

Salt Lake County Planning Commission

Public Meeting Agenda

****AMENDED****

Wednesday, July 15, 2026, 8:30 A.M.

Virtual Option: WebEx

Meeting number (access code): 2557 809 0522

<https://greatersaltlakemunicipalservicesdistrict-926.my.webex.com/meet/wgurr>

Join by phone

+1-650-479-3208 United States Toll

Access code: 2557 809 0522

**Anchor Location: 2001 South State Street
North Building, Second Floor, Room N2-800**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comments and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of June 10, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

OAM2026-001635 - Proposed amendment to the Salt Lake County Resource Management Plan to add the following sections: Renewable Energy, Critical Minerals and Rare Earth Elements, Utility Corridors, Pipelines and Infrastructure. **Presenter:** Sean Keenan (Discussion, Hearing, Action)

OAM2026-001644 - Consideration of amending Section 9.90.025 of the Salt Lake County Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Brian Tucker (Discussion, Hearing, Action)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, June 10, 2026, 8:30 a.m.

Approximate meeting length: 6 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Watkins

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Christopher Collard	x	x	
Sara Hiatt	x	x	
Jeff Watkins (Chair)	x	x	
Michael Cole (Vice Chair)	x	x	
Jen Knudsen	x	x	
Andres Paredes	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Curtis Woodward	x	x
Jim Nakamura		
Ryan Anderson	x	x
Casey McClellan (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Watkins read the Chairs Opening Statement.

- 1) Approval of March 11, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve March 11, 2026, Planning Commission Meeting Minutes.

Motion by: Commissioner Cole

2nd by: Commissioner Paredes

Vote: Commissioners voted unanimously in favor

- 2) Other Business Items. (As Needed)

No other business items to discuss. Ms. Gurr confirmed the next Planning Commission meeting will be July 15th.

PUBLIC HEARING(S)

Meeting began at – 8:35 a.m.

OAM2026-001635 - Proposed amendment to the Salt Lake County Resource Management Plan to add the following sections: Renewable Energy, Critical Minerals and Rare Earth Elements, Utility Corridors, Pipelines and Infrastructure. **Planner:** Brian Tucker (Motion/Voting)

Ms. McClellan said they do not have the resource management plan for review, and request this item tabled to the July meeting.

Motion: To continue file #OAM2026-001635 Proposed amendment to the Salt Lake County Resource Management Plan to add the following sections: Renewable Energy, Critical Minerals and Rare Earth Elements, Utility Corridors, Pipelines and Infrastructure to the July 15th meeting.

Motion by: Commissioner Cohen

2nd by: Commissioner Cole

Vote: Commissioners voted unanimously in favor

MEETING ADJOURNED

Time Adjourned – 8:38 a.m.



Plan Amendment

PROJECT DESCRIPTION

Meeting Body:

Salt Lake County Planning Commission

Meeting Date:

July 15, 2026

File Number & Project Type:

Plan Amendment, adding four new sections to the Salt Lake County Resource Management Plan: Renewable Energy, Critical Minerals and Rare Earth Elements, Utility Corridors, Pipelines and Infrastructure

Planners:

Sean Keenan

Key Findings:

- State legislation passed in 2021 directed counties to address the above 4 issues in their Resource Management Plans
- Salt Lake County has worked with a hired consultant group to draft amendments in harmony with the legislation.

Staff Recommendation:

Recommend adoption to the Salt Lake County Council

Exhibits:

A. Draft Plan Amendment

Utah State Code Section 12-79-402(2) requires each county in Utah to develop a County Resource Management Plan (CRMP) for public lands to establish findings, define objectives, and outline policies and guidelines pertaining to a list of natural resources specified in the code (17-79-402(2)(b)). Consistent with this statute, state managers have identified four new resource categories to be addressed in the Plan, and Salt Lake County is proposing an amendment to the Salt Lake CRMP adopted in 2017 to add the required following chapters:

1. Renewable Energy
2. Critical Minerals and Rare Earth Elements
3. Utility Corridors
4. Pipelines and Infrastructure

BACKGROUND

As defined in Utah State Code 63L-6-102, "Public Lands" are defined as lands owned by the federal government that are not contained in a national park or national monument, and are not dedicated for public education or military use. Public lands in Salt Lake County are owned and managed by the Bureau of Land Management or the U.S. Forest Service, and the majority of such lands are located within the County's Foothills and Canyons Overlay Zone (FCOZ). As such, development and management activities on these lands should comply with FCOZ standards, which "promote safe, environmentally sensitive development that strikes a reasonable balance between the rights and long-term interests of property owners and those of the general public" (County code 19.72.010).

The recommended policies and objectives of the CRMP amendment were developed with the understanding that adherence to FCOZ requirements and standards with respect to resource management is in the best interest of the health, safety, and welfare of Salt Lake County and its residents and visitors.

To this end, Salt Lake County worked with Bio-West, a consultant group, to draft amendments containing the four categories with adherence to FCOZ standards as a primary core value. Additionally, in drafting the CRMP, it was ensured that the plan reflects County priorities, adheres to established standards, and complements the management objectives of the agencies overseeing these public lands.

SUMMARY OF PROPOSED AMENDMENT

The proposed amendment contains analyses of existing conditions in Salt Lake County for the four additional resource categories as well as the potential for future development of facilities under each category. The potential impacts of each type of facility were also reviewed, and policies and guidelines for each resource category are recommended as outlined below.

Renewable Energy

Compared to other counties in Utah, Salt Lake County has a relatively minor potential for renewable energy production on public lands. Statewide studies of renewable energy potential show limited resources in Salt Lake County. The County desires active participation in decisions related to new renewable energy developments on public lands.

Recommendations:

- Compliance with FCOZ standards for slope, ridgeline, tree, and vegetation protection in FCOZ areas
- County participation in land use/planning processes
- Continued State, Federal, and County coordination
- Prioritization of lands outside of FCOZ for privately-owned renewable energy facilities
- Collaboration with utility providers

Critical Mineral and Rare Earth Elements

Critical minerals and rare earth elements are non-fuel minerals that are critical to manufacturing, renewable energy generation, technology, and national security. These definitions do not include “critical infrastructure materials” such as sand, gravel, or rock aggregate. Public lands in Salt Lake County are managed to protect critical watersheds, air quality, and wildlife habitat while providing recreation opportunities and preventing wildland fire. Mining activities used to extract critical minerals and rare earth elements on these lands are generally incompatible with these management goals and will be limited.

Recommendations:

- Compliance with FCOZ standards for slope, ridgeline, tree, and vegetation protection in FCOZ areas
- Providing adequate buffers around mining operations to mitigate impacts
- Restoration and reclamation of disturbed areas
- Retain bonds, as required to ensure successful revegetation efforts
- Coordination with state and federal agencies

Utility Corridors

All future utility infrastructure should be located within existing utility corridors, when practical, with continued consideration of the impact to natural features. If new utility corridors must be established, then corridors should be placed to mitigate impacts to natural and visual resources and wildfire risk.

Recommendations:

- Compliance with applicable FCOZ standards in considering the location of and construction within utility corridors
- Encourage utilities to be underground, when possible
- Avoid ridgelines, narrow drainages, and other impactful locations to the extent practical
- Avoid slopes steeper than 30 percent to the extent practical

Pipelines and Infrastructure

This resource consists of the primary physical structures and facilities used to convey and store raw materials, electricity, water, utilities, products, and people. This infrastructure is critical to support County residents as well as transmit resources through Salt Lake County to other parts of Utah and throughout the United States. As necessary, pipelines and infrastructure should be upgraded and installed to provide residents of Salt Lake County with reliable and affordable utilities, energy, and transportation while avoiding negative visual and environmental impacts to natural landscapes and the community.

Recommendations:

- Infrastructure should be installed underground whenever practical
- Design and installation of new infrastructure should be in harmony with the Wasatch Canyons General Plan, West General Plans, Integrated Watershed Plan, and Water Quality Stewardship Plan
- Water quality should be protected when considering the placement, development, and maintenance of infrastructure
- Multiple modes (rail, trail, etc.) should be considered in decisions regarding transportation infrastructure

PUBLIC INPUT

Staff received one public comment from The Oquirrh Foundation in response to the plan amendment.

“Rio Tinto has a 25-megawatt solar farm by their concentrator near Copperton on their private land but in an unincorporated area. There is an active natural gas pipeline in Butterfield Canyon. The Oquirrh Foundation would encourage any future utilities to develop a corridor through other areas of the Oquirrh that have already been disturbed such as Bingham Canyon. Adding additional new utilities in Butterfield would harm the wild and natural areas that exist in that canyon.”

Planning staff believe that the policies and guidelines recommend in the proposed Resource Management Plan amendment adequately address this concern.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

Staff find that:

1. The attached draft CRMP amendment complies with state requirements to add the consideration of four additional resources: renewable energy, critical mineral and rare earth elements, utility corridors, and pipelines and infrastructure.
2. State law requires that such an amendment be adopted by the County's legislative body

Recommendation:

Staff recommends that the planning commission forward a recommendation of approval of the four additional chapters as an amendment to the Salt Lake County Resource Management Plan.

PLANNING COMMISSION OPTIONS

As a recommending body to the County Council, the Planning Commission has the following options:

1. Approval: The Planning Commission recommends approval of application OAM2026-001645 to adopt the four additional chapters as an amendment to the Salt Lake County Resource Management Plan.
2. Approval with changes: The Planning Commission recommends approval of application OAM2026-001645 to adopt the four additional chapters as an amendment to the Salt Lake County Resource Management Plan with changes.
3. Denial: Having considered the four additional chapters, the Planning Commission recommends denial of application OAM2026-001645.

A close-up photograph of a dense forest canopy with sunlight filtering through the leaves.

