural, historical, geological and paleontological resources should be protected in accordance with state and federal laws. However, the presence of cultural, historical, geological and paleontological resources should not, by themselves, prevent the development of energy resources. Surface disturbance

associated with energy development may expose cultural, historical, geological and paleontological resources that add to the body of scientific knowledge.

II. Goals and Objectives

1. The County should work with agencies to protect, preserve, and document the historical sites for the benefit of future generations.
2. The County should work with agencies to manage cultural, historic, and paleontological resources to allow research and/or interpretive activities, when possible, while protecting significant attributes of units from natural or human-caused degradation.

III. Policies

a. When there is an alteration of land, waterways, roads, or other resources, the County should consider cultural, historical or paleontological impacts.

b. The County's coordination and consistency review expectations set forth in the Introduction – including cooperating agency status, written consistency reporting, meaningful participation, cultural impact notification, and economic impact analysis – apply in full to all federal and state actions affecting cultural, historical, geological, and paleontological resources.

c. Where significant prehistoric and historic sites and scientifically important resources can be protected, consider developing them for education and tourism (where appropriate).

d. If there are anticipated potential adverse effects to any significant and important cultural, historical, and paleontological resources, avoid the resources as much as is practicable before advancing to more extreme measure such as excavation, mitigation or removal.

e. Under NHPA, any federal project that could have impacts to significant cultural resources would require an archaeological review and inventory before the project could be started. A qualified archaeologist would evaluate whether the historic or cultural sites inventoried are considered significant, in consultation with the state historic preservation officer (SHPO). Impacts may require mitigation.

f. According to the Utah Code 9-8-401, "The Legislature determines and declares that the public has a vital interest in all antiquities, historic and prehistoric ruins, and historic sites, buildings, and objects which, when neglected, desecrated, destroyed or diminished in aesthetic value, result in an irreplaceable loss to the people of this state." Therefore, any cultural or historical resources that have been determined to be significant would be covered under this code.

g. Utah Code 63J-8-104 (i) states that federal lands should be managed "so as to protect prehistoric rock art, three-dimensional structures, and other artifacts and

sites recognized as culturally important and significant by the state historic preservation officer or each respective county by imposing reasonable and effective stipulations and conditions reached by agreement between the federal agency and the state authorized officer pursuant to the authority granted by the National Historic Preservation Act, 16 USC 470 et seq."

h. Paleontological resources are protected under Utah Code 63-73-11 through 63-73-19, Utah Code 53B-17-603 and Utah Administrative Code R807-1 require important extracted fossils to be curated by an approved and qualified institution.

i. Regulations state that vertebrate fossils can be collected from BLM-administered lands only under a permit issued to qualified individuals. Fossils should be placed in a repository such as a museum or university which is to be identified in the permit. If there are any scientifically significant fossils collected on Utah state lands, they should be curated with the Natural History Museum of Utah. Invertebrate and plant fossils can be collected and kept by recreational collectors for personal, non-commercial use. A permit is required, however, for the collection of vertebrate fossils or any associated trace fossils such as tracks or eggs. Any fossils collected on non-federal lands belong to the landowner.

j. When choosing sites for public use, the physical location, historical value, or sense of place should be considered from a cultural, historical and paleontological aspect.

6.9 UTILITY CORRIDORS

Utility corridors are linear rights-of-way used to site and maintain infrastructure including electrical transmission lines, petroleum and gas pipelines, water pipelines, and telecommunications conduit. Corridors cross private, state, tribal, and federal lands, each with distinct administrative processes; on federal land, the BLM and USFS administer the majority of Wasatch County's corridor activity.

I. FINDINGS

Corridors for utility infrastructure have been used throughout Wasatch County, crossing private, state, tribal, and federal lands. On BLM lands, existing utility corridors are usually identified in land-use plans for each BLM field office (the Salt Lake City Field Office for Wasatch County). The plans that are pertinent to Wasatch County can be found on the BLM's planning website, which can be accessed here. For Forest Service lands in Wasatch County, existing utility corridors are identified in the Uinta, and Wasatch-Cache National Forest plans. For lands owned by state entities, such as Utah School and Institutional Trust Lands Administration (SITLA), Utah Division of Wildlife Resources, or private landowners, utility corridors are typically identified as easements on land-title documents. This information can be found at the Wasatch County Recorder's office.

Establishing a new utility corridor on or through federal land for electrical transmission, pipelines, and other utility infrastructure is a major undertaking that may require years to complete. The design, analysis, public involvement, and documentation required by federal regulations are very complicated. Consider also that regulations and compliance can vary between jurisdictions, regions, and even within agencies. Navigating these processes and protocols can be extremely challenging.

Recognizing the complex nature of placing utility corridors on public lands, and considering the growing need for energy grid improvements, Congress passed the Energy Policy Act of 2005. Section 368 of the act directs federal agencies to: (1) designate energy corridors on federal lands in 11 western states; (2) establish procedures to ensure that additional corridors are identified and designated as necessary; and (3) expedite applications to construct or modify oil, gas, and hydrogen pipelines and electricity transmission and distribution facilities. These corridors are referred to in this document as " Section 368" energy corridors. There are no Section 368 corridors within Wasatch County.

Section 368 energy corridors may facilitate some utility transmission needs in Utah, however, there are other considerations for utility corridor planning. Even though an environmental impact statement was completed for the Section 368 energy corridor designation, standard NEPA analysis procedures must occur again before any utility infrastructure is permitted for construction. The new round of analyses will use specific information about structure types, placement, and disturbance limits to determine potential impacts from the proposed project.

Other concerns for Section 368 energy corridors include the challenges of siting transmission infrastructure on private and state land inholdings embedded along designated Section 368 energy corridors, as well as where corridors cross out of federal lands (Fisher 2021). Furthermore, designated Section 368 energy corridors traverse only a portion of Utah, leaving the majority of the state too far from the corridors to be useful, especially for smaller transmission and distribution systems.

Utah's utility corridors and their capacity to accommodate existing and future utility needs was identified as a concern by Utah's Public Lands Policy Coordination Office and is also a concern of Wasatch County. The issue of electrical transmission was examined in the 2021 Utah Transmission Study, which concluded that (under scenarios of high renewable energy buildout in southern Utah) transmission needs might exceed transmission capacity (Utah Transmission Study). However, the study did not address the specific placement of new infrastructure or whether Section 368 energy corridors would be used. Another study by the National Renewable Energy Laboratory (NREL) looked at proposed pipeline construction within Section 368 energy corridors and found that new pipeline construction in Utah is unlikely (Energy Futures Synthesis for West-wide Section 368 Energy Corridor). Currently, the only major natural gas transmission pipelines planned for construction in Utah are a 24-mile pipeline from Central Gate Station (on the Kern River pipeline) to St. George and to the Intermountain Power Plant (which will not utilize Section 368 energy corridors) (Dominion Energy 2020), and a new lateral connection from the Kern River Pipeline near Holden, Utah, to the Intermountain Power Plant near

Delta (Delta Lateral Project). The major natural gas pipelines in Wasatch County are shown in Table A1 below. Additional natural gas pipeline capacity may be needed in Wasatch County to reduce the need to flare natural gas at local well sites and gas plants.

TABLE A-1: WASATCH COUNTY'S EXISTING NATURAL GAS PIPELINE LENGTH, BY OPERATOR	
Operator	**Total (miles)**
None in Wasatch County	0.0
Grand Total	**0.0**

Source: U.S. Energy Information Administration), U.S. Natural Gas Interstate and Intrastate Pipelines (EIA 2020a.)

Wasatch County is also traversed by the Chevron crude oil pipeline, which extends from the Rangely, Colorado area to refineries in the Salt Lake City area.

TABLE A-2: WASATCH COUNTY EXISTING OIL PIPELINE LENGTH BY PRODUCT TYPE & OPERATOR			
Type	**Operator**	**Pipeline**	**Total (miles)**
Crude Oil Pipeline	Chevron	Salt Lake Crude	15.1
Grand Total			**15.1**

Source: U.S. Energy Information Administration, U.S. Crude Oil Pipelines, HGL Pipelines, and Petroleum Pipelines (EIA 2020b).

According to a regional transmission capacity study completed by the NREL, electrical transmission projects under development will largely meet projected future transmission demands according to their most-likely future demand scenario. However, under some scenarios, future need for new electricity transmission in Utah might exceed the capacity of Section 368 energy corridors, especially when considering the future demand for renewable energy development and transmission (Energy Futures Synthesis for West-wide Section 368 Energy Corridor). Furthermore, when considering co-location within corridors, the issues of siting electric transmission and pipeline projects within the same corridor can require significant separation distances, which may lead to congested corridors with only a few projects. For example, according to NREL, "The location of steel pipelines in the vicinity of AC transmission facilities results in mutual electrical interference problems that can produce damaging effects on both facilities and potentially the public," (Westwide Energy Corridor Guidebook).

PacifiCorp (Rocky Mountain Power) operates the majority of electricity-transmission capacity in Utah. Their 2021 Integrated Resource Plan (IRP) describes several future transmission projects, including the Energy Gateway South project, (a portion of which is located within Wasatch County) which will increase power grid capacity, add resilience to the system, and increase access to renewable power generation in the region (PacifiCorp 2021). Some of these projects may utilize portions of Section 368 corridors. To improve electrical supply resilience, PacifiCorp participates in the Western Energy Imbalance Market (EIM), which provides

opportunities to increase efficiency and reliability via shared reliance upon all of its contributors (Energy Strategies). To ensure reliable access to the distributed electrical power sources provided by EIM membership, PacifiCorp has reinforced existing high-voltage transmission lines in Utah Valley, northern Utah, southern Utah, and Yakima, Washington.

The TransWest Express transmission line, which would transmit DC power from south-central Wyoming wind turbines to the desert southwest, is also planned to traverse Wasatch County.

