

Chapter Three

Goals and Policies

The first step in preparing a general plan after having identified the existing conditions and physical constraints is the establishment of community goals to address the public issues. The second step is to establish policies which if followed will result in achieving the community goals. When the goals and policies have been established, they form the framework for the general plan.

Goals that are not well defined tend to result in vacillation in our efforts to achieve them; but if our goals are clear and concise, we tend to direct our efforts toward their accomplishment. The following are goals and policies established by the Wasatch County Planning Commission with the assistance of 100 citizens that made initial recommendations to the commission.

Some of these goals may be reached within a short period of time, while others may require many years to achieve. Some will be achieved by the actions of private individuals, while others will require the involvement of government agencies.

Land Use

1. GOAL: Preserve the rural character of Wasatch County.

- 1.1.1 **POLICY:** Preserve a greenbelt between Heber City and Midway.
- 1.1.2 **POLICY:** 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. A transferable density credit of an additional unit shall be allowed for each unit removed from a ridge line.
- 1.1.3 **POLICY:** Allow no development on slopes greater than thirty (30) percent.
- 1.1.4 **POLICY:** Prohibit structures within 100 feet of an active stream or in a designated FEMA flood way unless the foundation is constructed at least one foot above the 100 year flood level.
- 1.1.5 **POLICY:** Discourage development of sensitive land such as wetlands, landslides, and stream corridors.
- 1.1.6 **POLICY:** Preserve low density land use/zoning in geographically or ecologically sensitive areas and discourage modifications that would permit greater density.
- 1.1.7 **POLICY:** Promote clustering of developments in mountain environments in a manner that will preserve scenic values, preserve and protect flora and wildlife of the surrounding area, minimize soil erosion, reduce the cost of infrastructure and public services and reduce the impact of wildland fires.
- 1.1.8 **POLICY:** Attempt to assimilate new development with working agricultural uses.
- 1.1.9 **POLICY:** Preserve the rural atmosphere by requiring all development to have dark sky compliant lighting.

2. GOAL: Preserve the present air quality of the County.

2.1 OBJECTIVE: Allow development in the Heber Valley area without compromising the National Ambient Air Quality Standards.

2.1.1 POLICY: Determining the number of residential units that could be permitted in the Heber Valley air shed without violating the National Ambient Air Quality Standards is beyond the scope and resources of this planning effort. Therefore, the number of residential units on an interim bases (until an Air Quality Study can be completed) shall be established at the level that would have been permitted by current Land Use and Health Department Regulations.

2.1.2 POLICY: Discourage extensive use of wood burning stoves as a means in preserve present air quality.

3. GOAL: Due to the rapid grow that is taking place in the County, the land use portion of this plan shall be reviewed at least every five years to determine if the land use polices are being adhered to and changing conditions are addressed.

4. GOAL: The density of permitted development shall decrease as the distance from population centers increase.

4.1. OBJECTIVE: Develop land use policies that provide greater density for development adjacent to municipalities.

4.1.1 POLICY: The Development Code shall provide for an increase in density next to centers of population (density receiving areas) if the development rights are removed from land (density sending areas) that has been identified as having a public benefit as an open space.

4.1.2 POLICY: Land within the Central Planning Area has been identified as having a public benefit for open space. In this area while development may occur at the underlying zone density, a transferable density credit of one (1) unit for every five acres shall be allowed.

4.1.3 POLICY: The County should adopt a general sales tax as a way to fund the purchase of development rights on land identified as having a public benefit as open space.

- 4.1.4 POLICY:** In areas experiencing growth pressure, develop a regional detention pond/parks plan and adopt a map showing optimal sizes and locations for storm water retention basins and public parks.
- 4.1.5 POLICY:** Create a plan for future community requirements, such as schools, recreation centers, civic structures, and community facilities, based on clustering, traffic patterns, and available open spaces.
- 4.1.6 POLICY:** Utilize fee-in-lieu of acreage or conservation fees to fund land acquisition and public facility for property shown in the master detention pond/parks plan and critical open space areas.
- 4.1.7 POLICY:** Developments that have areas of critical wildlife habitat or range areas should utilize cluster ordinances to maintain open space deemed critical to wildlife.