Salt Lake County Resource Management Plan

Amendment (DRAFT)



May 2026

TERMS AND ABBREVIATIONS

County Resource Management Plan (CRMP)
Federal Energy Regulatory Commission (FERC)
Federal Land Policy and Management Act (FLPMA)
Foothill and Canyons Overlay Zone (FCOZ)
National Environmental Policy Act (NEPA)
National Forest Management Act (NFMA)
Open Access Transmission Tariff (OATT)
Pipeline and Hazardous Materials Safety Administration (PHMSA)
US Bureau of Land Management (BLM)
US Department of Transportation (DOT)
US Energy Information Administration (EIA)
US Environmental Protection Agency (EPA)
US Forest Service (Forest Service)
US Fish and Wildlife Service (USFWS)
US Geological Survey (USGS)
Utah Department of Environmental Quality (DEQ)
Utah Department of Transportation (UDOT)
Utah Geological Survey (UGS)
Utah Pollution Discharge and Elimination System (UPDES)

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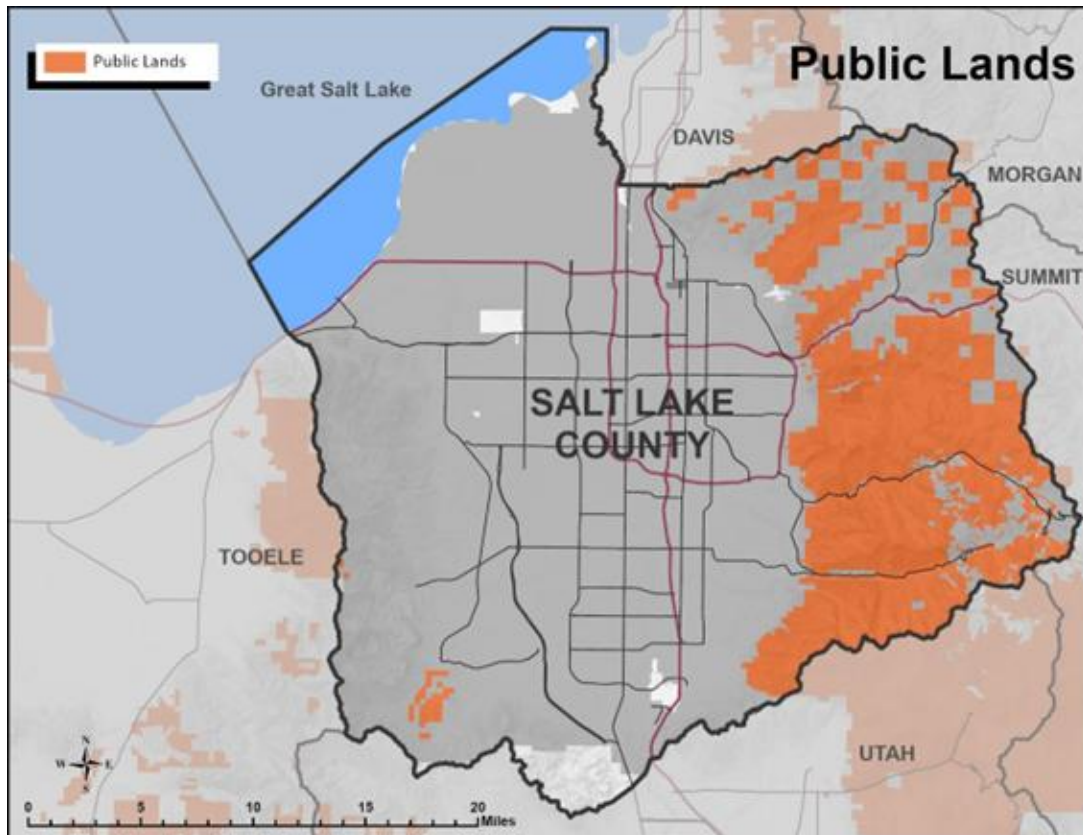
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1. INTRODUCTION

Utah State Code Section [17-79-402\(2\) \(2025\)](#) requires each county in Utah to develop a County Resource Management Plan (CRMP) to define policy, goals, and objectives for managing natural resources on public lands as defined by Section [63L-6-102 \(2025\)](#). Salt Lake County (County) adopted its first [CRMP](#) in 2017. In 2022, the Utah State Legislature added four new resource categories to be included in the mandated CRMPs. These new resource categories are (1) renewable energy, (2) critical minerals and rare earth elements, (3) pipelines and infrastructure, and (4) utility corridors. These resource categories have been added to the 2017 Salt Lake County CRMP by amendment.

The vast majority of public land in Salt Lake County is covered by the County's Foothills and Canyons Overlay Zone ([FCOZ](#)), the purpose of which is to "promote safe, environmentally sensitive development that strikes a reasonable balance between the rights and long-term interests of property owners and those of the general public." To this end, any activities that occur on these public lands will be required to meet FCOZ standards intended to preserve visual and aesthetic qualities (including ridgelines and natural contours), protect water quality, reduce natural hazard risk, and minimize disturbance.

This amendment was recommended for approval by the Salt Lake Planning Commission on **ADD DATE** and approved by the Salt Lake County Council on **ADD DATE**.

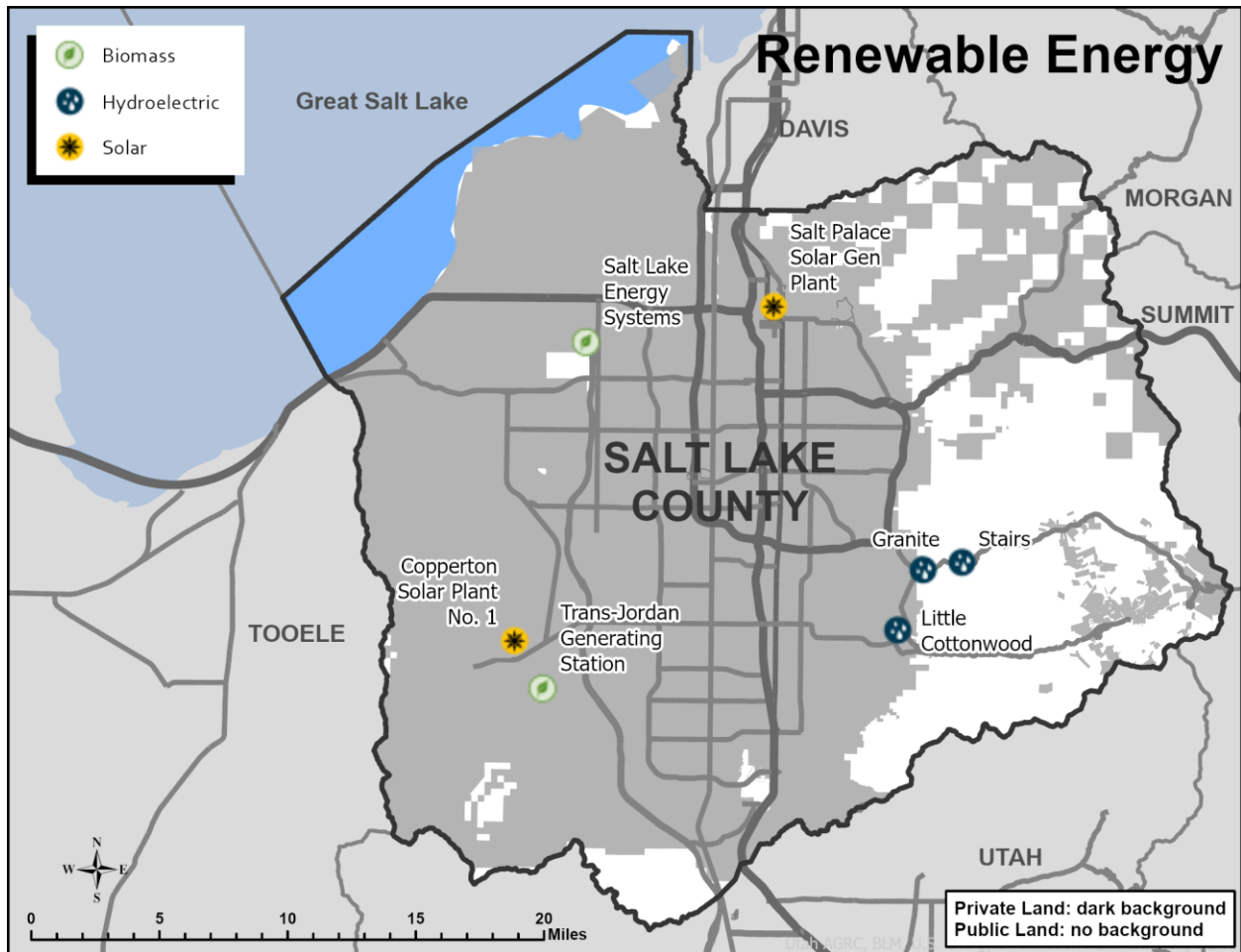


2. RENEWABLE ENERGY

Renewable energy consists of energy produced from natural, replenishable sources. These include but are not limited to solar energy, geothermal resources, wind, and hydropower.

Related resources:

- Energy Resources
- Land Use
- Utility Corridors



Source: Total Nameplate Capacity, Electrical Energy Infrastructure and Resources (EIA 2025).[1]

Management Setting

Resource Context

Compared to other counties in Utah, Salt Lake County has a relatively minor potential for renewable energy production on public lands. Statewide studies of renewable energy potential show limited resources in the County. Furthermore, restrictive land use designations, such as wilderness, watershed- protection areas, and FCOZ, preclude the development of most renewable energy sources in those areas.

The infrastructure required to harness renewable energy, such as solar arrays, wind turbines, and transmission lines is incompatible with critical visual resources that characterize the Wasatch Mountains.

Legal Context

Regulations on the placement of renewable energy infrastructure include federal and local land use laws. Most public lands in the County are within the Wasatch-Cache National Forest, which falls under the jurisdiction of the US Forest Service (USFS) as well as a small amount of land managed by the US Bureau of Land Management (BLM), found in the southwest corner of the county. The County's FCOZ would also impose additional restrictions and regulations on any renewable energy infrastructure proposed in these areas.

Please see Chapter 13 Land Use for specific laws and procedures regulating allowable land uses on public lands.

Findings

Commercial-scale renewable energy generation capacity from existing facilities in the County is approximately 17.1 megawatts (MW) (Table 1), while energy production from other major sources, such as natural gas, is approximately 780 MW.[1]

Table 2.1. Major renewable energy generation by type and capacity (does not include private roof-top solar).

	NAME	CAPACITY (MW)
Hydroelectric	Little Cottonwood	4.8
Hydroelectric	Granite	2.0
Hydroelectric	Stairs	1.0
Landfill Gas	Trans-Jordan Generating Station	4.8
Landfill Gas	Salt Lake Energy Systems	3.2
Solar	Salt Palace Solar Gen Plant	1.3
Solar	Copperton Solar Plant No. 1	5.0
TOTAL		22.1

Source: Total Nameplate Capacity, Electrical Energy Infrastructure and Resources (EIA 2025) [1].

Desired Future State

Because of the high priority placed on protecting the visual quality of the County's public lands, aboveground, utility-scale renewable energy production using solar arrays or windmills is not appropriate on these lands. Other renewable energy production, such as hydropower or geothermal, may be appropriate when visual impacts or impacts to other resources are mitigated. The County desires active participation in decisions related to new renewable energy developments on public lands. The County encourages the use of renewable energy produced locally by individual consumers, such as rooftop solar, or as provided by utility companies.