Heber Light and Power, Rocky Mountain Power and the Moon Lake Electric Cooperative provides electrical power service in Wasatch County through the transmission and distribution system depicted in Table A-3 below:

TABLE A-3: WASATCH COUNTY'S EXISTING ELECTRICAL TRANSMISSION LINE LENGTH BY VOLTAGE CLASS

ALTERNATING CURRENT (AC) TRANSMISSION LINE LENGTH	
Kilovolt Category	**Total (miles)**
Under 100	33.5
100-200	58.2
220-287	0.0
345	22.3
500	0.0
Unknown	0.0
Grand Total	**114.0**

Source: Homeland Infrastructure Foundation-Level Data, Electric Power Transmission Lines& Electrical Substations (HIFLD 2021).

ECONOMIC CONSIDERATIONS

Power generation in the western United States uses carbon-based fossil fuels and renewable energy.

Utah has abundant potential for renewable energy generation, as identified in the Utah Renewable Energy Zone study (with Wasatch County having fewer opportunities as set forth in the Renewable Energy subsection of the Energy, Mining & Mineral Resources chapter of this plan). However, renewable energy resources are not always near existing transmission infrastructure. As power generators move to develop these resources, at times there is a need to simultaneously develop the transmission infrastructure required to convey power to the electric grid. PacifiCorp has plans to invest over $1 billion to build additional transmission lines to strengthen the high-capacity transmission backbone across their service area (Jon Cox,

2021). However, additional corridors for lower-voltage transmission may still be needed to connect additional renewable projects to the primary electric grid.

An economic consideration for utility corridors is the lengthy time periods and high costs required to navigate the federal permitting and compliance processes to place utilities on federal lands. The recent experience of PacifiCorps' development of the Gateway South transmission project (which crossed federal lands both within and outside of Section 368 energy corridors) took over 10 years to complete (Cox 2021). Such long time periods may reduce the ability of utility companies to respond to rapidly changing energy policies.

The challenging nature of placing utilities across federal lands has economic implications for Utah and local governments.

II. Goals and Objectives

1. Maintenance of existing utility corridors and plan for the future development of new utility corridors in appropriate locations across federal and state lands to meet projected state and county growth and demand.
2. Work with utility companies, cooperatives, the Utah Division of Public Utilities and other applicable state and federal agencies to coordinate efforts with the County related to existing and future utility corridors.
3. Maintain and update wildland fire protection plans to reduce the risk of wildfire in utility corridors.
4. Partner with other entities to avoid, minimize, and mitigate challenges that utility corridors may present to the environment, aesthetic values, recreation and tourism.
5. Encourage redundancy if necessary and appropriate and physical separation for utility facilities needed to serve local and regional consumers.
6. Work with federal and state agencies to identify acceptable utility corridors needed to access and deliver to domestic markets, necessary traditional mineral resources, critical minerals, and renewable energy resources.
7. Continue participating in the Section 368 (Westwide) corridor planning process and development.
8. Support the need for sufficient utility corridors to provide essential utilities to local and regional consumers, including in areas with current or future federal special designations.
9. Support a network of utility corridors for the distribution of crude and refined petroleum products to domestic markets using BMP's and considering visual, wildlife and recreational impacts.
10. Support the development of the Uinta Basin railway corridor.
11. Encourage the provision of fiber optic resources to underserved areas of the county.

12. Support the need for water resources that can be delivered through existing and future utility corridors in order to meet the needs of the county's citizens.

III. Policies

a. Wasatch County supports the State Office of Energy Development's recommendations provided in the State Energy Plan (79-6-301), the Utah Transmission Study and other reports as long as the reports comply with land use zoning, best management practices and the intent of the General Plan.

b. Wasatch County supports careful corridor planning and approvals to address critical infrastructure needs (refer to Executive Order 13807, Section 5(g)).

c. Wasatch County supports development of utility corridors to accommodate pipelines from the natural gas and crude oil producing areas to refineries, export facilities or to other transportation networks as long as all impacts are considered as part of the review process and minimizes impacts to the environment, aesthetic values and recreation and tourism.

d. Interstate transmission lines should provide access for utilization of energy by citizens of Wasatch County, the state of Utah, or supply significant and continual incentives that benefit the citizens of the county and state.

e. Utility corridors are needed in Wasatch County and the state of Utah to maintain affordable, reliable, abundant, and dispatchable energy at all times.

f. Wasatch County will support minimizing impacts to prime and unique soils, irrigable acres and view sheds and ridgelines to the maximum extent possible when new utility corridors are being considered.

g. Wasatch County discourages natural gas vent lines (e.g. pig lines) in close proximity to electrical transmission and distribution lines, or other non-compatible operations.

h. Wasatch County recognizes the economic and educational importance of internet access.

i. Wasatch County recognizes that utility infrastructure within established corridors and along major highways may be congested and new areas may need to be analyzed and established as corridors to facilitate future growth and demand. Analysis should include all aspects of a proposal and that the proposal minimizes the impacts including aesthetic and environmental issues.

6.10 PIPELINES AND INFRASTRUCTURE

Electrical Transmission

Electrical transmission infrastructure is used to convey high-voltage electricity from a generation source to load-center substations, where it's transformed into lower-voltage

electricity for distribution to end-users. Major components of electrical transmission infrastructure include transformers, towers, foundation materials, and conductors (transmission lines). High-voltage transmission can be either alternating current (AC) or direct current (DC). Alternating current, the most commonly used form of transmission, has the ability to convert to different voltages using a transformer, whereas DC is not easily converted. Typical voltage for transmission ranges from 69 Kilovolt (kV) up to 500 kV.

Electrical transmission systems from individual utility companies (including those in Wasatch County) are interconnected to the entire electrical network of generation facilities and transmission grids across the western United States. The state of Utah is part of the Western Electricity Coordinating Council in the geographic region called the Western Interconnection, one of three major electric interconnections that operate independently of each other within the United States. The Western Interconnection allows load-balancing throughout the network. That is, power generated by utilities with excess generation capacity can be provided to utilities that cannot meet their peak load demand (EIA 2021). The Western Energy Imbalance Market (EIM) is a wholesale energy trading market where bulk power can be purchased and sold (EIM 2021). Because the EIM connects multiple generators in a marketplace, individual utilities can buy electricity to meet peak demand at reasonable rates. Renewable energy generators can also sell excess power capacity through the EIM instead of resorting to curtailment (Larsen 2018).

Natural Gas Pipelines

Natural gas pipelines are constructed by private utility companies to move natural gas from production areas to end users (54 Utah Code § 13). Gathering pipelines move extracted raw materials from wellheads to processing plants, where natural gas is separated from other gases, hydrocarbon gas liquids, and water. The refined natural gas is then pressurized and added to the mainline transmission system, which consists of large-diameter, high-pressure pipelines. Compressor stations along the network maintain pressure and move product down the line to storage areas, major industrial consumers, power plants, shipping ports, and distribution companies. From there, distribution transmission systems operate with smaller-diameter lines and lower pressure. Finally, service lines transport natural gas to the end users.

This planning document focuses on pipeline infrastructure located within designated utility corridors (typically major transmission lines), but may also include some gathering and distribution lines. More information on natural-gas production and distribution from the US Energy Information Administration (EIA) can be found here.

For information on the process of identifying and permitting the construction of natural gas pipeline infrastructure on federal land, refer to the Utility Corridor section of this plan.

Oil Pipelines

Oil pipelines are very similar to natural gas pipelines in that the products are transported through networks of pipes and pump stations from production areas to consumers. First, the raw material (in this case, crude oil) is gathered from wellheads and moved downstream

through trunkline pipelines to refineries, which separate the oil into numerous petroleum products. From the refinery, pipelines are used to transport petroleum products to various destinations for local use or export to other markets. A third product, called hydrocarbon gas liquid (HGL) is a secondary product created during the processing of natural gas. Because HGL is a liquid petroleum product, pumped through pipelines in a manner similar to oil, it is included in this section. More information on oil production and distribution can be found here.

For information on the process of identifying and permitting the construction of oil and gas pipeline infrastructure on federal land, refer to the Utility Corridor section of this plan.

Hydrogen Pipelines

In contrast to oil and natural gas, which are extracted from the earth, hydrogen is a manufactured product. Hydrogen gas can be manufactured from fossil fuels such as natural gas ("grey hydrogen") or coal ("brown hydrogen"), or it can be created from water using electrolysis. When the electricity used in the electrolysis process is derived from a renewable energy source, the resulting hydrogen is known as "green hydrogen." Hydrogen can also be produced from biomass.

Pipelines and other infrastructure used to transport hydrogen are similar to those used to transport natural gas. Large-diameter pipes are first used in the transmission of high-pressure hydrogen gas. When blended with natural gas (at up to 15 percent hydrogen), existing natural gas pipelines can be used instead of installing separate hydrogen pipelines.

For information on the process of identifying and permitting the construction of hydrogen gas pipeline infrastructure on federal land, refer to the Utility Corridor section of this plan.

Water Pipelines

For the purposes of this planning document, water pipelines consist of substantial infrastructure projects used to transport large quantities of water over long distances through varying terrain and elevations from reservoirs and rivers to major population centers and agricultural users.

Telecommunications

Telecommunications refer to the infrastructure used to transmit and distribute electronic information. For this study, the discussion of telecommunications will focus on broadband infrastructure, typically transmitted through fiber optic cable, used by service providers to connect consumers to the Internet, which allows large quantities of digital information to be transmitted at high speeds.

Transportation Infrastructure

Transportation infrastructure is the backbone network of major roads, highways, railroads, and other infrastructure used to transport goods and services within and across Utah.

For the purposes of this planning document, the roads and highways managed by the Utah Department of Transportation (UDOT) and major railroads are considered.

I. Findings

Electrical Transmission

The majority of electricity generation and bulk energy transmission capacity in Utah is owned by PacifiCorp (note: Rocky Mountain Power is owned by PacifiCorp). According to company statistics, PacifiCorp serves 948,000 customers in Utah across 26 counties (Cox 2021).

Other power generators and distributors in Utah include the Utah Rural Electric Cooperative Association (URECA), Utah Municipal Power Agency (UMPA), and Intermountain Power Agency (IPA).

The URECA is a collective of nine local power generators and transmission companies from six states. Utah members of the cooperative include Deseret Power Electric Cooperative, Dixie Power, Garkane Energy, and Moon Lake Electric Association. Combined, they service about 70,000 utility meters and 250,000 consumers in Utah (J. Peterson, URECA, personal communication, 10/28/2021).