5. GOAL: Insure that each resident has an adequate supply of water for both inside and outside use.

- 5.1.1 POLICY:** Development in the Heber Valley below 6400 feet elevation shall be limited to the available water resources which have been determined to be 54,176 acre feet excluding 12,093 acre feet from the Central Planning Area.

6. GOAL: Land use around the Heber City Airport in the unincorporated area shall be compatible with the airport.

- 6.1.1 POLICY:** In order to reduce the complaints about noise associated with the airport, only non noise sensitive land uses such as commercial, light industrial, agricultural or open space shall be permitted adjacent to the airport.
- 6.1.2 POLICY:** If the sewer farm on the west side of the airport is ever abandoned, this area should be preserved as open space.
- 6.1.3 POLICY:** The area east of the airport to Daniels Road shall be reserved for commercial and light industrial uses.

7. GOAL: The US 189 and 40 corridors into Heber Valley shall provide a pleasing entry to Heber City.

7.1. OBJECTIVE: Insure that development that occurs along US 189 and 40 corridors provide adequate set back to provide for a greenway along these highways.

7.1.1 POLICY: All structures, roads or parking lots shall be set back to create a sense of openness from the right-of-way lines of US 189 and 40. This set back shall be landscaped.

7.1.2 POLICY: Access from developments along these highways shall be from cross streets and not driveways. Side streets entering these highways shall be spaced so as not to impede the flow of traffic.

7.1.3 POLICY: Land use plans for US 189 and 40 corridors shall be coordinated with Heber City to insure a consistent plan.

7.1.4 POLICY: As land uses change along US 189 and 40, existing bill boards shall be removed.

7.1.5 POLICY: Business signs along US 189 and 40 shall be small monument signs.

8. GOAL: Promote the development of industry and business in a park like environment that will protect property value and insure a pleasant place to work.

8.1. OBJECTIVE: All industrial and commercial areas shall have significant landscaping to soften buildings and parking areas and provide a pleasing setting.

8.1.1 POLICY: At least 30 percent of the site shall be landscaped.

8.1.2 POLICY: A significant landscape buffer shall be provided between streets and any building or parking lot.

Transportation

9. GOAL: Develop a transportation infrastructure that will meet the travel requirements of existing and future residents and visitors which is compatible with the mountain and rural characteristics of Wasatch County.

9.1 OBJECTIVE: Design a major road network that is based on improvements to the existing road system and a truck route to the west of Heber City.

9.1.1 POLICY: Establish the alignment of the Heber City-truck route and adopt regulations that restrict development within the corridor.

9.1.2 POLICY: Existing County roads shall be improved to meet the road classification standards established in this plan.

9.1.3 POLICY: Collector and arterial roadway right-of ways shall include adequate space for roadway, trails, and green space.

9.1.4 POLICY: Access to major collector and arterial roads shall be from cross streets for all new developments. Access from driveways that requires motor vehicle to back onto the collector or arterial roads shall be prohibited.

9.1.5 POLICY: To the extent possible, streets shall form a continuous network through the neighborhood to enhance interaction and service provision.

9.1.6 POLICY: Development shall incorporate traffic management and subdivision design features that help reduce speed on collector and local streets within Wasatch County.

9.1.7 POLICY: Designate 1200 South as a major collector road, connected to the Heber City truck route with trails and green space.

9.1.8 POLICY: 6400 East and 1200 South from Heber City limits to Lake Creek Road should be upgraded to major collector road standards to provide an alternative route to Lake Creek Road for traffic coming from the east.

9.1.9 POLICY: Improve SR 113 between Charleston and Midway to allow for increased traffic volumes and improve safety along the roadway while still meeting designation requirements as a scenic byway.

9.1.10 POLICY: Designate 3000 South as a major collector road with direct connections to US 40 and SR 113 including trails and green space. (Other than the road segment in front of the County Public Works Facilities, Daniel Town controlled all of 3000 South).

9.1.11 POLICY: Collector roads shall be maintained as through roads, insofar as practical, with minimum usage of stop signs.

