AGENDA
EASTERN SUMMIT COUNTY PLANNING COMMISSION
Thursday, November 19, 2026

NOTICE is hereby given that the Eastern Summit County Planning Commission will meet electronically, via Zoom, and at the anchor location of
Summit County Courthouse, Council Chambers
60 North Main Street, Coalville, Utah 84017
(All times listed are general in nature, and are subject to change by the Board Chair)

You may attend in person or Join Zoom webinar:
https://summitcountyut.zoom.us/j/99249026124 OR
To listen by phone only: Dial 1-301-715-8592,
or 1-253-215-8782, Webinar ID: 992 4902 6124

6:00 P.M. Regular Session

1. Public comment for items not on the agenda or pending applications.
2. Public Hearing, Possible Recommendation to the Summit County Council for amendments to the Eastern Summit County General Plan Chapters 1-10 and the Future Land Use Map. Legislative Item. Ray Milliner, Principal Planner, Mustapha Osman, AICP, County Planner.
   East Side PC Public Hearing November 19, 2026 Staff Report.pdf
   ESC General Plan Draft 11.19 Updated.pdf

Commission Items

Director Items

Adjourn

To view staff reports available at the end of the Friday before the meeting please visit www.summitcountyutah.gov.

Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department at (435) 336-3123.

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To: Eastern Summit County Planning Commission
From: Ray Milliner, Mustapha Osman
Date of Meeting: November 19, 2026
Type of Item: General Plan Amendment – Public Hearing
Process: Legislative

Project
Over the past several months, the Eastern Summit County Planning Commission has conducted work sessions to review the proposed Eastern Summit County General Plan. During those work sessions, the Commission provided direction regarding revisions to the Plan's goals, policies, and other provisions, as well as changes to the proposed Future Land Use Map.

Staff has incorporated the Commission's direction into the current draft of the General Plan and Future Land Use Map. The purpose of this meeting is to receive public comment, review the proposed amendments, and consider forwarding a recommendation to the County Council.

Context
The Eastern Summit County General Plan provides a long-term framework for growth and development within the Planning Area. This update reflects changes in population, development patterns, transportation, housing, and water resources since the existing Plan was adopted.

The plan was developed with input from County Staff, the Planning Commission, and the community. The Our Summit visioning process and later public engagement identified priorities including open space, community character, trails and recreation, housing options, transportation, and access to local services.

Summary of Revisions

On November 5, 2026, the Commission conducted a public hearing in Kamas and received public comment on the proposed General Plan and Future Land Use Map. Based on the comments received, staff made the following revisions:

- **Upton, Marion and Woodland**: Removed proposed Mixed-Use areas from the Future Land Use Map and revised Policy 2.7 to reflect these changes.
- **Peoa**: Reduced the proposed Mixed-Use area to include only the historic commercial area.
- **Future Land Use Map Designations**: Revised the definitions of "Medium Density" and "Low Density" to "Agriculture/Medium Density" and "Agriculture/Low Density."
- **Weber River Corridor**: Expanded the Priority Open Space Preservation area on Future Land Use Map to include more of the Weber River Corridor between Oakley and Peoa.

Review
Section 11-5-1 of the Eastern Summit County Development Code addresses the process for amending the General Plan. Utah Code Section 17-27a-403 also requires the Planning Commission to review the proposed comprehensive general plan and provide a recommendation to the County Council.

The proposed amendments provide long-term policy direction for growth and development in Eastern Summit County. They address land use, housing, transportation, infrastructure, water resources, open space, community character, recreation, and access to services.

The amendments do not approve development of any specific property or replace the requirements of the Development Code. Instead, they provide direction for future land use decisions, County regulations, infrastructure planning, and public investment. Future development will remain subject to applicable County regulations and review.

Recommendation
Staff recommend that the Eastern Summit County Planning Commission forward a positive recommendation to the County Council on the proposed amendments to Chapters 1-10 of the Eastern Summit County General Plan and the Future Land Use Map.

Findings of Fact
1. The Eastern Summit County General Plan provides long-term direction for growth and development within the Eastern Summit County Planning District.
2. Eastern Summit County has experienced changes in population, development patterns, transportation needs, housing, water resources, and community priorities since the existing General Plan was adopted.
3. The General Plan update was developed with input from County Staff, the Planning Commission and community members.
4. The Our Summit visioning process and subsequent public engagement identified community priorities, including open space, community character, trails and recreation, housing options, transportation, and access to local services.
5. The proposed amendments provide a framework for future land use decisions, infrastructure planning, public investment, and the management of growth throughout the Eastern Summit County Planning Area.

6. The proposed amendments do not approve development of any specific property or change the zoning or permitted uses of individual properties.
7. The Planning Commission received public comment on the proposed amendments and staff incorporated revisions based on comments and directions received.

Conclusions of Law

1. The proposed amendments have been reviewed through the process established by the Eastern Summit County Development Code and applicable state requirements.
2. The proposed amendments provide an updated policy framework for guiding future growth and development in Eastern Summit County.
3. The proposed amendments address community priorities and provide direction for future land use, infrastructure, housing, transportation, water resources, open spaces, and community character.

Exhibits

A. Proposed Ordinance with Chapters 1 through 10 of the Eastern Summit County General Plan and the updated Future Land Use Map.

SUMMIT COUNTY, UTAH
ORDINANCE NO. _____
AMENDING CHAPTERS 1 THROUGH 10 OF THE EASTERN SUMMIT COUNTY GENERAL PLAN AND ADOPTING A FUTURE LAND USE MAP

PREAMBLE

WHEREAS Section 11-5-1 of the Eastern Summit County Development Code establishes a process for amending the General Plan, including review and recommendation by the Planning Commission and final action by the County Council; and

WHEREAS the Eastern Summit County General Plan supports sustainable land use planning, predictable development standards, and clear land use administration; and

WHEREAS Eastern Summit County has experienced significant changes in population, development patterns, transportation needs, housing, water resources, and community priorities since adoption of the existing General Plan; and

WHEREAS the County prepared the updated General Plan through a planning process involving County staff, the Eastern Summit County Planning Commission, the Our Summit community visioning process, and subsequent public engagement, which identified priorities including open space, community character, trails and recreation, housing options, transportation, and access to local services; and

WHEREAS the updated General Plan and Future Land Use Map are intended to guide future land use and development decisions, inform infrastructure and public investment, and provide a consistent framework for addressing continued growth in Eastern Summit County; and

WHEREAS the proposed amendment updates Chapters 1 through 10 of the Eastern Summit County General Plan and the Future Land Use Map, as set forth in Exhibit A; and

WHEREAS the Eastern Summit County Planning Commission held public hearings on September 3, November 5, and November 19, of 2026, regarding the proposed General Plan amendment; and

WHEREAS on _____, 2026, the Eastern Summit County Planning Commission forwarded a positive recommendation to the Summit County Council; and

WHEREAS the Summit County Council held a public hearing on _____, 2026, regarding the proposed General Plan amendment.

NOW, THEREFORE, the County Council of Summit County, State of Utah, hereby ordains as follows:

Section 1. EASTERN SUMMIT COUNTY GENERAL PLAN. Chapters 1 through 10 of the Eastern Summit County General Plan and the updated Future Land Use Map are hereby adopted as set forth in Exhibit A.

Section 2. Effective Date. This Ordinance shall take effect immediately after publication.

Enacted this ___ day of _____, 2026.

ATTEST:

_____
Malena Stevens
Summit County Clerk

APPROVED AS TO FORM

_____
David L. Thomas
Chief Civil Deputy

SUMMIT COUNTY COUNCIL

_____
Canice Harte
Chair

VOTING OF COUNTY COUNCIL:

Councilmember Mckenna	_____
Councilmember Robinson	_____
Councilmember Harte	_____
Councilmember Armstrong	_____
Councilmember Hanson	_____


EASTERN SUMMIT COUNTY
GENERAL PLAN
2026
DRAFT

ACKNOWLEDGEMENTS

COUNTY COUNCIL

PLANNING COMMISSION

PLANNING STAFF

ADVISORY COMMITTEE

COUNTY STAFF

Thank you to Summit County staff for your collaboration, technical expertise, and commitment to developing a General Plan that serves the Eastern Summit community.

EASTERN SUMMIT COUNTY RESIDENTS

Thank you to all who shared their time, experiences, and ideas throughout the General Plan process. Your participation through Our Summit Vision and Strategic Plan (Our Summit), surveys, public meetings, and, open houses helped shape the vision, goals, and priorities that will guide the future of our community.

TABLE OF CONTENTS

Introduction and Vision	1
Land Use	6
Future Land Use Map	11
Housing	13
Transportation	19
Economic Development	25
Natural & Cultural Resources	31
Open Space	37
Community Health & Recreation	43
Sustainable Development, Water Use & Agriculture	49
Public Facilities & Services	59

01

INTRODUCTION

Understanding Eastern Summit County and the purpose of the General Plan.



IN THIS CHAPTER

ABOUT THE PLAN
HOW TO USE THE PLAN
HISTORY OF EASTERN SUMMIT
DEMOGRAPHICS
COMMUNITY ENGAGEME

WHAT IS A GENERAL PLAN

A general plan is a long-range plan for the physical development of a community. General plans in Utah are authorized and required by the Land Use Development and Management Act (LUDMA) located in Utah State Code, Titles 10 and 17. Section 17-79-401 of the Utah Code requires counties to prepare and adopt a comprehensive, long-range general plan addressing present and future needs and the growth and development of unincorporated areas. The general plan should also be flexible to account for future changes unforeseen at the time of its creation.



COMMUNITY VISION

Documents the community's vision for the future



ROADMAP FOR THE FUTURE

Establishes a road map for development and conservation



GOALS & POLICIES IN ACTION

Contains goals and policies upon which land use decisions will be made



CONSISTENT & INFORMED DECISIONS

Ensures that future decisions are consistent with the community's vision

The Eastern Summit County General Plan (General Plan) is an advisory, non-binding document. County decision makers use the Plan to guide land use planning decisions, direct and coordinate efficient and orderly development based on analysis of the present and future needs of the County, and to promote the vision and goals of the County.

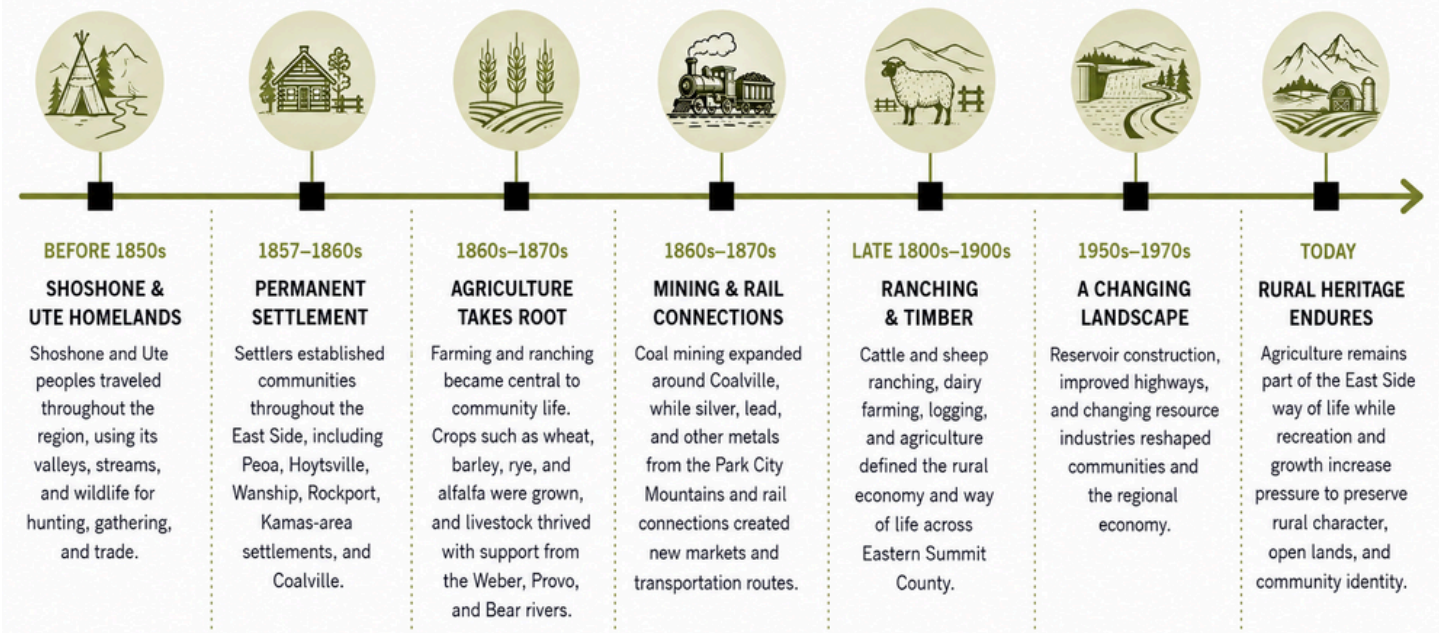
THE PLANNING AREA

The Eastern Summit County (East Side) encompasses the unincorporated areas of Eastern Summit County. The area is characterized by its rural communities, agricultural landscapes, water resources, and strong connection to the surrounding natural environment. Long before permanent settlement, the East Side supported seasonal travel, hunting, gathering, and trade by the Shoshone and Ute peoples, establishing a long-standing relationship between people and the land.



HISTORY OF EASTERN SUMMIT COUNTY

From Indigenous use and early settlement to agriculture, mining, transportation, and recreation, Eastern Summit County's history continues to shape its rural communities and landscapes today.



BEFORE 1850s

SHOSHONE & UTE HOMELANDS

Shoshone and Ute peoples traveled throughout the region, using its valleys, streams, and wildlife for hunting, gathering, and trade.

1857–1860s

PERMANENT SETTLEMENT

Settlers established communities throughout the East Side, including Peoa, Hoytsville, Wanship, Rockport, Kamas-area settlements, and Coalville.

1860s–1870s

AGRICULTURE TAKES ROOT

Farming and ranching became central to community life. Crops such as wheat, barley, rye, and alfalfa were grown, and livestock thrived with support from the Weber, Provo, and Bear rivers.

1860s–1870s

MINING & RAIL CONNECTIONS

Coal mining expanded around Coalville, while silver, lead, and other metals from the Park City Mountains and rail connections created new markets and transportation routes.

LATE 1800s–1900s

RANCHING & TIMBER

Cattle and sheep ranching, dairy farming, logging, and agriculture defined the rural economy and way of life across Eastern Summit County.

1950s–1970s

A CHANGING LANDSCAPE

Reservoir construction, improved highways, and changing resource industries reshaped communities and the regional economy.

TODAY

RURAL HERITAGE ENDURES

Agriculture remains part of the East Side way of life while recreation and growth increase pressure to preserve rural character, open lands, and community identity.

HOW TO USE THE PLAN

This General Plan is a long range guide for Eastern Summit County. It is organized to help the community understand the issues we face, the outcomes we seek, and the actions we can take together.

HOW EACH CHAPTER WORKS

Each chapter is based on a specific element and uses a clear framework to guide decisions and actions

GOAL
A broad statement of the desired future outcome.

OBJECTIVE
A specific target that helps achieve the goal.

POLICY
A guiding principle that directs County decisions.

STRATEGY
A specific action used to implement the policy.

PLAN ORGANIZATION

INTRODUCTION
Purpose, planning, how the plan was created

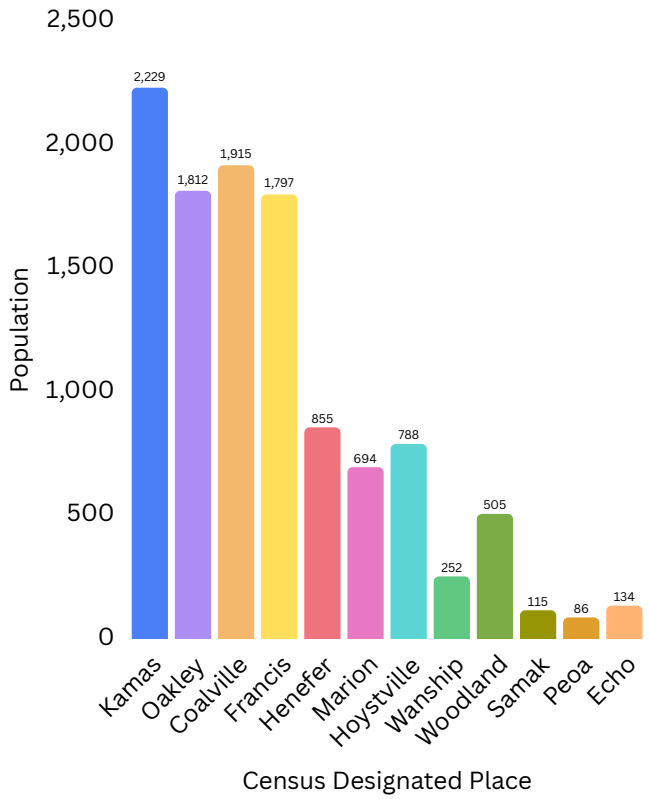
- Land Use
- Housing
- Transportation
- Economic Dev't
- Natural & Cultural Resource
- Open Space
- Community Health & Recreation
- Sustainable Dev't & Water Use
- Public Facilities & Services

DEMOGRAPHICS

Eastern Summit County is characterized by small, family-oriented communities, relatively high rates of homeownership, and a population that continues to grow. Kamas Valley serves as the primary population center, while Coalville, Oakley, Henefer, and the East Side's smaller rural communities maintain distinct identities and development patterns.

POPULATION CHARACTERISTICS

Eastern Summit County's population is distributed across a network of small cities, towns, and rural communities.

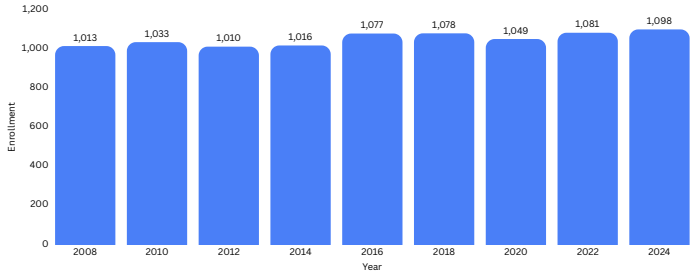


Source: U.S. Census Bureau. ACS 2023 5- Year Estimates

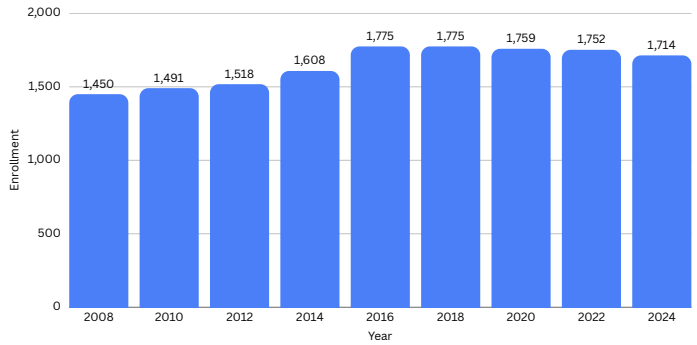
SCHOOL ENROLLMENT TRENDS

School enrollment provides another indicator of demographic change in Eastern Summit County. Between 2008 and 2024, enrollment increased in both the North Summit and South Summit school districts, although the pace and pattern of growth differed between the two districts.

NORTH SUMMIT



SOUTH SUMMIT



Source: Utah State Board of Education School Enrollment Estimates

COMMUNITY ENGAGEMENT

Summit County underwent a year-long process to build consensus around a vision for the future of Summit County as a whole. A consultant was hired to engage community members on a variety of topics and to prepare strategies that could aid in achieving the vision. This plan is called *Our Summit* Vision *and Strategic Plan (Our Summit)*. The resulting vision statement, as adopted by the Summit County Council, is as follows:



In addition to the vision statement, *Our Summit* identified five objectives based on the community values that emerged from the visioning, which include the following:

- Manage Natural Resources
- Promote Healthy Living
- Preserve Unique Identities
- Create Inclusive Communities
- Grow Responsibly



One of the next steps following the completion of *Our Summit* was to update the General Plan. Building off *Our Summit*, Summit County entered an engagement period for the General Plan, which sought to refine themes and expand upon strategies that can help achieve the County-wide vision. Where possible, the General Plan engagement continued to use the five objectives from the visioning for consistency and ease in digging deeper into specific topics. The Summit County Health Department was simultaneously conducting the quinquennial Community Health Assessment, and shared relevant data points to the Planning Department to inform the General Plan. Park City Municipal was simultaneously updating its general plan. Summit County and Park City shared relevant data to better align the general plans. The feedback collected from *Our Summit* and the General Plan-specific engagement opportunities have been considered in the policies and strategies within this document. Detailed summaries of County-initiated engagement responses.

WHAT WE HEARD

Community engagement conducted through the Our Summit Vision and Strategic Plan and Eastern Summit County outreach identified several consistent themes and priorities that shaped this General Plan.

NORTH SUMMIT PRIORITIES

1. LOCAL RETAIL & SERVICES
2. COMMUNITY CHARACTER
3. EXPANDED HOUSING OPTIONS

SOUTH SUMMIT PRIORITIES

1. COMMUNITY CHARACTER
2. EXPANDED HOUSING OPTIONS
3. TRANSPORTATION CONNECTION

KEY THEMES INFORMING THE GENERAL PLAN

The following themes emerged consistently across engagement efforts and directly inform the goals and policies contained in this plan.

RURAL CHARACTER & COMMUNITY IDENTITY
Preserve the East Side's rural lifestyle, small-town character, agricultural heritage, and open landscapes.

OPEN SPACE, AGRICULTURE & NATURAL RESOURCES
Protect working lands, open space, wildlife habitat, water resources, and environmentally sensitive areas.

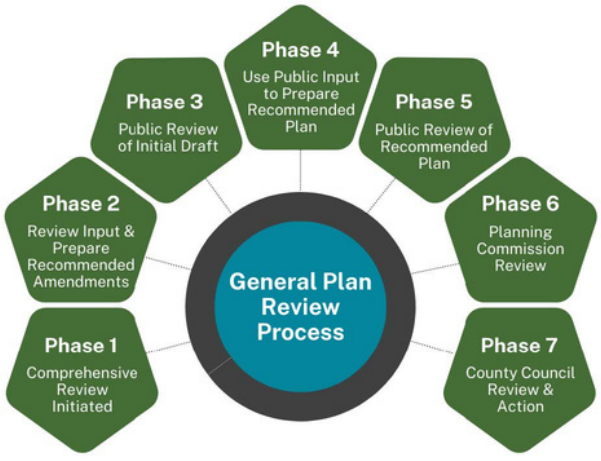
WATER & RESOURCE SUSTAINABILITY
Coordinate land use with water availability while supporting conservation and watershed protection.

HOUSING & COMMUNITY STABILITY
Support housing opportunities that meet local needs while remaining compatible with rural character.

THOUGHTFUL GROWTH
Direct growth to appropriate locations while maintaining rural development patterns outside community areas.

TRANSPORTATION & CONNECTIVITY
Improve safety and connectivity while coordinating future growth with transportation planning.

LOCAL ECONOMIC VITALITY
Support small businesses, agriculture, recreation, tourism, and other locally focused economic opportunities.



The General Plan review process consists of seven phases designed to ensure a comprehensive evaluation of the County's long-term planning goals, policies, and priorities. The process begins with initiating a comprehensive review of the existing General Plan, followed by evaluating community input, existing conditions, and preparing recommended amendments. An initial draft is then made available for public review, allowing residents, property owners, and other stakeholders to provide feedback. Public input is considered and incorporated, as appropriate, into a revised recommended Plan, which undergoes an additional public review before being presented to the Planning Commission for review and recommendation. The process concludes with the County Council's review and final action. Throughout these phases, community participation and stakeholder input help ensure that the General Plan reflects the County's long-term vision, priorities, and evolving needs.

02

LAND USE

Preserving small town rural character and guiding rural growth.



IN THIS CHAPTER

- EXISTING CONDITION
- GOAL
- OBJECTIVE
- POLICY & STRATEGY
- FUTURE LAND USE MAP

INTRODUCTION

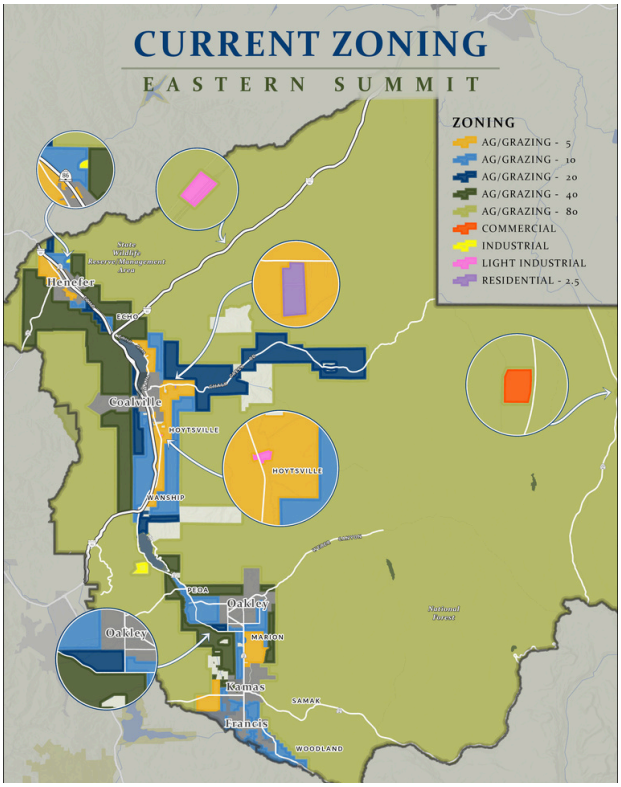
Eastern Summit County places a high value on the long-term stewardship of open lands, agricultural resources, water systems, and its small-town rural character. Preserving visible open landscapes, maintaining separation between communities, and sustaining the scale and identity of existing towns are central to the community's vision for the future. While agriculture remains an important part of the County's heritage and landscape, community discussions reflect a broader commitment to protecting open and undeveloped lands as defining features of the East Side.