These power co-ops and associations make use of the OATT, provided by FERC Order numbers 888 and 889, to purchase transmission capacity on PacifiCorp's transmission infrastructure to provide power to their customers without having to install their own transmission lines.

Within and across Utah, PacifiCorp's infrastructure provides the majority of electrical transmission capacity. Other transmission infrastructure owners include the IPP, which owns a 500kC DC transmission line that services its California customers.

The majority of future planned utility transmission infrastructure in Utah is anticipated to be owned by PacifiCorp. Their 2021 Integrated Resource Plan describes new transmission projects intended to (1) strengthen the backbone of Utah's energy grid for future energy loads, (2) improve interstate energy market connections through the Western EIM, and (3) change generation sources to include greater renewable contingents. Pacificorp's future projects are listed below:

- Gateway South, 416 miles of 500 kV transmission line from Aeolus, Wyoming to Delta, Utah (crosses portions of Wasatch County). Completed 2024.
- Emery to Clover, 75 miles of 345 kV transmission line
- Clover to Sigurd, 70 miles of 345 kV transmission line
- Spanish Fork to Mercer, 50 miles of 345 kV transmission line
- Cross-Tie Transmission Project, 214 miles of 500 kV transmission line from Clover, Utah to Thirty Mile substation in eastern Nevada. 2026.

Transmission projects from other companies include the TransWest Express Transmission Project, a 732-mile 500 kV DC transmission system connecting Sinclair, Wyoming, to Las Vegas, Nevada, with a terminal connection in Delta, Utah. This transmission line, which closely parallels the Bonanza transmission line through Wasatch County, may eventually provide 3,000 megawatts of transmission capacity, which will be generated by wind power in Wyoming (TransWest Express 2021).

The URECA has indicated they have no new transmission projects planned in the near future (Peterson 2021).

When planning for new utility-scale solar developments, considerations should be made for the inversion of DC power generated from solar array prior to connection to the AC bulk power grid.

Another consideration for the planning of electrical transmission in Utah includes future chokepoints or bottlenecks in transmission-line capacity. This issue has been studied with respect to electrical transmission in the 2021 Utah Transmission Study, which determined that (under scenarios of high renewable energy buildout in southern Utah) electrical transmission needs might exceed capacity (Energy Strategies).

Resilience and redundancy of electrical transmission are issues that have been identified by stakeholders. Many rural locations in Utah are served by single transmission lines, referred to as "radial transmission lines." Radial transmission lines are the least costly option for providing some remote locations with electrical power, but they also leave those areas vulnerable to utility disruptions because of their lack of redundancy. Additional transmission connections are costly not only because of their construction costs, but also due to the expense and time required to place utility corridors on federal lands. Refer to the Utility Corridor section of this plan for more information.

Wasatch County is served by Heber Light and Power for the majority of the power needs. Areas like Jordanelle are provided power by Rocky Mountain Power. Moon Lake Electric provides power in areas of the Strawberry Reservoir.

Natural Gas Pipelines

Natural gas production in Utah is located primarily in Uintah, Duchesne, Carbon and Grand counties (Vanden Berg 2020). Multiple interstate pipelines cross through Utah to transport natural gas from principal producing basins in Colorado, Utah, and Wyoming, to consumer markets in other states, and for export to foreign markets around the world.

The majority of local natural gas transmission infrastructure in Utah is provided by Enbridge Gas. The company owns 20,189 miles of transmission and distribution lines and has 1,090,000 customers (Dominion Energy 2020). Dominion Energy produces a large portion of the gas it sells to customers, but it also purchases natural gas from other interstate pipeline companies for delivery to residential, commercial, and industrial customers.

Natural-gas distribution companies employ as many as 700 employees in Utah (DWS 2021) with Dominion Energy (now Enbridge Gas) being the largest natural gas company in the state. Enbridge provides the natural gas to the majority of the residents in Wasatch County.

Oil Pipelines

According to the Utah Geologic Survey (UGS), Utah is consistently one of the top 15 oil-producing states in the United States (Chidsey 2021). In their recent circular, Utah's Energy Landscape, the UGS reported the majority of oil production in Utah is occurring in Duchesne, Uintah, and San Juan Counties. Oil produced from wells in the Uinta Basin and further east in Colorado is transported in oil pipelines and trucks to refineries in Salt Lake City. Additional oil pipelines have been proposed to transport crude oil from the Uinta Basin to refineries in Salt Lake City and to the rail line in Carbon County. However, the basin's waxy crude makes pipeline conveyance difficult.

The Chevron pipeline is the only crude oil pipeline that runs through the north portion of the County.

Hydrogen Pipelines

Presently, Wasatch County and the state of Utah have no pipelines designated for transporting compressed hydrogen because the demand for hydrogen as a fuel source is limited.

Broader use of hydrogen, such as for motor vehicles and freight transport, is uncertain at this time. Wide-spread adoption of hydrogen as a transportation fuel would require a distribution network, either through pipelines or by tanker trucks, to fueling stations throughout the state to alleviate drivers' "range anxiety."

Hydrogen has only limited use within Utah. This may change in the future if hydrogen is adopted as a transportation fuel or as a large-scale component of utility-scale electricity generation.

Water Pipelines

Major water pipelines in Wasatch County are associated with the Central Utah Project (CUP). The CUP's Bonneville Unit includes the Diamond Fork Pipeline, which delivers 101,900 acre-feet of water to the Wasatch Front (DOI 2021b). Other large water pipelines in Wasatch County includes pipelines that deliver culinary water to water users along the Wasatch Front. For additional discussion about water and the Central Utah Project, see the Water Quality and Hydrology section of this plan.

According to the 2020 Statewide Water Infrastructure Plan, over the next 50 years, the State of Utah and municipal water providers will need to spend $20.6 billion to repair and replace existing infrastructure and another $17.6 billion for new infrastructure and to develop new water supplies for future growth (BRWCD et al. 2020). The five river basins with the highest

estimated costs are Bear River Basin, Kanab Creek/Virgin River Basin, Weber River Basin, Utah Lake Basin, and the Jordan River Basin. For additional information regarding future water pipeline needs in Wasatch County, see the Water Quality and Hydrology section of this plan.

TELECOMMUNICATIONS

Wasatch County supports the state of Utah's commitment to deploying and expanding broadband and making it accessible across the entire state provided that other factors detrimental to environmental, recreational, tourism, aesthetic, and wildlife values are adequately mitigated. To this end, the 2020 Utah Broadband Plan identifies a series of goals to meet that goal. As of June 2021, 94 percent of Utah has access to broadband Internet service with speeds of 100 mbps or faster.

Approximately 68 percent of Utahns have access to fiber-optic services with a State Broadband Access Ranking of 29th in the United States (BroadbandNow 2021). The widespread access to high-speed Internet service across rural Utah is due in large part to the UDOT Fiber Program. For the last 20 years, UDOT has been working to install a robust fiber optic network along state highways to connect traffic cameras, digital road signs, weather stations, and other sensors to provide real-time traffic updates (UDOT Fiber Program). This fiber-optic backbone also provides access for private companies to connect to broadband Internet networks and provide high-speed Internet to their customers. UDOT established a Public Private Partnership with private telecom companies to connect communities while expanding UDOT's Intelligent Transportation System.

Utah's current fiber-optic network consists of approximately 2,564 miles of single mode fiber (SMF or SMFO), 1.6 miles of multimode fiber (MMF or MMFO), and 24 miles of SMF and MMF (UDOT 2021a). A fiber-optic priority assessment revealed that 309 miles of fiber-optic network has been proposed with an additional 317 miles to meet existing needs (UDOT 2021b). Approximately 105 miles of fiber-optic network is in progress, with another 146 miles scheduled for installation (as of November 2021).

The Utah Broadband Advisory Council considers broadband essential to economic success (UBAC 2020). Broadband is essential for Utah businesses because it allows them to be nationally and internationally competitive. The technology also promotes entrepreneurship, attracts investments, and supports state and municipal governments. The partnerships developed through the UDOT Fiber Program have saved the state an estimated $105.8 million while connecting many parts of Utah to high-speed Internet service. For additional information regarding the economic impacts of broadband facilities, see the Economic Considerations section of this plan.

Fiber-optic networks are provided in Wasatch County by Century Link and other companies. For additional information regarding this network, see the Utility Corridor section of this plan. For additional information regarding the importance of fiber optic facilities, see the Economic Considerations section of this plan.

Other Infrastructure

There are 41 mechanical water-treatment plants in Utah. These range in capacity from 0.25 million gallons per day (mgd) in Oakley City to 75 mgd at the Central Valley Water Reclamation Facility in Salt Lake City. Statewide, wastewater treatment plants are operating at 65 percent of capacity (WFWQC 2019). Wasatch County utilizes a water treatment plant for much of the water in the Jordanelle Basin. The plant was opened in 2000 and treats up to 16 mgd with a maximum of 8 mgd culinary water. The water that the plant treats is from the Ontario drain tunnel.

A total of 24 sewer lagoons, which discharge treated effluent into waters of the State of Utah, serve a population of 73,500 people. Another 49 sewer lagoons are non-discharging treatment facilities that use evaporation and percolation to handle wastewater and serve a population of 132,500 people (Krauth 2019). In Wasatch County, sewer lagoons are utilized by the cities of Heber, Midway and developments in the unincorporated County.

A 2019 study of existing sewer pipelines across Utah estimated there are 12,202 miles of sewer pipeline in the state with an average age of 35 years. The same study estimates that 7,320 miles of pipeline will need to be relined or replaced by 2060, and an additional 2,567 miles of new pipeline will need to be installed in the same timeframe (Forsgren 2019). In Wasatch County sewer pipelines extend outside of city or town boundaries into areas being developed in the County.

A 2019 study of stormwater pipes across Utah estimated there are 4,673 miles of existing stormwater pipes in the state with an average age of 29 years. The study estimates that 2,395 miles of this pipeline will need to be replaced by 2060, and another 956 miles will need to be installed in the same time period to accommodate new population growth (Forsgren 2019). In Wasatch County, most developments have individual storm drain detention ponds. There are some but relatively few regional detention ponds. Pipelines, for the most part, will be within the developments they serve.