9.1.12 POLICY: Require fifty (50) feet set back from road right-of-way for all residential structures and accessory buildings built along major collector road.

9.2 OBJECTIVE: Promote public transportation systems that are practical, based on the county's population base.

9.2.1 POLICY: Establish park and ride lots on US 189 south and US 40 north to assist in the reduction of traffic.

9.2.2 POLICY: Establish a ride share program for commuters to Park City, Salt Lake City and Utah County.

9.3 OBJECTIVE: Where possible, develop a network of interconnected streets that disperse traffic and minimizes potential traffic congestion.

9.3.1. POLICY: As much as possible, provide direct access to collector roads from Highways 40 and 189 while maintaining visual aesthetics for neighborhoods.

9.3.2 POLICY: Upgrade collector roads, including Lake Creek Rd, 1200 South, Center Creek, Mill Rd, 2400 East, 3600 East, and 4800 East, to design standards for rural collector roads.

9.3.3 POLICY: Require developments, where possible, to connect or provide connections to establish an interconnected network of local roads.

- 9.3.4 POLICY:** Discourage gated communities within the valley floor to enhance a connected network of streets to better facilitate traffic dispersion and emergency service access.
- 9.3.5 POLICY:** Consider cumulative effect of each future development in traffic studies and roadway design.
- 9.3.6 POLICY:** Require all new development to dedicate and escrow for future roads if part of a county-wide transportation plan.
- 9.3.7 POLICY:** Any development on collector roads should only have direct access widely separated to decrease traffic congestion onto the collector. Property owners should work together and combine access or provide interconnected local roads.

Non-Motorized Transportation (Trails and Pathways)

10. GOAL: Develop and incorporate a non-motorized trail system into the future and existing infrastructure of Wasatch County to provide safe transportation and recreation facilities that are compatible with the rural and mountainous environments of Wasatch County.

10.1 OBJECTIVE: Implement the Wasatch County Non-Motorized Trail Design Guidelines and Trail Master Plan for equestrian, pedestrian and bicycle transportation needs of communities throughout Wasatch County. Trail corridors should include regional connections including, but not limited to: schools, parks, commercial areas, recreation centers, subdivisions, cities and towns, existing trail networks, public lands, ridgelines and open areas.

10.1.1 POLICY: Trail design, including a determination of trail width, grade, surface(s), clearance height and amenities identified by the Wasatch County Trail Master Plan and Wasatch County Planning Commission.

10.1.2 POLICY: Wasatch County Planning Commission will give consideration to location, aspects of design development, phasing & funding, geologic & environmental features, public land access and liability when determining proposed land dedications for the Wasatch County Trail System.

10.1.3 POLICY: The trail ownership conveyance shall be vested in Wasatch County or other governmental agencies to ensure public access for use and maintenance. A system to alert property owners that trails are public shall be placed on site in a visible and obvious location.

10.1.4 POLICY: Trailheads will be designated at various locations providing access to trails, parking and staging areas. Utilization of existing public facilities (i.e. church, commercial and school parking lots) will be considered when practical.

10.1.5 POLICY: All proposed trails shall connect equestrian/pedestrian trails where possible to existing trails or stub to property lines for future connections.

10.1.6 POLICY: Create a separate paved network of bike/jogging paths along collector roads.

10.1.7 POLICY: Where possible, provide trails along prominent natural features such as rivers, creeks, view areas etc.

10.2 OBJECTIVE: Ensure that new development contributes to the existing Wasatch County Trail System and mitigates impacts concurrently with development approvals.

10.2.1 POLICY: Developers and homebuilders are required to participate in the development of community trails and trailheads through the dedication and construction of trails or a payment in lieu of dedication and construction.

10.2.2 POLICY: Expansion and maintenance of the Wasatch County Trail System will be included annually in the Wasatch County Capital Facilities Plan.

10.2.3 POLICY: A performance bond or letter of credit is required from the developer to Wasatch County for the guarantee of satisfactory construction for required trail elements.