The broader regional context, existing conditions, and community engagement findings that inform the Land Use Element are described in Chapter 1. This Chapter builds upon that foundation by translating community values and planning priorities into land use goals, objectives, and policies. Land use policies within this chapter are intended to guide growth in a manner that reinforces community identity.

EXISTING CONDITIONS

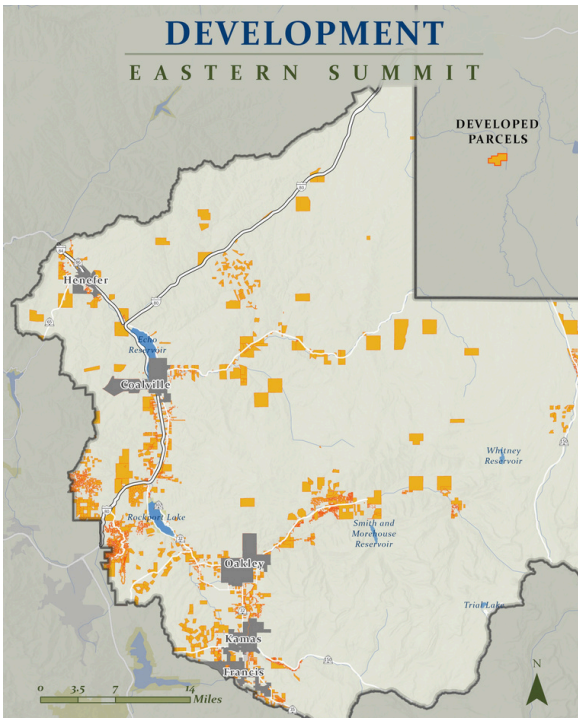
EXISTING ZONES

In accordance with the requirements of the Utah Code, Eastern Summit County is divided into eleven (11) zoning districts.



DEVELOPED AREAS IN EASTERN SUMMIT COUNTY

Developed areas in Eastern Summit County reflect the existing pattern of development and settlement throughout the area. For purposes of this general plan, developed areas are identified as parcels with $30,000 or more in market value improvements, based on Summit County Assessor data.





GOALS, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Preserve Eastern Summit County's small town rural character, agricultural heritage, open landscapes, and natural systems by directing growth to appropriate locations, supporting viable communities and working lands, and ensuring development aligns with available infrastructure, water resources, and long-term sustainability.

OBJECTIVE A: Guide Growth to maintain the small town rural character and identity.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
2.1	Direct higher intensity development toward existing community areas and locations with access to infrastructure and services. **Strategy 2.1.1**: Designate and map growth areas within community centers where infrastructure capacity supports additional development. **Strategy 2.1.2**: Maintain open space buffers and visible landscape separation between established towns and community planning areas. **Strategy 2.1.3**: Target 80% or more of future housing within existing communities and designated growth areas.
2.2	Encourage development patterns that reduce land use conflicts between residential, agricultural, commercial and industrial uses. **Strategy 2.2.1**: Strengthen critical lands regulations in the Development Code. **Strategy 2.2.2**: Require transitional design standards adjacent to agricultural and open land areas.
2.3	Promote compact and appropriately scaled development that preserves open space and maintains rural landscape patterns. **Strategy 2.3.1**: Adopt zoning tools that allow neighborhood scale commercial and service uses. **Strategy 2.3.2**: Encourage clustering and conservation subdivision design that permanently preserves permanent open space.
2.4	Promote community-based planning by preparing master plans for designated community planning areas. **Strategy 2.4.1**: Prioritize master planning for identified community hubs. **Strategy 2.4.2**: Incorporate open space networks, trail connectivity, and water resource protection strategies into community master plans.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE B: Ensure development is supported by sustainable infrastructure and public services.	
2.5	Coordinate land use decisions with the availability and capacity of transportation, utilities and emergency services. **Strategy 2.5.1**: Require infrastructure and service adequacy review for development proposals. **Strategy 2.5.2**: Establish development phasing requirements tied to infrastructure and water capacity thresholds.
2.6	Promote fiscally responsible growth patterns that minimize long-term public service and infrastructure costs. **Strategy 2.6.1**: Coordinate with utility and service providers during development review. **Strategy 2.6.2**: Consider the fiscal implications of large-scale development proposals, including infrastructure needs, public service demands, funding responsibilities, and long-term maintenance costs, to support informed growth decisions and long-term fiscal sustainability.
OBJECTIVE C: Support Agricultural viability and preservation of working lands.	
2.7	Protect agricultural lands and open space through conservation tools, and voluntary partnerships. **Strategy 2.7.1**: Support conservation easement programs and partnerships with land trusts. **Strategy 2.7.2**: Increase allowed density in existing unincorporated community hubs as identified in this document (Echo, Wanship, and Hoystville). **Strategy 2.7.3**: Amend the zoning map and land use table to allow commercial uses/services in areas where people live and work.
2.8	Limit development patterns that fragment prime agricultural lands or interfere with ongoing agricultural operations. **Strategy 2.8.1**: Consider agricultural impact assessments for development near active agricultural operations. **Strategy 2.8.2**: Establish minimum open space or conservation areas in agricultural zones.
2.9	Encourage economic diversification and long-term viability of agricultural operations. **Strategy 2.9.1**: Support agritourism, value added agricultural uses, and local food systems.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

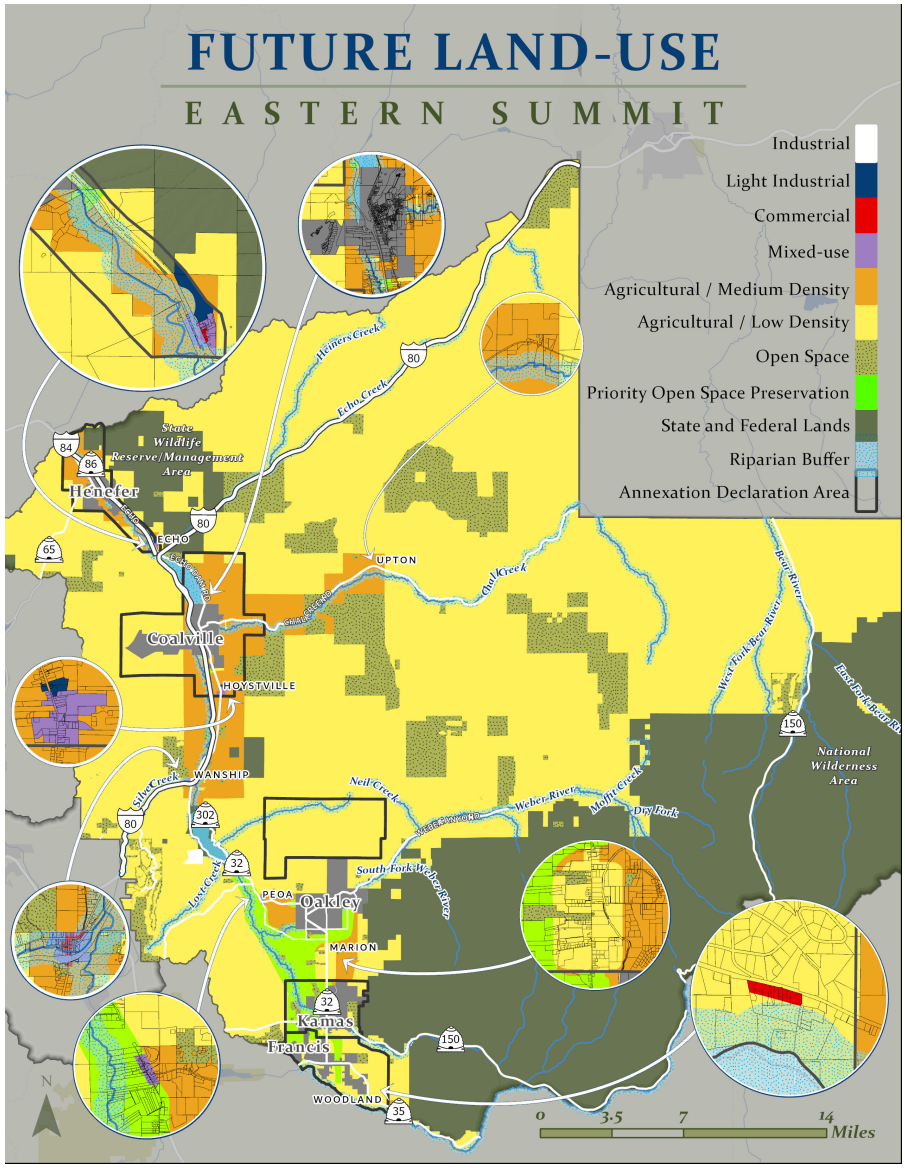
OBJECTIVE D: Protect natural resources and Critical Lands.	
2.10	Protect critical environmental features including wetlands, riparian corridors, watersheds, wildlife habitats and groundwater recharge areas. **Strategy 2.10.1**: Update Critical Lands regulations. **Strategy 2.10.2**: Implement habitat restoration and invasive species management.
2.11	Minimize environmental impacts associated with development through site design, clustering, and land conservation techniques. **Strategy 2.11.1**: Coordinate watershed protection standards with the Water Element and Development Code. **Strategy 2.11.2**: Require permanent protection of sensitive lands through conservation easements or dedications. **Strategy 2.11.3:** Encourage clustered development and conservation design that maintains large, contiguous agricultural areas, provided that clustering is not used to justify high-density, large scale residential projects that are incompatible with the surrounding rural context.
2.12	Promote responsible water use and long-term watershed health. **Strategy 2.12.1**: Encourage water efficient landscaping and building practices. **Strategy 2.12.2**: Coordinate land use approvals with verified long-term water supply and watershed analysis.
OBJECTIVE E: Support stable, livable rural communities.	
2.13	Encourage housing opportunities that support local workforce populations and allow residents to remain in their communities.
2.14	Promote community design that supports walkability, local services, recreation, and gathering spaces consistent with rural character. **Strategy 2.14.1**: Coordinate with recreation districts to develop trails and community recreation connections. **Strategy 2.14.2**: Incorporate trail easements and open space connectivity into new development approvals. **Strategy 2.14.3:** Promote the creation of public gathering spaces in both private and public developments.
2.15	Protect historic and cultural resources that contribute to community identity. **Strategy 2.15.1**: Consider design guidelines for historic and culturally significant areas.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE F: Integrate hazard mitigation and long-term resilience into land use planning.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
2.16	Limit development in areas with significant natural hazard risk including floodplains, wildfire hazard areas, and unstable slopes. **Strategy 2.16.1**: Update steep slope, ridgeline regulations.
2.17	Encourage land management practices that reduce wildfire risk and protect watershed health. **Strategy 2.17.1**: Support defensible space standards, forest health programs, and fire-wise landscaping practices.
2.18	Promote design and landscaping practices that improve drought resilience and stormwater management. **Strategy 2.18.1**: Create landscaping regulations in the Development Code.

FUTURE LAND USE MAP

The Future Land Use Map illustrates the long-term vision for how land in Eastern Summit County is intended to be used and developed over the life of this General Plan. It reflects community values, environmental constraints, and policy direction by identifying where growth should be focused, where existing development patterns should be maintained, and where sensitive lands should be preserved.



Industrial: These are areas identified as industrial on the current zoning map.
Light Industrial: These are areas identified as light industrial on the current zoning map.
Commercial: These areas are already existing commercial areas on the current zoning map.
Mixed-Use: Areas within a ¼-mile buffer of key nodes in the village overlay zone areas intended to support a mix of residential, commercial, institutional, and recreational uses in a walkable environment.
Agricultural/Medium Density: Areas intended primarily for agricultural uses. Density generally ranges from one dwelling unit per 5 up to 10 acres.
Agricultural/Low Density: Areas intended primarily for agricultural uses. Density generally ranges from one dwelling unit per 20 up to 80 acres.
Open Space: Land intended to remain undeveloped in order to preserve natural resources and critical lands.
Priority Open Space Preservation: Areas identified for long-term preservation. These areas may also help maintain separation between towns, preserve the small town rural character, and limit sprawl.
State and Federal Lands: Lands owned and managed by state or federal agencies.
Annexation Declaration Area: Areas identified within Municipal Annexation Declaration Areas.
Riparian Buffer: 1000 ft on each side of a major river intended to protect water quality, wildlife habitat, floodplain functions, and the natural character of river corridors in Eastern Summit County.

03

HOUSING

Creating opportunities to live, work, and belong.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | IMPLEMENTATION MEASURES

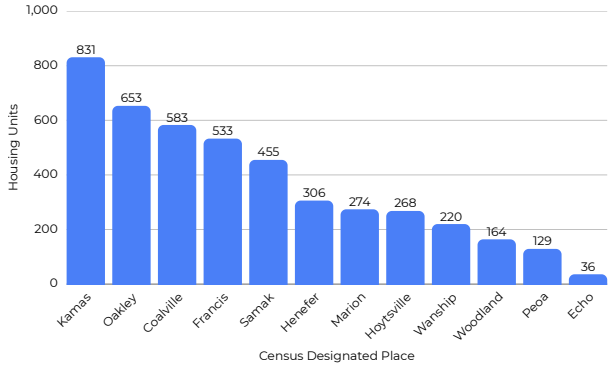
INTRODUCTION

The Housing Element is an integral component of the General Plan intended to provide safe, attainable, and varied housing options. It is critical for long-term economic and community health. This Element guides future plans for developing and redeveloping areas to include new housing. Inadequate new housing development and rising costs has forced many out of the community and has created a barrier to entry for new members of the workforce.

EXISTING CONDITIONS

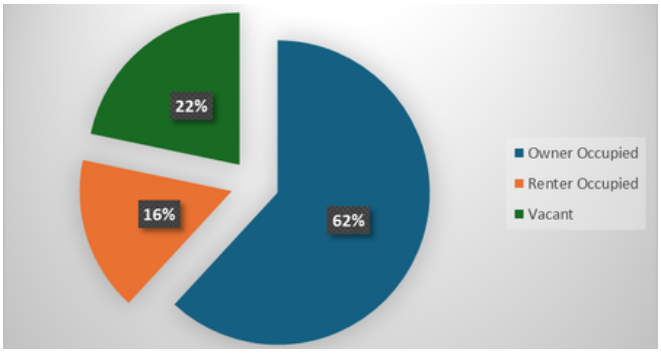
HOUSING UNIT TYPE

Per the Community Profile from Summit County Economic Development and Housing Department community profile for each census designated place in Eastern Summit County, there are about 4,452 housing units in Eastern Summit County.



HOUSING TENURE

Per the Community Profiles prepared by the Summit County Economic Development and Housing Department for each census-designated place in Eastern Summit County, approximately 61.8% of housing units are owner-occupied, 16.4% are renter-occupied, and 21.7% are vacant.



MODERATE INCOME HOUSING

Moderate-income housing is a multifaceted challenge for Summit County. The issue extends beyond the availability of housing and is closely connected to several broader community concerns. These include extremely high median housing costs, traffic congestion, and longstanding transportation challenges. Housing affordability also affects the availability of local workers and creates challenges for businesses seeking to attract and retain employees.

Other concerns include declining community diversity, fewer full-time residents with long-term and generational ties to the County, and increasing development pressures on natural resources. These pressures raise concerns about the long-term sustainability of air, land, and water resources. At the same time, the County seeks to manage growth while preserving open space, agricultural lands, and its cultural heritage. Collectively, these issues are referred to as the "Critical Concerns."

Addressing housing needs requires more than simply increasing the housing supply. Housing strategies should consider who needs housing, where it can be appropriately located, access to employment and services, infrastructure and water availability, and potential impacts on rural communities, agricultural lands, and natural resources.

Moderate-income housing is defined as: "Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located."

The critical questions of each Moderate-Income Housing Assessment should include: for whom, ideal location(s), transit and transportation access, trails access, and access to services to reduce commuting and car trips, as well as an assessment of the state of each of the critical concerns.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 1: Provide moderate-income housing opportunities that address the moderate-income housing needs identified in the Moderate-Income Housing Assessment, as updated in accordance with the Introduction of this Chapter.

Due to already aggressive market rate housing growth pressures, it is essential that moderate-income housing does not come as a trade-off for additional market rate housing that may ultimately increase the moderate-income housing deficit due to the additional impacts created by the market rate housing and coincident infrastructure, services, and other needs that generate requirements for additional workforce. The primary goal should be meaningful reductions in existing deficits identified in the Moderate-Income Housing Assessment.

GOAL 2: Promote a mix of housing types and availability.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
3.1	Periodically review and update the Housing Needs Assessment (technical appendix) to ensure that housing needs are identified as they change over time.
3.2	Consider mechanisms to provide a realistic opportunity to meet estimated housing needs within Eastern Summit County, including a variety of housing types and affordability thresholds.
3.3	Incorporate the definition of “Middle Income Housing” in the Eastern Summit County Development Code and other County policy documents.
3.4	Examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG) to create moderate-income housing opportunities.
3.5	Encourage moderate income housing Development close to existing services and infrastructure.
3.6	Clarify the intention and Development standards for seasonal dwelling units in the Development Code.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
GOAL 3: Consider incentives such as fee-waivers and increased density to encourage private sector development of moderate-income housing.	
3.7	Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.
3.8	Identify and utilize County general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the County for the construction or rehabilitation of moderate-income housing (Utah Code § 17-27a- 403(2)(b)ii(D)). **Strategy 3.8.1**: Within two years of approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council shall amend the Development Code to make deed-restricted moderate-income units eligible for waivers from Building permit fees and Planning Department application fees. Ensure that the waivers apply only to moderate-income units and not to market rate units and/or lots in a development containing moderate-income units. **Strategy 3.8.2**: Annually review and amend, as necessary the Summit County Transportation Impact Fee waiver for moderate-income housing as set forth in Summit County Code, Title 9, Chapter 2C.
GOAL 4: Ensure that moderate-income housing is affordable for households earning 80% of the median income for Eastern Summit County, not the median income as affected by the Snyderville Basin and Park City. Residential development should primarily serve year-round residents and local workforce needs rather than destination resort or second-home demand.	
3.9	Staff has adopted this as part of the 5-year housing needs assessment, Summit County shall include calculations based on median household income for Eastern Summit County in addition to Area Median Family Income for Summit County as a whole.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
	GOAL 5: Demonstrate implementation of any other program or strategy to address the housing needs of residents of the County who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing (Utah Code § 17-27a-403(2)(b)ii(W)).
3.10	Create, allow for, or incentivize, Development of moderate-income housing integrated within existing market rate housing development in Eastern Summit County. **Strategy 3.10.1**: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council shall amend the Eastern Summit County Development Code to provide incentives for a developer who agrees to include moderate income housing units in a project. Incentives could include, but are not limited to, additional units as part of the Master Planned Development, Deed Restricted Open Space Land Calculation Process, or as a negotiated component of the Village Overlay process.
	GOAL 6: Reduce regulations related to Internal and/or detached Accessory Dwelling Units in residential Zones (Utah Code § 17-27a-403(2)(b)ii(E)).
3.11	Ensure regulations related to Internal or detached Accessory Dwelling Units in residential zones are reviewed and clarified to reduce barriers to development. **Strategy 3.11.1**: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Eastern Summit County Development Code to reduce regulations related to Accessory Dwelling Units. **Strategy 3.11.2**: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Eastern Summit County Development Code to make Accessory Dwelling Units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones. **Strategy 3.11.3**: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, begin to track ADUs approved through the Summit County Building Department.
3.12	Clarify Accessory Dwelling Unit regulations to ensure that fee waivers or other benefits apply only to deed-restricted long-term moderate-income housing units.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
GOAL 7: Implement Zoning incentives for moderate income units in new Developments (Utah Code § 17-27a-403(2)(b)ii(J)).	
3.13	Utilize the Village Overlay (VO) and Commercial (C) Zones to encourage moderate-income housing development. **Strategy 3.13.1**: Within two years of the approval of the Summit County Moderate-Income Housing Plan by the State of Utah, amend Eastern Summit County Development Code language in the Village Overlay (VO) and Commercial (C) zones to incentivize the creation of Moderate-Income Housing Units. Incentives may include: • increased building height. • expedited building permit reviews. • building permit and planning application fee waivers. **Strategy 3.13.2**: Within one year of approval of the Summit County Moderate Income-Housing Plan by the State of Utah, amend the Eastern Summit County Development Code to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.
GOAL 8: Demonstrate creation of, or participation in, a community land trust program for Moderate-Income Housing (Utah Code § 17- 27a-403(2)(b)ii(M)).	
3.14	Continue to provide support to local non-profit organizations in Summit County and explore new ways to participate in the development of Moderate-Income Housing. **Strategy 3.14.1**: Within two years of the approval of the Summit County Moderate-Income Housing Plan by the State of Utah, study and implement the creation of a Summit County Housing Authority. **Strategy 3.14.2**: Annually meet with local non-profit organizations that support the creation of and intend to ensure the long-term affordability of Moderate-Income Housing to establish ongoing cooperation and coordination and to maintain public/private partnerships. **Strategy 3.14.3**: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, establish a stakeholder committee comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor the progress of creating Moderate-Income Housing and to uncover shortfalls.

04

TRANSPORTATION

Connecting people and place through a safe and balanced transportation system.



IN THIS CHAPTER

EXISTING CONDITION | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

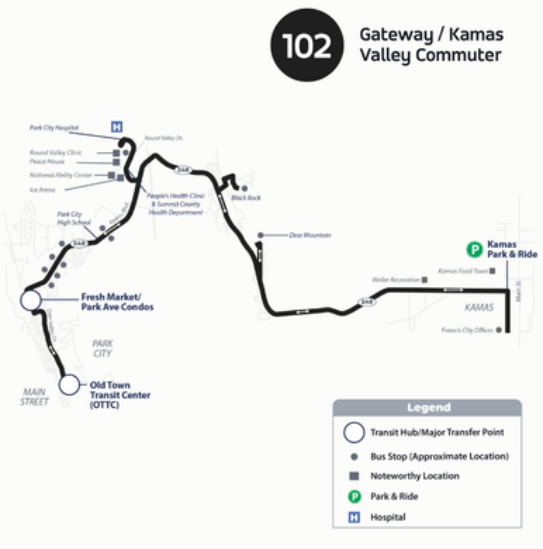
The Transportation and Connectivity Element establishes the framework for planning and maintaining a safe, efficient, and connected transportation system within . It provides policy direction for road, transit, bicycle and pedestrian facilities, and emerging mobility options to support the movement of people and goods while promoting community livability, environmental stewardship, and economic vitality.

This Element works in coordination with Summit County's Long-Range Transportation Plan and Active Transportation Plan. While those plans provide technical analysis, capital planning, and implementation guidance, this Element sets the overarching policy direction to ensure that transportation investments align with the land use vision and growth patterns identified in this General Plan. Integrating transportation and land use planning is essential to supporting a resilient and efficient system over time.

EXISTING CONDITIONS

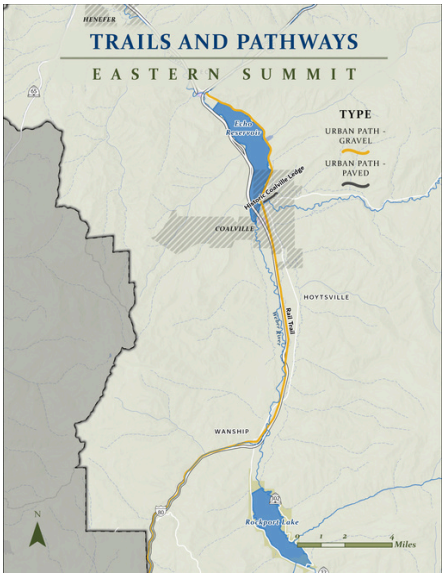
TRANSIT SERVICES

Transit service within the Eastern Summit County is provided by High Valley Transit, which operates fixed-route service and commuter connections linking Park City and Kamas. The gap in transit services for Eastern Summit County reflects the need for increased transit services to reduce single occupancy vehicle travel.

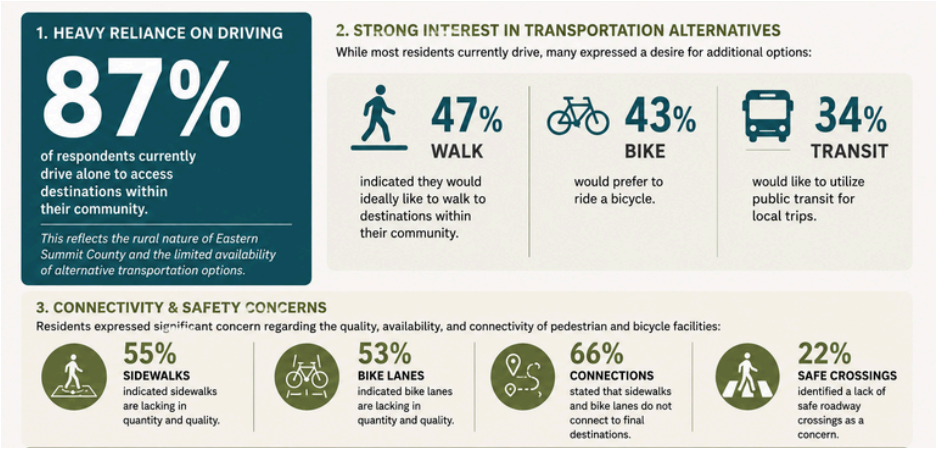


TRAILS AND PATHWAYS

Trails and pathways connect neighborhoods, parks, schools, commercial areas, and open spaces throughout Eastern Summit County. Continued coordination and investment will help close network gaps, improve safety and accessibility, and expand opportunities for walking, biking, and recreation.



WHAT WE HEARD ON TRANSPORTATION & CONNECTIVITY



Map of Major Roads and Levels of Service | Long Range Transportation Plan 2022-2050 | Summit County Active Transportation Plan

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Establish level of service expectations that are compatible with the County's ability to serve different areas of Eastern Summit County, especially the more remote areas.

OBJECTIVE A: Improve understanding of transportation service levels and infrastructure limitations among residents and decision-makers.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.1	Provide clear guidance regarding the levels of service that County and other service providers can reasonably deliver within each zone district or geographic area. **Strategy 4.1.1**: Develop accessible informational materials describing transportation service levels, maintenance standards, and infrastructure limitations in rural areas. **Strategy 4.1.2**: incorporate level-of-service discussions into development review and public outreach processes.
4.2	Coordinate with service providers to apply reasonable infrastructure guidelines during development review and to forecast transportation needs. **Strategy 4.2.1**: Establish interagency coordination procedures to review infrastructure capacity and long-term transportation impacts of development proposals. **Strategy 4.2.2**: Periodically review infrastructure guidelines to ensure alignment with fiscal realities and adopted transportation plans.