Water discharged into state waterways from mechanical wastewater treatment plants, sewage lagoons, and stormwater systems are subject to clean-water standards established by the EPA and the Utah Division of Water Quality. Those standards are defined here.

According to a recent study by the Utah Department of Environmental Quality, the present value of existing wastewater treatment facilities in Utah is estimated to be $4 billion (Reclaim 60). However, wastewater conveyance and treatment facilities must be maintained to operate effectively. Utah faces an additional cost of $5.3 billion for infrastructure renewal and replacement, and another $1.3 billion for upgrades to meet future regulatory requirements. New infrastructure required to meet the needs of population growth across Utah is expected to cost $2.1 billion. Over the next 40 years, the total cost for wastewater treatment has been estimated to be $8.7 billion (Reclaim 60).

In addition to wastewater treatment facility costs, other infrastructure must be replaced or upgraded over the next 40 years. Wastewater pipelines represent a cost of $4.3 billion, sewer

lagoons are expected to cost $432 million, and stormwater-collection systems are estimated to cost $1.3 billion (Reclaim 60).

Transportation Infrastructure

The planning, construction, and maintenance of US interstate highways, state highways, and some local roads in Utah are completed through collaboration with UDOT. Roadway planning occurs during the compilation of the Unified Transportation Plan. The planning process is a unification of multiple transportation plans across the state including local governments, rural planning organizations metropolitan planning organizations, transit districts/authorities, and UDOT. Construction of new federal and state roadways and bridges as well as upgrades to existing infrastructure is prioritized during the planning process and ultimately approved by the Utah Transportation Commission appointed by the Governor. Maintenance of roadways within UDOT's jurisdiction is carried out through a system of maintenance facilities placed strategically across the state. Federal oversight of Utah's highway infrastructure is provided by the Federal Highway Administration.

Wasatch County has a transportation element of their General Plan that is updated periodically and maintains a regularly updated map of Class B and D roads. This plan establishes the functional classification of existing and future roads needed to serve the county and identifies maintenance responsibilities and funding categories for roads throughout the county.

The Utah Freight Plan addresses issues and needs specific to the statewide highway and multimodal freight networks. The UDOT, in conjunction with the Utah Transit Authority, also compiled the Utah State Rail Plan, a plan for freight and passenger rail transportation in Utah.

The Unified Plan determined a total of $108.5 billion would be needed between 2019 and 2050 to fund the maintenance of current infrastructure, to expand capacity of existing roads, and to build new roads. This estimate also includes funds for upgrading transit and railway infrastructure (UDOT et al. 2021). Funding for the construction and maintenance of major highway infrastructure is provided by federal and state funds, which are generated from fuel taxes, vehicle registrations, and general funds.

II. Goals and Objectives

1. In light of Utah's arid environment and the world's changing climate conditions, the need for sufficient and reliable water, energy, and critical resources, the need for storage and related infrastructure is ever increasing. Therefore, to ensure Utah's ongoing drought resilience, energy security, and to provide for current and future needs, Wasatch County supports the state's efforts to build and invest in necessary infrastructure, including additional pipelines, dams, reservoirs, above and below-ground storage facilities, and other feasible infrastructure as long as approval of the infrastructure takes into account environmental, aesthetic and minimizes any impacts to tourism.

2. Support statewide economic opportunities and resilience for Utah communities through the provision of adequate pipelines and other infrastructure if in accordance with other aspects of the General Plan.
3. Assist in the development of pipelines and sufficient infrastructure to meet Wasatch County's current and future needs and if in accordance with other aspects of the general plan.
4. Support water conservancy districts in applying for grants to improve water delivery systems and water quality.
5. There may be a future need to supply hydrogen along major highway arteries. There are several different methods of utilizing hydrogen opportunities that need to be further studied and strategically implemented. Avoid hydrogen production that requires excessive water consumption.
6. Investigate and strategically support and implement hydroelectric production by using new technology such as in-pipe hydro systems within existing and future pipelines.
7. When economically and technically feasible, and in the best interest of local communities and operators, encourage efforts to avoid decommissioning hydroelectric power facilities.
8. Encourage the development of infrastructure projects aimed at recharging depleted aquifers if in accordance with other aspects of the general plan.
9. Increase watershed yields through active management of forests and other vegetated areas if in accordance with other aspects of the general plan.
10. Support programs like Shared Stewardship and the Watershed Restoration Initiative to enhance water yields if in accordance with other aspects of the general plan.
11. Support Watershed restoration and flood abatements after wildfires to improve soil retention, improve water quality, and reduce downstream impacts caused by flooding, siltation and debris flows.
12. Support innovation to make existing and future water storage and delivery systems more efficient, reliable, safe and sustainable.
13. As needed support the development of a responsible network for the distribution of natural gas, crude oil, and refined petroleum products to domestic and foreign markets.
14. Support the development of agreements with federal agencies to make it possible to maintain and improve dams, impoundments, and other facilities on federal lands with limited access in a timely and economically feasible manner.

III. Policies

a. Wasatch County supports coordinated efforts across all agencies, governments, tribal nations, and other land ownerships on infrastructure projects to minimize delays and promote better outcomes.

b. Wasatch County encourages and requests federal appropriations for water infrastructure, including pipelines, water storage, and aquifer recharge.

c. Wasatch County supports active forest management to increase water yields and water quality if in accordance with other aspects of the general plan.

d. Wasatch County supports active forest management to decrease water quality issues from wildfire, flooding, etc., which impacts water storage, water treatment, and water delivery systems if in accordance with other aspects of the general plan.

e. Wasatch County supports the plans and strategies presented by the Shared Stewardship Program, Watershed Restoration Initiative, and the Utah Division of Water Resources if in accordance with other aspects of the general plan..

f. Wasatch County supports the Utah Lake Watershed and Uintah Watershed Acts if in accordance with other aspects of the general plan.

g. Wasatch County encourages water conservation measures, education, and incentives if in accordance with other aspects of the general plan..

h. Wasatch County supports the responsible development of pipelines from the natural gas and crude oil producing areas to refineries, export terminals, or to other associated transportation systems as long as BMP's for restoration of native vegetation are used and environmental, aesthetic values, and any impacts to recreation and tourism area addressed.

i. Wasatch County discourages natural gas vent pipes (e.g. pig lines) in close proximity to electrical transmission and distribution lines, or any other non-compatible operations.

j. Wasatch County supports the effort to conserve water by creating hydrogen through natural gas, coal, and other sources.

k. Wasatch County supports and encourages the maintenance and development of pipelines and infrastructure that improve the state's market share and improve the quality of life for Utahns, provided such can be maintained and developed in a sustainable manner.

l. Wasatch County opposes the creation of pipelines and infrastructure to remove water resources from the state of Utah in order to transport it to other states.

m. Wasatch County expects pass-through pipelines and associated infrastructure to benefit the citizens of Utah and local communities, provided they protect environment, aesthetic values, and address any impacts to recreation and tourism.

n. Wasatch County desires timely access to water storage facilities on federal lands to feasibly improve and maintain infrastructure in an effort to address water storage needs.

o. Wasatch County supports the completion of the Central Utah Project as originally proposed.

p. Wasatch County supports projects that conserve water by the lining of ditches and canals.

q. Wasatch County supports the preservation of existing hydroelectric facilities and construction of new facilities, including in-pipe hydro systems and other innovative technologies, when such is cost-effective for the operator(s)

r. Wasatch County supports the responsible construction and operation of pipelines and other infrastructure to enable the production and transportation of mineral resources from federal lands, provided they protect environment, aesthetic values, and address any impacts to recreation and tourism.

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BETTER BY NATURE

WASATCH

COUNTY

General Plan Appendix B

- Implementation Matrix -

To be developed within 6 months of plan adoption.

BETTER BY NATURE

WASATCH

COUNTY

General Plan Appendix C

- Jordanelle Local Area Plan -

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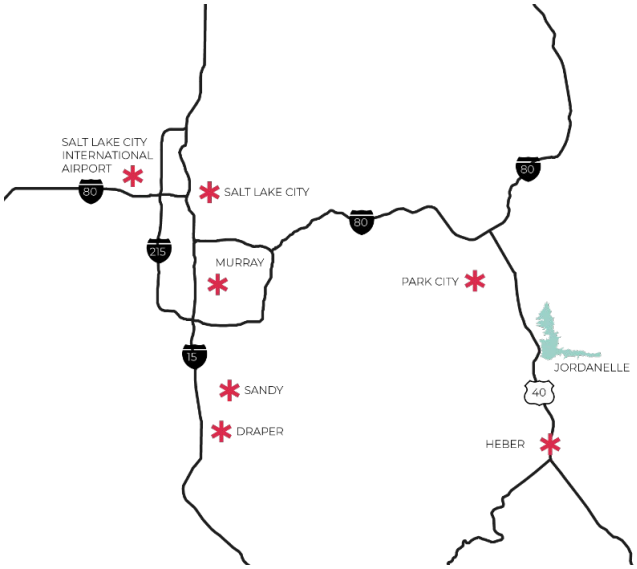
1 INTRODUCTION

The Jordanelle Basin is a distinct planning area unlike any other in Wasatch County. Surrounded by abundant recreation opportunities, from world-class skiing on one side, to an incredible reservoir on the other, the Basin offers genuine opportunity at a scale that few communities have the chance to shape thoughtfully. The larger region, from Park City to Heber Valley, contains numerous natural wonders and recreation opportunities, including fly fishing, water skiing, mountain biking, and golfing, that combine to make this location a true destination, and an ideal location for a four-seasons resort community based in outdoor recreation.



1.1 BACKGROUND/HISTORY

The first land use plan specific to the Basin was adopted in 1997. From it emerged the Jordanelle Basin Overlay Zone (JBOZ) and, later, the Resort Specially Planned Area (RSPA), which was later replaced by the Jordanelle Specially Planned Area (JSPA). The two overlay zones (JBOZ and JSPA) govern most of the Basin today.

Elements of the original 1997 plan have since been absorbed into the Land Use and Development Code, or have simply been rendered outdated by two decades of implementation. This plan consolidates and replaces all prior Jordanelle Basin land use plans.

1.2 PURPOSE AND SCOPE

This plan supplements the General Plan by providing Jordanelle-specific guidance on land use, design, transportation, and housing. It does not duplicate General Plan policies; it extends them. Where this plan is silent, the General Plan governs.