10.3 OBJECTIVE: Adopt a maintenance standard for the Wasatch County Trail System under the direction of the Wasatch County Parks and Recreation Department or other designated entity that will address the safety aspect and quality of the Wasatch County trail system.

10.3.1 POLICY: Trail maintenance standards will be established and available in the Wasatch County Non-Motorized Trail Design Standards.

10.3.2 POLICY: Participating cities and Wasatch County should plan an appropriate maintenance budget for trails through the Parks and Recreation department. Maintenance issues to include are centerline-stripping, vegetation trimming, resurfacing of paved trails and periodic maintenance of soft surfaced trails.

10.3.3 POLICY: Higher volume shared use paths will receive priority over lower volume, single use trails.

10.4 OBJECTIVE: Create a seamless and consistent trail network through inter-local coordination including, but not limited to: Wasatch County department heads, the State of Utah, the cities of Heber, Midway, Charleston and Wallsburg, Daniels Township, the US Forest Service, Soldier Hollow Olympic venue, Jordanelle Basin Owners Association, citizens and private landowners, as well as Summit County, Park City and Snyderville Basin Recreation District as applicable

10.4.1 POLICY: Create a Wasatch County trails steering committee that meets on a monthly basis and includes appointed positions from the above-mentioned entities, citizens at large, and other interested parties.

10.4.2 POLICY: Host a bi-annual meeting with adjacent jurisdictions including Utah County, Summit County, Snyderville Basin Recreation District, Park City and interested citizens at large to coordinate projects involving cross-boundary areas.

10.4.3 POLICY: Provide educational seminars for interested groups that emphasize community trail development and use issues.

10.4.4 POLICY: Establish a communication network and planning approval process with relevant Wasatch County departments that will aid to mainstream the county's multi-modal transportation system by ensuring trails are considered as a component of all appropriate roadway improvement projects as per the Wasatch County Trail Corridor Map.

10.4.5 POLICY: Create and maintain a trail map that shows existing road and trails available to the public for non-motorize use. This information should be updated bi-annually and available as a hard copy and electronically on the Wasatch Count website.

Economic Development

11. GOAL: Develop an economy which supports the desired lifestyle of residents of Wasatch County characterized by mountains, open space, rural, agriculture, and small towns.

11.1 OBJECTIVE: Develop recreational opportunities that will enhance the quality of life in Wasatch County and provide economic opportunities.

11.1.1 POLICY: Develop recreational activities and business enterprises that are compatible with surrounding land uses and the goals of this plan.

11.1.2 POLICY: Promote recreational opportunities that increase the length of time that a recreational visitor spends in the county.

11.1.3 POLICY: Resorts that provide overnight accommodations should only be allowed when they are associated with destination recreation activity as opposed to meeting the needs of the traveling public.

11.2 OBJECTIVE: Encourage businesses and activities that are compatible with Wasatch County's identity and that provide jobs which can support permanent resident households.

11.2.1 POLICY: Support the development of new businesses that create new wealth and not simply distribute the existing wealth.

11.3 OBJECTIVE: Promote the development of small home-based businesses or clean cottage type industries.

11.3.1 POLICY: Businesses that are home based should be limited to those persons residing in the residence. Customers that visit a home based business shall be strictly limited.

11.4 OBJECTIVE: Work jointly with municipalities to insure that appropriate locations and services are available for industry and business within or adjacent to the municipalities.

11.4.1 POLICY: Commercial development along SR 113, US 189, US 40 and River Road in the unincorporated area should be controlled and approved on the basis as to location and merit.

11.4.2 POLICY: Midway City and Wasatch County should designate the area between 300 South in Midway and Heber Valley Special Service District’s waste water treatment facility for light industrial manufacturing and insure that adequate infrastructure is made available.

11.4.3 POLICY: Heber City and Wasatch County should designate the area south of Heber City’s existing industrial park for light industrial manufacturing and insure that adequate infrastructure is made available.

11.4.4 POLICY: Heber City and Wasatch County should designate the area between Heber City Airport and Daniel Road for light industrial manufacturing and insure that adequate infrastructure is made available.

11.4.5 POLICY: The County should allow in the future small commercial service areas in unincorporated areas of the county where adequate population exists to support commercial services. This policy will result in a reduction of vehicle trips to adjacent cities and towns.