OBJECTIVE B: Identify methods and strategies to improve existing infrastructure and transportation options.

4.3	Prioritize maintenance and targeted improvements to existing County roads to enhance safety and functionality. **Strategy 4.3.1**: Identify County roads that may be upgraded to meet adopted standards as funding allows, while ensuring that upgrades in rural eastern areas remain context-sensitive and do not create unnecessarily wide, auto-oriented roadways. **Strategy 4.3.2**: Evaluate opportunities to incorporate pedestrian and bicycle lanes, shoulders, separated pathways, and safer crossings into roadway improvement projects where feasible. Roadway widening should be considered primarily where it advances bicycle, pedestrian, transit, emergency access, or safety objectives, rather than simply increasing vehicle travel lane capacity. **Strategy 4.3.3**: Prioritize safety improvements on existing rural roads using context-sensitive design treatments, including narrow travel lanes where appropriate, rural shoulders, traffic calming near community centers, drainage improvements, and active transportation facilities that fit the surrounding landscape.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
	OBJECTIVE B: Identify methods and strategies to improve existing infrastructure and transportation options.
4.4	Improve system usability and navigation for residents and visitors. **Strategy 4.4.1**: Develop and implement a coordinated County-wide wayfinding system for vehicular and non-vehicular travel. **Strategy 4.4.2**: Coordinate sign standards with municipalities and regional partners to ensure consistency.
	OBJECTIVE C: Create and implement transportation strategies that address current and future multimodal needs.
4.5	Align the Development Code with the goals and policies of the County's Long Range Transportation Plan, Active Transportation Plan, and the adopted SR-32 Corridor and City Centers Plan. **Strategy 4.5.1**: Conduct periodic reviews of the Transportation Master Plan to ensure it reflects current safety needs, infrastructure standards, and multimodal priorities. **Strategy 4.5.2**: Update Development Code provisions as necessary to support multimodal transportation and context-sensitive roadway design. **Strategy 4.5.3**: Use the adopted SR-32 Corridor and City Centers Plan to guide corridor access management, local circulation planning, intersection safety improvements, trail and pathway connections, and land use decisions affecting Oakley, Kamas, Francis, and the surrounding unincorporated areas.
4.6	Monitor and support expansion of public transit opportunities serving Eastern Summit County. **Strategy 4.6.1**: Coordinate with transit providers to evaluate potential service expansion to incorporated and unincorporated communities as funding and demand allow. **Strategy 4.6.2**: Identify potential transit-supportive locations within existing and future community centers. **Strategy 4.6.3:** Promote rural transit services that connect residents to employment centers, medical facilities, shopping, and other essential services, with particular consideration for workers, older adults, and residents with limited transportation options.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE D: Balance land use patterns and the transportation system to maintain service levels and enhance small-town character.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.7	Partner with appropriate regional agencies to pursue funding opportunities that expand transportation options and improve regional connectivity. **Strategy 4.7.1**: Collaborate with municipalities, regional agencies and non-government organizations to pursue grants for transit, active transportation, and roadway safety improvements. **Strategy 4.7.2**: Identify key multimodal connections that strengthen access to established communities and town centers.
4.8	Enhance rural small-town character through context-sensitive transportation design. **Strategy 4.8.1**: Encourage roadway designs that reflect rural scale, appropriate widths, and pedestrian-friendly features within community centers. Avoid urban-style roadway sections in rural areas unless necessary for safety, emergency access, or multimodal connectivity, and design improvements to maintain small-town and agricultural character. **Strategy 4.8.2**: Where new road connections are needed to improve local circulation, require alignments and design standards that minimize impacts on agricultural lands, open space, natural drainage patterns, and scenic views, and that avoid inducing strip development along rural corridors.
4.9	Support land use patterns that reinforce transit use and alternative transportation modes. **Strategy 4.9.1**: Coordinate with school districts to support Safe Routes to School initiatives. **Strategy 4.9.2**: Work with municipalities to plan and develop an interconnected trails network throughout Eastern Summit County.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE E: Identify possible future growth areas that have existing infrastructure and can leverage proximity to transportation and services.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.10	Encourage residential development within possible future growth areas to locate in proximity to existing or planned multimodal transportation networks. **Strategy 4.10.1**: Prioritize trail, sidewalk, bike path, and potential transit connections in identified growth areas.
4.11	Evaluate opportunities to improve east-west connectivity in North Summit and South Summit and to develop a connected network of appropriately scaled local and collector roads that can reduce pressure on SR-32 without encouraging high-speed through traffic or undermining rural community character. **Strategy 4.11.1**: Coordinate corridor studies with regional partners to assess feasibility, environmental impacts, fiscal impacts, multimodal benefits, and long-term system benefits. For the SR-32 corridor, use the adopted SR-32 Corridor and City Centers Plan as the starting point for identifying priority connections, access management strategies, intersection improvements, and trail or pathway improvements. **Strategy 4.11.2**: Identify and preserve future rights-of-way for local road connections that provide alternative routes between community centers, schools, neighborhoods, and employment areas, while limiting new roads that would primarily serve as high-speed bypasses or induce dispersed rural development. **Strategy 4.11.3**: Coordinate with UDOT, MAG, municipalities, property owners, and affected residents to evaluate a hierarchy of local street, collector, trail, and pathway connections that distribute trips more evenly and reduce dependence on SR-32 for short local trips.

05

ECONOMIC DEVELOPMENT

Supporting a resilient economy that strengthens our community.



IN THIS CHAPTER

EXISTING CONDITION
WHAT WE HEARD
GOAL
OBJECTIVE
POLICY & STRATEGY

INTRODUCTION

The Economic Development Element outlines policies and strategies to support a resilient and sustainable economy in Summit County while maintaining the small town rural character, natural landscapes, and community values that define the area. Rather than pursuing large-scale growth, this element focuses on strengthening existing communities, supporting local businesses and agriculture, and identifying economic opportunities that are compatible with the region's environment and lifestyle.

Looking forward, economic development efforts in Eastern Summit County will focus on supporting existing communities, strengthening agricultural viability, and exploring compatible opportunities such as recreation-based businesses and agritourism. Careful consideration of infrastructure, transportation, access, and environmental stewardship will be essential to ensure that future economic activity contributes positively to the long-term sustainability of the region.

EXISTING CONDITIONS

Summit County currently supports approximately 35,801 jobs, including employees counted in the Quarterly Census of Employment and Wages (QCEW), non-QCEW employees, and self-employed workers. When extended proprietors—individuals holding secondary jobs or side businesses—are included, the total number of jobs increases to approximately 53,547. This indicates that Summit County supports more jobs than resident workers, reflecting the county's role as a regional employment center.

According to projections from the Kem C. Gardner Policy Institute, Summit County is expected to add approximately 6,600 jobs over the next decade, or about 660 jobs per year. This growth will likely occur unevenly across the county, with most of the employment continuing to concentrate in established commercial and employment centers.

Compared to other areas of Summit County, Eastern Summit County has a relatively limited commercial base and fewer concentrated employment centers. Many residents commute to jobs in nearby municipalities, the Snyderville Basin, or adjacent counties. Existing commercial activity in the unincorporated county tends to occur near historic communities and established transportation corridors, including areas such as Wanship and Echo.

Today, Eastern Summit County increasingly serves as a recreational gateway to the Unita Mountains and surrounding public lands. Outdoor recreation, tourism, and agriculture-related activities contribute to the local economy and reflect the regions' natural assets and rural traditions. These trends present opportunities to support new economic activity while maintaining the landscapes and community character that residents value.

WHAT WE HEARD ON ECONOMIC DEVELOPMENT

Survey responses highlight a desire to focus on new growth in strategic locations. Residents support concentrating development near existing assets and exploring new economic opportunities that strengthen the local economy while maintaining the community's quality of life.

65% indicated incentivizing redevelopment in areas near public facilities, transit, trails, and existing services would be an appropriate or very appropriate economic development strategy.

65% indicated new housing should be located near existing commercial areas.

40% supported the redevelopment of commercial areas to incorporate additional housing.

34% indicated that Eastern Summit County's economy is not sufficiently diversified, suggesting interest in exploring new economic opportunities that can strengthen the local economy while maintaining the community's quality of life.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Support a resilient and diverse economy in Eastern Summit County by strengthening existing communities, supporting local businesses and agriculture, and encouraging economic opportunities that are compatible with Eastern Summit County's rural character and natural environment.

OBJECTIVE A: Support economic diversification by making strategic investments in infrastructure, focusing development in appropriate locations, and providing guidance for future employment areas that can serve local residents and businesses while maintaining rural community character.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
5.1	Prioritize strategic infrastructure improvements through the County's Capital Improvement Program that support existing communities, economic resilience, and long-term sustainability. **Strategy 5.1.1**: Coordinate infrastructure planning with transportation, housing, and land use planning to ensure investments support the County's long-term vision. **Strategy 5.1.2**: Evaluate infrastructure projects based on their ability to support existing communities, improve service efficiency, and encourage compatible economic activity.
5.2	Encourage economic development and redevelopment in appropriate locations, particularly in or near existing communities and historic commercial areas. **Strategy 5.2.1:** Identify underutilized or vacant commercial and mixed-use properties that may be suitable for reinvestment or adaptive reuse. **Strategy 5.2.2:** Support reinvestment and redevelopment in historic community centers such as Wanship, Echo, and other established areas where infrastructure and access already exist. **Strategy 5.2.3:** Consider where small-scale light industrial, service commercial, and contractor-related uses may be appropriate when they are compatible with nearby land uses, adequately screened or buffered, and supported by suitable access and infrastructure. **Strategy 5.2.4:** Use future land use and development review tools to help locate contractor yards, outdoor storage, and similar employment-supporting activities in places where potential impacts to residential areas, agriculture, scenic corridors, and sensitive resources can be minimized.
5.3	Promote a balanced mix of industries and employment opportunities that provide a range of wages and support a stable local economy, with emphasis on uses that are compatible with Eastern Summit County's rural character, infrastructure capacity, and natural resource values. **Strategy 5.3.1:** Support small businesses, agriculture-related enterprises, recreation-based businesses, and other industries that align with the area's character and natural assets. **Strategy 5.3.2:** Work with regional partners to monitor economic trends and identify emerging opportunities compatible with Eastern Summit County. **Strategy 5.3.3:** Ensure that future land use decisions and development standards carefully evaluate large-scale facilities with substantial energy, water, transportation, or infrastructure demands, and guide such uses away from areas where they would be inconsistent with rural character, public service capacity, or natural resource protection goals.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE B: Strengthen Eastern Summit County's competitive position within the regional economy while maintaining community character and quality of life.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
5.4	Support workforce housing opportunities that allow residents and employees to live within the communities where they work. **Strategy 5.4.1**: Educate residents and decision-makers about the benefits of a local workforce and the role workforce housing plays in economic stability. **Strategy 5.4.2**: Explore development code tools that support deed-restricted affordable and workforce housing in appropriate locations.
5.5	Plan for infrastructure improvements that support community needs and provide opportunities for compatible economic development. **Strategy 5.5.1**: Conduct periodic assessments to identify infrastructure gaps that may limit economic opportunities or community services. **Strategy 5.5.2**: Develop long-range infrastructure plans that consider sustainability, resilience, and the long-term needs of residents and businesses. **Strategy 5.5.3**: Establish clear prioritization criteria to guide funding decisions for infrastructure investments.
5.6	Support entrepreneurship and small business development within existing commercial and mixed-use areas by encouraging locally owned enterprises, trades, professional services, and other small businesses that contribute to Eastern Summit County's economic resilience and community vitality. **Strategy 5.6.1**: Explore opportunities to support small business incubators, shared workspaces, maker spaces, contractor support services, or similar programs that help local entrepreneurs start and grow businesses in settings that are compatible with surrounding land uses and available infrastructure. **Strategy 5.6.2**: Collaborate with local businesses, economic development organizations, and regional partners to provide mentorship, networking, and business development resources. **Strategy 5.6.3**: Seek partnerships and funding opportunities that can support entrepreneurship and small business development initiatives. **Strategy 5.6.4:** Encourage locally owned start-ups and small businesses by connecting entrepreneurs with business assistance resources, supporting flexible spaces, and identifying practical ways to help compatible business ideas take root in Eastern Summit County.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE C: Improve economic opportunity and workforce development for residents.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
5.7	Promote workforce development and training programs that help residents access higher-paying jobs and career opportunities. **Strategy 5.7.1**: Support programs that provide job training, workforce development, and small business support. **Strategy 5.7.2**: Work with regional partners to connect residents with educational and training opportunities.
5.8	Encourage partnerships with educational institutions and training organizations to expand workforce development opportunities. **Strategy 5.8.1**: Maintain and strengthen relationships with regional universities, including Utah State University, and other educational institutions. **Strategy 5.8.2**: Support programs that provide technical training, continuing education, and career development opportunities.
5.9	Support transportation options that improve access to employment centers and services. **Strategy 5.9.1**: Coordinate with regional transportation providers to improve mobility options for workers.
5.10	Support services that reduce barriers to employment for residents. **Strategy 5.10.1**: Coordinate with community organizations and employers to explore childcare and family support services that help residents participate in the workforce.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE D: Recognize that the long-term preservation of agricultural land depends on the economic viability of farming and ranching operations, and support opportunities that help agricultural producers remain financially sustainable.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
5.11	Support the continued viability of agricultural operations as an important component of Eastern Summit County's economy, culture, and landscape. **Strategy 5.11.1**: Encourage land use policies that allow agricultural operations to continue and adapt to changing economic conditions. **Strategy 5.11.2**: Promote programs and partnerships that support local agricultural producers and help sustain working lands.
5.12	Encourage agritourism opportunities that allow agricultural producers to diversify income while maintaining agricultural use of the land. **Strategy 5.12.1**: Support agritourism activities such as farm stands, farm tours, seasonal events, and agricultural education opportunities where appropriate. **Strategy 5.12.2**: Ensure that agritourism uses remain compatible with surrounding land uses and rural infrastructure capacity. **Strategy 5.12.3**: Work with local producers and community organizations to promote agritourism opportunities that highlight the area's agricultural heritage.
5.13	Promote agricultural and recreation-based economic activities that are compatible with the region's natural environment and rural character. **Strategy 5.13.1**: Encourage small-scale businesses that support outdoor recreation, local food systems, and tourism connected to the Uinta Mountains and surrounding public lands. **Strategy 5.13.2**: Coordinate with regional partners to identify opportunities that support both conservation and rural economic vitality.

06

NATURAL & CULTURAL RESOURCES

Protecting the landscapes and heritage that defines our community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

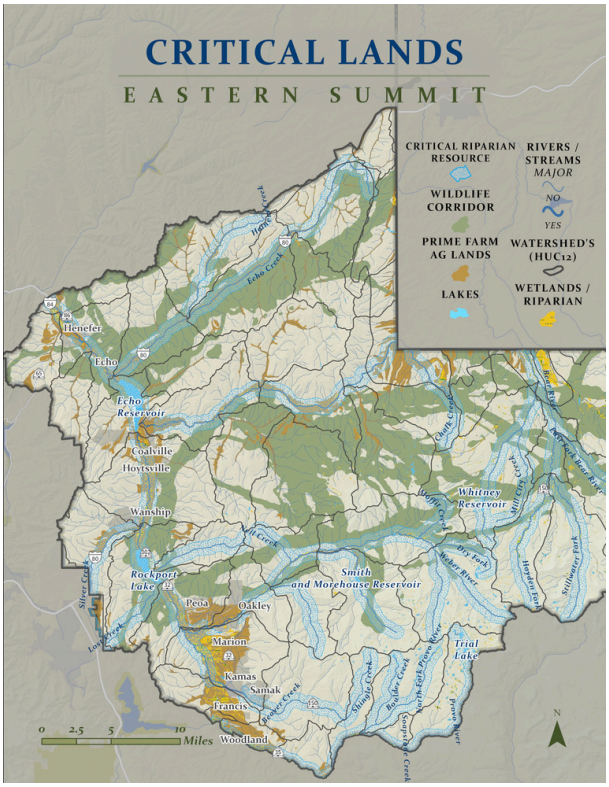
INTRODUCTION

The Natural and Cultural Resources Element provides guidance for protecting and enhancing the natural landscapes, cultural heritage, and community identity that define Eastern Summit County. The policies and strategies in this chapter support the conservation of open space, protection of environmental resources, and recognition of the cultural history that has shaped the region.

This Element works in coordination with the County's Resource Management Plan (RMP), which addresses public lands and resource management strategies as required by state law. While the RMP focuses primarily on federally managed lands and statutory resource coordination, this Element provides guidance for the protection and stewardship of natural and cultural resources within the context of local land use, development, and community planning.

EXISTING CONDITIONS

Eastern Summit County serves as a gateway to several significant natural and recreational areas, including Rockport State Park, Echo State Park, the Historic Union Pacific Rail Trail State Park, and the Uinta-Wasatch-Cache National Forest. These lands, combined with extensive agricultural open space, define the region's landscape and reinforce the small-town rural character valued by residents.



Large portions of the planning area are protected through federal, state, and local conservation efforts. Federally managed lands account for approximately 44% of the land area, while lands protected by the State of Utah account for approximately 2%. In addition, approximately 9% of land is preserved through conservation easements, many of which support ongoing agricultural operations or protect open space and recreational landscapes. Together, these lands limit development potential in some areas while helping maintain working lands, scenic viewsheds, and wildlife habitat.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Preserve and enhance Eastern Summit County's natural landscapes, agricultural heritage, open spaces, and cultural resources while supporting ecological resilience, rural character, and thoughtfully managed growth.

OBJECTIVE A: Preserve and recognize cultural heritage, historic resources, and evolving community identity.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
6.1	Coordinate with the Summit County Landmarks and Heritage Commission to identify, document, and preserve culturally significant sites, structures, and landscapes. **Strategy 6.1.1:** Develop partnerships with local historic organizations, municipalities, and community groups to support preservation and interpretation of cultural resources.
6.2	Maintain and periodically update an inventory of historic and cultural resources. **Strategy 6.2.1:** Coordinate with local historical organizations, municipalities, and property owners to identify and document historic and cultural resources. **Strategy 6.2.2:** Periodically update the County's historic and cultural resource inventory to reflect newly identified resources and changes to existing resources.
6.3	Support preservation of historic structures and sites through incentives, partnerships, and compatible land use regulations. **Strategy 6.3.1:** Encourage the rehabilitation and adaptive reuse of historic structures while maintaining their historic character. **Strategy 6.3.2:** Coordinate with preservation organizations, property owners, and local governments to identify preservation opportunities and potential funding sources.
6.4	Encourage cultural programming, public art, and community events that reflect the diversity and history of Eastern Summit County. **Strategy 6.4.1**: Reference and implement recommendations from the County's arts and cultural planning initiatives.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE B: Protect and sustain agricultural lands as a defining component of rural character, local economy, and landscape preservation.

6.5	Support land use patterns and development standards that maintain the long-term viability of agricultural operations.
6.6	Encourage clustering, conservation design, and other land use tools that preserve productive agricultural lands.
6.7	Promote agricultural innovation, sustainable practices, regenerative farming, and local food systems. **Strategy 6.7.1:** Support local farms and agricultural businesses through programs and partnerships that strengthen agricultural operations and long-term farm viability. **Strategy 6.7.2:** Encourage partnerships between local farmers, farmers' markets, restaurants, grocery stores, and other businesses to expand opportunities for locally grown food. **Strategy 6.7.3:** Encourage regenerative farming practices, soil health improvement, water conservation, and other sustainable agricultural methods. **Strategy 6.7.4:** Support opportunities for agricultural education, innovation, and knowledge-sharing among farmers, residents, and future generations.
6.8	Encourage agritourism and agriculture-compatible economic opportunities. **Strategy 6.8.1**: Work with state and federal partners to support agricultural sustainability programs and funding opportunities

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE C: Preserve open space and scenic landscapes in a manner that supports ecological function, rural character, and coordinated growth patterns.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
6.9	Ensure open space preservation efforts align with long-term land use patterns and identified growth areas. **Strategy 6.9.1**: Update open space prioritization maps and conservation criteria to reflect changing growth patterns and community values.
6.10	Require appropriate management and stewardship of conserved open space lands. **Strategy 6.10.1**: Encourage preparation of open space management plans for lands preserved through development approvals.
6.11	Support the development of a connected, region-wide trails system that links communities, open spaces, and recreational areas across Eastern Summit County. **Strategy 6.11.1**: Coordinate with local and regional partners, including the Summit County Trails Foundation, municipalities, and recreation districts, to plan and implement an interconnected trails network. **Strategy 6.11.2**: Prioritize trail connections between community centers, schools, parks, and public lands. **Strategy 6.11.3**: Incorporate trail easements and connections into new development where appropriate to expand the regional trail system.
6.12	Pursue diverse and sustainable funding mechanisms, including voter-approved bonds where appropriate, to support the acquisition and preservation of open space, agricultural lands, watershed areas, wetlands, riparian corridors, and other lands that protect water quality and quantity. **Strategy 6.12.1**: Evaluate the use of general obligation bonds or other voter-approved funding tools to acquire conservation easements, protect critical lands, and preserve priority open space areas. **Strategy 6.12.2**: Prioritize funding for lands that protect drinking water sources, groundwater recharge areas, wetlands, riparian corridors, agricultural water use, wildlife habitat, or regional open space connectivity. **Strategy 6.12.3**: Coordinate with land trusts, municipalities, and state and federal partners to leverage funding and maximize conservation outcomes.
6.13	Support the long-term retention of federally managed public lands for conservation, recreation, watershed protection, wildlife habitat, grazing, and resource stewardship, and discourage the disposal, sale, or transfer of such lands for private development where it would reduce public access, fragment habitat, impair watershed function, or conflict with community values and resource protection goals.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE D: Protect environmentally sensitive lands, wildlife habitat, and ecological systems.	
6.14	Discourage development in areas containing significant environmental constraints or critical habitat.
6.15	Support the use of conservation design or overlay tools to protect important natural resources.
6.16	Protect wildlife habitat, seasonal range, and migration corridors by directing development away from sensitive areas, maintaining landscape-scale connectivity, reducing barriers to wildlife movement, and preserving linked open space systems across jurisdictional and ownership boundaries. **Strategy 6.16.1**: Coordinate with the Utah Division of Wildlife Resources and other agencies to identify, map, and regularly update critical habitat areas, including migration corridors, winter range, and breeding areas. **Strategy 6.16.2**: Incorporate wildlife corridor and habitat data into land use planning, zoning decisions, and development review processes. **Strategy 6.16.3**: Require or incentivize development design that maintains habitat connectivity, including clustering, open space preservation, wildlife-friendly fencing, reduced fragmentation, dark-sky lighting practices, and site layouts that avoid constricting known movement corridors. **Strategy 6.16.4**: Support regional efforts to reduce wildlife-vehicle conflicts through coordinated planning, infrastructure improvements, and public education. **Strategy 6.16.5**: Prioritize conservation acquisitions, easements, restoration projects, and transportation improvements that protect or reconnect priority wildlife movement areas, particularly where development pressure, road crossings, fencing, or other barriers could fragment habitat.
OBJECTIVE E: Protect water resources, wetlands, and riparian systems to support environmental health and long-term community sustainability.	
6.17	Ensure land use decisions consider impacts to water quality, watershed function, and wetland systems.
6.18	Support regional coordination to improve river and stream health.
6.19	Encourage land management practices that reduce erosion, protect riparian areas, and maintain natural hydrologic systems.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE F: Strengthen community resilience to natural hazards and long-term environmental change by prioritizing environmental protection, watershed stewardship, habitat conservation, and hazard-aware growth patterns.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
6.20	Support programs and education that help landowners manage invasive species and noxious weeds.
6.21	Reduce wildfire risk through land use and site design. Encourage development patterns and land management practices that reduce wildfire vulnerability in the wildland–urban interface. **Strategy 6.21.1**: Coordinate with fire districts and land management agencies to support defensible space standards, fuel reduction efforts, and wildfire-resilient site design.
6.22	Protect watershed health and water resource sustainability. Support land use practices that maintain water quality, groundwater recharge, and long-term watershed function. **Strategy 6.22.1**: Encourage development approaches that minimize impacts to riparian corridors, wetlands, and critical recharge areas.
6.23	Incorporate climate-responsive planning into land use decisions. Consider long-term environmental conditions, including changing precipitation patterns, drought, and temperature trends, in planning and development review processes.
6.24	Promote hazard-aware growth patterns. Discourage development in areas with significant natural hazards where risks to public safety, infrastructure, or environmental systems cannot be adequately mitigated.
6.25	Strictly evaluate large-scale, resource-intensive land uses and prohibit or deny such uses when they would create unacceptable risks to Eastern Summit County's water resources, watershed function, wildlife habitat, air quality, energy and infrastructure capacity, night skies, rural character, or long-term environmental stewardship goals. **Strategy 6.25.1**: Establish review criteria for high-impact facilities that require transparent disclosure of projected water demand, energy demand, backup power needs, emissions, noise, lighting, heat, traffic, and effects on natural resources and nearby communities before land use approvals are considered. **Strategy 6.25.2**: Prohibit, deny, or condition high-intensity industrial, utility-scale, or similarly resource-intensive uses when credible evidence demonstrates that they would place substantial long-term demands on scarce water resources, require major new energy infrastructure, impair watershed or habitat function, or create impacts inconsistent with the area's rural character and resource protection priorities.

07

OPEN SPACE

Protecting open spaces for people, wildlife, and future generations.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Open Space Element establishes policy direction for preserving, managing, and strategically using open space throughout Eastern Summit County. Open space is a defining feature of the region and plays a vital role in protecting natural systems, supporting agricultural operations, safeguarding water resources, maintaining wildlife habitat, and preserving the small-town rural character valued by residents.

This Element supports the County's broader land use strategy by encouraging compact development in appropriate locations while preserving significant natural landscapes, working agricultural lands, and scenic resources. Maintaining open space between communities helps preserve community identity, prevent continuous low-density development, and guide growth toward established community areas.