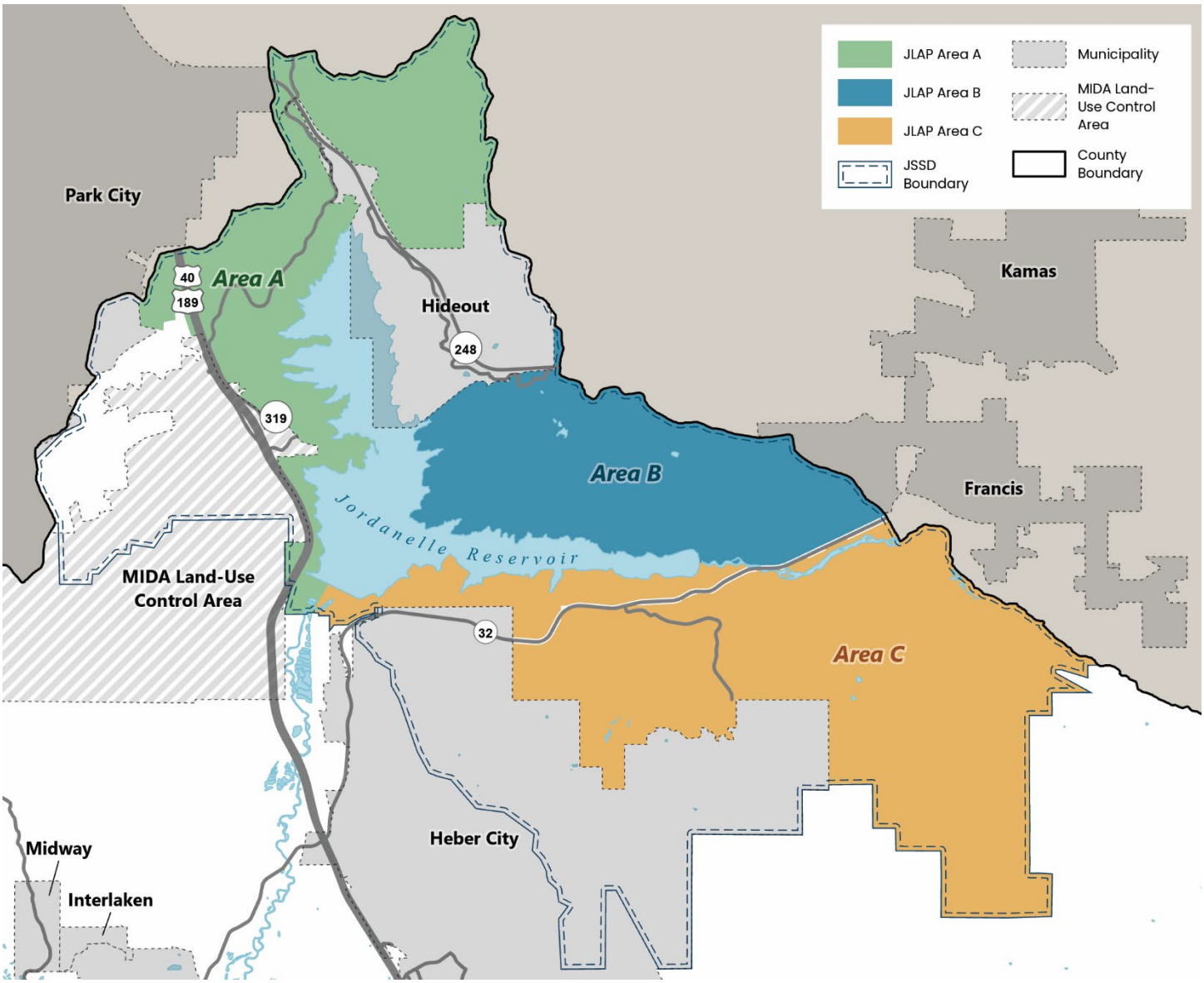
The planning area encompasses approximately 33,000 acres defined as the Jordanelle Planning Area in the General Plan.

WHAT THIS PLAN DOES	WHAT THIS PLAN DOES NOT DO
• Establishes land use categories and density guidance for the Basin • Provides design standards specific to resort-scale development • Identifies transportation priorities within the Basin • Aligns affordable housing expectations with resort-area obligations • Clarifies the relationship between this plan, the General Plan, and Title 16 of the Development Code	• Supersede the General Plan • Constitute a zone change or approval of any specific development • Create vested rights • Supersede any valid density determinations previously approved.

All service providers within the Jordanelle Basin, including districts and state agencies will need to prepare capital improvement programs and levels of service provisions that are consistent with the goals and objectives of this Local Area Plan and shall not extend service or capital facilities to development except in accordance with the provisions of this Plan.

1.3 Relationship to the Development Code

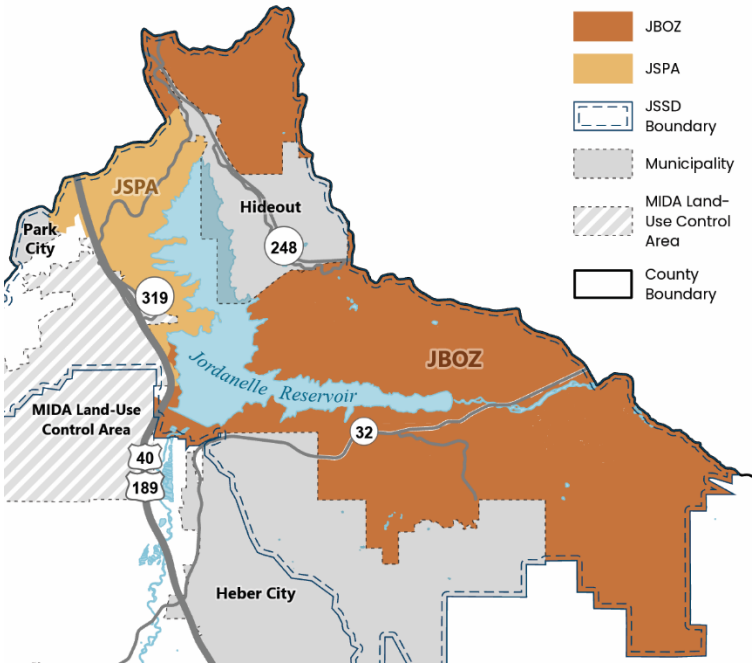
This plan provides the policy framework from which operational regulations should follow. Where this plan identifies a design standard or density expectation, the Development Code establishes how it is applied in practice. This plan book provides the interpretive foundation for design review. When a land use authority exercises discretion in implementing the regulatory code, this plan book describes what the community is trying to achieve and why.



Map C-1: Regional Context

2 FUTURE LAND USE

The underlying Mountain zoning of the area is a typical, rural zoning found in county jurisdictions where there are limited services. Two overlay zones, Jordanelle Specially Planned Area (JSPA) and Jordanelle Basin Overlay Zone (JBOZ), provide significant density increases in exchange for higher standards for the development, primarily because of the existence of the Jordanelle Special Service District (JSSD) that can provide culinary water and sewer services. Each overlay zone provides for specific architectural and site design expectations that will be handled through their respective zoning codes.



Map C-2: Zone Context

2.1 MASTER PLAN REQUIREMENT

Lands within the planning area have been classified for different levels of intensity. Proximity to the main freeway access (Mayflower Interchange), as well as access to schools, commercial, and civic uses, are among the determining factors in classifying lands.

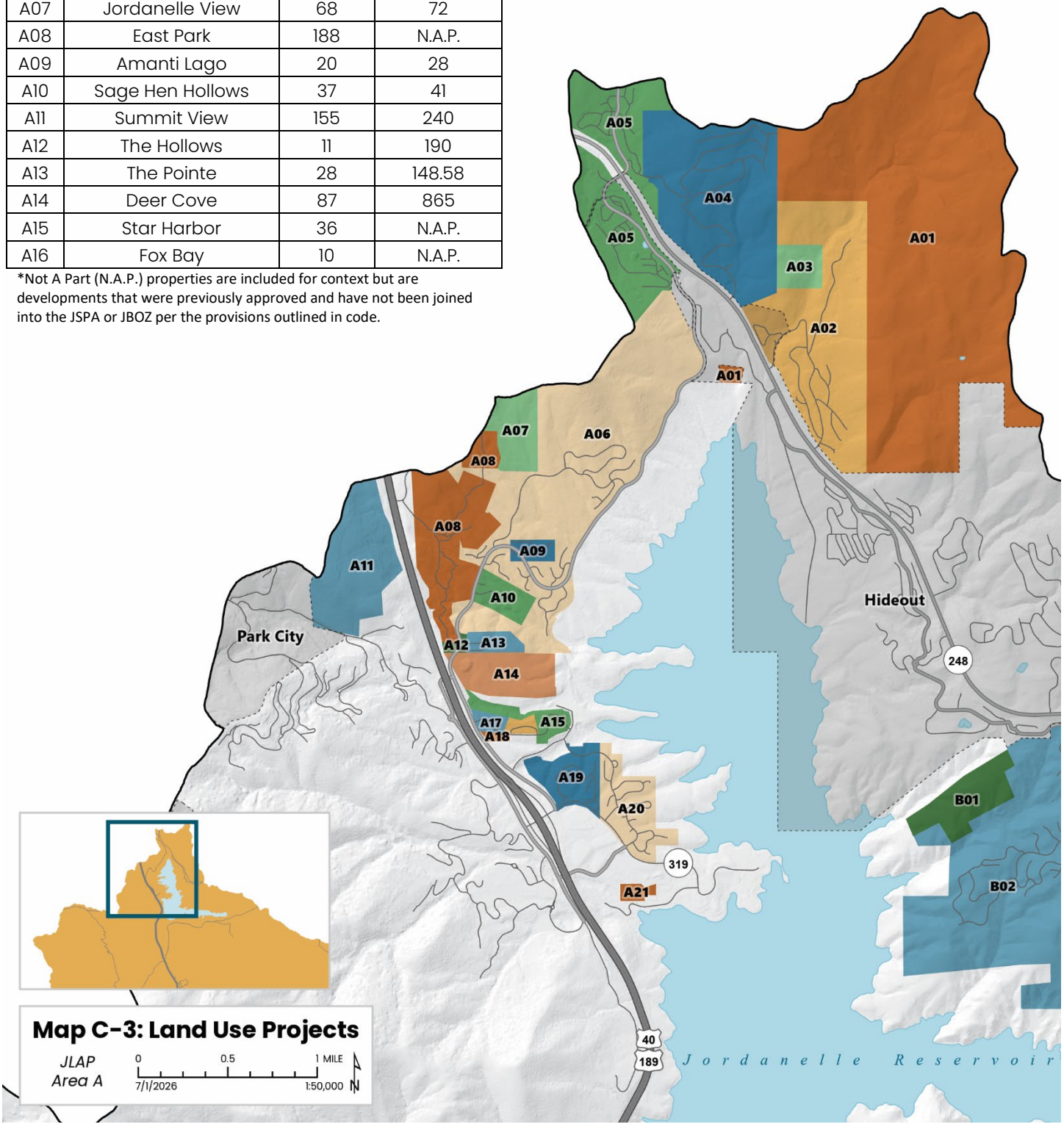
The land use districts identified in this plan are located generally and are intended to be refined during a Master Plan, Physical Constraints, and Density Determination application. During review of the Master Plan, the legislative body of Wasatch County will determine if the proposed land uses are consistent with the goals of this plan. Upon approval of a Master Plan, the land use map will be updated to reflect the approved land use districts under the overlay zone, without a need for a rezone application.