12. GOAL: Protect the rural agricultural economy of the county by establishing agricultural operations as a priority use of the land, protect existing and future agricultural operations, and encourage farmers and ranchers to stay on the land.

12.1 OBJECTIVE: Implement “Agricultural Protection and Right to Farm” strategies requiring all non-agricultural activities to develop in a manner that is compatible with nearby agricultural operations.

12.1.1 POLICY: Create an Agricultural Protection Program in the Development Code, consistent with State Law, to protect agricultural lands and practices from impacts and complaints associated with non-agricultural growth and development on nearby properties.

a. Establish an Agricultural Protection Area Advisory Board, as required by State Law, to recommend appropriate areas to the Board of County Commissioners and to assist in identifying and promoting bonafide active agricultural operations in Wasatch County.

- b.** Allow the creation of Agriculture Protection Areas so long as the area has a minimum of 20 acres in the agricultural operation and the entire area qualifies for a “greenbelt” designation.
- c.** Include provisions in the Development Code that protect the rights of farmers and ranchers from complaints regarding noise, odors, length of work hours, and general operation from non-agricultural neighbors.
- d.** Require protection and easements in and around developments for irrigation and other water courses, including land drainage systems.
- e.** Require new development to analyze irrigation patterns as part of any development review and ensure that current patterns are continued.
- f.** Require new developments to fence its perimeter if the development will have an effect on adjacent agricultural operations. Also buffers and screening between producing farms and ranches and non-agricultural users should be required.
- g.** Provide mechanisms, in the form of plat notes and other appropriate means, to educate new residents of protected agricultural land and activities.

13. GOAL: Attract only those industries or manufacturing operations that will not impact air and water quality or increase the levels of existing background noise.

13.1 OBJECTIVE: Due to the confining nature of Heber Valley’s air shed, the requirements to maintain a pristine ground water aquifer and meet in stream water quality standards for down stream users, the Development Code shall not permit industrial or manufacturing activities that will cause violation of air or water quality standards, or increase the level of background noise.

13.1.1 POLICY: Industrial or manufacturing activities that would require the development of a pretreatment program by Heber Valley Special Service District shall not be permitted.

13.1.2 POLICY: Industrial or manufacturing activities that would have an adverse impact on air quality, ground water or surface water quality shall not be permitted.

13.1.3 POLICY: Industrial or manufacturing activities that would have an adverse impact on the level of background noise shall not be permitted.

14. GOAL: Existing public recreational facilities should be protected from development encroachments that would have an adverse impact on the recreational experience or its setting.

14.1 OBJECTIVE: Adjacent land use activities that would impair or reduce the value of publicly developed recreation facilities should not be permitted.

14.1.1 POLICY: Developments along the tracks of Heber Valley Railroad should be buffered from the railroad. This buffering is required to reduce nuisance complaints from train coal smoke, noise and safety issues.

14.1.2 POLICY: Provide mechanisms, in the form of plat notes and other appropriate means, to educate new residents of the protected impacts of the Heber Valley Railroad on adjacent developments and activities.

14.1.3 POLICY: Allow only those activities adjacent to Soldier Hollow Recreation Area that are compatible with public funded recreation facilities.

14.1.4 POLICY: Allow those activities adjacent to the Wasatch State Parks, Snake Creek and Pine Canyon entrances that are compatible with existing publicly funded recreation activities.

14.1.5 POLICY: Insure that the Development Code adequately addresses the development of in-holdings within the State Park and lands north of the park boundaries.

14.1.6 POLICY: The intersection of Cascade Spring Road and Stringtown Road should be modified to encourage traffic to use Tate Lane to get to SR 113 and not Stringtown Road.

15. GOAL: Provo Canyon and State Road 113 should be designated as a National Scenic Byway in addition to its current state designation as a State Scenic Byway.

15.1 OBJECTIVE: Restore, conserve and enhance the Provo Canyon Scenic Byway corridor (which includes SR 113) by preserving its intrinsic qualities while developing tourism and economic development activities.