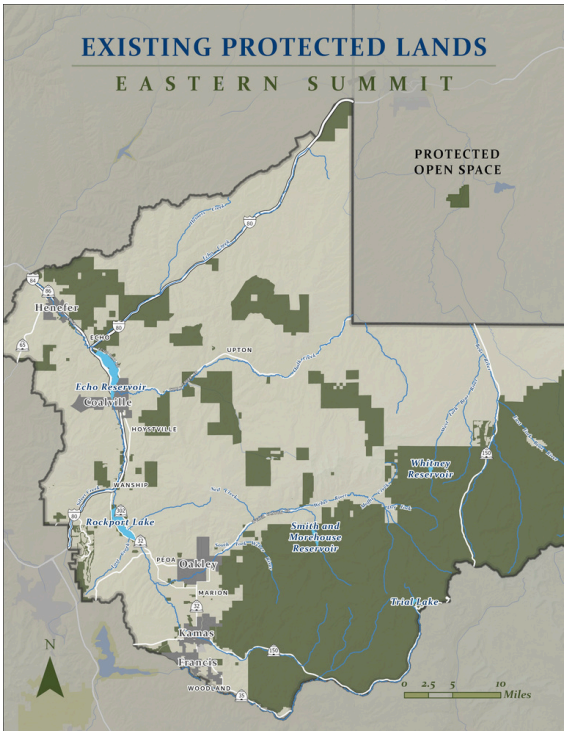
EXISTING CONDITIONS

Eastern Summit County contains extensive open space resources that shape land use patterns and support the region's rural character and quality of life. Open space includes publicly or privately owned lands, conservation easements, working agricultural lands, and undeveloped natural areas.

Federally managed lands account for approximately 44% of the planning area, while lands managed by the State of Utah account for approximately 2%. These lands provide important benefits, including watershed protection, wildlife habitat preservation, and recreation access.

Approximately 60,000 acres of land within unincorporated Eastern Summit County is protected through conservation easements, or deed restriction lands. Many of these easements support agricultural operations and preserve scenic landscapes and wildlife habitat.

Preserving connections between open space areas is critical to maintaining ecological function, supporting wildlife movement, and providing accessible recreational opportunities. Open space also serves as a buffer between developed areas, helping maintain neighborhood identity and limiting the spread of low-density development into environmentally sensitive lands.



WHAT WE HEARD

45% **WATER RESOURCES**
of survey respondents indicated that water availability and quality require the greatest attention to maintain long-term community sustainability.

79% **OPEN SPACE PRESERVATION**
indicated that open spaces are important for maintaining ecosystem health, including the protection of native plants, wildlife habitat, and water resources.

65% **AGRICULTURAL LANDS**
indicated that agricultural lands should be considered an important form of open space and that agriculture remains a viable and valued industry.

59%
indicated that their favorite open space is important for supporting plant and animal life.

53%
noted that proximity to their homes or neighborhoods contributes to the value of their favorite open space.

63%
indicated that the community has experienced noticeable growth and change in recent years.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Preserve and manage open space to protect agricultural lands, water resources, wildlife habitat, scenic landscapes, and recreation opportunities while maintaining separation between communities and supporting well-planned growth.

OBJECTIVE A: Preserve working agricultural lands and large open landscapes.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
7.1	Protect working agricultural lands as a primary form of open space that supports rural character, and the local economy. **Strategy 7.1.1:** Prioritize conservation easements and voluntary land protection programs that preserve productive agricultural lands. **Strategy 7.1.2:** Encourage clustered development and conservation design that maintains large, contiguous agricultural areas, provided that clustering is not used to justify high-density, large scale residential projects that are incompatible with the surrounding rural context.
7.2	Maintain open space between communities to preserve community identity and discourage continuous low-density development patterns. **Strategy 7.2.1:** Identify priority community separation areas and incorporate them into future open space and land use planning efforts.

OBJECTIVE B: Protect water resources, watersheds, and environmentally sensitive lands.

7.3	Protect watershed areas, wetlands, riparian corridors, and groundwater recharge areas through coordinated land use and open space planning. **Strategy 7.3.1:** Prioritize open space acquisition and conservation efforts in areas that protect watershed resilience, critical wildlife corridors and agricultural resources. **Strategy 7.3.2:** Coordinate open space planning with watershed protection strategies identified in the Water Element.
7.4	Use open space planning to reduce environmental risks and maintain ecological function. **Strategy 7.4.1:** Prioritize preservation of environmentally sensitive lands as part of development review and subdivision planning.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE C: Maintain connected open space corridors that support wildlife habitat and migration.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
7.5	Preserve large, connected open space areas that support wildlife habitat seasonal ecosystems, and migration corridors. **Strategy 7.5.1:** Coordinate with the Utah Division of Wildlife Resources to identify and map critical wildlife habitat and migration corridors. **Strategy 7.5.2:** Incorporate wildlife connectivity considerations into land use planning and open space preservation efforts.
OBJECTIVE D: Expand and connect recreational open space and trail systems.	
7.6	Support development of interconnected trail systems that link communities, recreation areas, and public lands. **Strategy 7.6.1:** Coordinate with local, state and federal agencies, municipalities, recreation districts, and organizations such as local trail foundations to expand regional trail connections. **Strategy 7.6.2:** Require trail easements and connections as part of new development where appropriate.
OBJECTIVE E: Use conservation tools and partnerships to preserve open space.	
7.7	Maintain cooperative partnerships with land trusts, municipalities, and nonprofit organizations to support open space preservation. **Strategy 7.7.1:** Actively pursue grant funding and partnership opportunities to support open space acquisition and management.
7.8	Use strategic funding tools to preserve priority open space lands. **Strategy 7.8.1:** Consider the use of bond funding, conservation funding programs, and other financial tools to protect open space and watershed resilience.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE F: Ensure open space is effectively managed and supports long-term community goals.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
7.9	Require open space preserved through development to be appropriately maintained and managed and protected in perpetuity. **Strategy 7.9.1:** Require open space management plans that address maintenance, vegetation management, and long-term stewardship responsibilities. **Strategy 7.9.2**: Require conservation easements for open space be preserved through development agreements.
7.10	Coordinate open space preservation with land use planning to support balanced growth and conservation. **Strategy 7.10.1:** Encourage development patterns that concentrate growth in appropriate locations while preserving large open landscapes.
OBJECTIVE G: Protect open space systems, scenic landscapes, watersheds, and rural community character from high-intensity or utility-intensive development patterns that are incompatible with Eastern Summit County's long-term environmental, infrastructure, and land use goals.	
7.11	**Policy 7.11**: Prohibit large-scale industrial or utility-intensive land uses in areas identified for open space preservation, agricultural use, wildlife habitat, watershed, or community separation. **Strategy 7.11.1**: Evaluate proposed high-intensity land uses based on demonstrated impacts to water resources, energy demand, emergency services, scenic quality, wildlife habitat, transportation systems, and compatibility with surrounding rural land uses. **Strategy 7.11.2**: Encourage development patterns that preserve undeveloped landscapes and maintain visual and physical separation between existing communities. **Strategy 7.11.3**: Coordinate land use decisions with infrastructure capacity, long-term resource availability, and adopted open space preservation priorities.

08

COMMUNITY HEALTH & RECREATION

Supporting healthy people, active lifestyles, and connected communities.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Community Health and Recreation Element considers how our built environments affect our physical, mental, emotional, and social health. The Element strives to influence built environments in ways that foster good health outcomes.

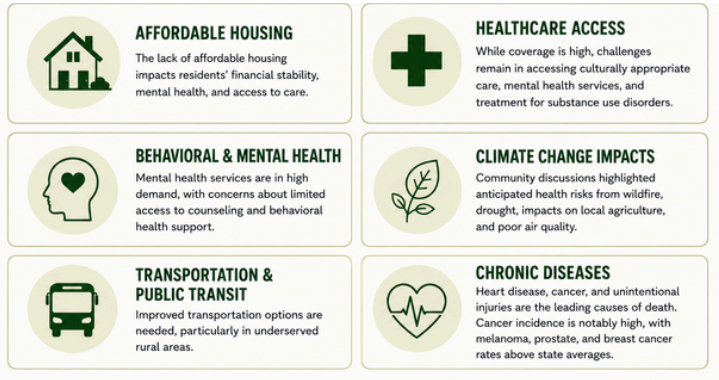
This Element is supplemented by the Summit County Rail Trail Corridor Plan, which specifically considers recreation along the Historic Union Pacific Rail Trail. The Rail Trail Corridor Plan is an appendix to this General Plan. Other related and supporting plans include:

- Summit County Active Transportation Plan
- Snyderville Basin Recreation 5-Year Trails and Open Space Plan
- Summit County Health Department Community Health Assessment
- Summit County Health Department Community Health Improvement Plan
- State of Utah Trail Network Master Plan

EXISTING CONDITIONS

The 2024 Summit County Community Health Assessment (CHA), utilized both quantitative and qualitative data collection, including surveys, focus groups, and secondary data analysis, to present a holistic picture of the community's health landscape. Summit County residents identified key strengths and health priorities that were used in the development of the Community Health Improvement Plan (CHIP). The CHA data and the CHIP will guide the Health Department's efforts over the next five years and work in tandem with the goals and objectives of this general plan for priorities that are outside the focus of public health.

TOP PRIORITIES



COMMUNITY STRENGTHS

- Summit County's abundant access to parks, trails, and outdoor recreational facilities contributes positively to physical and mental well-being.
- Community cohesion and active civic engagement were cited as strengths, with residents expressing optimism about the county's resilience and capacity for innovation in addressing health challenges.

Community Factors that Need Improvement in Summit County

Community Factors	All	Snyderville Basin	Eastern Summit County
Affordable Housing	55.10%	54.83%	55.80%
Elder Care Options	26.85%	30.16%	25.40%
Affordable Food Options	24.99%	24.02%	26.00%
Childcare	22.42%	29.11%	16.50%
Transportation Options, Including Public Transit	15.20%	12.53%	17.90%
Road Maintenance and Safety	14.85%	15.27%	14.80%
Affordable Healthcare	13.80%	15.01%	12.10%
Number of Healthcare Providers	10.77%	12.40%	9.50%
Availability of Employment	9.09%	6.66%	11.60%
Healthy Food Options	8.15%	7.57%	9.00%
Access to Indoor Recreational Facilities	7.92%	5.61%	10.60%
Behavioral/Mental Health/Counseling Services	7.75%	10.57%	5.60%
Access to Healthcare (e.g., Family Doctor)	7.28%	8.62%	5.70%
Bike Paths	6.41%	2.48%	10.40%
Clean Environment	4.95%	5.74%	4.40%
Family Activities	4.19%	3.39%	4.70%
Services for Disabled People	3.55%	2.87%	4.30%
Access to Parks/Trails and Outdoor Recreation	3.49%	1.96%	5.10%
Crime Rate/Safe Neighborhoods	3.03%	2.61%	3.50%
Drug and Alcohol Abuse Treatment Services	2.62%	2.74%	2.50%
Arts and Cultural Events	2.39%	2.48%	2.20%
Drug and Alcohol Abuse Prevention Services	2.10%	2.61%	1.60%
Culturally Appropriate Healthcare	1.92%	2.61%	0.90%
Place to Raise Children	1.63%	1.31%	2.00%
LQBTQ+ Resources	1.51%	1.44%	1.60%
Color Key:	1st	2nd	3rd

Community Factors that Make Summit County a Healthy Community

Community Factors	All	Snyderville Basin	Eastern Summit County
Access to Parks/Trails and Outdoor Recreation	55.21%	64.88%	48.40%
Crime Rate/Safe Neighborhoods	44.09%	42.30%	47.50%
Clean Environment	38.50%	31.98%	46.20%
Place to Raise Children	28.60%	20.76%	36.90%
Access to Healthcare (e.g., Family Doctor)	16.02%	18.02%	14.50%
Bike Paths	12.41%	15.93%	9.20%
Access to Indoor Recreational Facilities	11.12%	11.75%	11.20%
Transportation Options, Including Public Transit	10.37%	16.06%	5.60%
Healthy Food Options	9.78%	10.57%	8.90%
Affordable Healthcare	7.80%	8.36%	6.30%
Availability of Employment	7.45%	6.27%	8.20%
Number of Healthcare Providers	7.34%	8.88%	6.10%
Family Activities	7.28%	5.09%	9.30%
Arts and Cultural Events	6.93%	9.27%	4.90%
Affordable Housing	4.37%	4.05%	4.60%
Elder Care Options	4.25%	3.39%	4.60%
Road Maintenance and Safety	4.08%	1.70%	6.40%
Childcare	3.49%	3.66%	2.30%
Affordable Food Options	2.91%	2.22%	3.60%
Services for Disabled People	2.56%	3.13%	1.90%
Behavioral/Mental Health/Counseling Services	2.27%	1.96%	2.50%
Culturally Appropriate Healthcare	0.99%	1.04%	0.90%
Drug and Alcohol Abuse Treatment Services	0.87%	0.91%	0.80%
Drug and Alcohol Abuse Prevention Services	0.41%	0.39%	0.50%
LQBTQ+ Resources	0.12%	0.13%	0.10%
Color Key:	1st	2nd	3rd

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Create land use policies and programs that promote positive health outcomes throughout Eastern Summit County.

OBJECTIVE A: Protect the vulnerable populations, including seniors, young people, low-income households, and households without transportation or internet resources, from compounding health outcomes.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
8.1	Ensure affordable housing has adequate amenities like parks or recreation facilities, are strategically located near transit and alternative transportation infrastructure, commercial opportunities, and medical facilities, and have appropriate access to healthy food options **Strategy 8.1.1**: Identify appropriate locations for new affordable housing. **Strategy 8.1.2**: Create land use or density incentives for new affordable housing in areas identified as a good fit for affordable housing. **Strategy 8.1.3**: Create smoke-free housing policies for all new affordable housing developments and multi-unit housing complexes to reduce exposure to secondhand smoke and promote healthy environments.
8.2	Ensure Eastern Summit County adopts technologies that ensure rural communities can improve social, economic and educational opportunities. **Strategy 8.2.1**: Identify areas without access to broadband internet and encourage new development adopts technologies that ensure broadband access for residents and businesses.

OBJECTIVE B: Ensure there is adequate access to healthy foods, in alignment with Priority 2 of the Community Health Improvement Plan Improve Food and Nutrition Access for an Evolving Community.

8.3	Encourage local agriculture, community gardens, regenerative farming, and farmers markets. **Strategy 8.3.1:** Explore using County and other public lands for programmed farmer's markets in partnership with community organizations and the Summit County Health Department.
8.4	Promote equitable access to healthy foods throughout Summit County. **Strategy 8.4.1**: Identify existing food deserts and challenges for community members to access healthy foods and produce maps to show priority areas for future zoning updates to encourage new resources for food access. **Strategy 8.4.2**: Support development of community food infrastructure, including mobile markets, food hubs, and shared kitchens to increase equitable access and economic resilience.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE C: Create physical environments that encourage positive emotional, cultural, and social wellbeing.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
8.5	Continually engage and promote diverse cultures in the rural environment of Eastern Summit County **Strategy 8.5.1**: Create iterative community events that connect different cultures across Summit County **Strategy 8.5.2**: Identify and appropriately zone places to be used as social hubs for culturally reflective restaurants or food trucks, in alignment with food truck regulations in health code. **Strategy 8.5.3**: Promote and incorporate diverse art into new developments and on County lands.
8.6	In partnership with the Health Department, raise awareness about naturally occurring radon levels in Eastern Summit County and promote the use of testing and mitigation programs and technologies.
OBJECTIVE D: Promote healthy lifestyles by providing active transportation connections to community centers.	
8.7	Plan, design, and construct separate walking and bicycling paths from the unincorporated County to the municipalities. **Strategy 8.7.1**: Cooperate with the municipalities to identify ideal locations for future trail connections, with an emphasis on trail-to-transit and trail-to-school connections **Strategy 8.7.2**: Partner with municipalities to secure funding for active transportation routes.
OBJECTIVE E: Ensure future community centers or commercial areas within the county are walkable within the project.	
8.8	Create land use policies that promote a “park once” and then “walk within” mentality.
8.9	Create land use policies that prioritize pedestrian circulation.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
	OBJECTIVE F: Continue to use and improve the Historic Union Pacific Rail Trail for both active recreation and transportation, and also for community events.
8.10	Ensure the Rail Trail remains safe, accessible, and convenient for community members. **Strategy 8.10.1**: Create a unified management and maintenance plan to ensure the Rail Trail remains accessible, convenient, and safe for all users. **Strategy 8.10.2**: Create and adopt a Rail Trail Corridor Overlay Zone to codify the policies and land uses identified in the Summit County Rail Trail Corridor Plan.
	OBJECTIVE G: Create a unified approach to recreation and sports opportunities across Eastern Summit County.
8.11	Create a system of community parks, trails, and recreation facilities that can accommodate the diverse needs of Eastern Summit County residents.
8.12	Consider recreation needs for both North Summit and South Summit separately. **Strategy 8.12.1**: Allocate appropriate funding and staff to the North Summit Recreation Special Service District based on population trends. **Strategy 8.12.2**: Secure more funding for recreation opportunities by putting a South Summit Recreation District back on the ballot or creating a recreation department within Summit County. **Strategy 8.12.3**: Incorporate best practices to ensure that new and renovated recreation sites are inclusive, age-friendly, and offer all-season recreation opportunities.
8.13	Ensure recreation opportunities reflect the needs and wants of Eastern Summit County residents. **Strategy 8.13.1**: Conduct a recreation needs assessment to determine the baseline demand for the amount and type of recreation facilities. **Strategy 8.13.2**: Collaborate with public health and community organizations to offer accessible recreation and wellness programming that meets diverse community needs.
8.14	Coordinate with the municipalities in Eastern Summit County to ensure recreation facilities are appropriately located near residential centers. **Strategy 8.14.1**: Partner with Eastern Summit County municipalities on grant applications to secure recreation funding. **Strategy 8.14.2**: Continue to promote RAP and REC tax grants to municipalities and nonprofits in Eastern Summit County.

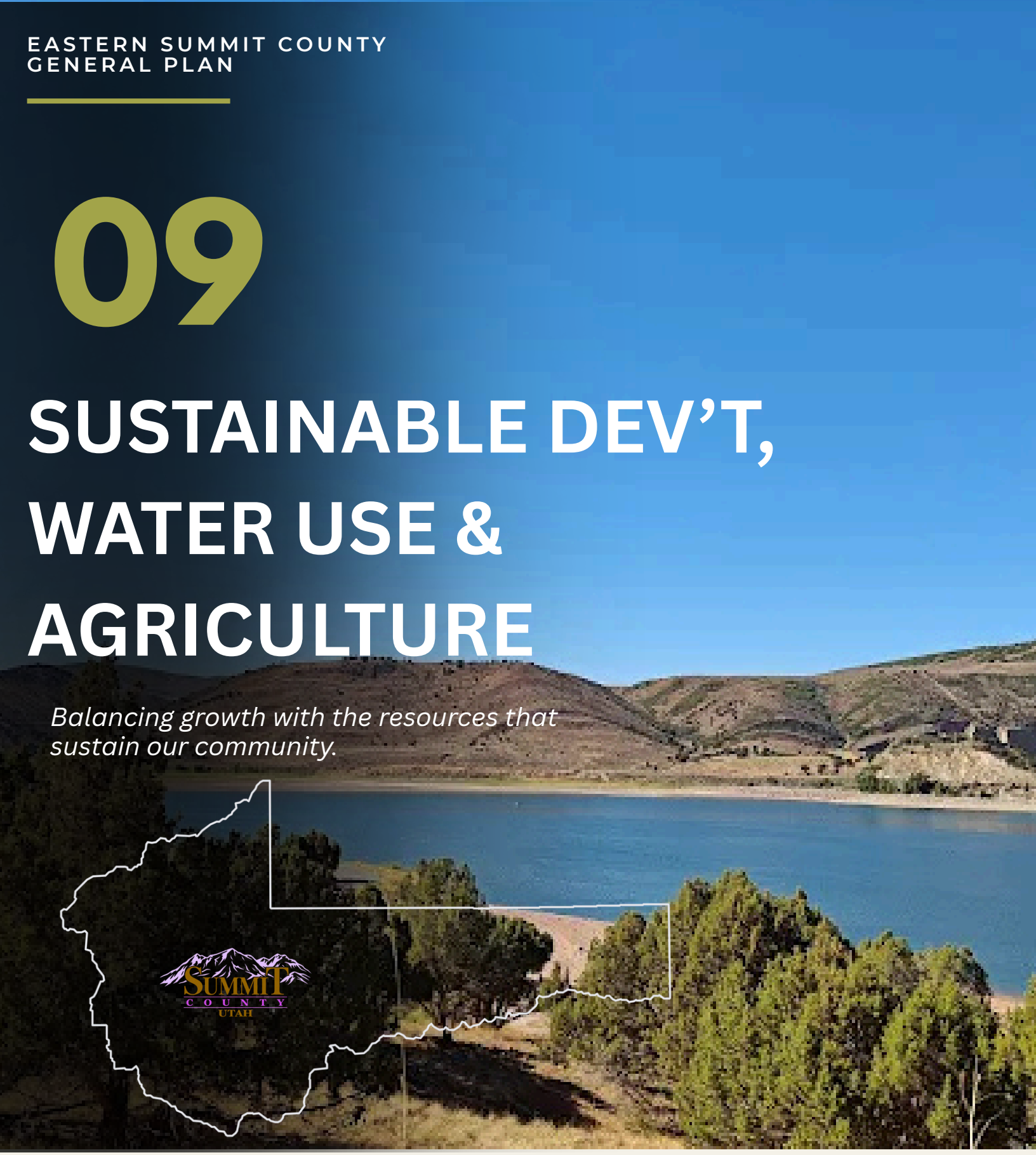
GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE G: Create a unified approach to recreation and sports opportunities across Eastern Summit County.	
8.15	Ensure that recreation opportunities exist year-round for all ages and ability levels.
8.16	Ensure recreation facilities are promoting healthy environments **Strategy 8.16.1**: Identify appropriate locations for new recreation facilities that will not negatively impact air quality by significantly driving up vehicle miles travelled.
OBJECTIVE H: Manage natural environments and recreational facilities cohesively.	
8.17	Coordinate with Summit County Open Lands and Natural Resources department to consider potential county open spaces for recreation opportunities to support both physical and mental health. **Strategy 8.17.1**: Identify appropriate types of recreation for county-owned open spaces. **Strategy 8.17.2**: Ensure that appropriate County lands or portions of County lands acquired through the general obligation bonds are used for recreation. **Strategy 8.17.3**: Create a comprehensive strategy to manage natural resources on County lands to specifically protect natural resources that impact our communities, like water health and safety, air quality, etc, and encourage similar practices in Greenbelt designated lands.
OBJECTIVE I: Develop recreation opportunities alongside new public and private developments.	
8.18	Ensure recreation opportunities grow proportionately with population growth and community demand. **Strategy 8.18.1**: Modify the code to incentivize the inclusion of public recreation infrastructure as a density or development incentive. **Strategy 8.18.2**: Work with private landowners to secure easements for new trails.
8.19	Require plans for natural or manmade shade structures to reduce risk of skin cancer and heat-related health effects by decreasing direct UV light exposure.

09

SUSTAINABLE DEV'T, WATER USE & AGRICULTURE

Balancing growth with the resources that sustain our community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

Eastern Summit County's long-term sustainability depends on balancing continued growth with responsible water use, environmental stewardship, and the preservation of agricultural lands. Population growth and development have increased demand for limited water supplies while placing additional pressure on natural resources and remaining agricultural areas.

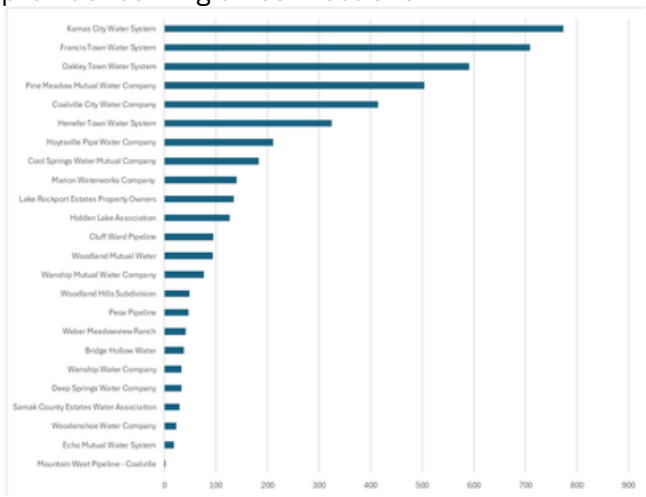
Water availability and agricultural lands also influence where and how development occurs. Coordinating future growth with reliable water supplies, efficient infrastructure, and resource conservation supports responsible land use, strengthens community resilience, and protects Eastern Summit County's environmental and small town rural character for future generations.

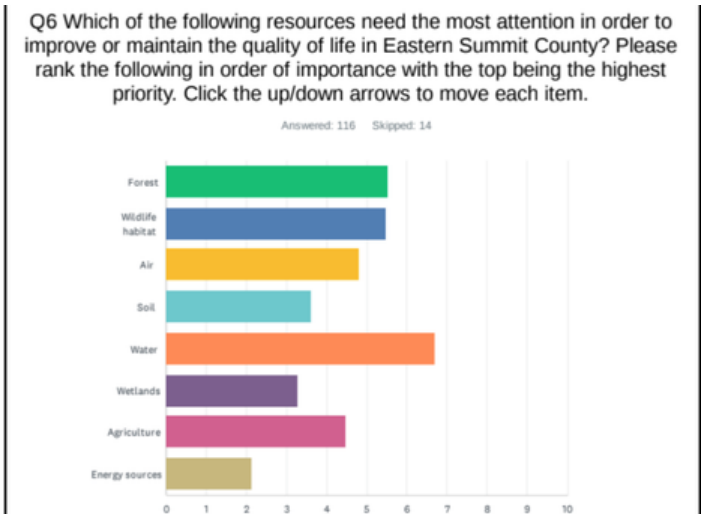
In 2025, the Summit County Council adopted Sustainable Development, Water Use & Agriculture as part of the Eastern Summit County General Plan in accordance with Utah Code § 17-79-403. This chapter summarizes the adopted element and is intended to be read together with the complete adopted Sustainable Development, Water Use & Agriculture document.