Some lands are classified as "Not a Part" where existing development would need to be analyzed prior to inclusion in the higher design standards, or where no environmental analysis has been performed to justify specific land uses. Properties with a "Not a Part" designation, or any proposals where property owners wish to introduce land uses that are different than those contemplated by this plan, will be required to follow a General Plan amendment procedure. This procedure must occur before, or in conjunction with, a Master Plan application, with intensive studies for physical constraints, environmental impacts, traffic, and overall compatibility.

In calculating the maximum permissible density for projects, constrained areas of a property shall be excluded from the development capacity calculation. These areas are identified through a physical constraints analysis performed during the Master Plan process. As such, any references to density within this plan refer to net developable acreage unless specifically noted otherwise.

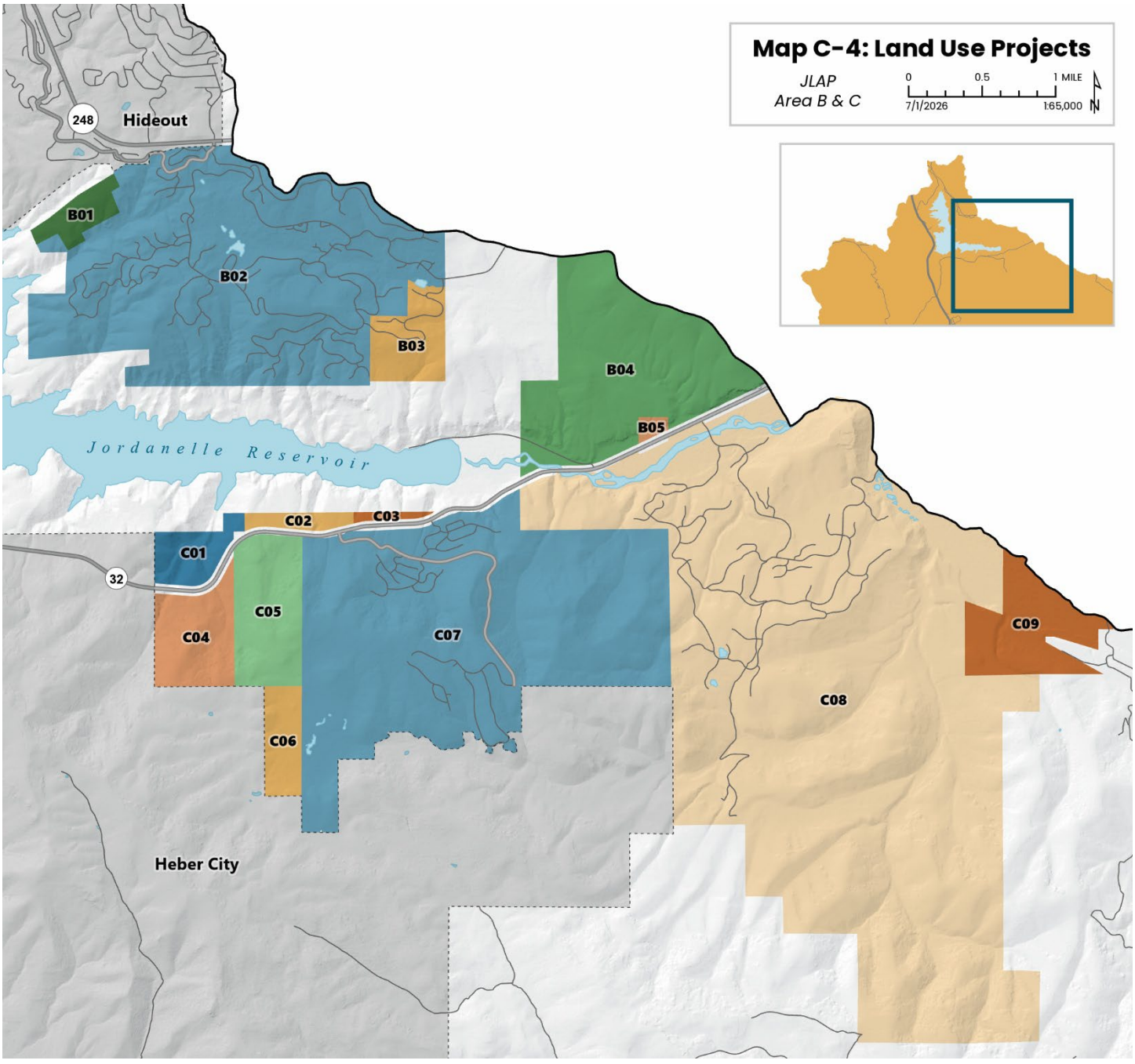
AREA A PROPERTY SUMMARY			
#	PROPERTY	TOTAL ACRES	POTENTIAL MAX ERUs
A01	GRR	1,302	T.B.D.
A02	Deer Mountain	419	325
A03	Tigerdine	40	0
A04	Deer Canyon Preserve	390	103
A05	Iroquois	290	526
A06	Skyridge	667	503
A07	Jordanelle View	68	72
A08	East Park	188	N.A.P.
A09	Amanti Lago	20	28
A10	Sage Hen Hollows	37	41
A11	Summit View	155	240
A12	The Hollows	11	190
A13	The Pointe	28	148.58
A14	Deer Cove	87	865
A15	Star Harbor	36	N.A.P.
A16	Fox Bay	10	N.A.P.
A17	Keetley Ridge	9	37
A18	Jordanelle Jubilee	4	N.A.P.
A19	Stillwater	60	N.A.P.
A20	Mayflower Lakeside	141	392
A21	South School Site	10	0

*Not A Part (N.A.P.) properties are included for context but are developments that were previously approved and have not been joined into the JSPA or JBOZ per the provisions outlined in code.



AREA B PROPERTY SUMMARY			
#	PROPERTY	TOTAL ACRES	POTENTIAL MAX ERUs
B01	Dunlap	87	44
B02	Tuhaye	2,048	900
B03	Wakara Ridge	181	182
B04	VR Acquisitions	871	T.B.D.
B05	Cahoon	17	N.A.P.

AREA C PROPERTY SUMMARY			
#	PROPERTY	TOTAL ACRES	POTENTIAL MAX ERUs
C01	Cove Point	117	56.39
C02	Mackay	51	N.A.P.
C03	JAMM	17	N.A.P.
C04	HWY32	230	N.A.P.
C05	Jackson Fork	152	152
C06	Jordanelle Assoc.	121	N.A.P.
C07	Benloch Ranch	2,336	2,046
C08	Victory Ranch	5,667	639
C09	Bowering	310	T.B.D.



2.2 Land Use Districts

Countryside Residential

Large-lot residential at very low density (not to exceed 0.4 ERU per net developable acre) to preserve view corridors and provide a graceful transition between resort development and the natural landscape. Agricultural uses and recreation are compatible. This designation is the Basin's most rural residential category and should be protected from upward density pressure.

Low-Density Residential (LDR)

Single-family residential development adjacent to substantial open space, at densities up to 2 ERU per net developable acre. The intent is to preserve wetlands, ridgelines, wildlife corridors, and view sheds while accommodating a variety of housing types and forms. Flexibility in product type is encouraged while the density remains firm.

Medium-Density Residential (MDR)

Clustered, master-planned development at up to 6 ERU per net developable acre. Clustering is required to protect stream corridors, ridgelines, and view sheds. Open space created through clustering must be connected within and between developments, contributing to the Basin's trail system and ecological continuity.

High-Density Residential (HDR)

This district allows a variety of housing types at 6 to 20 ERUs per net developable acre with an expectation that the higher density ranges include a portion of affordable units in the development. Located near schools, shopping areas, transportation and major recreational facilities, t his district can also be used as a transitional area between commercial uses and lower density residential areas.

Neighborhood Commercial

Small-scale retail and services oriented for nearby residents. Examples include convenience stores, childcare, bakeries, and similar neighborhood-scale uses. Intended to reduce automobile dependence within the Basin. Coordination and clustering of commercial uses is required; strip development is prohibited.

Community Commercial

General retail, office, hospitality, and service uses intended to serve the Basin as a whole. Development must be designed to minimize visual impact, manage traffic, and preserve natural site features. Coordination and clustering of all Community Commercial Uses is required. Development standards and review criteria are specifically intended to prohibit strip development and encourage high amenity, low impact commercial areas.

Mixed Use

Designed to provide a mixture of compatible, interrelated, uses within a community. Mixed-use, requires that the uses be in the same or inter-related buildings. For example, small offices are compatible adjacent to residential housing (horizontal mixed use); Housing can also be provided above shops and offices (vertical mixed-use); and, offices can be located above shops. Hotels and transient lodging options are allowed within this category. These mixed uses can come in a number of combinations at a density no higher than 8.0 ERUs per net developable acre.