Management Objective and Associated Policies and Guidelines

Management Objective

Renewable energy projects have minimal impacts on the County’s natural and visual resources.

Policies and Guidelines

- Renewable energy projects shall comply with County ordinance in the Chapter titled “Foothills and Canyons Overlay Zone (FCOZ in areas subject to that ordinance including slope-protection standards, skyline and ridgeline development designations, and tree and vegetation Protection requirements.
- Participate in planning processes and land use decisions related to renewable energy activities on public lands.
- Coordinate with federal and state agencies in approval of new operations.
- Encourage residents and businesses to install small-scale renewable energy facilities on privately owned properties and/or participate in utility-provided renewable-energy programs.
- Collaborate with utility providers and developers to consider renewable energy production, energy efficiencies, and smart-grid technologies.

References

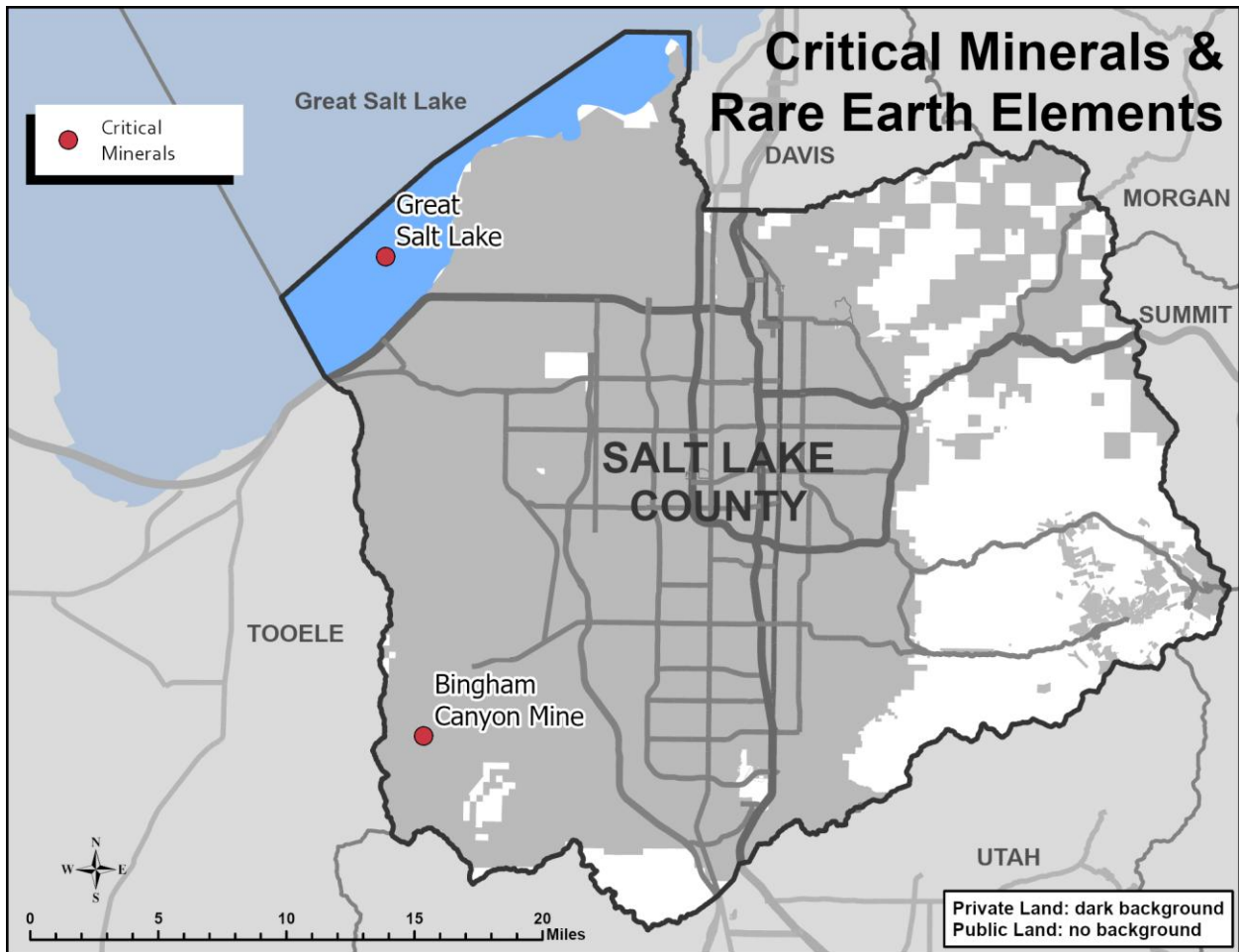
[1] US Energy Information Administration. 2025. Power Plants in the U.S. [GIS Feature Server]. https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/Power_Plants_in_the_US/FeatureServer.

3. CRITICAL MINERALS AND RARE EARTH ELEMENTS

Critical minerals and rare earth elements are those non-fuel minerals that are critical to manufacturing, renewable energy generation, technology, and national security. The resources often have foreign origins or are otherwise vulnerable to supply-chain disruptions that could have negative impacts on the economy and national security. These definitions do not include “critical infrastructure materials” such as sand, gravel, or rock aggregate.

Related resources:

- Land Use
- Mineral Resources
- Mining



Source: Critical Minerals of Utah, Utah Geological Survey Circular 129 (2020).[1]

Management Setting

Resource Context

Public lands in the County are not known to contain critical minerals or rare earth elements. However, private lands in the Oquirrh Mountains as well as the waters of the Great Salt Lake do contain these resources and are currently extracted or have potential for extraction in the future.

Legal Context

Laws regarding the extraction of critical minerals and rare earth elements are similar to those for other locatable minerals. Please refer to Chapter 17 Mining for legal context.

Findings

For this plan, critical minerals and rare earth elements are defined by the United States Geological Survey (USGS) in the 2022 Final List of Critical Minerals.[2] The presence of these minerals in the County is based on the Utah Geological Survey's (UGS) Critical Minerals of Utah.[1]

Table 3.1 Critical minerals located in Salt Lake County

MINERAL	LOCATION	MINERAL	LOCATION
Bismuth	Bingham Canyon Mine	Palladium	Bingham Canyon Mine
Lithium	Great Salt Lake	Rhenium	Bingham Canyon Mine
Magnesium	Great Salt Lake	Tellurium	Bingham Canyon Mine
Platinum	Bingham Canyon Mine	-	-

Source: Critical Minerals of Utah, Utah Geological Survey Circular 129 (2020).[1]

The Bingham Canyon Mine operated by Rio Tinto is a major producer of copper, but the mine produces other critical minerals as byproducts of its primary copper production, including platinum, palladium, rhenium, and tellurium.[1]

The UGS identifies magnesium and lithium resources found in the concentrated brines of the Great Salt Lake. Previously, the US Magnesium mine in Tooele County primarily produced magnesium. Lithium was also produced as a byproduct of magnesium processing, as lithium concentrations in the Great Salt Lake were insufficient for direct extraction using current technologies.

Other critical minerals and rare earth elements are not currently found in Salt Lake County.[1]

Desired Future State

Public lands in Salt Lake County are managed to protect critical watersheds, air quality, and wildlife habitat, provide recreation opportunities, and prevent wildland fire. Mining activities used to extract critical minerals and rare earth elements on these lands are generally incompatible with these management goals and will be limited.

Management Objective and Associated Policies and Guidelines

Management Objective

- Mining of critical minerals and rare earth elements are not expanded beyond existing mining claims.
- Mining of critical minerals and rare earth elements is conducted in a manner that minimizes surface disturbance, sedimentation, air and water pollution, and visual impairment.

Policies and Guidelines

- Coordinate with state and federal agencies in land use decisions related to mining of critical minerals and rare earth elements
- Ensure mining projects within areas subject to FCOZ comply with County FCOZ ordinance in the Chapter titled “Foothills and Canyons Overlay Zone (FCOZ),” including slope-protection standards, skyline and ridgeline development designations, tree and vegetation protection, stream corridor and wetlands protection, and wildlife-habitat protection.
- Plan for and support appropriate landscape buffering surrounding mining operations to mitigate the noise, water quality, and visual impacts of mining.
- Restore lands disturbed by mining of critical minerals and rare earth elements through effective reclamation techniques. Monitor reclamation to ensure effectiveness.
- Retain sufficient bonding until an appropriate percentage of the potential vegetation ground cover on a mining or extraction site has been re-established.

References

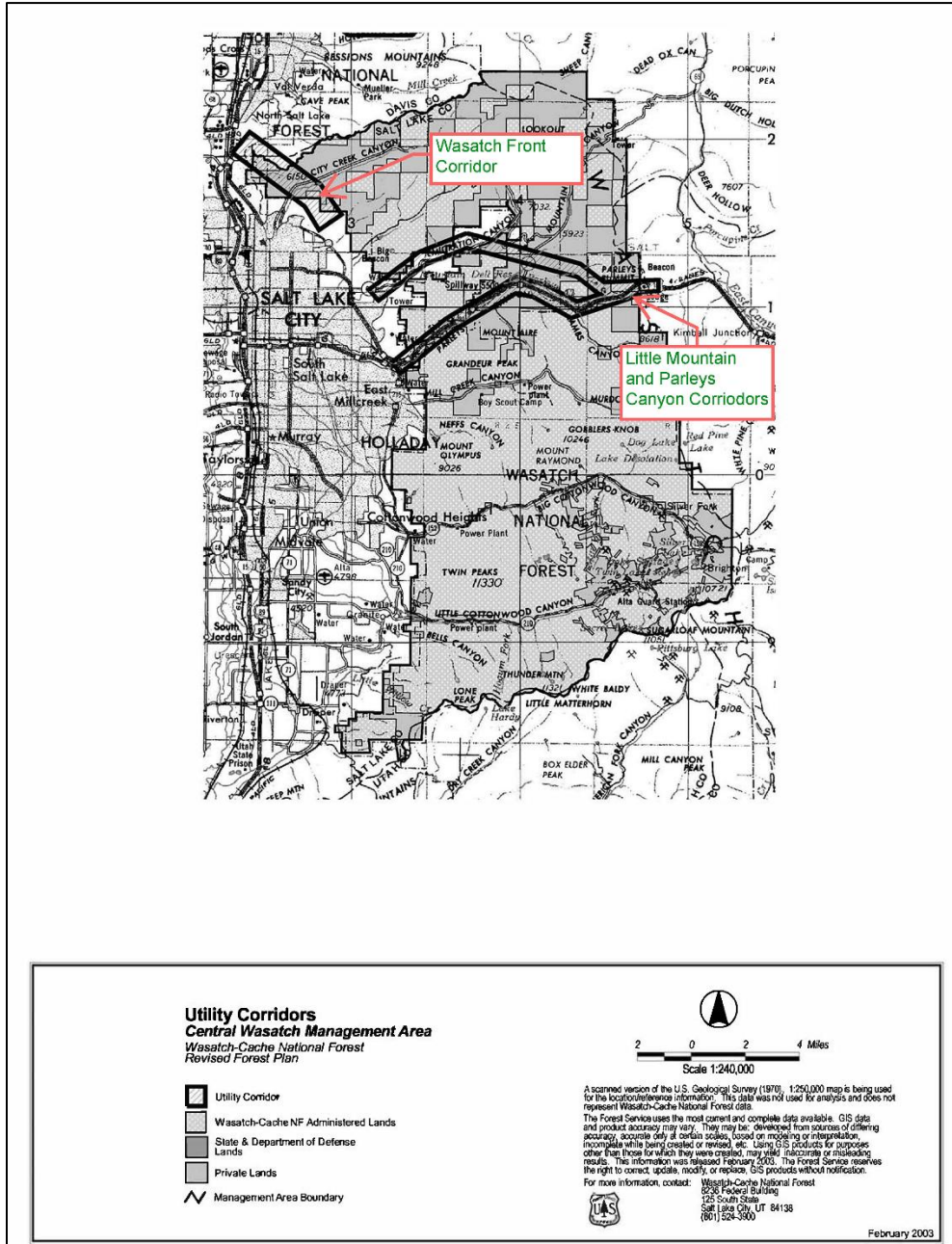
- [1] Mills, Stephanie E. and Andrew Rupke. 2020. Critical Minerals of Utah. Utah Geological Survey Circular 129. <https://ugspub.nr.utah.gov/publications/circular/c-129.pdf>.
- [2] US Geological Survey. 2022. Final List of Critical Minerals. Department of the Interior. https://d9-wret.s3.us-west-2.amazonaws.com/assets/palladium/production/s3fs-public/media/files/2022%20Final%20List%20of%20Critical%20Minerals%20Federal%20Register%20Notice_222022-F.pdf