EXISTING CONDITIONS

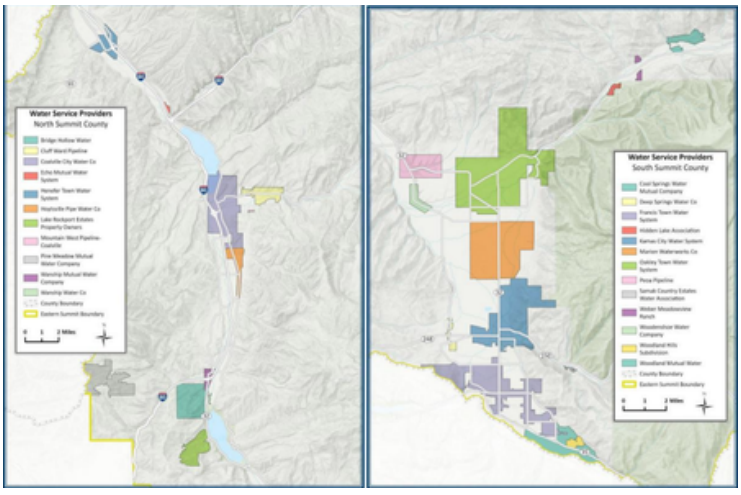
WATER SERVICE PROVIDERS

In Eastern Summit County, water services are supplied by 24 public water providers through 4,692 metered connections. The number of connections per water provider ranges from 2 connections to 773 connections, with the median provider serving 94 connections.





When presented with strategies for reducing water use, the most popular strategies were incentivizing homeowners to install water efficient irrigation systems (75%), requiring water-wise landscaping for new and existing development (69%), and incentivizing water efficient agricultural irrigation (53%).



In Spring 2025, County staff contacted the twenty-five Eastern Summit County public water providers via email and phone calls to complete a short survey with information about their water system, water supply planning, and water conservation efforts. Staff received responses from five water providers representing 21% of the population served in Eastern Summit County. Additional water provider data was gathered from available Water Conservation Plans, water provider websites, and through the Utah Division of Water Rights.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 1: Accelerate residential, commercial, and institutional water efficiency.

OBJECTIVE: Reduce water demand among current residential, commercial, and institutional water users and limit water waste to improve long-term county-wide efficiency.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.1	Summit County will reduce water waste and improve indoor and outdoor efficiency at County facilities. **Strategy:** Install EPA Water Sense weather-based irrigation controllers with flow sensors, master control valves, and rain sensors at all County facilities. **Strategy:** Participate in Weber Basin Water Conservancy District training to understand how to program and use smart controllers to achieve greater savings. **Strategy:** Conduct irrigation audits each Spring to identify leaks and other inefficiencies. **Strategy:** Identify and support the implementation of water conservation and efficiency strategies for the county's most water intensive buildings and facilities. **Strategy:** Partner with the Summit County/Park City Green Business program to promote and support the County's water conservation efforts in County-owned businesses and facilities.
9.2	Summit County will convert turfgrass landscapes at County facilities to water wise landscapes. **Strategy:** Utilize County facilities to showcase water-wise landscaping.
9.3	Summit County will support water providers in water loss control efforts. **Strategy:** Summit County will work with partners such as WBWCD and DWRe to provide training on system audits and to apply for funding to support water leak detection and repair, among other water loss reduction efforts.
9.4	Summit County and water providers will strengthen and formalize coordination and collaboration around water conservation strategies and programs. **Strategy:** The County will create a "conservation committee", consisting of County departments, water providers, Weber Basin Water Conservancy District, and others, that meets quarterly to coordinate outreach on available programs, co-create water conservation educational events and programs, and to share lessons learned from program implementation. **Strategy:** The conservation committee will consider the development and adoption of a "Regional Water Conservation Plan" to better align water efficiency goals, programming, and resources. **Strategy:** The County and local providers will explore new partnership opportunities with WBWCD to support water efficiency funding and resources. **Strategy:** Promote the Rain Harvest program across Eastern Summit County. **Strategy:** Promote the State's weekly lawn watering guide.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 2: Improve County-wide drought resilience and preparedness.	
OBJECTIVE: To prepare for more severe droughts and support a climate resilient community.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
9.5	Summit County will provide support and resources to water providers to develop coordinated drought response plans. **Strategy:** Support and resources could include funding for drought plan development and/or a technical workshop supported by consultants. The County will aim to collaborate on this effort with WBWCD and DWRe. **Strategy:** The County will encourage water providers to coordinate their drought response tiers and actions with other county water providers and with WBWCD to prevent confusion during times of drought. Specific strategies may include watering restrictions and drought block rates.
9.6	Summit County will provide county-wide drought messaging during drought periods, particularly when water use restrictions are in place. **Strategy:** The County will work with water providers to maintain accurate and up-to-date drought conditions and water use restrictions information on the County's website and to conduct outreach on water use restrictions.
GOAL 3: Improve understanding of water supply adequacy for new development.	
OBJECTIVE: To improve understanding of water resource availability in unincorporated Eastern Summit County.	
9.7	Summit County will improve communication with water providers during the development review process. **Strategy:** The County will resume service provider meetings, holding meetings at least quarterly with Eastern Summmit County providers to share information about development proposals and solicit input. **Strategy:** The County will host trainings to share consistent strategies for ensuring an adequate water supply for new development. **Strategy:** The County will explore the feasibility of adopting water concurrency requirements through the development code in Eastern Summit. State law prohibits water concurrency requirements in the Health Code. **Strategy:** The County will explore working with water providers to establish a water budget as a way to evaluate current and future water use and demand on a countywide scale.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 4: Protect local water sources.	
OBJECTIVE: Preserve the County's limited water resources and support the protection of the Great Salt Lake.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
9.8	The County will partner with relevant state agencies and organizations to conduct education and outreach to water rights holders, ditch shareholders, and other water users in the County around instream flow dedication.
9.9	The County will assess its own water rights portfolio and consider whether any water rights should be dedicated to instream flows.
9.10	Review and consider amendments to centralized wastewater treatment tie-in requirements to return more treated, reclaimed water to local streams.
GOAL 5: Strengthen Summit County departmental coordination and collaboration to advance integrated water and land use priorities.	
OBJECTIVE: Support the successful implementation of the identified goals, policies and strategies of this water element through robust coordination and collaboration between Summit County departments and key external stakeholders.	
9.11	Establish a Water Element Implementation Working Group of representatives from relevant County departments and key external stakeholders that meets regularly. **Strategy:** Water Element Implementation Working Group will assign responsibilities for Water Element strategies to various departments and individuals and provide relevant updates on assignments.
9.12	Summit County will assess the need for additional staff capacity and expertise in integrated water and land use planning to drive successful Water Element implementation.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 6: Build water efficient new development.

OBJECTIVE: Reduce water demands in new development to protect County water resources.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.13	Summit County will adopt a water-wise landscaping code in Eastern Summit. **Strategy**: Meet state and WBWCD requirements for landscaping codes to reduce irrigation demand in new development and to allow Eastern Summit residents to be eligible for landscape transformation funds. Include specific limitations on the installation of new water-intensive turfgrass and specifically restrict the installation of new water-intensive turfgrass for golf courses. **Strategy:** Include water efficient landscaping and irrigation options in the County's voluntary sustainability development application checklist.
9.14	Summit County will update zoning codes to allow for development patterns that are more water efficient. **Strategy:** Develop a clustered development overlay zone to allow for and encourage clustered development in infill areas, environmentally sensitive or hazard-prone areas, agricultural areas, and in areas adjacent to towns and non-incorporated communities to promote a gradual transition to more rural development. Focus on areas within a municipal water supplier's service area to reduce infrastructure and service costs. **Strategy:** Revise Village Overlay zoning standards to allow smaller singlefamily detached housing including reviewing lot size and minimum dwelling size.
9.15	Summit County will support Eastern Summit communities to include water conservation and preservation strategies in their General Plans, even though this is not currently required by the State.
9.16	Summit County will improve the water efficiency of new county-owned facilities. **Strategy:** Develop targeted building and develop standards for new county-owned facilities that reduce water demand, exceeding current countywide code requirements.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

Goal 7: Promote the Use of Secondary (Non-Culinary) Water for Irrigation in New Development.	
OBJECTIVE: Reduce reliance on culinary water for outdoor irrigation to reduce nonrenewable groundwater reliance and adapt to future water supply constraints.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
9.17	Require new subdivisions to dedicate or secure access to secondary water sources for landscape irrigation where feasible. **Strategy:** Update Eastern Summit County Development Code to require secondary water connection where service is available and sustainable. **Strategy:** Provide incentives for developers to install dual water systems that separate irrigation from culinary supply
9.18	Integrate secondary water delivery infrastructure into subdivision design standards to support efficient irrigation in both wet and dry years
9.19	Promote efficient and collaborative management of secondary water systems. **Strategy:** Explore public-private partnership for shared secondary water infrastructure across subdivisions. **Strategy:** Educate homeowner's associations on secondary water use and system maintenance.
GOAL 8: Protect Agricultural Water Resource.	
OBJECTIVE: Safeguard water rights and delivery infrastructure that serve agricultural operations.	
9.20	Prioritize the protection of water rights used for agricultural purposes. **Strategy:** Enhance existing Development Code regulations to protect key canals and ditches (e.g. setbacks, maintenance easements, erosion control, existing vegetation protection, ditch lining etc.). **Strategy:** Educate the community on State and Federal programs for fallowing, consider a County program for fallowing similar to the System Conservation Pilot Program on the Colorado River. Strategy: Track water right transfers.
9.21	Discourage the conversion of agricultural water to non-agricultural uses. **Strategy:** Establish criteria for reviewing developments that may affect agricultural water delivery.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
	OBJECTIVE: Safeguard water rights and delivery infrastructure that serve agricultural operations.
9.22	Protect irrigation canals and ditches from encroachment by development. **Strategy:** Create and maintain a GIS inventory of agricultural water rights and delivery systems.
	GOAL 9: Support Agricultural Water Efficiency and Resilience.
	OBJECTIVE: Promote efficient irrigation practices and drought-resilient infrastructure.
9.23	Encourage the use of modern water-saving irrigation technologies. **Strategy:** Partner with soil conservation districts and state agencies to offer technical assistance and cost-sharing. **Strategy:** Partner with property owners, and state agencies to determine the best technology for each property. **Strategy:** Partner with schools, HOAs, nonprofits, and community groups to promote education about water-wise gardening, agriculture, and 4-H programs.
9.24	Support infrastructure upgrades. **Strategy:** Work with conservation districts and state agencies to identify pilot projects that demonstrate innovative water-saving approaches. **Strategy:** Connect farmers to incentives and grants, such as the Utah Department of Agriculture and Food (UDAF) Agricultural Water Optimization Program, UDAF's Soil Health Program, Bureau of Reclamation Water SMART and field service programs, and the federal Environmental Quality Incentives Program (EQIP) administered by the Natural Resources Conservation Service (NRCS). **Strategy:** Offer technical assistance to farmers to help them navigate the grant application process, develop conservation plans, and implement new technologies. This can be done in partnership with the UDAF, NRCS, and local conservation districts.
9.25	Encourage responsible and sustainable soil management practices to enhance soil health, reduce erosion and improve water filtration. **Strategy:** Work with conservation districts and state agencies to identify best practices in soil conservation.
9.26	Recognize and reward water conservation and efficiency efforts by agricultural producers and landowners.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE: Promote efficient irrigation practices and drought-resilient infrastructure.	
9.27	Provide resources and education related to Utah water law, specifically as it relates to the "use it or lose it provision" and new opportunities for water banking in order to encourage the efficient, beneficial use of water.
GOAL 10: Align Land Use with Agricultural Water Needs.	
OBJECTIVE: Ensure land use decisions support the long-term viability of agriculture and its water needs.	
9.28	Evaluate land use changes for their potential impacts on agricultural water systems **Strategy:** Update Chapter 2 of the Eastern Summit County Development Code to strengthen protections for agricultural water. **Strategy:** Require water impact assessments for rezoning requests or major subdivisions in agricultural areas.
9.29	Encourage clustering or low-impact development near agricultural lands to minimize disruption. **Strategy:** Map and analyze existing Agricultural Protection Areas and easements.
9.30	Preserve large contiguous areas of agricultural land where feasible.
GOAL 11: Coordinate with Stakeholders to Protect Water Delivery Systems.	
OBJECTIVE: Collaborate with local governments, soil conservation districts, canal companies, and other stakeholders to ensure water delivery system integrity.	
9.31	Establish a process for identifying and communicating with ditch and canal companies. **Strategy:** Create a stakeholder working group to improve coordination and communication. **Strategy:** Schedule quarterly coordination meetings between county staff, irrigation companies, and conservation districts.

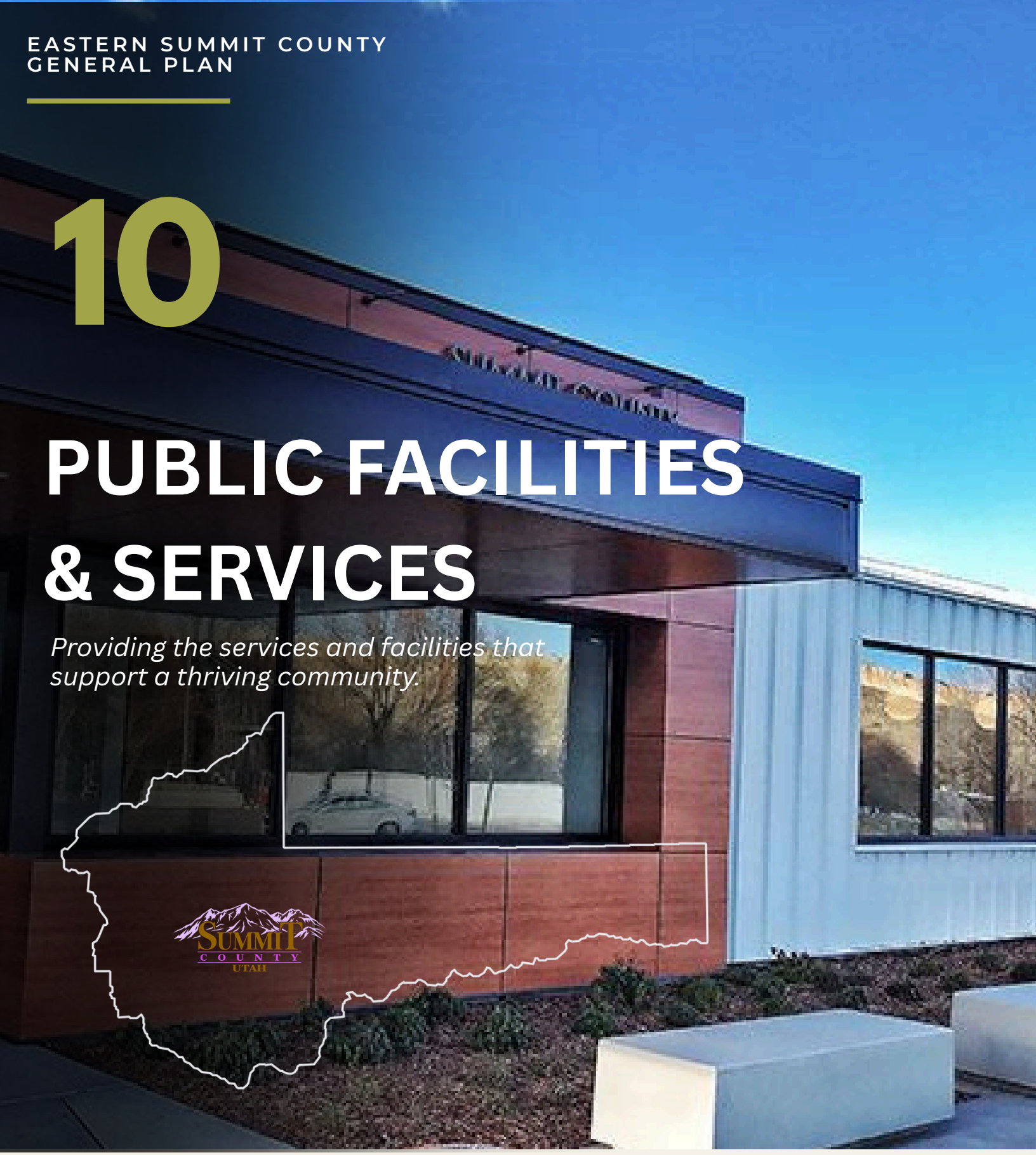
GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
	OBJECTIVE: Collaborate with local governments, soil conservation districts, canal companies, and other stakeholders to ensure water delivery system integrity.
9.32	Coordinate with cities and towns on planning efforts that may affect agricultural water delivery. **Strategy:** Integrate water delivery system protection into interlocal agreements and planning documents.
9.33	Promote best practices for infrastructure maintenance and public health protection. **Strategy:** Provide training and resources for developers and landowners near irrigation infrastructure.
	GOAL 12: Protect and Enhance Water Availability for Agriculture in the Face of Drought and Climate Variability.
	OBJECTIVE: Maintain reliable water delivery to agricultural users located downstream from development.
9.34	Require development proposals to demonstrate that water delivery infrastructure serving downstream users will not be impaired, especially during low-flow or drought conditions.
9.35	Support coordination between irrigation companies, soil conservation districts, and landowners to maintain conveyance capacity and improve efficiency in anticipation of changing water availability. **Strategy:** Incorporate reviews of downstream agricultural water impacts into the development review process. **Strategy:** Require mitigation measures such as conveyance upgrades, lined ditches, or flow control devices when development affects existing agricultural water delivery. Strategy: Develop county drought contingency plan. **Strategy:** Encourage the use of drought-tolerant forage and crop varieties through education and cost-share programs.

10

PUBLIC FACILITIES & SERVICES

Providing the services and facilities that support a thriving community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Public Facilities and Services Element establishes a framework for coordinating public infrastructure, facilities, and essential services in Eastern Summit County. These facilities, including water and wastewater systems, emergency services, schools, parks, libraries, solid waste facilities, and communications infrastructure, supports public health, safety, and quality of life.

This chapter promotes efficient, fiscally responsible service delivery by directing growth to locations that can be served by existing or planned infrastructure. It also supports coordination among Summit County, service providers, municipalities, special districts, and other public agencies so facilities and services remain aligned with community needs and long-term growth patterns.

Public facilities and services also play an important role in shaping development patterns. Coordinating future growth with available infrastructure and service capacity supports more efficient land use, reduces long-term public costs, and directs development to appropriate locations.

EXISTING CONDITIONS

Eastern Summit County is served by public agencies, special service districts, utilities, and private providers that collectively deliver essential services to residents and businesses.

Summit County-owned facilities in Eastern Summit County include the Hoytsville Public Works Facility, Animal Control Facility, Henefer Landfill, and Three Mile Canyon Landfill.

Water and wastewater service is provided through private water companies, special service districts, and individual well and septic systems. Because of the area's rural character, many properties rely on private wells and onsite wastewater systems rather than centralized utilities.

Fire protection is primarily provided by the North Summit Fire District and South Summit Fire District. Emergency medical services are provided through regional partnerships and contracted providers. Law enforcement services are provided by the Summit County Sheriff's Office.

Schools, parks, libraries, recreation facilities, and community services are generally concentrated in incorporated communities, where infrastructure and population centers can most efficiently support public investment.

Infrastructure and public service availability varies across Eastern Summit County. While many community areas have access to essential services, remote locations often face longer emergency response times, limited utility availability, and higher long-term maintenance costs.

COMMUNITY ENGAGEMENT FEEEBACK

- Nearly 65% of respondents indicated that redevelopment near existing public facilities, transit, trails, and services was an appropriate or very appropriate strategy.
- Residents supported growth patterns that use existing infrastructure efficiently and reduce the need for costly public service expansion.
- Community members emphasized the need to maintain reliable emergency services, utility systems, and transportation infrastructure as growth occurs.
- Participants supported planning future public facilities in ways that preserve rural character while meeting current and future needs.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Provide public facilities and services that protect public health and safety, support rural communities, promote fiscal responsibility, and align with Eastern Summit County's long-term growth patterns.

OBJECTIVE A: Maintain adequate public facilities and service levels throughout Eastern Summit County.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
10.1	Coordinate with public agencies, special districts, utility providers, and service organizations to maintain adequate levels of service for residents and businesses. **Strategy 10.1.1**: Meet regularly with service providers to identify facility needs, service limitations, and long-term capital improvement priorities.
10.2	Support emergency services, public safety facilities, healthcare access, and other essential services that protect public health and safety. **Strategy 10.2.1**: Consider emergency response capabilities, service coverage, and facility capacity when evaluating future growth patterns.
10.3	Encourage expanded and modernized communications infrastructure and broadband service throughout Eastern Summit County. **Strategy 10.3.1**: Coordinate with telecommunications providers to improve broadband access in underserved areas.

OBJECTIVE B: Align growth with infrastructure capacity and available public services.

10.4	Ensure new development can be served by adequate infrastructure, utilities, and public services. **Strategy 10.4.1**: Require development proposals to demonstrate adequate water, wastewater treatment, transportation access, emergency services, and other necessary infrastructure.
10.5	Promote development patterns that make efficient use of existing public investments and infrastructure. **Strategy 10.5.1**: Encourage infill, redevelopment, and growth in existing community areas where infrastructure and services are available.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE B: Align growth with infrastructure capacity and available public services.	
10.6	Ensure new development contributes a proportionate share toward infrastructure and facilities needed to serve growth. **Strategy 10.6.1**: Periodically review impact fees, service standards, and infrastructure financing tools to ensure growth-related costs are fairly allocated.
OBJECTIVE C: Plan for future facility and service needs in a fiscally responsible manner.	
10.7	Coordinate public facility planning with the County's land use, transportation, housing, and capital improvement planning efforts. **Strategy 10.7.1**: Maintain and periodically update facility plans and capital improvement programs to reflect projected growth and service demands.
10.8	Identify future locations for public facilities, utilities, and service infrastructure that support planned growth. **Strategy 10.8.1**: Evaluate long-term needs for solid waste facilities, public works facilities, emergency services, and community service centers.
10.9	Provide clear information about available services, infrastructure limitations, and facility planning to residents, property owners, and decision makers. **Strategy 10.9.1**: Maintain publicly accessible maps and information about service areas, infrastructure capacity, and planned public facilities.

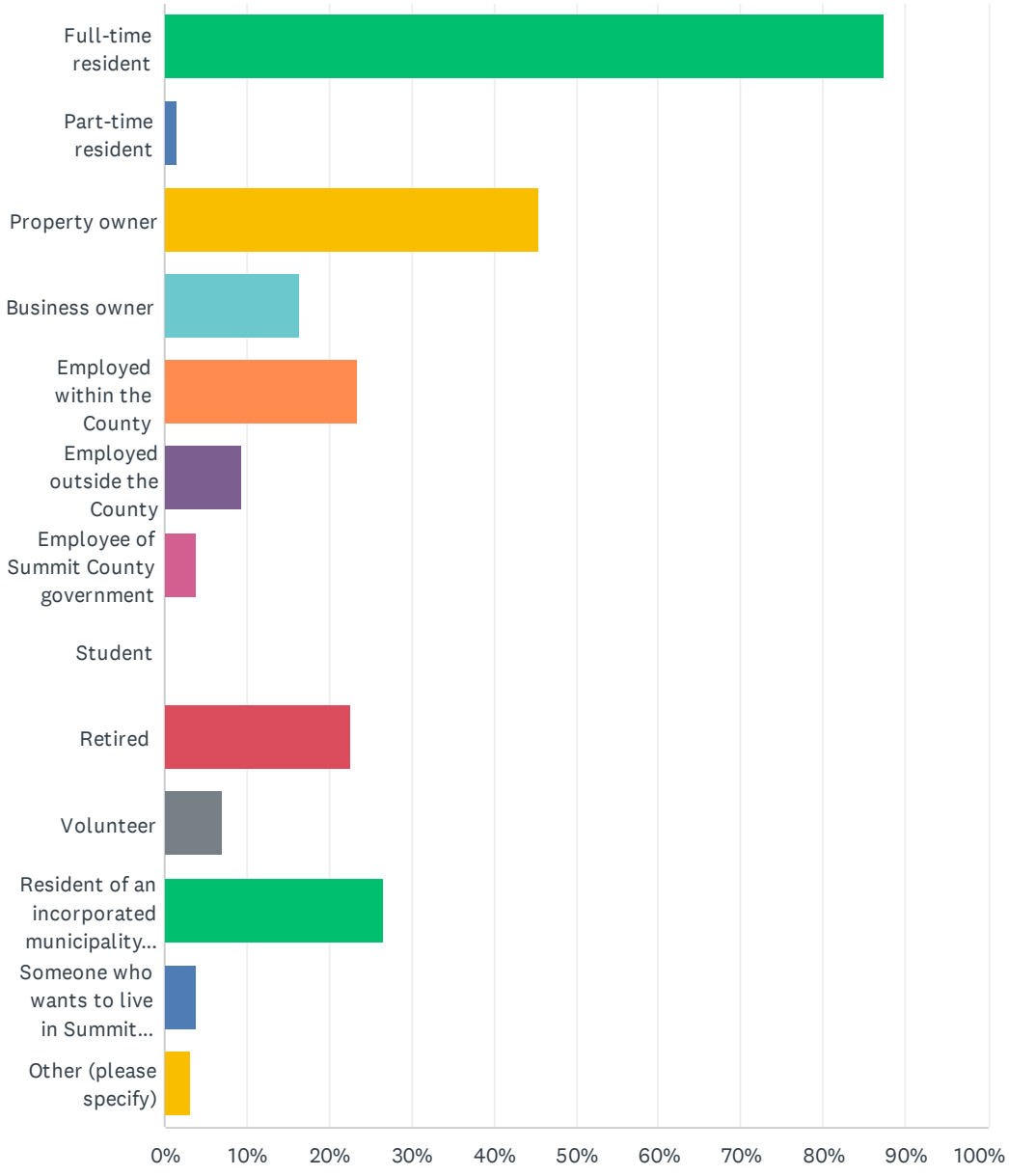
GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE D: Support access to community services that enhance quality of life.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
10.10	Support access to childcare, education, senior services, and other community-supporting facilities throughout Eastern Summit County. **Strategy 10.10.1**: Coordinate with school districts, childcare providers, community organizations, and service agencies to expand access to community services.
10.11	Encourage community facilities and services that help residents meet daily needs closer to home. **Strategy 10.11.1**: Locate community-serving facilities within existing community centers and hubs identified in this General Plan, where feasible.
10.12	Promote partnerships among public agencies, nonprofits, municipalities, and private organizations to improve service delivery and maximize public resources. **Strategy 10.12.1**: Pursue cooperative agreements, grant opportunities, and regional partnerships to improve facilities and services in Eastern Summit County.