15.1.1 POLICY: The Provo Canyon Scenic Byway Corridor Management Plan may be consulted when approving development along this corridor.

Public Facilities

16. GOAL: Provide a cost effective infrastructure that meets the needs of unincorporated areas of the County.

16.1 OBJECTIVE: Maintain the underground water designation as pristine and insure that surface streams meet their water quality classifications.

16.1.1 POLICY: Residential developments that utilize septic tank drainfields shall be prohibited in all areas where the ground water raises periodically to within four (4) feet of ground surface. In the future if other types of individual waste water disposal systems are approved by the State and County for use in high ground water condition, they may be used.

16.1.2 POLICY: Where the depth to the ground water table is greater than four (4) feet, the density of septic tank drainfields shall be no greater than one (1) unit per five (5) acres except for non conforming lots of records.

16.1.3 POLICY: The use of public sewer collection systems shall be the primary method of sewer disposal. All residential developments with densities greater than one (1) unit per five (5) acre shall be connected to a public sewer collection system and treatment facility except for non conforming lots of records.

16.1.4 POLICY: The extension or expansion of sewer collection systems shall be paid for by new developments.

16.1.5 POLICY: When there is a sewer collection system within three hundred (300) feet of a new residence, the residence shall connect to the sewer system. Existing users of septic tank drainfields within three hundred (300) feet of a sewer line shall connect within a reasonable length of time to be established by ordinance.

16.1.6 POLICY: The Heber Valley Special Service District should examine the use of a mechanical waste water treatment plant. A mechanical treatment plant would reduce the required return flow for each residential connection and provide

reusable water that could be utilized in the Valley wide pressurized irrigation system, thus conserving the water resources of the Valley.

16.1.7 POLICY: Storm water runoff from each new development shall be controlled and limited to the discharge rate that occurred during the pre developed condition Wasatch County and the Cities and Towns of Heber Valley should develop a joint storm drainage system to replace the irrigation ditch system that has been eliminated due to the installation of pressured irrigation systems.

16.1.8 POLICY: Erosion control plans shall be required for all development. Development with disturbed areas larger than five acres shall obtain a permit from the Utah State Division of Water Quality.

16.2 OBJECTIVE: Insure that each resident of the county has an adequate supply of culinary water and the source of culinary water is protected from pollution.

16.2.1 POLICY: The Wasatch County Development Code shall by reference adopt the Utah State Division of Drinking Water regulations as the County standards for culinary water requirements.

16.2.2 POLICY: Wasatch County shall develop land use regulations that assist in the protection of identified culinary water source protection zones.

16.2.3 POLICY: Wasatch County shall insure that adequate water rights and source of water are available that have been approved by the Divisions of Water Rights and Drinking Water before giving final approval for any development.

16.2.4 POLICY: With the strict standard established by the Division of Drinking Water, it is extremely difficult for small water systems to meet these standards. Therefore, all developments shall be connected to an existing approved culinary water system or operated by an approved culinary water system's certified operator.

16.3 OBJECTIVE: Insure that pressurized irrigation systems are available within new developments to maintain the existing green agricultural look of the land.

16.3.1 POLICY: Adequate irrigation water rights shall be provided each lot located within a development to provide the irrigation of one hundred percent (100%) of the lot not occupied by buildings, driveways, walks, patios etc., where irrigation has been provided in the past.

16.4 OBJECTIVE: County recreation facilities should meet the needs of organized recreation activities.

16.4.1 POLICY: Whenever possible, additional land should be acquired adjacent to public schools for parks and joint use by the school.

16.4.2 POLICY: With limited distances between population centers in the county, major recreational facilities should be concentrated to reduce management and operational costs.

16.4.3 POLICY: The County Recreation Department should consider the development of a facility that could be used for an indoor horse arena and other community activities.

16.4.4 POLICY: The County Recreation Department should consider the development of a community recreational center that would provide for indoor recreational activities.

16.5 OBJECTIVE: Insure that adequate sites are made available for civic facilities resulting from new developments.

16.5.1 POLICY: Developments may be given additional density for providing land for civic facilities based on the number of ERU's in the development.