4. UTILITY CORRIDORS

Utility corridors are linear tracts of land set aside for the placement of the above- and below-ground infrastructure that transports or conveys raw materials, processed materials, and energy.

Related Resources:

- Land Access
- Land Use
- Pipelines and Infrastructure



Source: Revised Forest Plan, Wasatch-Cache National Forest, 2003.[1]

Management Setting

Resource Context

With five oil refineries located in the County, the area is a major hub for oil and natural gas pipelines.

Legal Context

The primary federal laws regulating utility corridor placement on BLM and USFS lands are the Federal Land Policy and Management Act of 1976 (FLPMA) for BLM and the National Forest Management Act of 1976 (NFMA) for the USFS. Both FLPMA and NFMA require federal agencies to complete resource management plans that list and describe future goals and objectives for managing lands within their jurisdictions. These documents include any proposed locations for utility corridors.

Federal agency decisions regarding utility corridors must comply with the National Environmental Policy Act of 1969 (NEPA), which stipulates that all projects with the potential to impact the environment must be evaluated via an environmental assessment, environmental impact statement, and other documentation. Regulatory laws that require avoidance, minimization, and possibly mitigation include but are not limited to:

- Antiquities Protection Act of 1993, which protects significant cultural resources, historic properties, and paleontological resources from negative impacts.
- Clean Water Act of 1972, which, among other requirements, regulates the discharge of pollutants and fill material into certain jurisdictional waters (also known as “waters of the United States”). Endangered Species Act, which is administered by the US Fish and Wildlife Service (USFWS), regulates potential project impacts to threatened and endangered species.
- Section 368 of the Energy Policy Act of 2005, which directs federal agencies to designate energy corridors on federal lands in the western United States. This set of regulations was enacted with the goal to “improve reliability, relieve congestion, and enhance the capability of the national grid to deliver electricity”.[2]

Findings

Parleys Canyon and Emigration Canyon have existing rights-of-way on USFS lands for a variety of utilities and pipelines.[2] There are no Section 368 Energy Corridors in Salt Lake County.[3, 4]

Table 4.1 Existing major utility corridors

CORRIDOR NAME	OWNER	CORRIDOR WIDTH	UNDER-GROUND	OVER-HEAD	SURFACE
Little Mountain and Parleys Canyon	US Forest Service	0.5 mile	Yes	Yes	No
Wasatch Front	US Forest Service	1 mile	Yes	Yes	No

Source: Revised Forest Plan Wasatch-Cache National Forest, 2003 [2]

Desired Future State

All future utility infrastructure is located within existing utility corridors, with continued consideration of the impact to natural features, when practical. If new utility corridors must be established, then corridors should be placed to mitigate impacts to natural and visual resources. Salt Lake County desires to have active participation in decisions related to the placement of new utility corridors on public lands.

Management Objective and Associated Policies and Guidelines

Management Objectives

- Existing and designated utility corridors and rights-of-way are utilized whenever possible.
- New utility corridors shall mitigate negative impacts to natural and visual resources.

Policies and Guidelines

- Ensure utility corridors comply with County ordinance in the Chapter titled “Foothills and Canyons Overlay Zone (FCOZ),” when located within areas subject to FCOZ.
- When located within areas subject to FCOZ, require utility providers to establish stream setbacks, protect vegetation, site development appropriately, and implement stormwater best management practices when planning the design and construction of new utility infrastructure.
- When practical, encourage utility providers to place new and existing utilities underground and within existing roadways or existing shoulders to minimize wildfires and impacts to natural features, such as natural vegetation patterns and land forms. When practical, avoid placement of rights-of-way on ridge tops, narrow drainages, or other places where visual or physical impacts will be obvious.
- In areas subject to FCOZ, ensure new corridors avoid slopes greater than 30 percent.

References

- [1] US Forest Service. 2003. Revised Forest Plan for the Wasatch-Cache National Forest. Central Wasatch Utility Corridors Map. <https://www.fs.usda.gov/sites/nfs/files/legacy-media/uinta-wasatch-cache/2003%20WC%20Revised%20Forest%20Plan%20Chapter%204B%20-%20Central%20Wasatch%20Utility%20Map.pdf>.
- [2] US Forest Service. 2003. Revised Forest Plan for the Wasatch-Cache National Forest. Table G84, page 4-55. <https://www.fs.usda.gov/sites/nfs/files/r04/uinta-wasatch-cache/publication/Wasatch-Cache%20Forest%20Plan%202025.pdf>.
- [3] [BLM] Bureau of Land Management. ND. West-Wide Energy Corridor Guidebook. HDR, National Renewable Energy Laboratory. 64pg. https://www.blm.gov/sites/default/files/docs/2020-12/BLM_WestWideEnergyCorridor_Guidebook.pdf.
- [4] Utah Automated Geographic Reference Center. 2026. Utah Energy Corridor Areas [GIS Feature Layer]. <https://opendata.gis.utah.gov/datasets/utah::utah-energy-corridor-areas/explore?location=40.511898%2C-112.036140%2C-1>.

5. PIPELINES AND INFRASTRUCTURE

This resource consists of the primary physical structures and facilities used to convey and store raw materials, electricity, water, utilities, products, and people. This infrastructure is critical to support County residents as well as transmit resources through Salt Lake County to other parts of Utah and throughout the United States.

Related resources:

- Land Access
- Land Use
- Utility Corridors

Management Setting

Resource Context

Pipelines and infrastructure encompass a variety of resource types, the most common of which are listed and explained below.

Electrical Transmission: High-voltage electricity is conveyed from a generation source to load-center substations, where it's transformed into lower-voltage electricity for distribution to end users.

Natural Gas Pipelines: Raw natural gas is moved from production areas to processing facilities and distributed to end users.

Oil Pipelines: Crude oil is extracted from the earth and transported through networks of pipes and pump stations to processing facilities and then distributed to consumers.

Hydrogen Pipelines: Manufactured products are transported through networks of pipes and pump stations from production areas to consumers.

Water Pipelines: Substantial infrastructure projects are 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

Other Infrastructure: Other infrastructure systems in place include mechanical wastewater treatment facilities, sewer collection systems, sewage lagoons, and stormwater systems.

Telecommunications: Electronic information is transmitted and distributed to connect consumers to the Internet through infrastructure like broadband, typically transmitted through fiber-optic cable, which allows the high-speed transmission of large quantities of digital information to consumers and businesses.

Transportation Infrastructure: A network of major roads; highways; heavy and light rail tracks, stations, and associated facilities; and paved trails intended for bicycles and other non-motorized/small motorized transport equipment (e-bikes, e-scooters, etc.), used to transport goods and people within and across Utah.

Legal Context

Electrical Transmission: The Federal Powers Act 1921 ([16 U.S.C. 12](#)), as amended, provides for federal oversight of the bulk electrical transmission system by the Federal Energy Regulatory Commission (FERC). The [Energy Policy Act of 2005](#) (among other items) enables FERC to facilitate transmission planning to meet the needs of utilities serving retail customers. In 1996, FERC issued [Order No. 888](#), which opened all interstate transmission lines to use by any power generator to transmit power across the bulk transmission grid, provided the power generator pays tariffs to the transmission line utility owners. This is known as the Open Access Transmission Tariff (OATT). The FERC's [Order No. 889](#), sets standards of conduct for power generators utilizing OATT transmissions [[Utah Code 54-17-9 \(2019\)](#)].

Natural Gas Pipelines: Natural gas pipelines are constructed by private utility companies to move natural gas from production areas to end users ([Utah Code 54-13](#)). Gathering pipelines move extracted raw materials from wellheads to processing plants, where natural gas is separated from other gasses, 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.

Oil Pipelines: Similar to the natural gas pipelines, the State of Utah grants local governments the authority to supplement the state and federal laws with its own regulations for oil and gas development. The State of Utah authorizes counties to enact any ordinances necessary to carry out their duties, so long as they are not repugnant to state or federal law.[1] The Pipeline and Hazardous Materials Safety Administration (PHMSA) exercise authority under the Pipeline Safety Act [[49 U.S.C. 60101-60143 \(2024\)](#)] to prescribe minimum safety standards governing the location, design, construction, operation, and maintenance of liquefied natural gas facilities in or affecting interstate or foreign commerce. Whereas FERC serves as the lead federal agency for satisfying compliance with NEPA [[42 U.S.C. 4331-4336e \(2024\)](#)] for liquefied natural gas facilities subject to its jurisdiction.[2]

Hydrogen Pipelines: The State of Utah grants local governments the authority to supplement the state and federal laws with its own regulations for oil and gas development. Utah authorizes counties to enact any ordinances necessary to carry out their duties, so long as they are not repugnant to state or federal law.[1] The US Department of Transportation (DOT), through PHMSA, has regulated hydrogen pipelines since 1970 via [49 CFR 192](#). This code of regulation stipulates that a minimal level of safety standard needs to be met when transporting natural and other gasses. Regulations apply to pipeline construction, material standards, operations, and maintenance of pipeline structures.