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Q1 What is your relationship to Summit County? Select all that apply.

Answered: 128 Skipped: 2

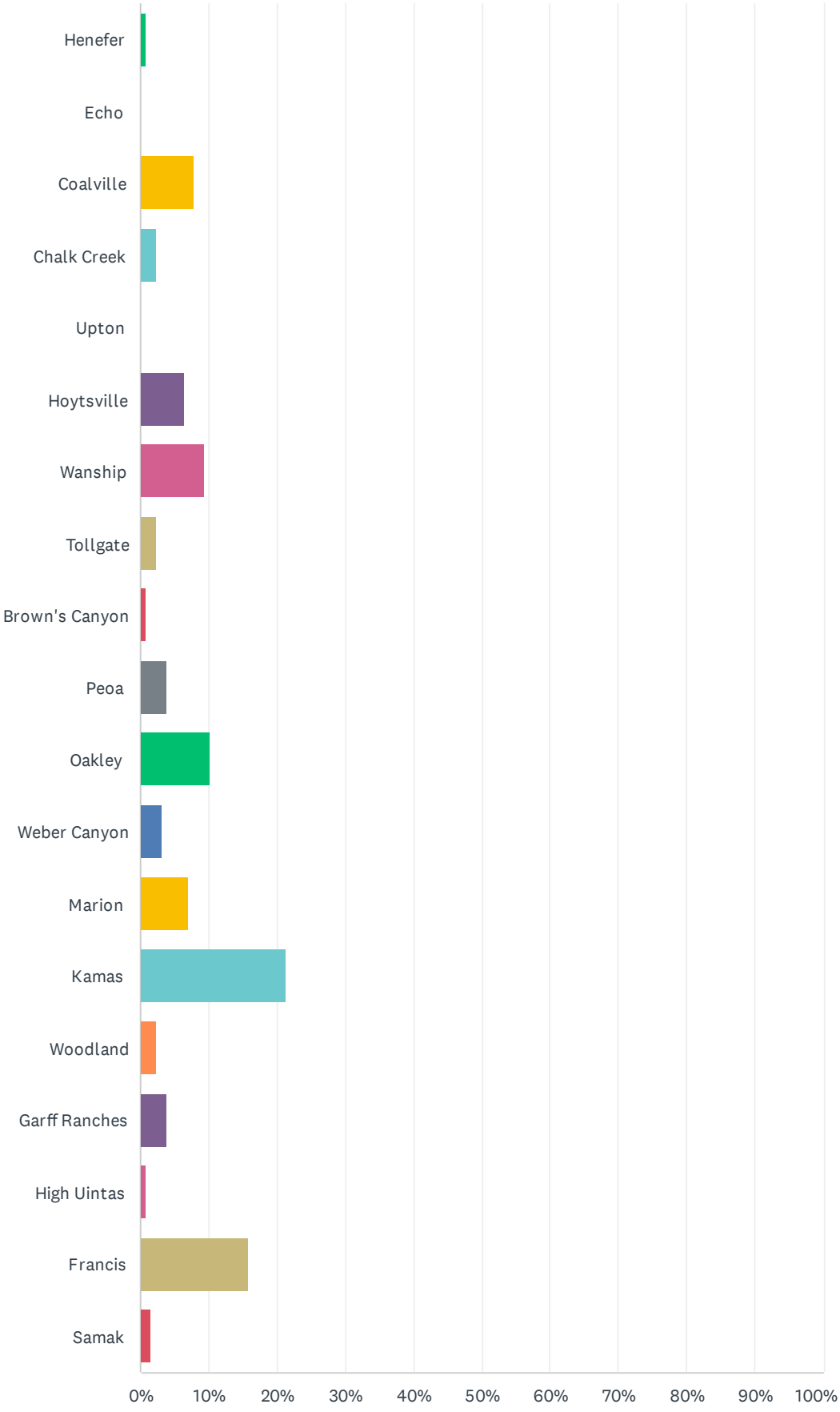


ANSWER CHOICES	RESPONSES	
Full-time resident	87.50%	112
Part-time resident	1.56%	2
Property owner	45.31%	58
Business owner	16.41%	21
Employed within the County	23.44%	30
Employed outside the County	9.38%	12
Employee of Summit County government	3.91%	5
Student	0.00%	0
Retired	22.66%	29
Volunteer	7.03%	9
Resident of an incorporated municipality within Eastern Summit County (Henefer Town, Coalville City, Oakley City, Kamas City, Francis Town)	26.56%	34
Someone who wants to live in Summit County	3.91%	5
Other (please specify)	3.13%	4
Total Respondents: 128		

Q2 Select the general area in which you live or spend a majority of your time in Eastern Summit County. Click the arrows to show the drop-down menu.

Answered: 127 Skipped: 3

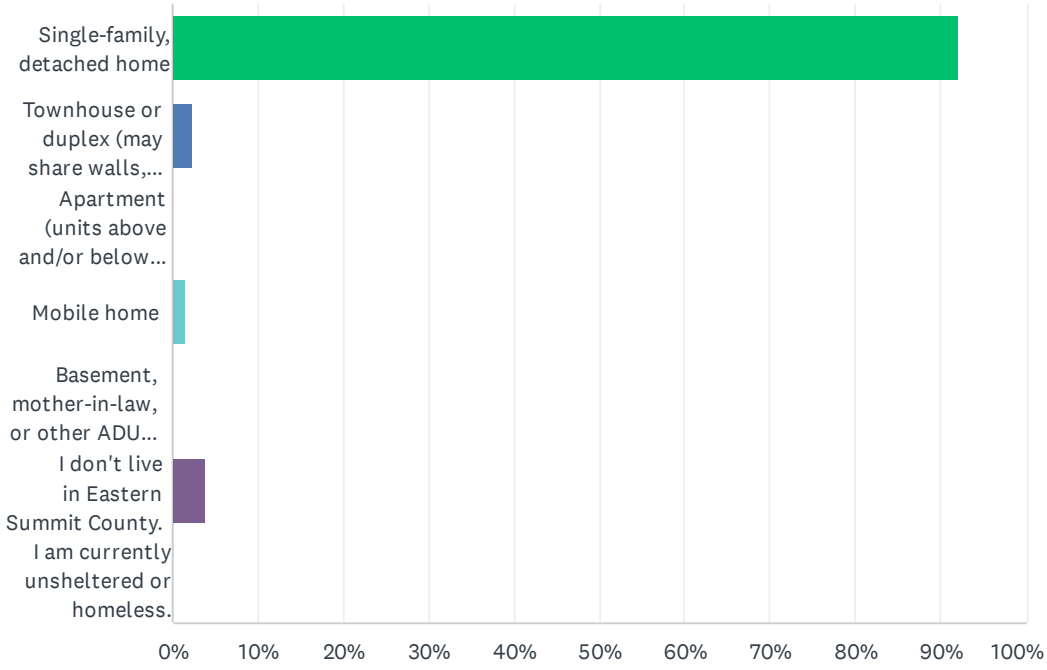
Eastern 1: Managing Natural Resources and Growing Responsibly



ANSWER CHOICES	RESPONSES	
Henefer	0.79%	1
Echo	0.00%	0
Coalville	7.87%	10
Chalk Creek	2.36%	3
Upton	0.00%	0
Hoytsville	6.30%	8
Wanship	9.45%	12
Tollgate	2.36%	3
Brown's Canyon	0.79%	1
Peoa	3.94%	5
Oakley	10.24%	13
Weber Canyon	3.15%	4
Marion	7.09%	9
Kamas	21.26%	27
Woodland	2.36%	3
Garff Ranches	3.94%	5
High Uintas	0.79%	1
Francis	15.75%	20
Samak	1.57%	2
TOTAL		127

Q3 Which of the following best describes the place in which you live?

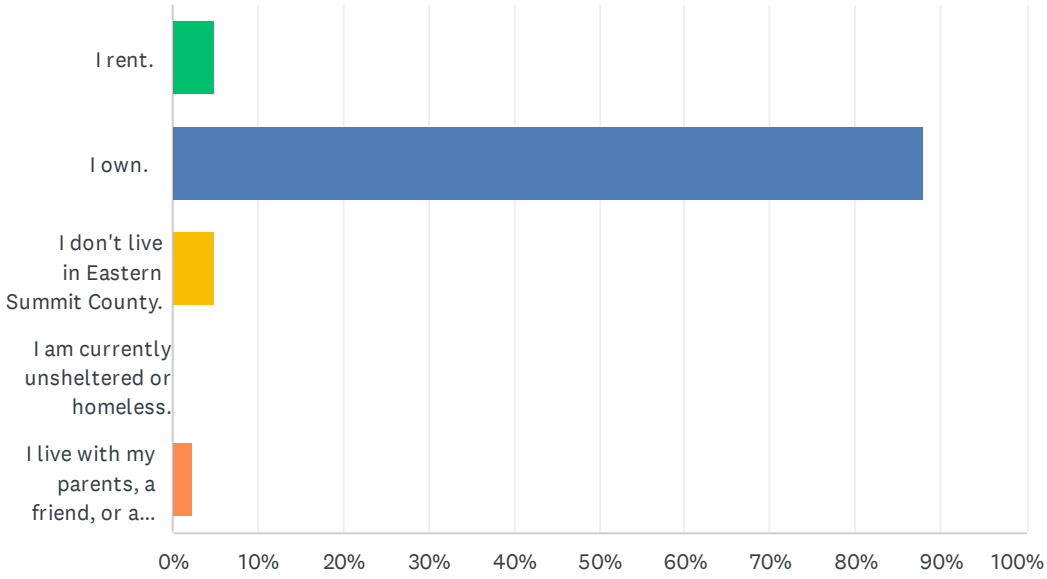
Answered: 128 Skipped: 2



ANSWER CHOICES	RESPONSES	
Single-family, detached home	92.19%	118
Townhouse or duplex (may share walls, but no units above or below you)	2.34%	3
Apartment (units above and/or below you)	0.00%	0
Mobile home	1.56%	2
Basement, mother-in-law, or other ADU (accessory dwelling unit)	0.00%	0
I don't live in Eastern Summit County.	3.91%	5
I am currently unsheltered or homeless.	0.00%	0
TOTAL		128

Q4 If you live in Eastern Summit County, do you rent or own your residence?

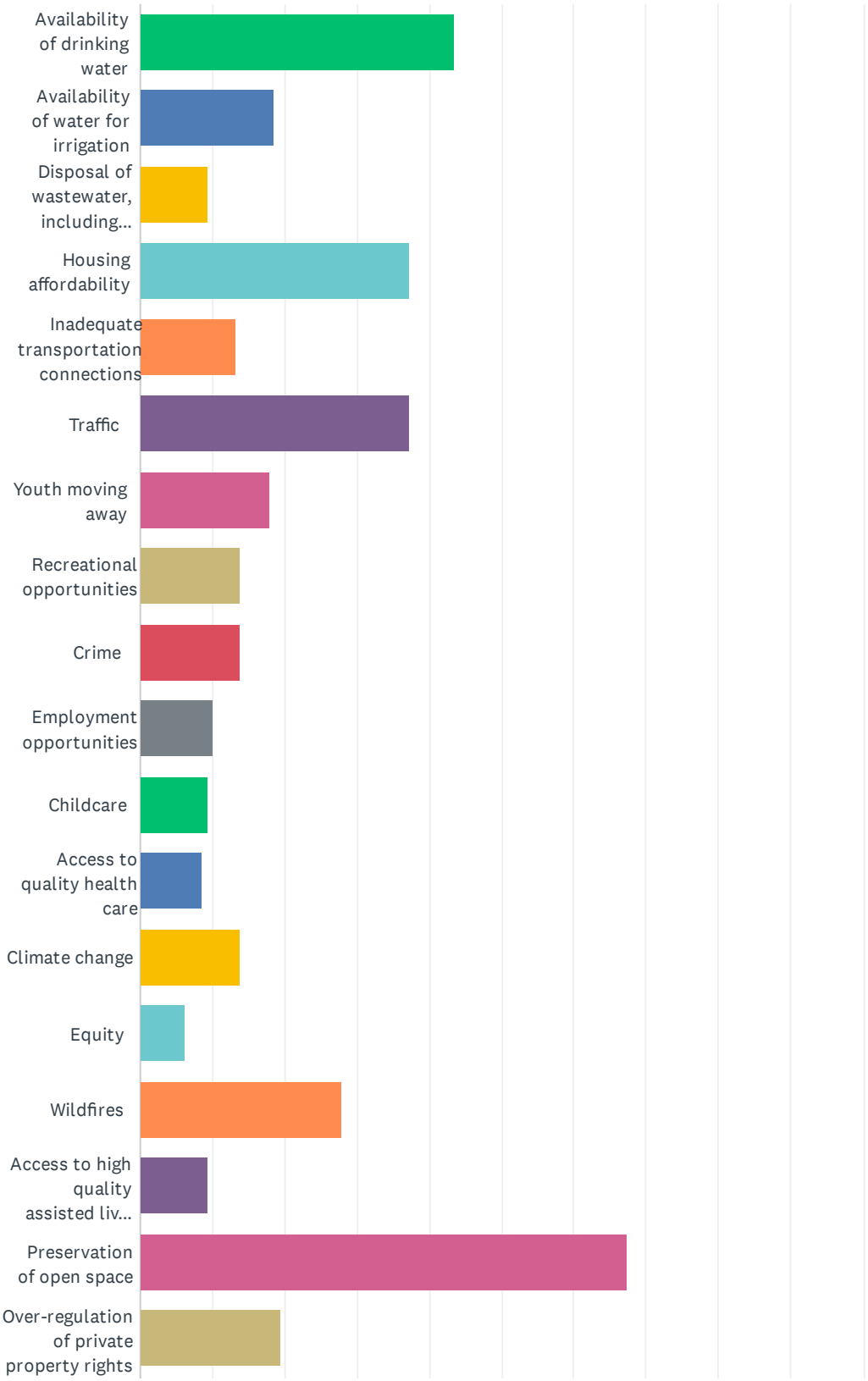
Answered: 125 Skipped: 5



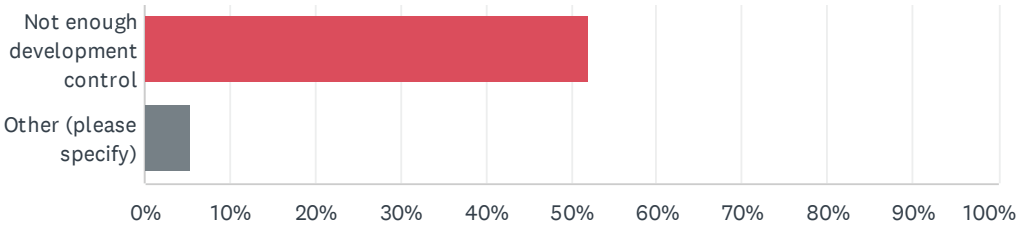
ANSWER CHOICES	RESPONSES	
I rent.	4.80%	6
I own.	88.00%	110
I don't live in Eastern Summit County.	4.80%	6
I am currently unsheltered or homeless.	0.00%	0
I live with my parents, a friend, or a relative and do not pay rent.	2.40%	3
TOTAL		125

Q5 When considering the community's future, what issues are you most concerned about? Select up to three options.

Answered: 129 Skipped: 1



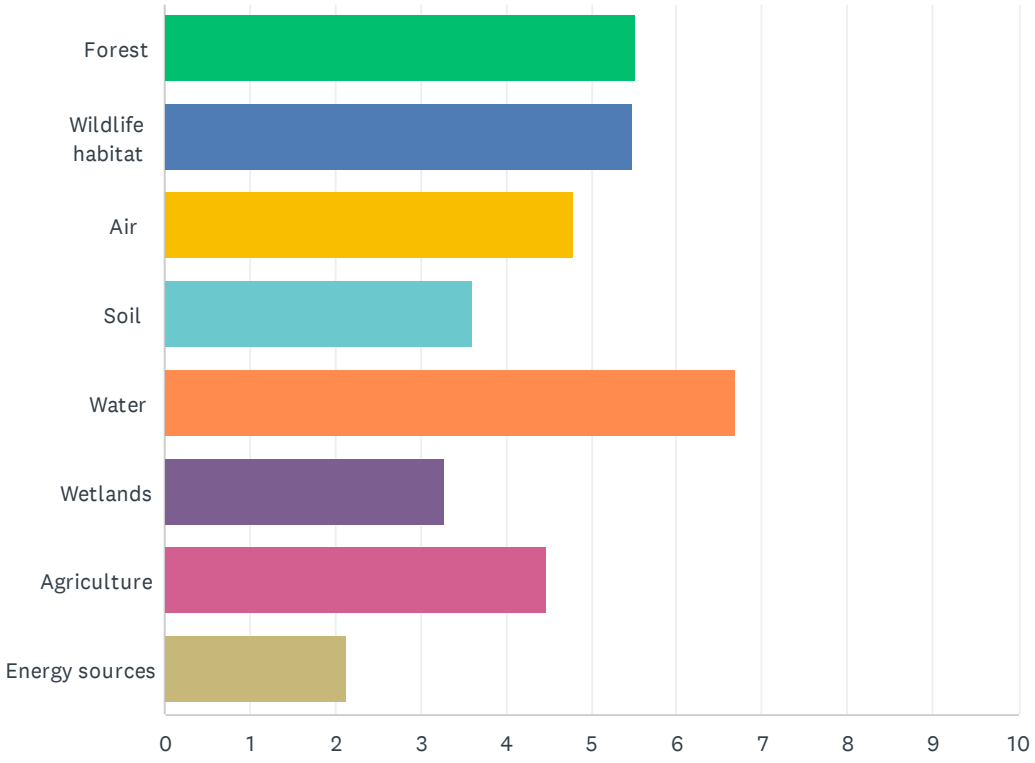
Eastern 1: Managing Natural Resources and Growing Responsibly



ANSWER CHOICES	RESPONSES	
Availability of drinking water	43.41%	56
Availability of water for irrigation	18.60%	24
Disposal of wastewater, including sewage	9.30%	12
Housing affordability	37.21%	48
Inadequate transportation connections	13.18%	17
Traffic	37.21%	48
Youth moving away	17.83%	23
Recreational opportunities	13.95%	18
Crime	13.95%	18
Employment opportunities	10.08%	13
Childcare	9.30%	12
Access to quality health care	8.53%	11
Climate change	13.95%	18
Equity	6.20%	8
Wildfires	27.91%	36
Access to high quality assisted living facilities	9.30%	12
Preservation of open space	67.44%	87
Over-regulation of private property rights	19.38%	25
Not enough development control	51.94%	67
Other (please specify)	5.43%	7
Total Respondents: 129		

Q6 Which of the following resources need the most attention in order to improve or maintain the quality of life in Eastern Summit County? Please rank the following in order of importance with the top being the highest priority. Click the up/down arrows to move each item.

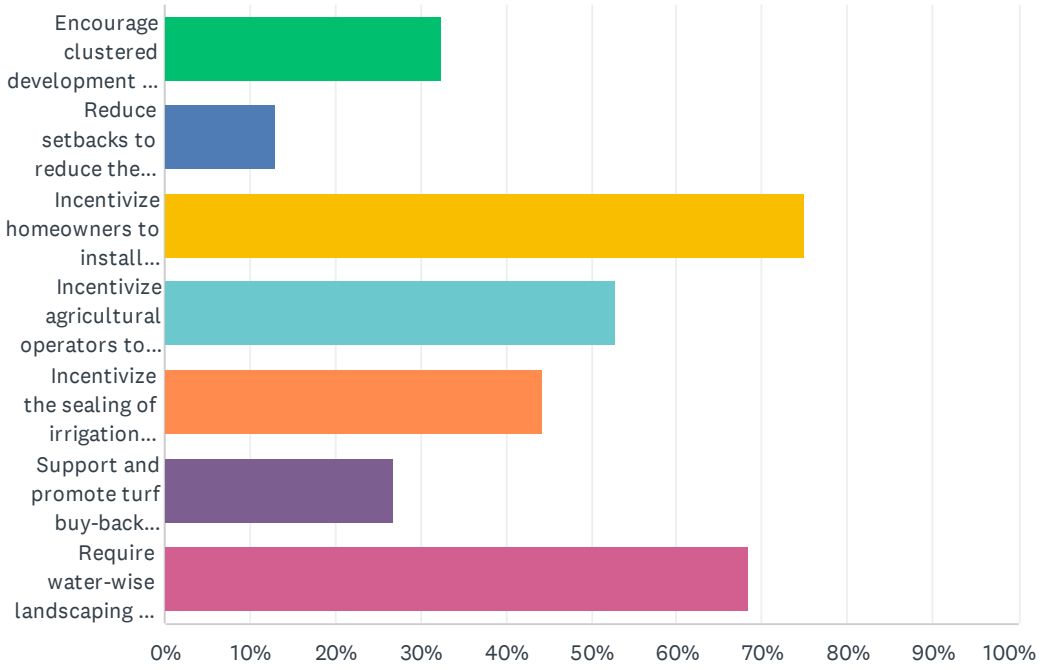
Answered: 116 Skipped: 14



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Forest	12.93% 15	24.14% 28	18.10% 21	15.52% 18	13.79% 16	8.62% 10	6.03% 7	0.86% 1	116	5.53
Wildlife habitat	12.93% 15	16.38% 19	25.86% 30	17.24% 20	12.93% 15	7.76% 9	6.03% 7	0.86% 1	116	5.47
Air	6.90% 8	15.52% 18	11.21% 13	22.41% 26	20.69% 24	12.07% 14	6.90% 8	4.31% 5	116	4.80
Soil	0.86% 1	2.59% 3	8.62% 10	12.93% 15	22.41% 26	29.31% 34	18.97% 22	4.31% 5	116	3.61
Water	44.83% 52	18.10% 21	14.66% 17	12.07% 14	4.31% 5	6.03% 7	0.00% 0	0.00% 0	116	6.69
Wetlands	4.31% 5	6.03% 7	8.62% 10	6.03% 7	9.48% 11	19.83% 23	27.59% 32	18.10% 21	116	3.29
Agriculture	12.93% 15	15.52% 18	11.21% 13	6.90% 8	12.07% 14	9.48% 11	24.14% 28	7.76% 9	116	4.47
Energy sources	4.31% 5	1.72% 2	1.72% 2	6.90% 8	4.31% 5	6.90% 8	10.34% 12	63.79% 74	116	2.14

Q7 Utah State set a goal to reduce water usage in our area by 20% by 2030. The following are strategies that encourage a reduction in water usage. Which of the following are appropriate strategies for Eastern Summit County? Select all that apply.

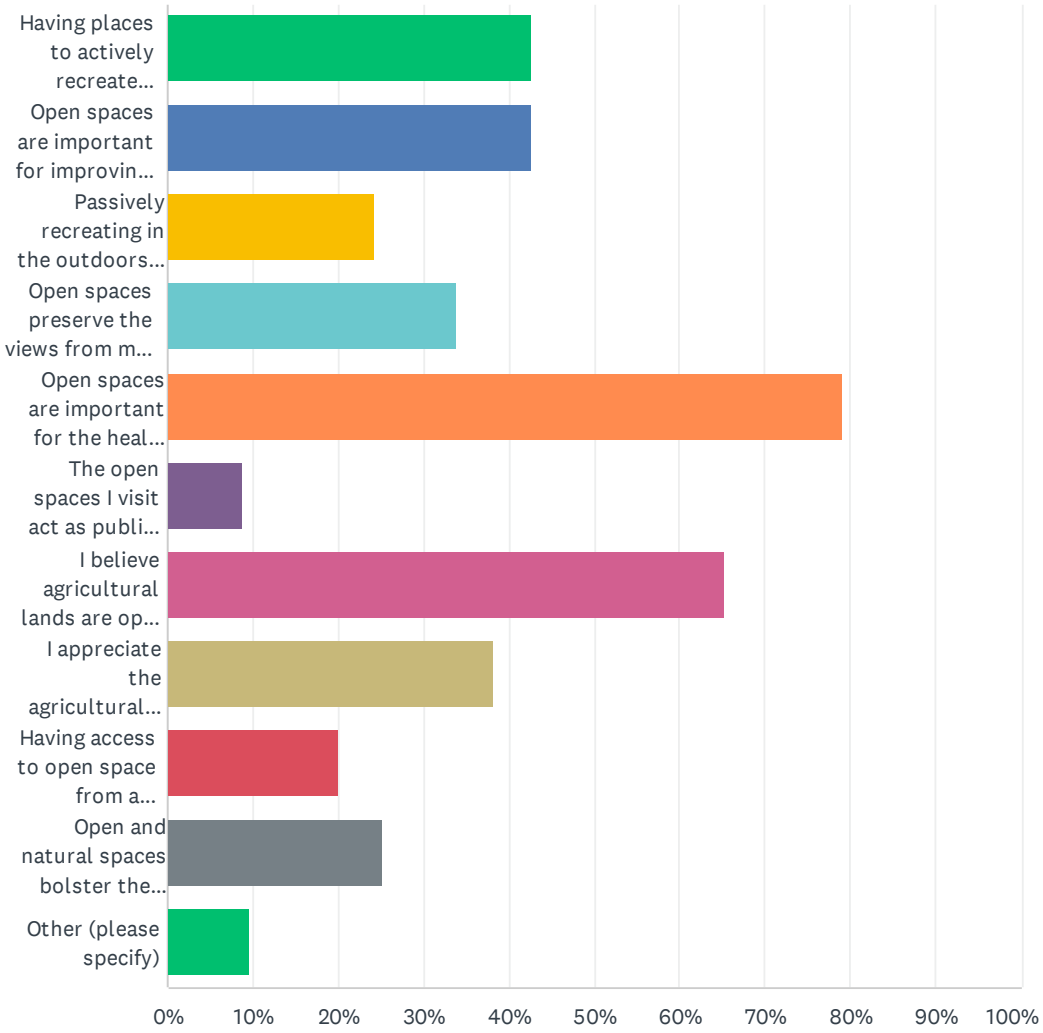
Answered: 108 Skipped: 22



ANSWER CHOICES	RESPONSES	
Encourage clustered development in order to reduce irrigation demands.	32.41%	35
Reduce setbacks to reduce the amount of irrigated land.	12.96%	14
Incentivize homeowners to install low-pressure drip or trickle irrigation systems (this can save 40-90% as compared to pressurized sprinkler irrigation).	75.00%	81
Incentivize agricultural operators to install low-pressure drip or trickle irrigation systems (this can save up to 34% but is more costly and time-consuming to maintain).	52.78%	57
Incentivize the sealing of irrigation ditches and canals in areas of new development in order to eliminate water loss due to evaporation and percolation.	44.44%	48
Support and promote turf buy-back programs.	26.85%	29
Require water-wise landscaping for all new and existing developments.	68.52%	74
Total Respondents: 108		

Q8 Which of the following best describes why you value open space in Eastern Summit County? Select your top three.