Resort Village

Possible in a Medium Density (70 ERU per net developable acre) or High Density (80 ERU per net developable acre) configuration, the Resort Village designations accommodate the highest intensity of resort-focused activity such as retail shops, grocery stores, restaurants, condominiums, overnight lodging units and comparable resort facilities and services. These areas must be carefully planned and strategically located. Due to their intensity, these areas are not intended to be located outside of Area A.

Hospitality Casita

Small-scale, detached individual lodging units (such as casitas or bungalows) allowed exclusively as an integrated component of a master-planned mixed-use zone within the JSPA. The designation is intended to provide an additional, low-impact transient room option specifically in conjunction with an established hotel, timeshare, or shared-use resort facility. It is not intended for standalone residential development. Approval is contingent upon design compatibility as a secondary product within a primary lodging development, subject to master plan approval by the JSPA Planning Commission.

Recreational Open Space

Developed or manicured open areas such as golf courses, parks, or campsites that serve the active, four-season community. These areas are counted as open space but are not ecologically sensitive lands.

Natural Open Space

Trails and equestrian uses may be appropriate where they do not compromise sensitive site conditions, but otherwise, these areas must be preserved in perpetuity through conveyance, conservation easement, deed restriction, or HOA ownership with appropriate controls. Development is prohibited due to steep hillsides (over 30%), high value wetlands, ridge lines, fault lines, stream corridors, landslide areas and flood plains.

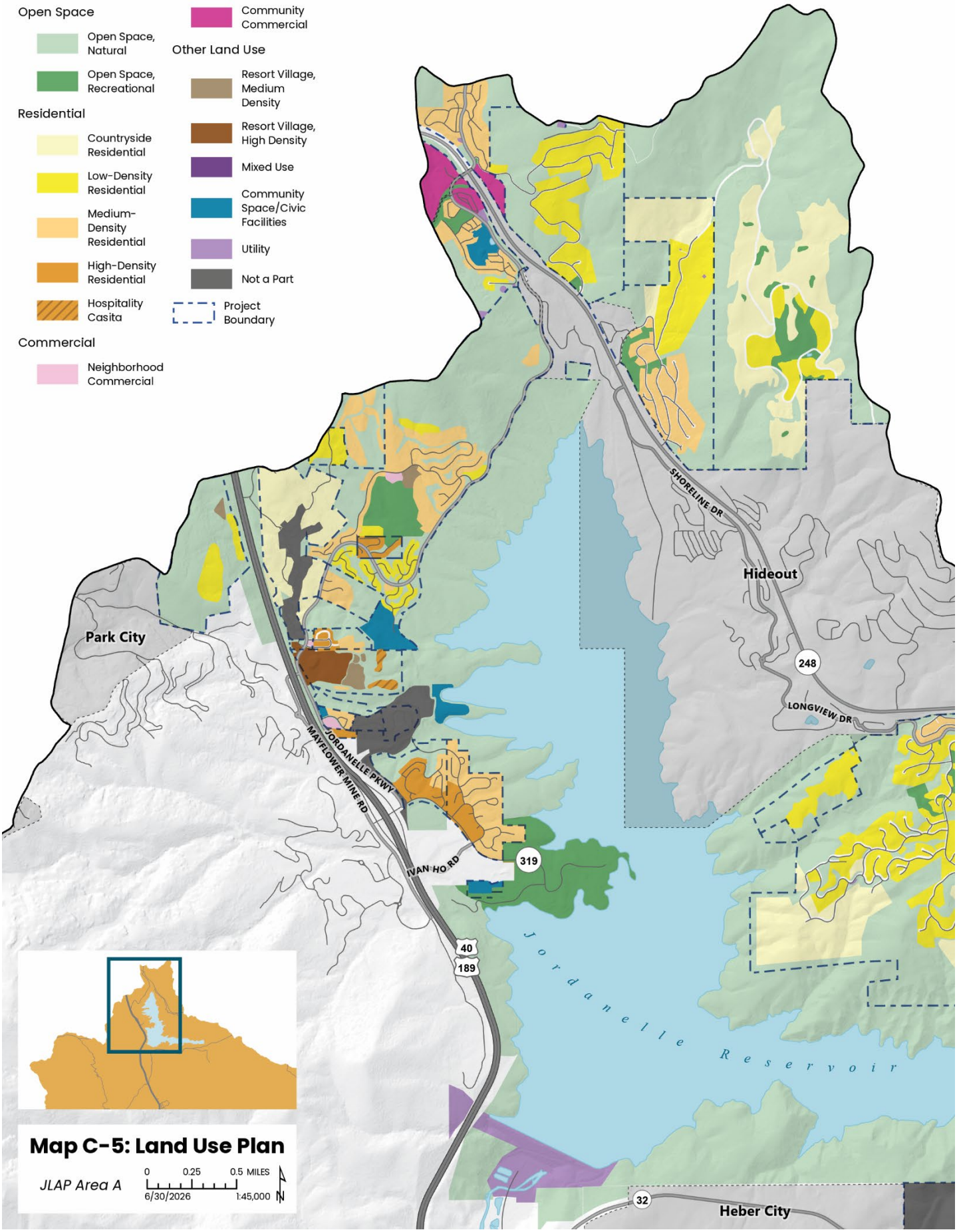
Mining

All mining operations will require conditional use approval. Mining rights shall be in the form of valid traditional rights as opposed to contract rights. The water quality standard of approval would be the discharge quality. Specific regulations for conditional use permit and review of mining operations are included in the development code.

Civic/Community Facilities

Anticipated in this district are things such as a public safety building to house fire, paramedic, and police services in a mutually compatible environment, recreational centers or clubhouses, equestrian centers, maintenance facilities, schools, or libraries.

Photo Credit: KPCW.org


Open Space
Open Space, Natural
Open Space, Recreational
Residential
Countryside Residential
Low-Density Residential
Medium-Density Residential
High-Density Residential
Hospitality Casita
Commercial
Neighborhood Commercial
Community Commercial
Other Land Use
Resort Village, Medium Density
Resort Village, High Density
Mixed Use
Community Space/Civic Facilities
Utility
Not a Part
Project Boundary
Park City
Hideout
Heber City
SHORELINE DR
LONGVIEW DR
JORDANELLE PKWY
MAYFLOWER MINE RD
IVAN HO RD
248
319
40
189
32
Jordanelle Reservoir
Map C-5: Land Use Plan
JLAP Area A
0 0.25 0.5 MILES
6/30/2026
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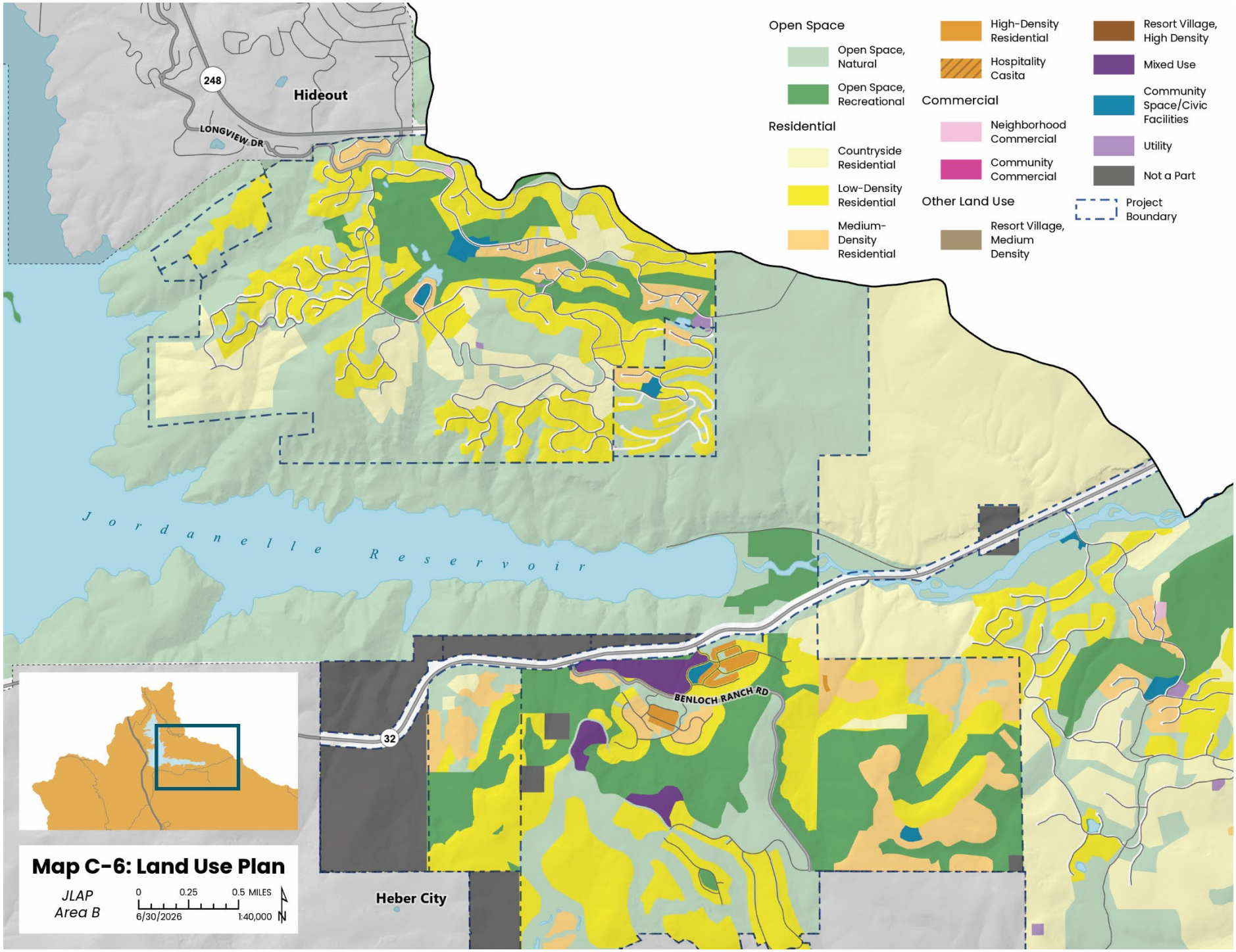
Open Space
Open Space, Natural
Open Space, Recreational
Residential
Countryside Residential
Low-Density Residential
Medium-Density Residential
High-Density Residential
Hospitality Casita
Commercial
Neighborhood Commercial
Community Commercial
Other Land Use
Resort Village, Medium Density
Resort Village, High Density
Mixed Use
Community Space/Civic Facilities
Utility
Not a Part
Project Boundary
248
Hideout
LONGVIEW DR
Jordanelle Reservoir
BENLOCH RANCH RD
32
Heber City
Map C-6: Land Use Plan
JLAP Area B
0 0.25 0.5 MILES
6/30/2026
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Open Space
Open Space, Natural
Open Space, Recreational
Residential
Countryside Residential
Low-Density Residential
Medium-Density Residential
High-Density Residential
Hospitality Casita
Commercial
Neighborhood Commercial
Community Commercial
Other Land Use
Resort Village, Medium Density
Resort Village, High Density
Mixed Use
Community Space/Civic Facilities
Utility
Not a Part
Project Boundary
Heber City
BENLOCH RANCH RD
32
Jordanelle Reservoir
Map C-7: Land Use Plan
JLAP Area C
0
0.25
0.5 MILES
1:50,000
6/30/2026
N