Water Pipelines: All water use within the State of Utah is governed by Utah Code, Title 73. Refer to Chapter 26 Water Rights for more information.

Telecommunications: The coordination of infrastructure and broadband information is regulated by Utah Code [72-19-202 \(2025\)](#), which dictates the collection and maintenance of broadband data from providers and private or public entities.

For the purposes of telecommunication installation, utility access to the US interstate highway system, including the right-of-way areas, is regulated by Utah Code [72-7-108 \(2018\)](#) and Utah Administrative Rule [907-64 \(2013\)](#). These regulations facilitate longitudinal access to or use of any part of the right-of-way of a highway on the interstate system.

Placement and relocation of utility facilities that conflict with the construction or maintenance of highways (which applies to any and every facility, utility, or other structure not owned by the State of Utah) falls under the Utility Accommodation Administrative Rule, [930-7 \(2024\)](#).

Other Infrastructure: The Federal Water Pollution Control Act of 1972, commonly referred to as The Clean Water Act 40 CFR § 1, Subchapters D, N, and O (Parts 100-140, 401-471, and 501-503), gives the US Environmental Protection Agency (EPA) the federal authority to set standards for allowable pollutants for point and nonpoint source discharge into waterways. The Utah Water Quality Act as amended establishes a framework for State oversight of water quality.

Transportation Infrastructure: There are 4 jurisdictional classifications of roads in Utah, as defined in [Utah Code 72-3](#). The state has title to all rights-of-way for highways, roads, and streets designated as class A state highways. County roads are Class B roads and municipal (city) streets are Class C. Class D includes any other road, way, or other land surface route than has been or is established by use or constructed to provide for usage by the public for vehicles with four or more wheels that is not a class A, class B, or class C road, or an R.S. 2477 right-of-way, as that term is defined in Section [72-5-301 \(2003\)](#). The state and county have joint undivided interest in the title to all rights-of-way for class D roads, unless the state or county has vacated and abandoned interest in the class D road [\[72-3-105\(3\) \(2026\)\]](#).

Recreational trails in Utah are defined by state code [\[79-5-102\(3\) \(2022\)\]](#) as multi-use paths used for: (a) muscle-powered activities, including: (i) bicycling; (ii) cross-country skiing; (iii) walking; (iv) jogging; and (v) horseback riding; and (b) uses compatible with the uses described in Subsection (3)(a), including the use of an electric assisted bicycle or motor assisted scooter, as defined in Section 41-6a-102. The Utah State Legislature directs the Division of Outdoor Recreation to coordinate the planning and development of trails with federal land management agencies, local governments, private landowners, and state agencies to assure that an integrated trails network is achieved [\[79-5-103\(2\) \(2009\)\]](#).

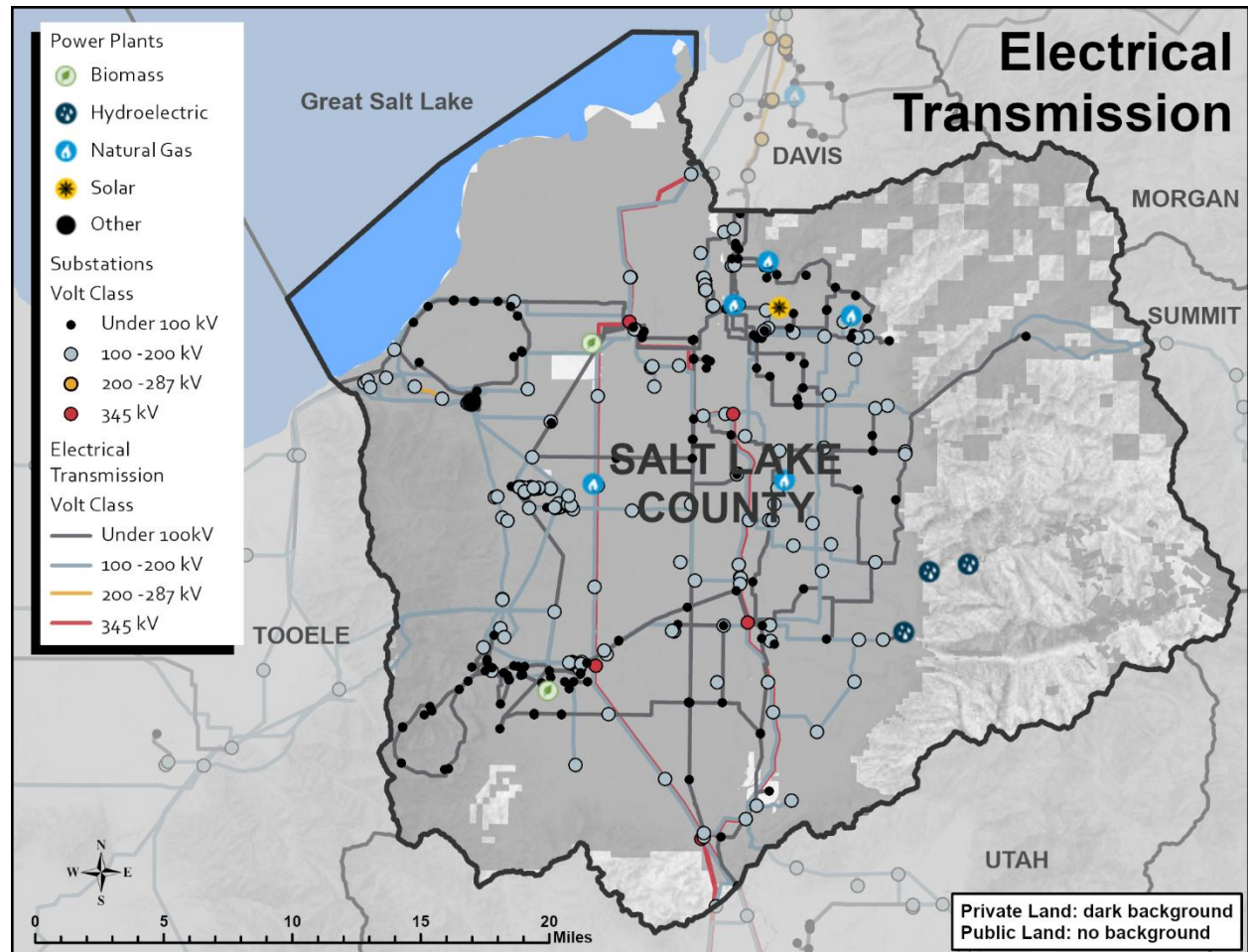
Findings

Based on spatial data from the US Energy Information Administration (EIA), Salt Lake County is bisected by multiple large pipelines and electrical transmission lines.

Table 5.1 Existing electrical transmission line length by type and voltage class

ALTERNATING CURRENT (AC) TRANSMISSION LINE LENGTH		SUBSTATIONS
Kilovolt Category	Total (miles)	Total (count)
Under 100	324.2	162
100–200	436.1	166
220–287	2.4	3
345	171.2	5
500	0.0	0
Unknown	0.5	5
TOTALS	934.4	341

Source: Homeland Infrastructure Foundation-Level Data, Electric Power Transmission Lines & Electrical Substations.[3]

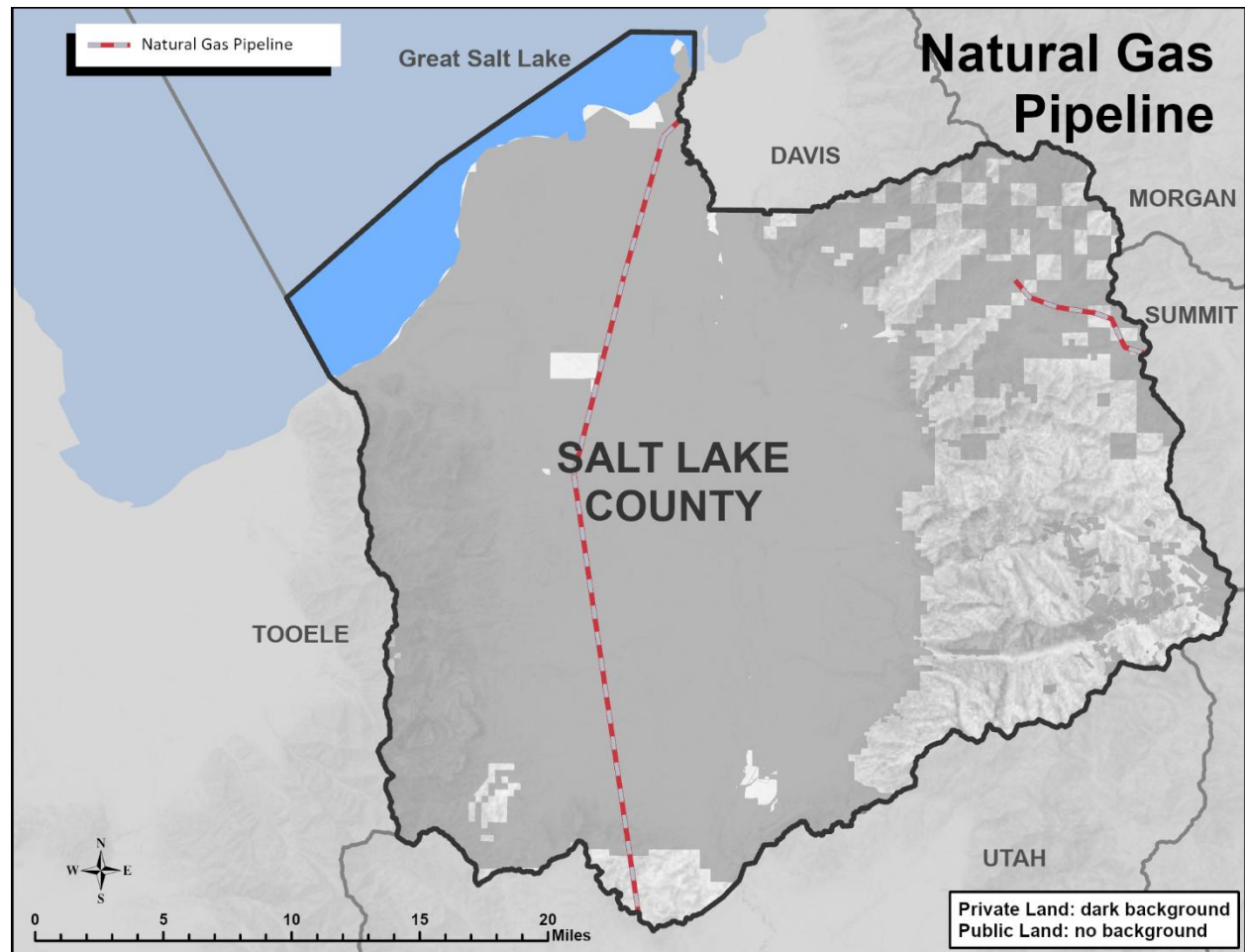


Source: Homeland Infrastructure Foundation-Level Data, Electric Power Transmission Lines & Electrical Substations.[3]