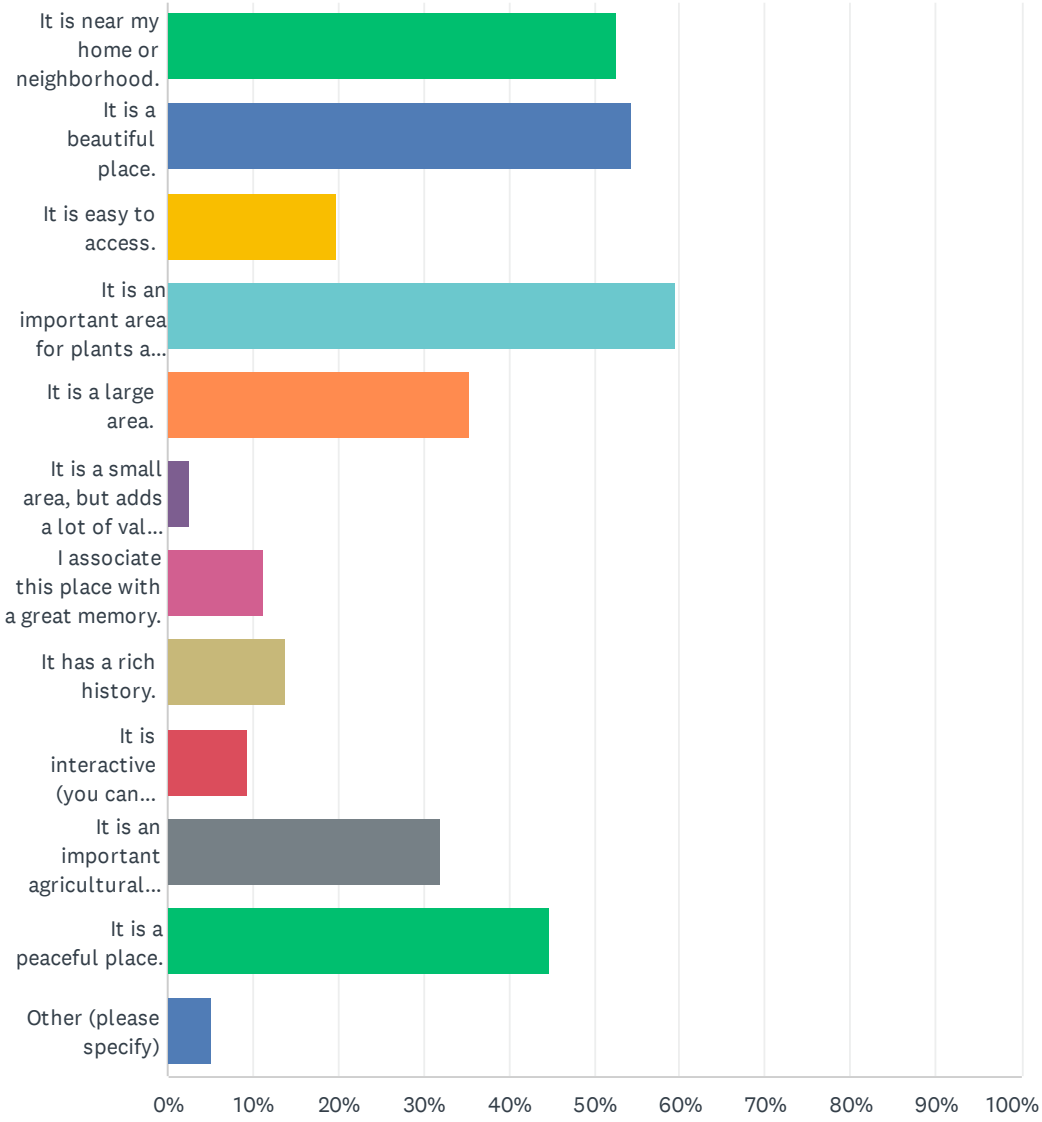
Answered: 115 Skipped: 15



ANSWER CHOICES	RESPONSES	
Having places to actively recreate outdoors is very important for my lifestyle and physical health.	42.61%	49
Open spaces are important for improving or maintaining mental health.	42.61%	49
Passively recreating in the outdoors is an inclusive activity that everyone should have access to.	24.35%	28
Open spaces preserve the views from my house, the roads that I frequently drive on, or the businesses that I like to visit.	33.91%	39
Open spaces are important for the health of our natural ecosystems and can protect native plants, wildlife, and water bodies.	79.13%	91
The open spaces I visit act as public gathering places, which are important for my social health.	8.70%	10
I believe agricultural lands are open space and agriculture is a viable, important industry in Eastern Summit County.	65.22%	75
I appreciate the agricultural buildings and history of agriculture, and do not want to see those places change.	38.26%	44
Having access to open space from a developed area (your home, business areas, etc.) adds value and interest to the community.	20.00%	23
Open and natural spaces bolster the community's resilience to extreme weather and a changing environment	25.22%	29
Other (please specify)	9.57%	11
Total Respondents: 115		

Q9 Take a moment to think about your favorite open space area within Eastern Summit County. What do you love most about this space? Select up to three.

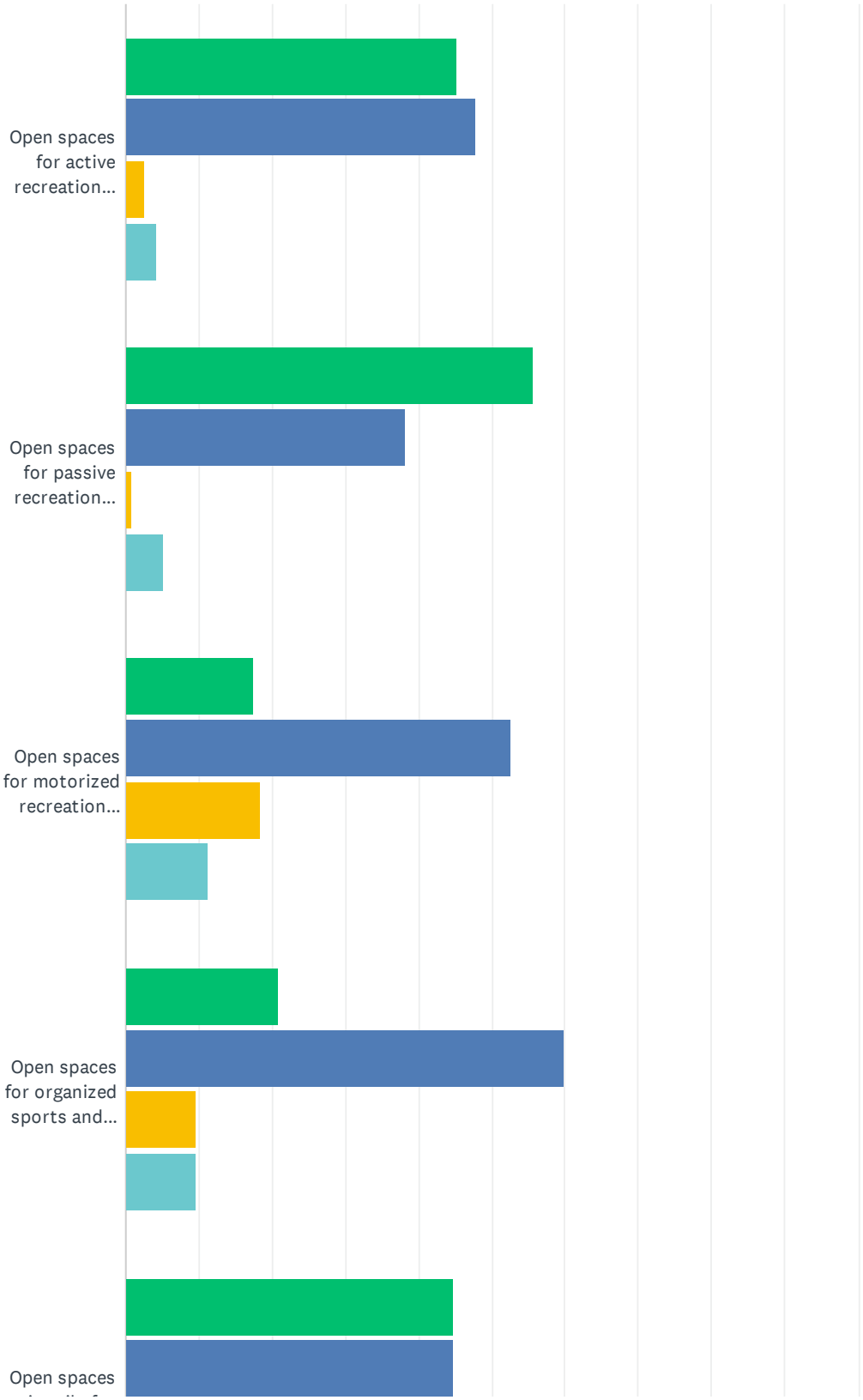
Answered: 116 Skipped: 14



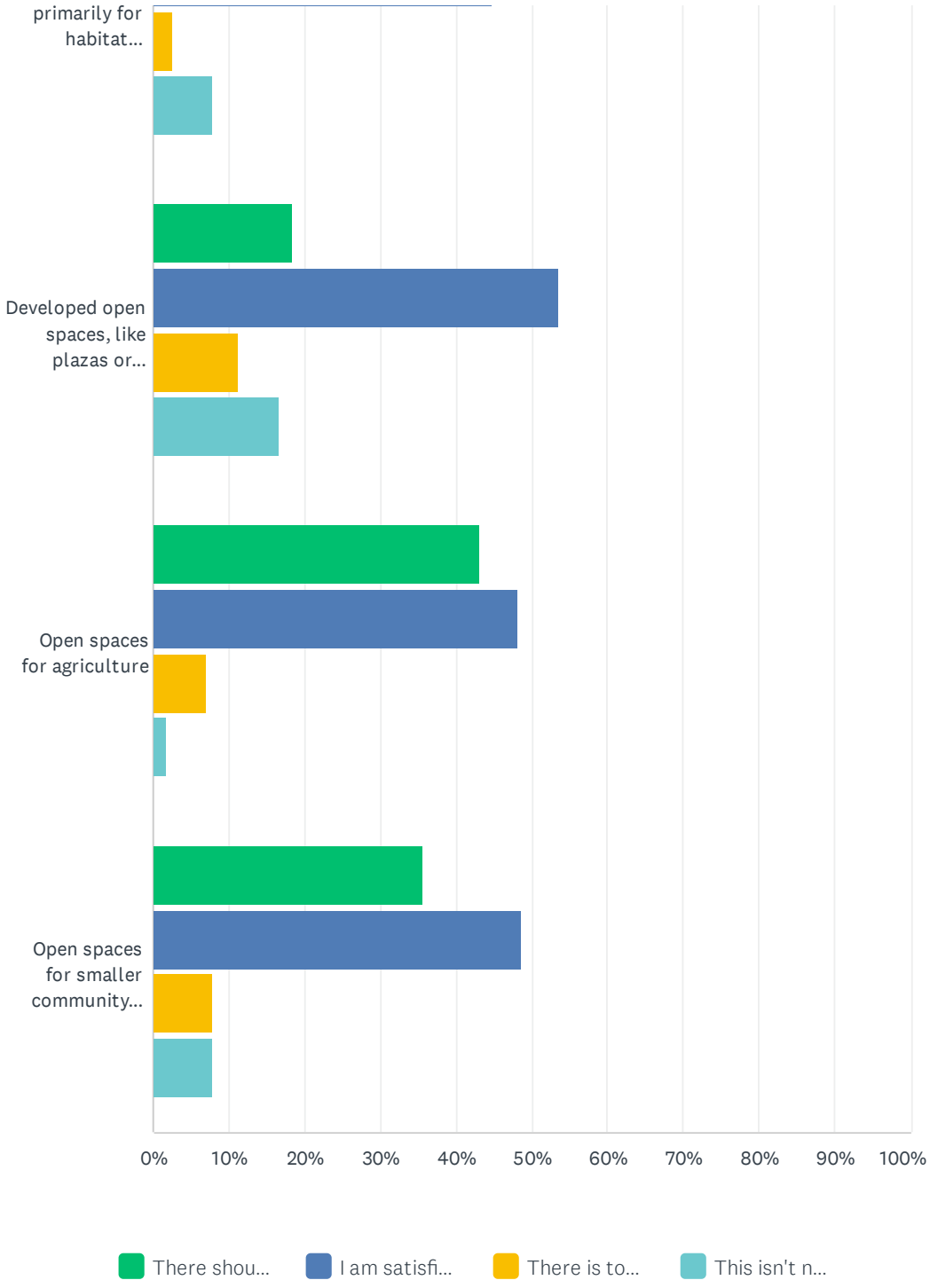
ANSWER CHOICES	RESPONSES	
It is near my home or neighborhood.	52.59%	61
It is a beautiful place.	54.31%	63
It is easy to access.	19.83%	23
It is an important area for plants and wildlife.	59.48%	69
It is a large area.	35.34%	41
It is a small area, but adds a lot of value to my life.	2.59%	3
I associate this place with a great memory.	11.21%	13
It has a rich history.	13.79%	16
It is interactive (you can participate in something, play on the site, your senses are engaged).	9.48%	11
It is an important agricultural area.	31.90%	37
It is a peaceful place.	44.83%	52
Other (please specify)	5.17%	6
Total Respondents: 116		

Q10 The following options represent different types of open spaces. Please rate how satisfied you are with each type.

Answered: 116 Skipped: 14



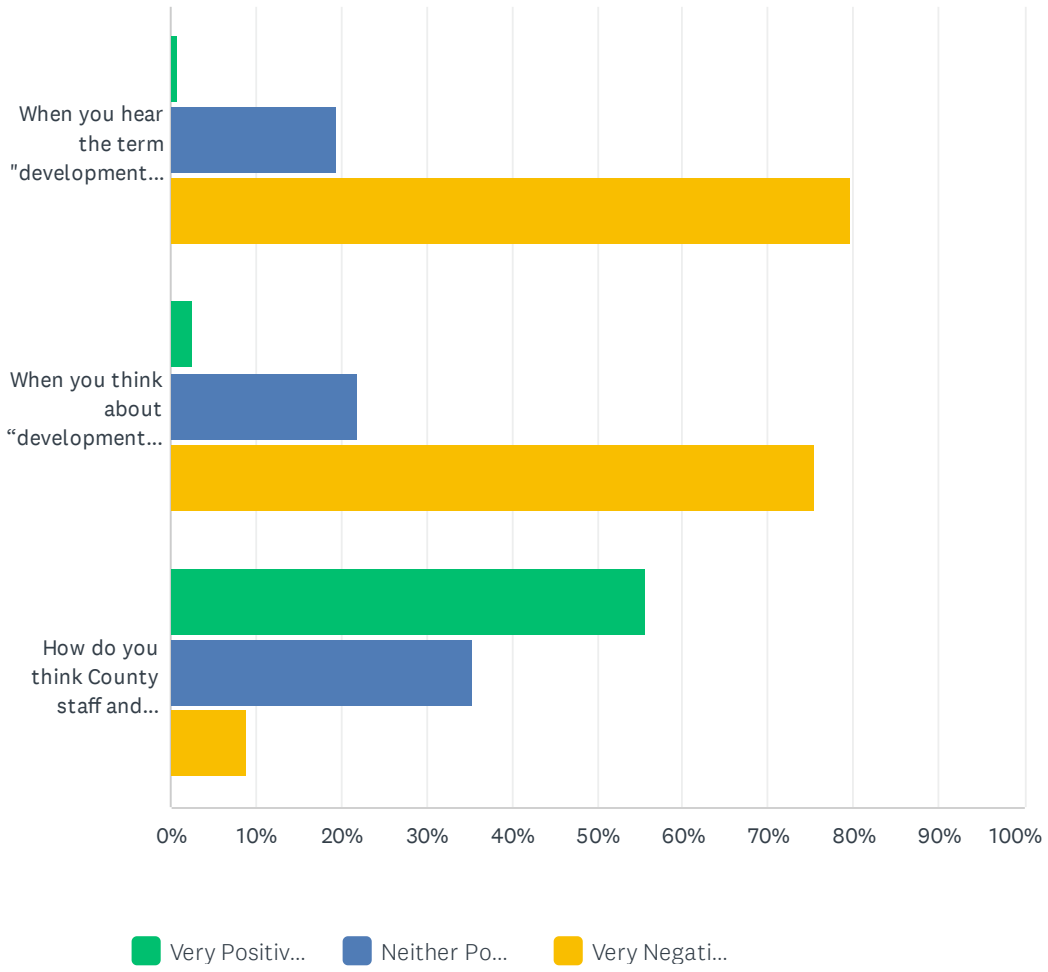
Eastern 1: Managing Natural Resources and Growing Responsibly



	THERE SHOULD BE MORE	I AM SATISFIED WITH THE AMOUNT	THERE IS TOO MUCH ALREADY	THIS ISN'T NEEDED IN EASTERN SUMMIT COUNTY	TOTAL
Open spaces for active recreation (biking, Nordic skiing, hiking, equestrian, hunting, fishing)	45.22% 52	47.83% 55	2.61% 3	4.35% 5	115
Open spaces for passive recreation (walking, birdwatching, or sitting and admiring views)	55.65% 64	38.26% 44	0.87% 1	5.22% 6	115
Open spaces for motorized recreation (ATVing, snowmobiling, etc)	17.54% 20	52.63% 60	18.42% 21	11.40% 13	114
Open spaces for organized sports and recreation (soccer fields, tennis courts, baseball fields, pickleball courts, etc)	20.87% 24	60.00% 69	9.57% 11	9.57% 11	115
Open spaces primarily for habitat restoration and conservation that are inaccessible to the public	44.74% 51	44.74% 51	2.63% 3	7.89% 9	114
Developed open spaces, like plazas or pavilions, outdoor dining areas, outdoor event spaces	18.42% 21	53.51% 61	11.40% 13	16.67% 19	114
Open spaces for agriculture	42.98% 49	48.25% 55	7.02% 8	1.75% 2	114
Open spaces for smaller community parks, perhaps with play equipment and community gardens	35.65% 41	48.70% 56	7.83% 9	7.83% 9	115

Q11 Consider what "development" means to you.

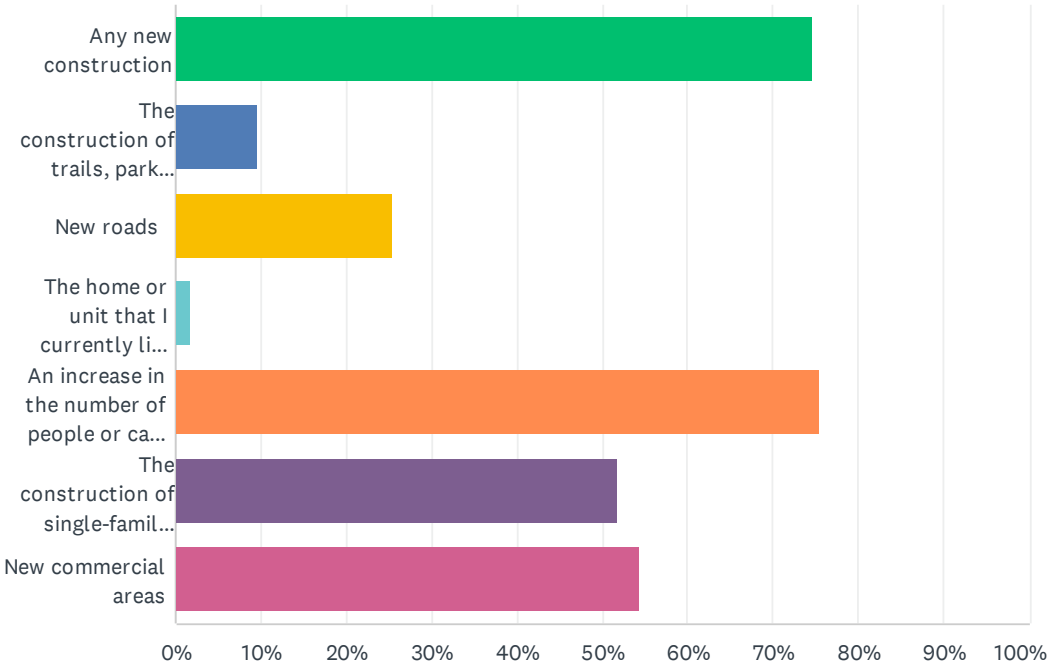
Answered: 114 Skipped: 16



	VERY POSITIVE(LY)	NEITHER POSITIVE(LY) NOR NEGATIVE(LY)	VERY NEGATIVE(LY)	TOTAL
When you hear the term "development" used in your community, how is the term used?	0.88% 1	19.30% 22	79.82% 91	114
When you think about “development” in the community, what connotation does the term have?	2.63% 3	21.93% 25	75.44% 86	114
How do you think County staff and elected officials view "development"?	55.75% 63	35.40% 40	8.85% 10	113

Q12 When you think about the term "development," which of the following comes to mind? Select up to three.

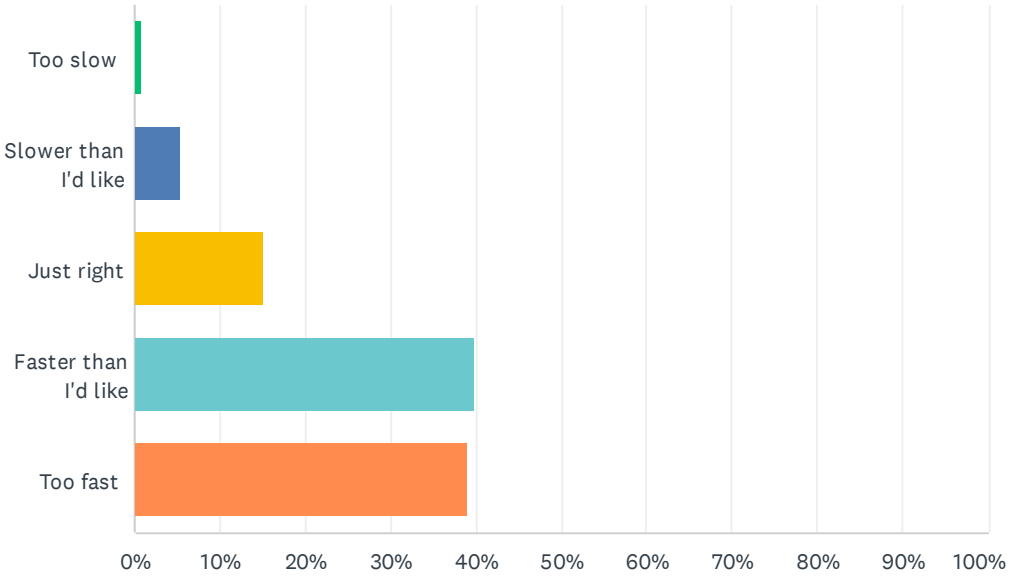
Answered: 114 Skipped: 16



ANSWER CHOICES	RESPONSES	
Any new construction	74.56%	85
The construction of trails, parks, or public plazas	9.65%	11
New roads	25.44%	29
The home or unit that I currently live in	1.75%	2
An increase in the number of people or cars that I see daily	75.44%	86
The construction of single-family homes in my neighborhood	51.75%	59
New commercial areas	54.39%	62
Total Respondents: 114		

Q13 How would you describe the rate of growth in Eastern Summit County over the past five years?