3 DESIGN INTENT

The Jordanelle Basin carries a specific design obligation that most of the county does not. Development here will be seen by hundreds of thousands of visitors annually, and it will shape the Basin's character for generations. Getting the design right matters, and it requires intentionality from the first site plan through the final certificate of occupancy.

All development shall comply with the standards and guidelines established in this Jordanelle Basin Land Use Plan and other criteria as established in the development regulations.

3.1 OPEN SPACE FIRST

Open space in the Jordanelle Basin is not what is left over after development fills in. It is the organizing framework around which development is arranged. This distinction is not semantic; it determines whether the Basin's natural qualities are preserved or gradually eroded project by project.

The Basin's open space system must be contiguous, connected, and ecologically functional. Scattered remnants of open land do not serve the same purposes as a connected network. They are less valuable for wildlife, less legible for visitors and residents, and harder to maintain. The intent is a coherent system, not a collection of incidental buffers.

This means open space decisions must be made at the master plan stage, before buildings are sited. The location and configuration of open space should drive the site plan, not respond to it. Views of the reservoir and mountains from roads, trails, and within developments must be actively preserved through building placement, not protected by chance.

Open space protected within the Basin must remain protected. Perpetual mechanisms such as conservation easements, conveyance to the County or a homeowners' association, or deed restrictions running with the land, are required. The Development Code establishes the minimum open space percentages and usability requirements; this chapter establishes the expectation that those minimums represent a floor, not a design target.

3.2 Building Character

The Jordanelle Basin should have the sense of a small town or village that has grown over time. That distinction shapes everything about how buildings should be designed and how they should relate to each other.

Individual buildings matter less than how they work together. A single well-designed building surrounded by mediocre neighbors still produces a mediocre place. The inverse is also true: a collection of thoughtfully scaled, materially appropriate buildings, even if no single one is exceptional, creates a place people want to be. That is the standard this plan seeks to achieve.

Several commitments follow from this:

- Buildings must be compatible with the mountain environment in scale, material, color and character. This is not a stylistic prescription, but rather, a recognition that the Basin's natural setting is its primary asset, and development that visually competes with or overwhelms that setting diminishes the whole.
- Facades must step and articulate. Long, unbroken horizontal facades flatten the visual relationship between buildings and terrain. Variation in form, setback, and roofline is what creates the texture of a real community.
- Residential subdivisions must avoid uniformity in lot width, footprint, setback, and building form. Repetition signals that a place was produced efficiently, not designed thoughtfully.
- Strip commercial development is prohibited in all configurations. Commercial uses must cluster, create gathering places, and contribute to the pedestrian environment rather than line up along roads in isolation from each other.
- Vertical integration of uses is appropriate and desirable in village and commercial nodes. It supports activity, reduces land consumption, and contributes to the sense of a real place.

The architectural guidelines in County code and the JSPA Design Handbook implement these commitments through specific standards on building height, massing, roof form, materials, and facade articulation. Those standards should be applied with this intent in mind: the goal is a place that earns its place in the landscape without distracting from the natural environment.

3.3 Pedestrian Space

The pedestrian experience is the primary product of the Basin's built environment. Every building and every site plan must be evaluated for its contribution to a walkable, activated public realm. Without these contributions, the Basin’s density model fails.

Walkability standards should be included in the Development Code to ensure this principle is captured in regulatory form. The intent is that resort guests and residents should be able to reach retail, dining, recreation, and lodging on foot without needing a vehicle. That experience only works if the pedestrian environment is designed to earn the walk.

Specific expectations include:

- Ground floors of commercial and mixed-use buildings must contribute to the street. Blank walls, service entries, and parking structures at the pedestrian level undermine the village character the Basin is designed to achieve.

- Seating—both formal and informal—must be woven into the pedestrian sequence. Plazas and gathering spaces must be sized and oriented for actual use: solar exposure, shelter from wind and snow, and a scale that accommodates both intimate gatherings and larger events.
- The pedestrian environment must be functional in all four seasons. Snow management, lighting, materials selection, and shelter design are not afterthoughts—they are conditions of the Basin's year-round resort identity.

3.4 Landscaping, Grading, and Integration with the Land

Development in the Basin must work with the land, not against it. Substantial over-lot grading to create flat development pads—particularly through benching and terracing to gain additional building sites—is inconsistent with the Basin's design values and subject to heightened scrutiny in design review.

The natural vegetation of the Basin is part of what makes it worth developing. Existing trees, rock outcroppings, native plant communities, and natural drainage patterns should be treated as design assets, not obstacles to be cleared. Buildings must be located to preserve and utilize existing tree masses wherever possible. Straight-line clearing at disturbance boundaries signals that a project was designed at the desk without regard for how it meets the ground.

Landscaping must integrate with the indigenous plant palette. Non-native and ornamental plantings have a role in designed areas, but they should transition seamlessly to the native landscape rather than creating a hard edge between the built and natural environments. Artificial water features may not be established using potable water.

Utility infrastructure such as power lines, utility boxes, and mechanical equipment must be located out of highly visible areas wherever feasible. The visual impact of infrastructure on primary corridors and viewsheds is a material design consideration, not a minor detail.

Fire safety is a non-negotiable element of site design. Fire breaks must be integrated into each development's design from the outset and approved by the Wasatch County Fire Marshal. Dead vegetation management and ongoing site maintenance are conditions of development, not optional practices.

4 TRANSPORTATION

Transportation in the Jordanelle Basin must serve a year-round resort community, not pass-through regional traffic. No arterial roadways beyond existing SR-32, US-40, and SR-248 are proposed for the Basin. The sensitivity of the mountain terrain demands that road widths and design speeds be kept to a minimum to avoid large cuts and fills.

Detailed transportation standards and design criteria are established in the Development Code and Engineering Design Standards. This section establishes the policy framework and Basin-specific priorities that those standards implement.

4.1 JORDANELLE PARKWAY

The Jordanelle Parkway is the primary transportation corridor within Area A. The corridor must preserve and enhance hillsides, stream crossings, natural vegetation, and view corridors. Rights-of-way adjacent to and within the Parkway median serve landscaping, view corridor preservation, noise buffering, and trail functions. Fencing within the corridor must be consistent in design and compatible with the Basin's character.

4.2 ALTERNATIVE TRANSPORTATION OPTIONS

Non-Motorized Transportation

A basin-wide, connected trail system is not optional—it is a core infrastructure requirement. Trails must:

- Be incorporated into every development with connections to adjacent developments;
- Provide linkages to parks, civic facilities, commercial areas, schools, open spaces, and the regional trail network;
- Be located within or adjacent to transportation corridors where possible, set back from the road edge;
- Follow natural drainage courses where routing allows; and
- Enhance and support the recreational nature of the area.

The county's Trails Master Plan governs regional connections. Development-specific trail design must be consistent with the Trails Master Plan and approved as part of the Master Plan process.

TRANSIT OPPORTUNITIES

Future roadway improvements must be coordinated with transit stop locations and passenger amenities. Pedestrian and bicycle connections to transit stops must be improved as development occurs to increase access from residential areas. Park-and-ride facilities should be incorporated into major commercial and resort nodes where feasible.

5 AFFORDABLE HOUSING

Resort development creates housing demand across the income spectrum, but the market reliably serves only its upper end. Workforce housing for the service, hospitality, and construction employees who make resort operations possible does not materialize on their own.

The goal of this plan is affordable housing that is dispersed throughout the Basin in an inconspicuous manner, compatible with surrounding development, and reserved for households who live and work in Wasatch County. Out-of-county workers receive lowest priority when market rate units are available.

5.1 AFFORDABILITY TARGETS

The Basin should achieve a minimum of 10% of total residential units as affordable to households earning between 30% and 80% of Area Median Income (AMI). Development proposals that include a higher percentage of affordable units may be eligible for density bonuses as provided in the Development Code. These affordability commitments are consistent with the General Plan policies (Goal 4.2) and the requirements of Utah Code.

Affordable housing units must be integrated within developments and inter-mixed with the market rate housing stock, not concentrated in separate pods. Unit design must be consistent with the character of the surrounding neighborhood.

5.2 PRIORITY GROUPS

Priority for affordable units should be given to:

1. Permanent employees who live and work in the Jordanelle Basin.
2. Wasatch County residents employed within the county (residency in at least 2 of the last 3 years).
3. Other Wasatch County workers.

5.3 OWNERSHIP AND MANAGEMENT

Affordable units must be subject to deed restrictions or other recorded mechanisms ensuring ongoing affordability. Monitoring for income qualification and deed restriction compliance must be documented, and rental units require a business license.

For-sale products are preferred over rental products in moderate-income housing programs to encourage long-term community equity, consistent with General Plan policies.

5.4 DEVELOPER OBLIGATION

Workforce housing must be provided on-site or in proximity to the resort development that generates the demand. Off-site solutions require County approval and must demonstrate equivalent access, quality, and geographic relationship to the source development.