Table 5.2 Natural Gas Pipelines

NATURAL GAS PIPELINE LENGTH WITHIN SALT LAKE COUNTY	
Operator	Total (miles)
Kern River Gas Transmission Co.	31.8
Questar Pipeline Co.	6.4
TOTAL	38.1

Source: US Energy Information Administration, US Natural Gas Interstate and Intrastate Pipelines.[4]

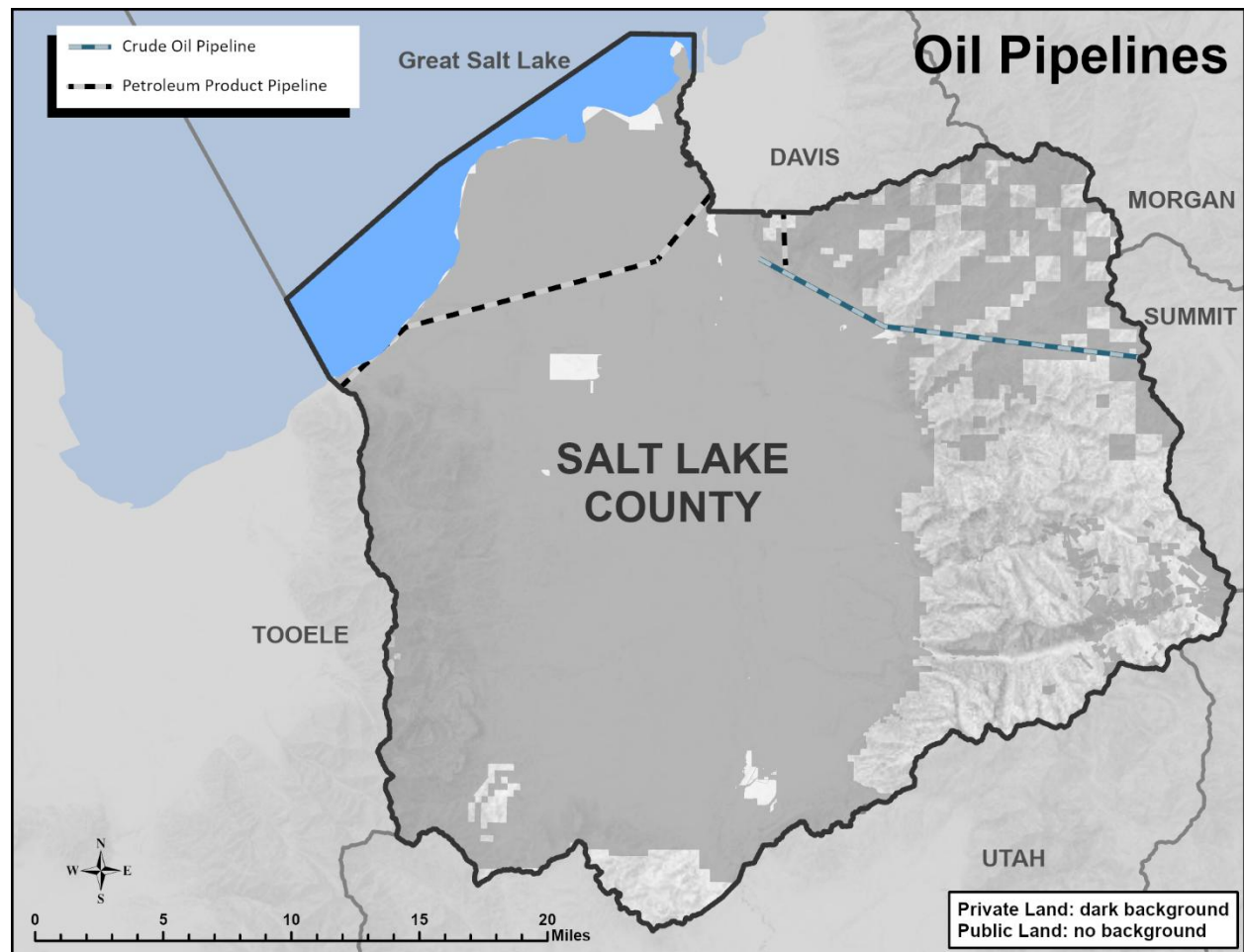


Source: US Energy Information Administration, US Natural Gas Interstate and Intrastate Pipelines.[4]

Table 5.3 Existing oil pipeline length by product type and operator

OIL PIPELINE LENGTH WITHIN SALT LAKE COUNTY			
Type	Operator	Pipeline	Total (miles)
Crude Oil Pipeline	Chevron	Salt Lake Crude	15.6
Petroleum Product Pipeline	Chevron Pipeline Co.	Salt Lake Products	3.4
Petroleum Product Pipeline	Phillips 66 Pipeline	Pioneer	2.1
Petroleum Product Pipeline	UNEV Pipeline	UNEV Pipeline	13.6
TOTAL			34.7

Source: US Energy Information Administration, US Crude Oil Pipelines, HGL Pipelines, and Petroleum Pipelines.[5]

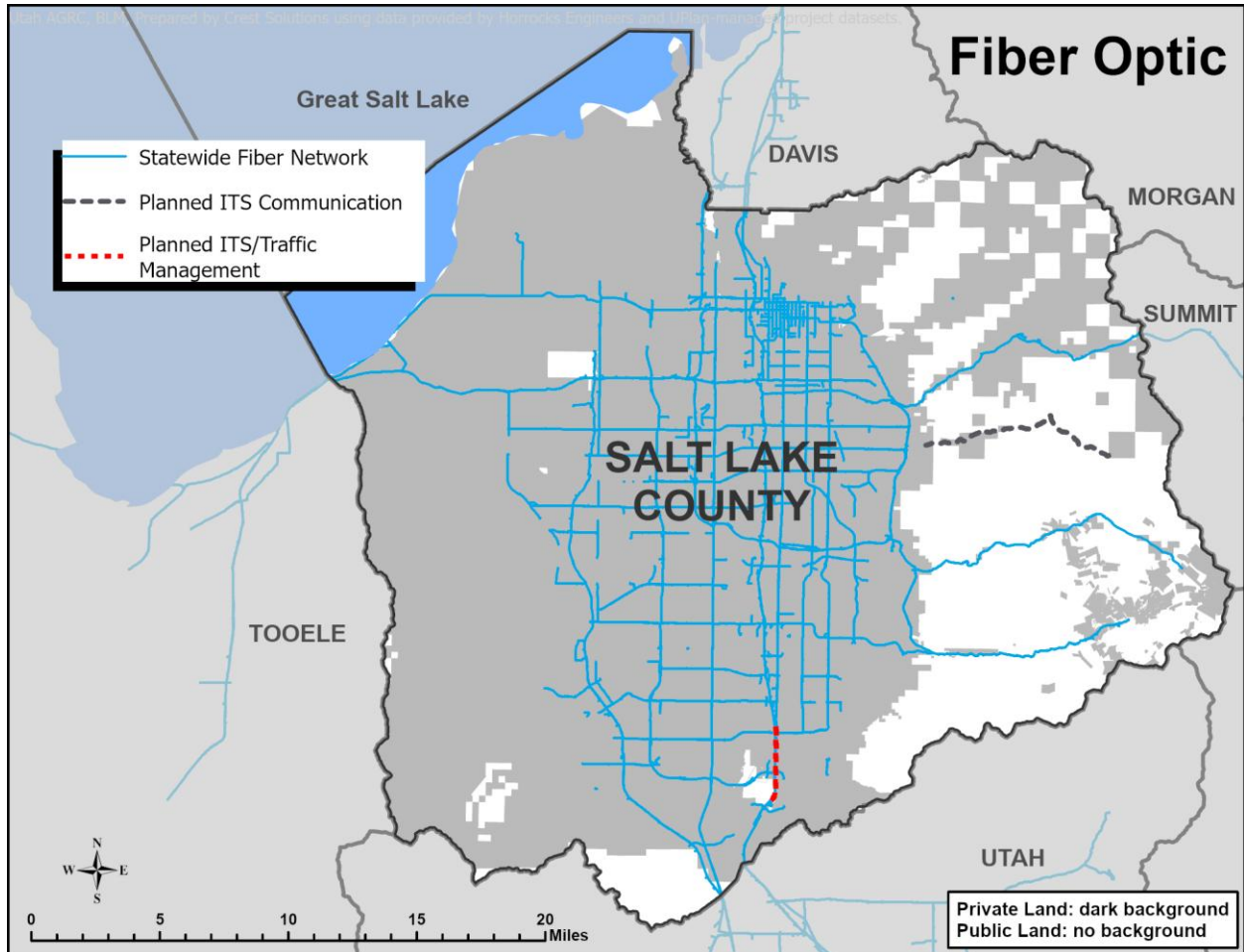


Source: US Energy Information Administration, US Crude Oil Pipelines, HGL Pipelines, and Petroleum Pipelines.[5]

Table 5.4 Existing and Proposed Fiber Optic Cable

Title	Owner	Status
Statewide Fiber Network	Multiple	Existing
VMS I-15 between 12300 S and Bangerter Hwy	UDOT	Proposed
Mill Creek Canyon TeleComm	Salt Lake County	Proposed

Source: Utah Department of Transportation fiber program features services [6,7] and Salt Lake County [8]

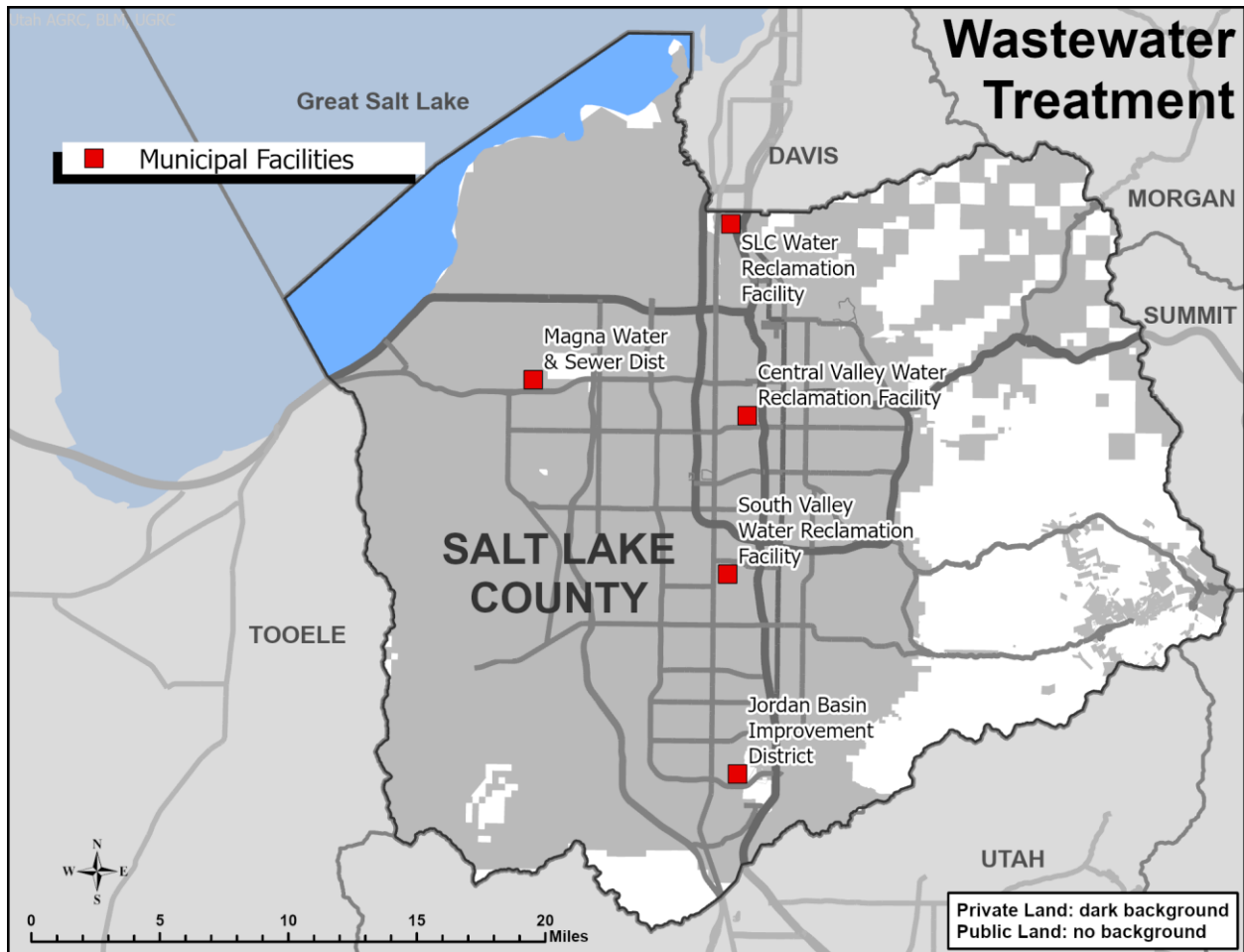


Source: Utah Department of Transportation fiber program features services [6,7] and Salt Lake County [8]

Table 5.5 Active municipal sewer wastewater treatment facilities

FACILITIES			
Facility Name	NPDES Permit	Type	Discharge Location
Magna Water & Sewer District	UT0021440	Mechanical	Kersey Creek
SLC Water Reclamation Facility	UT0021725	Mechanical	Oil Drain Canal then to the Salt Lake
SO. Valley Water Reclamation	UT0024384	Mechanical	Jordan River
Central Valley Water Reclamation	UT0024392	Mechanical	Mill Creek to Jordan River
Jordan Basin Water Reclamation Facility	UT0025852	Mechanical	Jordan River

Source: Utah Department of Environmental Quality, Division Water Quality, UPDES Dischargers, public-owned wastewater treatment facility discharge.[9]

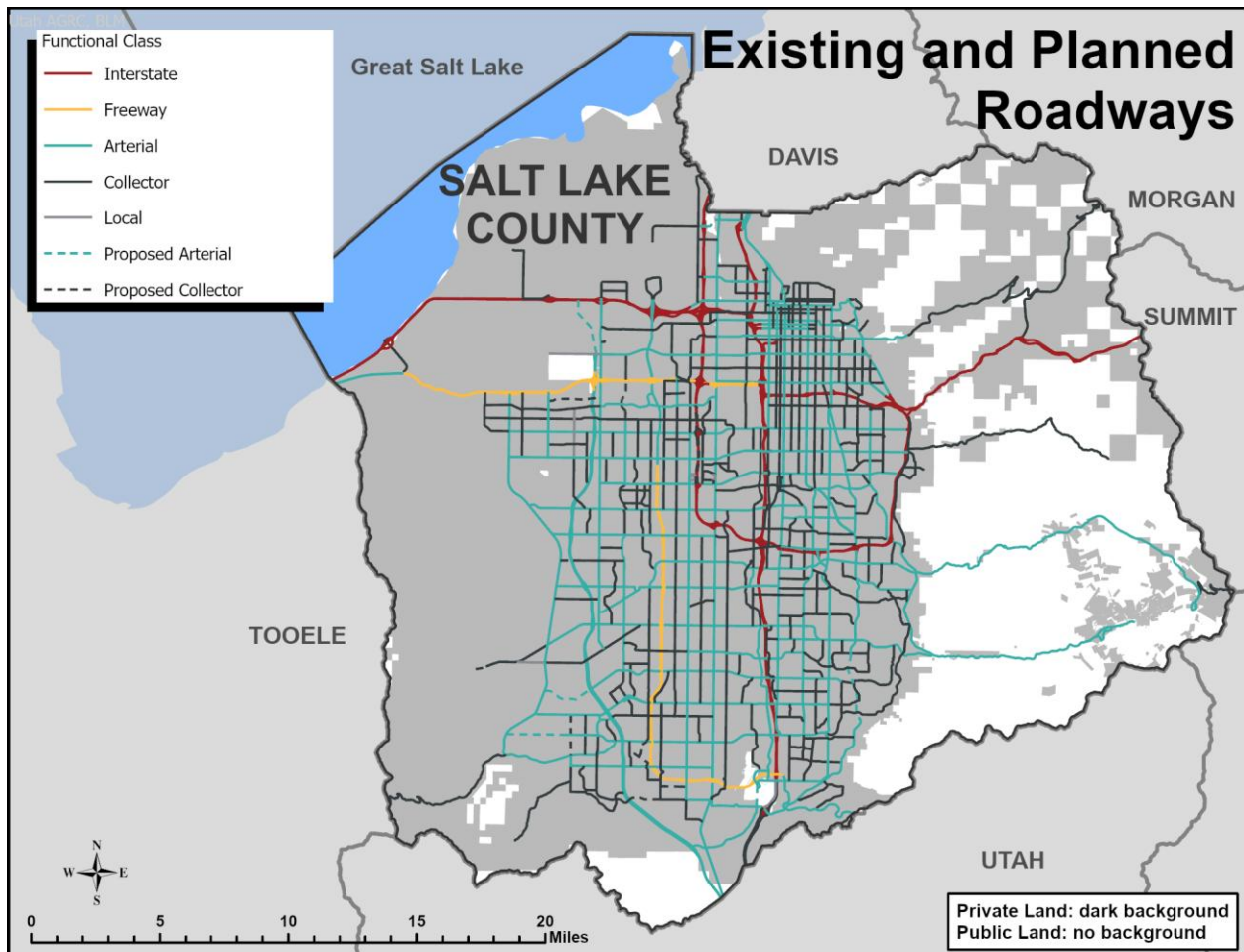


Source: Utah Department of Environmental Quality, Division Water Quality, UPDES Dischargers, public-owned wastewater treatment facility discharge.[9]

Table 5.6 Existing and planned roadways length by functional class

ROADWAY LENGTH		
Functional Class	Existing Total (Miles)	Planned Total (Miles)
Interstate	305.6	0.0
Other Freeway and Expressway	29.9	0.0
Other Principal Arterials and Minor Arterial	545.1	14.4
Major Collector & Minor Collector	449.4	17.1
Local (UDOT only)	9.3	0.0
TOTAL	1,339.3	31.5

Source: Utah Department of Transportation, roadway functional class.[10]

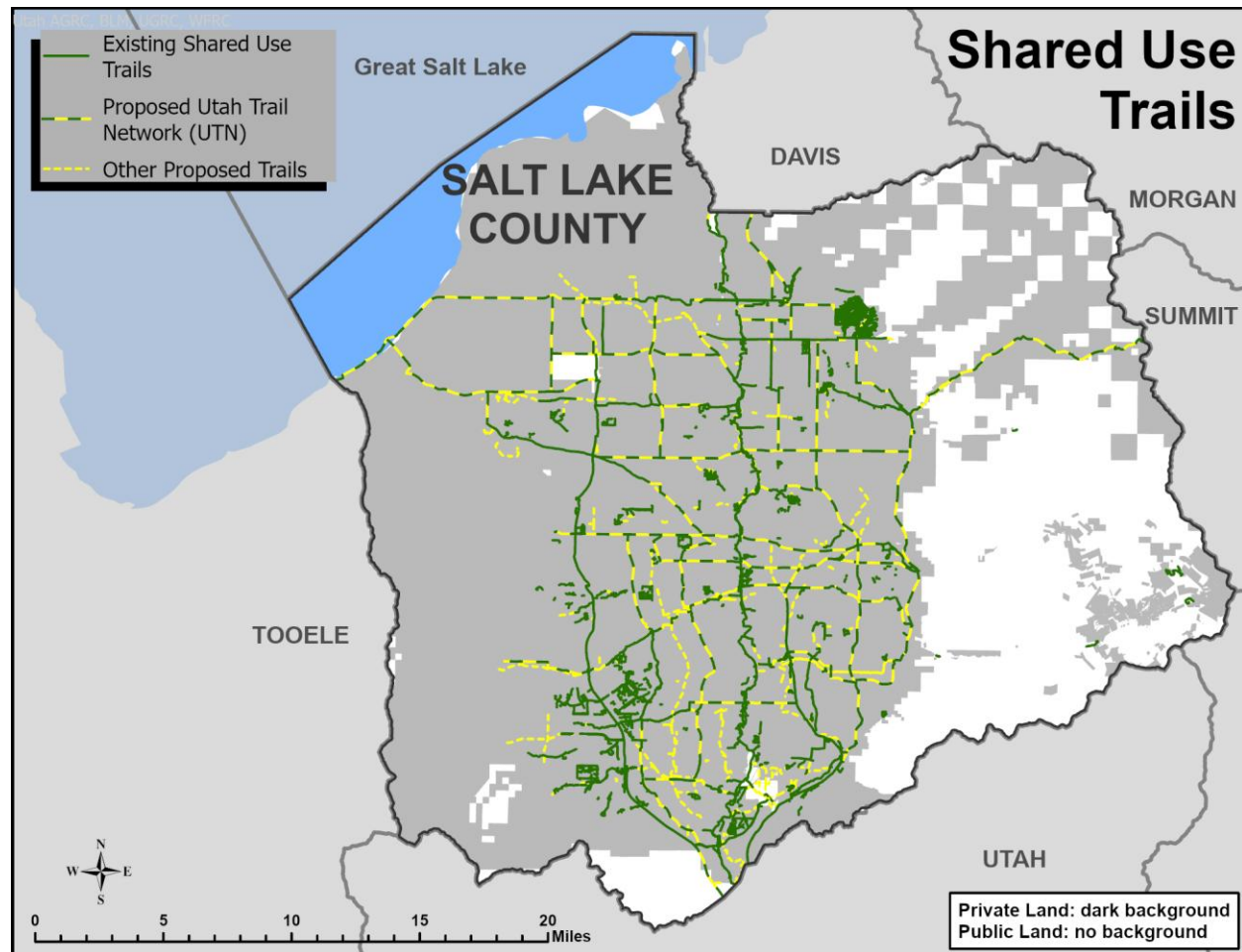


Source: Utah Department of Transportation, roadway functional class.[10]

Table 5.7 Shared Use Trails

Shared Use Trails in Salt Lake County	Miles
Existing Shared Use Trails	527.3
Proposed Utah Trail Network (UTN)	238.7
Other Proposed Shared Use Trails (some overlap with UTN)	211.8

Sources: UGRC [11] and UDOT [12]

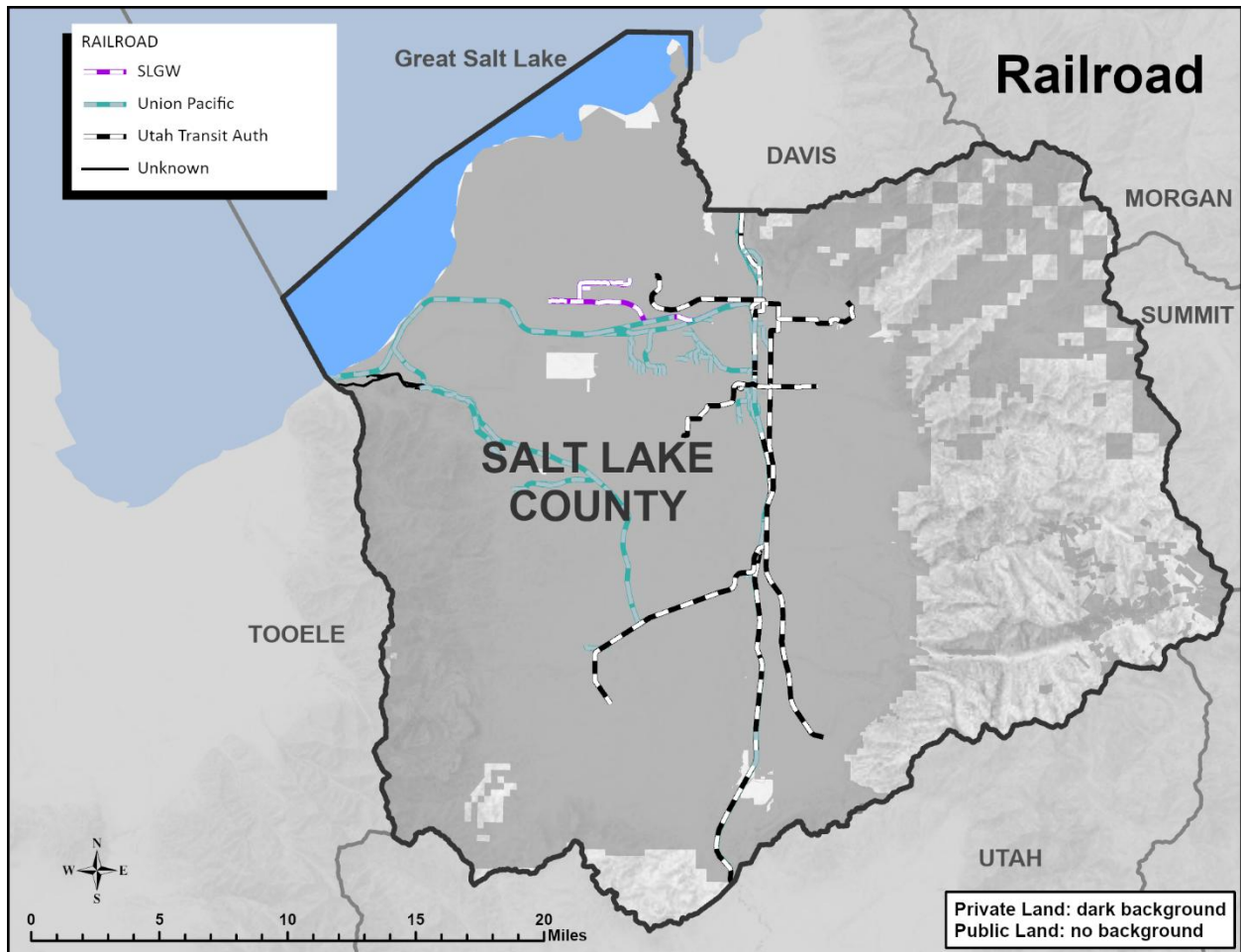


Sources: UGRC [11] and UDOT [12]

Table 5.8 Existing railroad length by operator and division

TRACK LENGTH		
Operator	Division	Total (miles)
Utah Transit Authority	Front Runner	41.8
Utah Transit Authority	TRAX	101.6
Union Pacific	Multiple	288.1
Salt Lake Garfield & Western Railway	Unknown	17.9
Other	Unknown	14.9
TOITAL		464.3

Source: Utah Geospatial Resource Center data portal, railroads.[13]



Source: Utah Geospatial Resource Center data portal, railroads.[13]

Desired Future State

Pipelines and infrastructure are sufficient to provide current residents of Salt Lake County with reliable and affordable utilities, energy, and transportation. The infrastructure currently used to convey energy, materials, and people through Salt Lake County to other locations is placed along existing transmission corridors and rights-of-way to avoid impacts on water, land, and ecosystems. Additional information may be needed to provide reliable and affordable utilities and energy to support future population growth, which may require additional transmission corridors. Additional planning and design for expanded, multi-modal transportation infrastructure will also be needed to provide adequate mobility for the projected population increase in Salt Lake County.

Management Objectives and Associated Policies and Guidelines

Management Objectives

- To the extent practical, electricity infrastructure, including power lines, substations, and other important components should avoid visual and environmental impacts to natural landscapes and the community
- Transportation infrastructure should support the development of a “complete” and multi-modal transportation network.

Policies and Guidelines

- In areas subject to FCOZ, ensure pipelines and Infrastructure comply with County FCOZ ordinance in Chapter 19.72.17
- Install new or upgraded infrastructure underground whenever practical (County Ordinance 19.79.030), with the exception of transmission systems installed in the two main north-south transmission corridors.
- Ensure new infrastructure is designed and installed according to the goals outlined in the Wasatch Canyons General Plan and West General Plan regarding aesthetics, environmental and water quality, and the character of the canyons.
- Ensure infrastructure development, maintenance, and repair are conducted in a manner that protects water quality.
- In making decisions about expanded and new transportation infrastructure, give rail and non-motorized transportation equal priority with vehicular transportation.

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Ordinance Amendment

Meeting Body: Salt Lake County Planning Commission & Mountainous Planning District Planning Commission

Meeting Dates: July 15 & 16, 2026

File Number & Project Type:

OAM2026-001644

Amending 9.90.025 of the Salt Lake County Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

Planner:

Curtis Woodward

Key Findings:

- HB41 (2026 general session) requires all municipalities to adopt this code.

Staff Recommendation:

Positive recommendation to the Council

Exhibits:

- A.** Proposed ordinance

PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Magna Code in line with state code.

PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 9.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials. The Fire Hazard Severity Assessment Form (found in Appendix "C") has been simplified but is largely the same as prior versions of the code.

Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Salt Lake County code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Salt Lake County code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 9 of the Salt Lake County code as proposed.

Exhibit A

9.90.025 Wildland-Urban Interface Code (WUI).

- A. Adoption of WUI. The **2024 edition of the International Wildland-Urban Interface Code**~~[Utah Wildland-Urban Interface Code, 2006 Edition]~~, published by the International Code Council, together with **Appendices A through D and** any future amendments adopted by the county legislative body, is hereby adopted as the Wildland-Urban Interface Code of Salt Lake County ("Wildland-Urban Interface Code") for the regulation and governance of the mitigation of hazard to life and property from the intrusion of wildland exposure, fire from adjacent structures, and prevention of structure fires from spreading to wildland fuels in unincorporated Salt Lake County.
- B. Incorporation of WUI. **2024 edition of the International Wildland-Urban Interface Code**~~[Utah Wildland-Urban Interface Code, 2006 Edition]~~, published by the International Code Council, together with **Appendices A through D and** any future amendments thereto adopted by the county legislative body are incorporated as a part of this section.
- C. WUI Code Official. The code official specified in the Wildland-Urban Interface Code shall be the Director of the Greater Salt Lake Municipal Services District Planning and Development Services Division, subject to the direction of the mayor at the mayor's discretion.
- D. WUI Appeal Authority. The appeal authority specified in the Wildland-Urban Interface Code shall be as follows: 1) to the extent appeals are from decisions implementing WUI as a construction code, the appeal authority shall be the board of appeal referenced in the International Building Code; 2) for all other appeals from decisions implementing WUI, the appeal authority shall be the land use hearing officer referenced in Salt Lake County Code Chapter 19.92.
- E. Permits for Creating and Maintaining Defensible Space. No permit is required to create or maintain defensible space that the Wildland-Urban Interface Code requires. However, to the extent creation or maintaining defensible space results in removal of more vegetation than is required by WUI, the person responsible for such removal is subject to the applicable requirements and penalties of Salt Lake County Code section 19.72.110.
- F. Defensible Space Near Streams. Defensible space shall not be created or maintained within fifty feet of the ordinary high-water mark of an ephemeral or perennial stream as defined in Salt Lake County Foothills and Canyons Overlay Zone.
- G. Inconsistencies Between WUI and Salt Lake County Code. If there are any inconsistencies between the Wildland Urban interface Code and the Salt Lake County Code, the more restrictive provision shall apply.