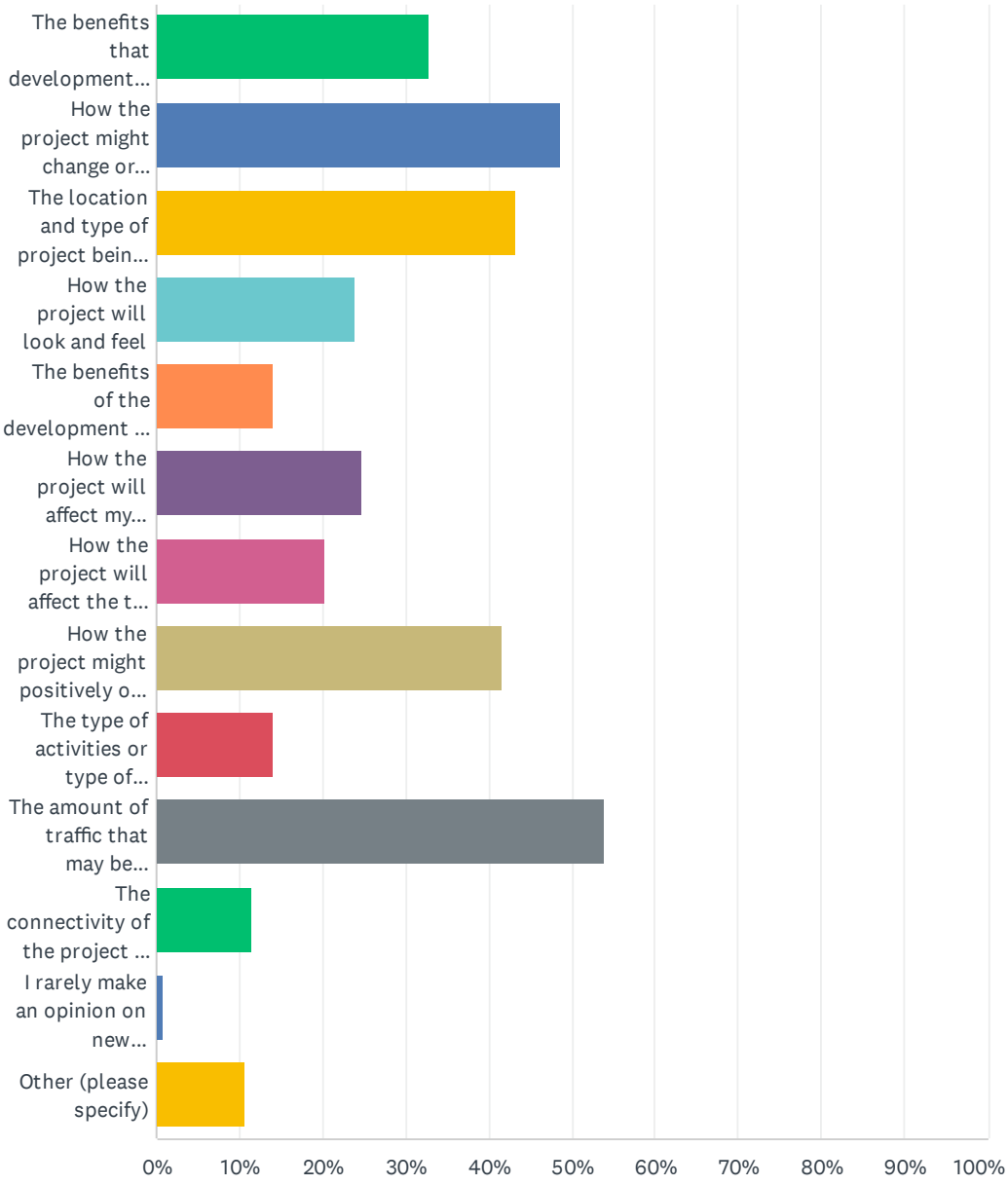
Answered: 113 Skipped: 17



ANSWER CHOICES	RESPONSES	
Too slow	0.88%	1
Slower than I'd like	5.31%	6
Just right	15.04%	17
Faster than I'd like	39.82%	45
Too fast	38.94%	44
TOTAL		113

Q14 When forming an opinion about a development, what do you take into consideration? Select your top three.

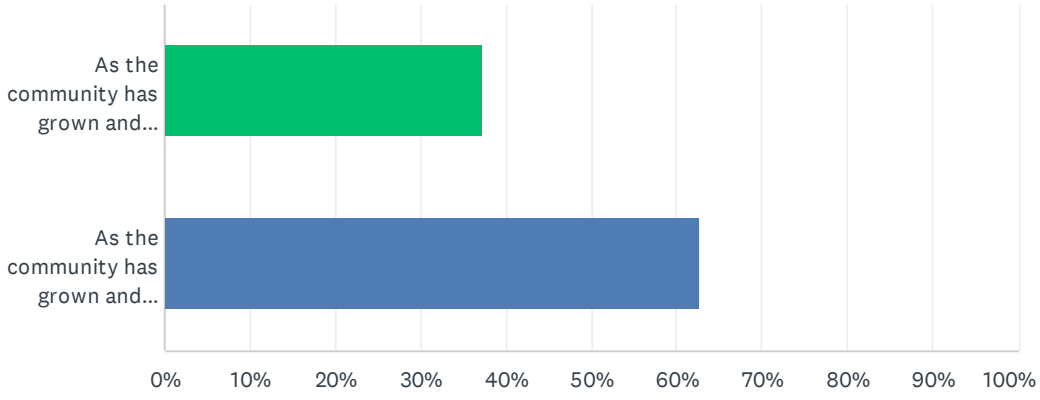
Answered: 113 Skipped: 17



ANSWER CHOICES	RESPONSES	
The benefits that development will bring to Eastern Summit County as a whole	32.74%	37
How the project might change or impact my daily life	48.67%	55
The location and type of project being proposed (housing vs. commercial)	43.36%	49
How the project will look and feel	23.89%	27
The benefits of the development to the people that will own property, housing, or a business within that development	14.16%	16
How the project will affect my property values	24.78%	28
How the project will affect the the current views	20.35%	23
How the project might positively or negatively affect future generations	41.59%	47
The type of activities or type of lifestyle encouraged by the development	14.16%	16
The amount of traffic that may be generated	53.98%	61
The connectivity of the project to existing uses and services	11.50%	13
I rarely make an opinion on new developments	0.88%	1
Other (please specify)	10.62%	12
Total Respondents: 113		

Q15 Which of the following best describes how open space and development have been balanced in the past?

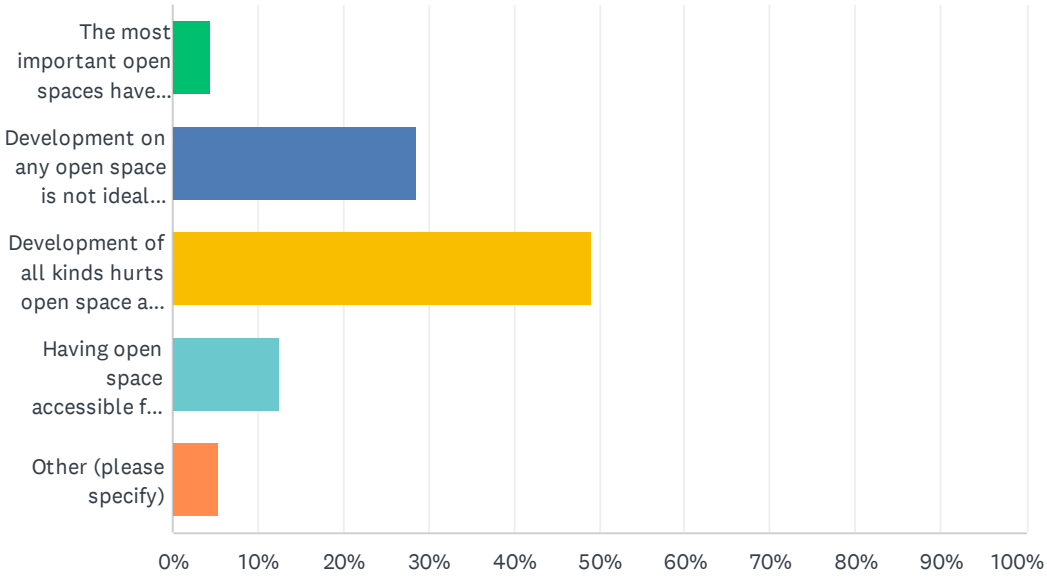
Answered: 110 Skipped: 20



ANSWER CHOICES	RESPONSES	
As the community has grown and changed, Eastern Summit County has balanced open spaces and development well.	37.27%	41
As the community has grown and changed, Eastern Summit County has NOT balanced open spaces and development well.	62.73%	69
TOTAL		110

Q16 Which of the following best describes how open spaces and development should be balanced in the future?

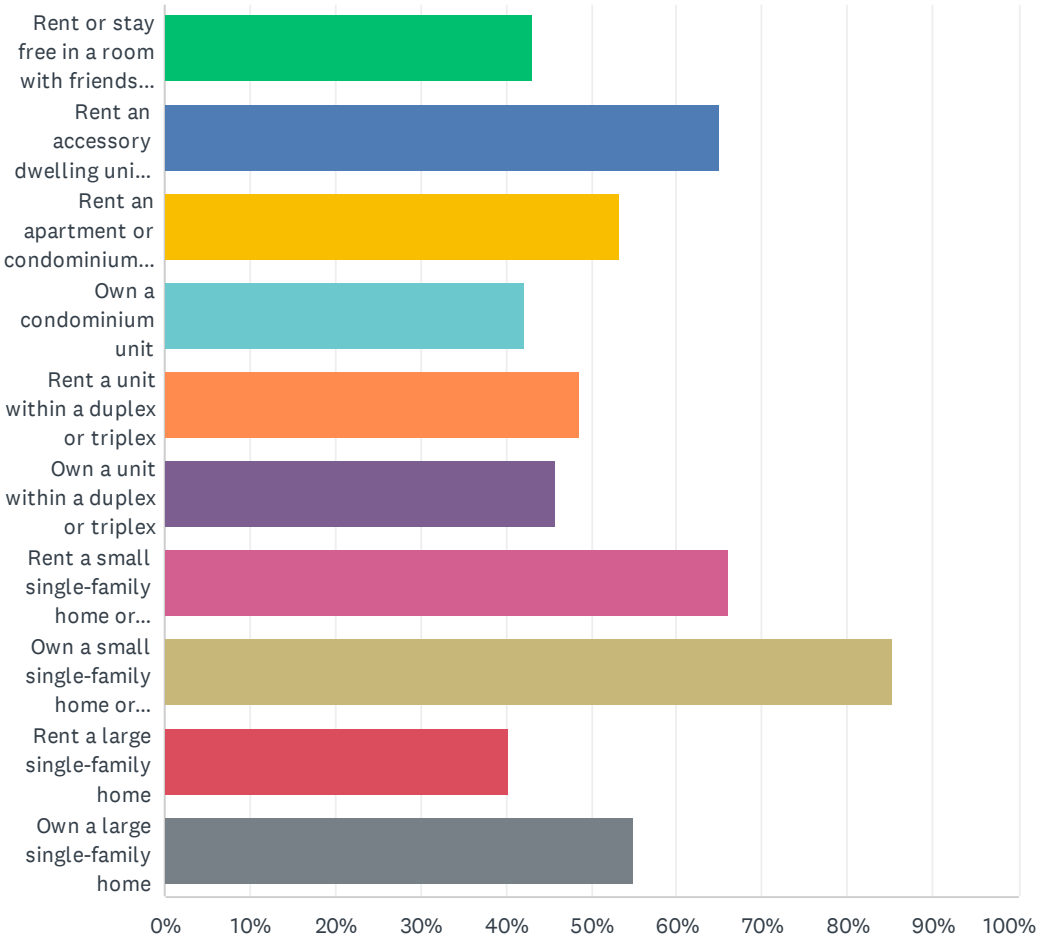
Answered: 112 Skipped: 18



ANSWER CHOICES	RESPONSES	
The most important open spaces have already been preserved or cannot be developed, so new development on vacant land is okay so long as we have access to or views of those preserved open spaces.	4.46%	5
Development on any open space is not ideal, so it is appropriate to reconsider and redevelop existing developments to accommodate growth.	28.57%	32
Development of all kinds hurts open space and the natural environment, so as much open space as possible should be preserved in Eastern Summit County.	49.11%	55
Having open space accessible from developed areas (like a neighborhood or commercial area) adds value and interest to the development.	12.50%	14
Other (please specify)	5.36%	6
TOTAL		112

Q17 Which housing options do you believe should be reasonably available and generally affordable to those who want to live in the community? Select all that apply.

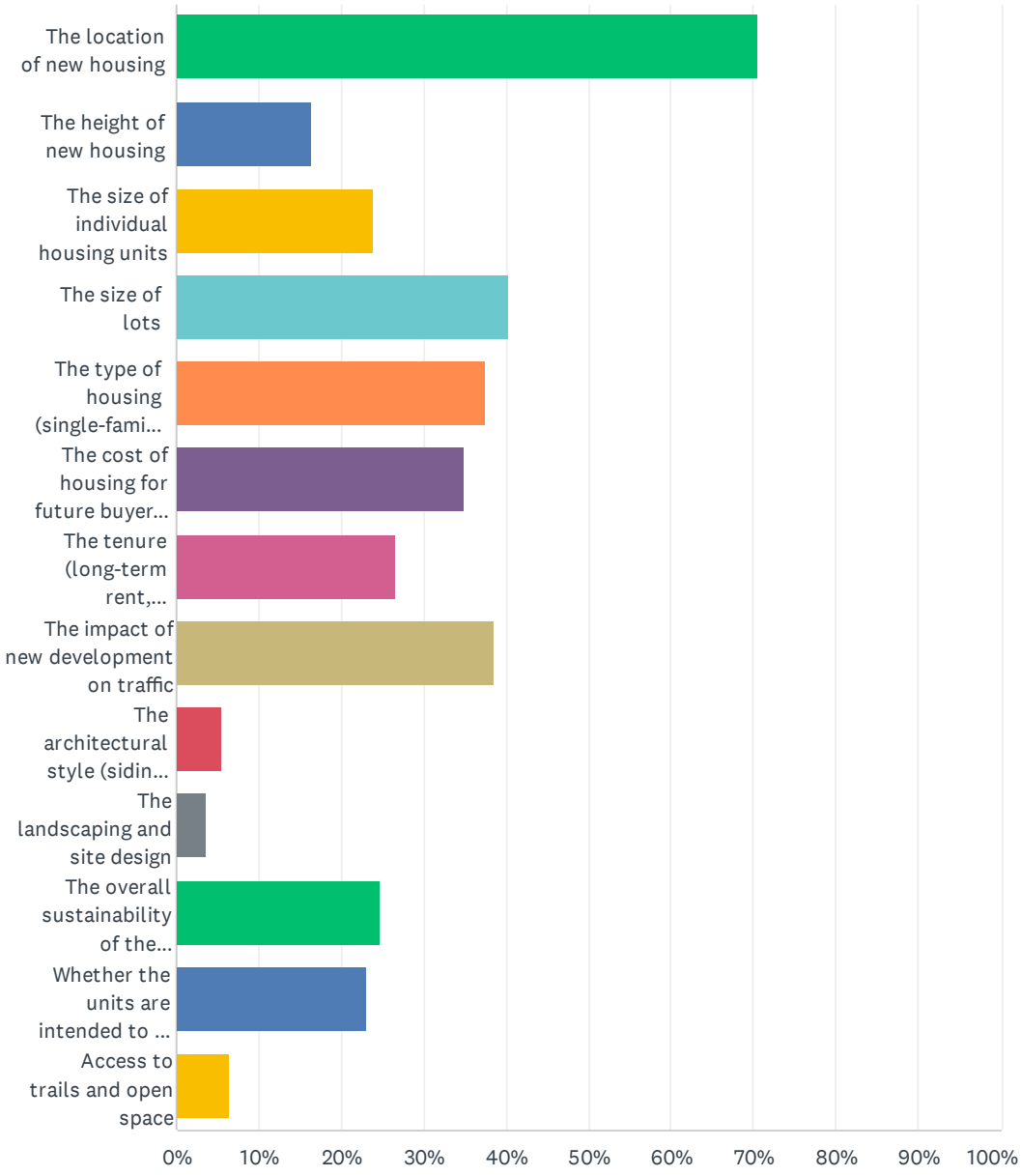
Answered: 109 Skipped: 21



ANSWER CHOICES	RESPONSES	
Rent or stay free in a room with friends or relatives	43.12%	47
Rent an accessory dwelling unit (basement apartment, mother-in-law suite, etc.)	65.14%	71
Rent an apartment or condominium unit	53.21%	58
Own a condominium unit	42.20%	46
Rent a unit within a duplex or triplex	48.62%	53
Own a unit within a duplex or triplex	45.87%	50
Rent a small single-family home or townhome unit	66.06%	72
Own a small single-family home or townhome unit	85.32%	93
Rent a large single-family home	40.37%	44
Own a large single-family home	55.05%	60
Total Respondents: 109		

Q18 If the County wanted to encourage the development of new housing, which of the following are the most important considerations? Select your top three.

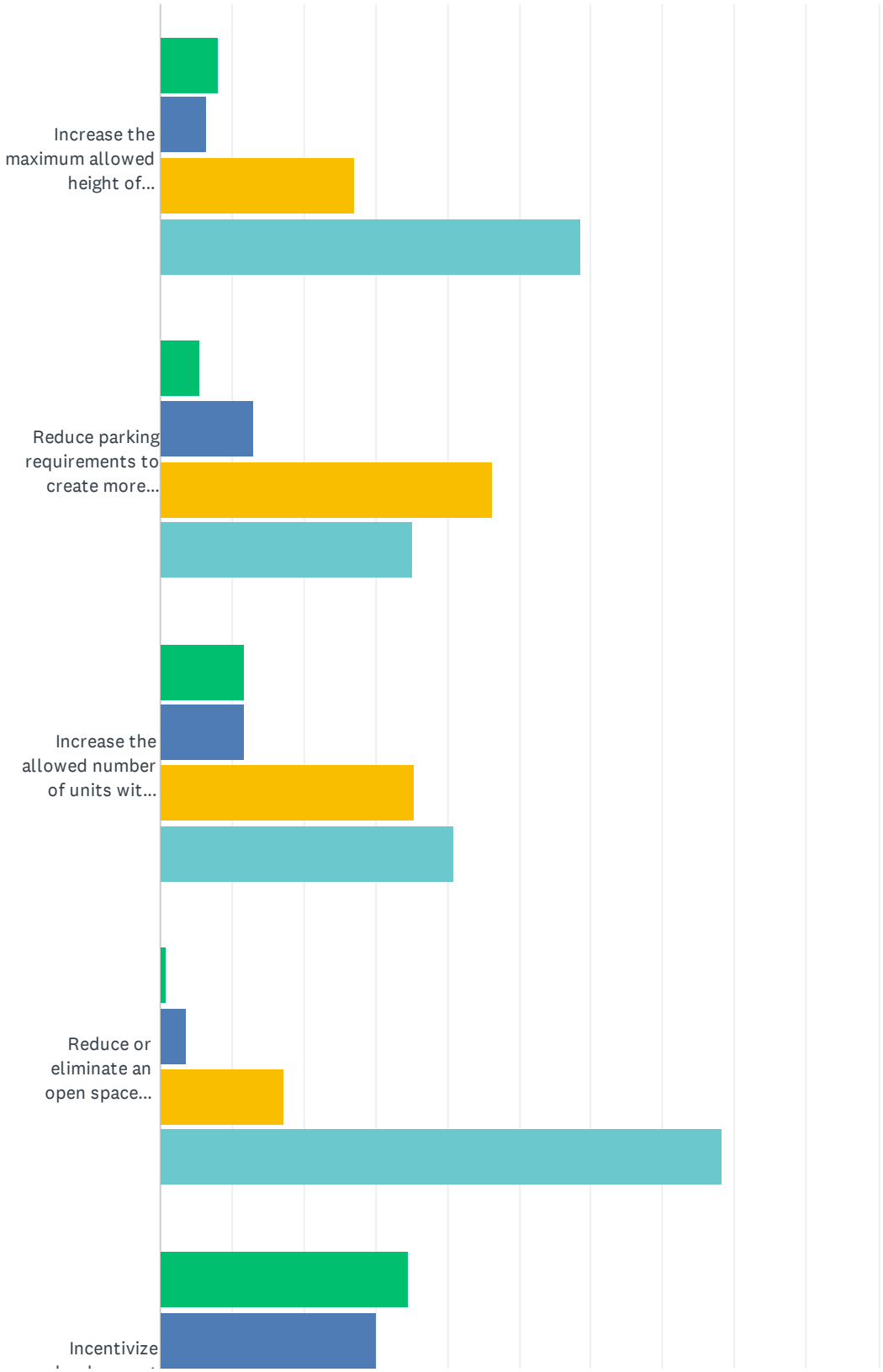
Answered: 109 Skipped: 21

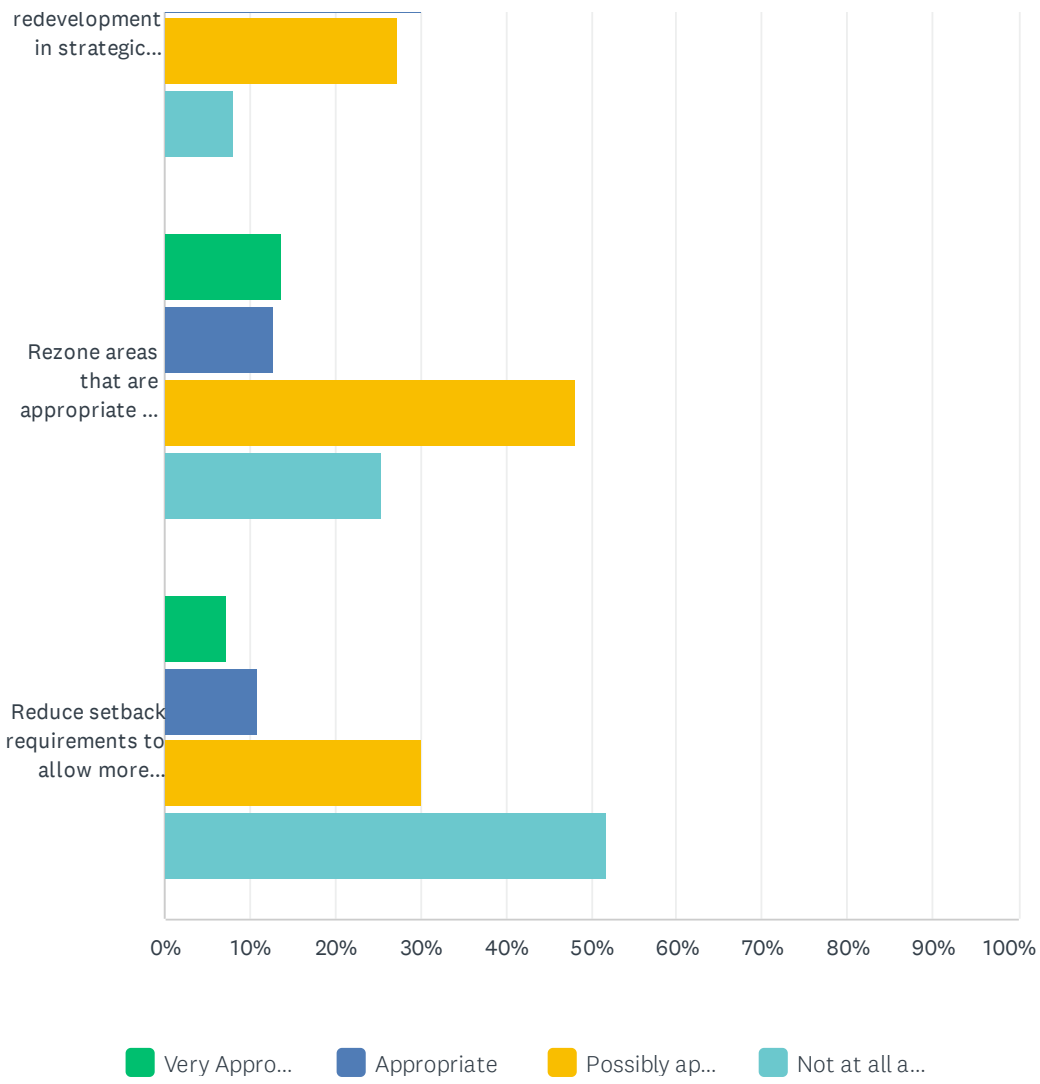


ANSWER CHOICES	RESPONSES	
The location of new housing	70.64%	77
The height of new housing	16.51%	18
The size of individual housing units	23.85%	26
The size of lots	40.37%	44
The type of housing (single-family versus multi-family)	37.61%	41
The cost of housing for future buyers or renters	34.86%	38
The tenure (long-term rent, short-term rent, owner occupied year round)	26.61%	29
The impact of new development on traffic	38.53%	42
The architectural style (siding materials, design, etc)	5.50%	6
The landscaping and site design	3.67%	4
The overall sustainability of the development	24.77%	27
Whether the units are intended to be owned or rented	22.94%	25
Access to trails and open space	6.42%	7
Total Respondents: 109		

Q19 If the County wanted to encourage the development of new housing, please rate how appropriate each of the following strategies might be.

Answered: 111 Skipped: 19

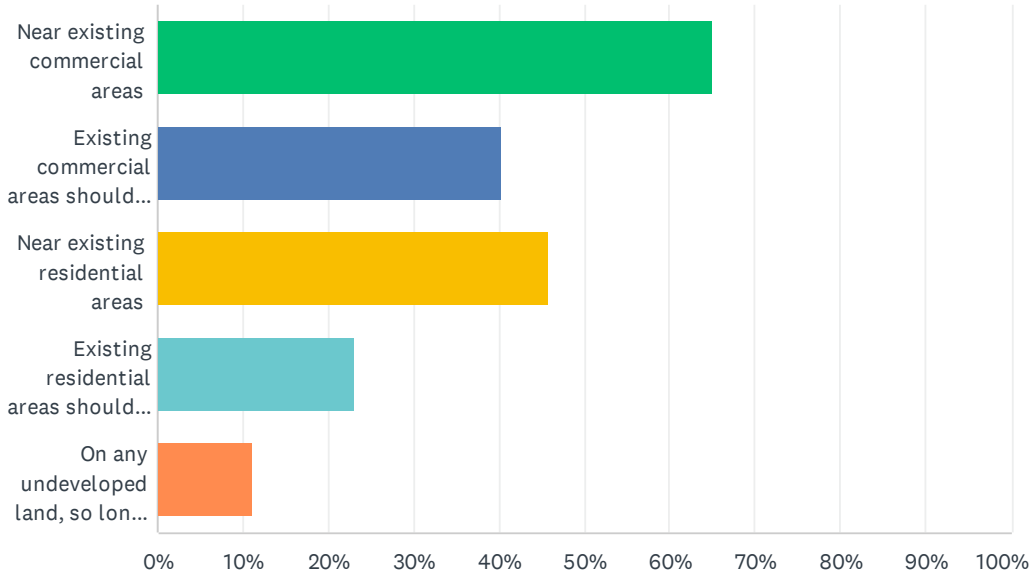




	VERY APPROPRIATE	APPROPRIATE	POSSIBLY APPROPRIATE	NOT AT ALL APPROPRIATE	TOTAL
Increase the maximum allowed height of buildings	8.11% 9	6.31% 7	27.03% 30	58.56% 65	111
Reduce parking requirements to create more available land area	5.56% 6	12.96% 14	46.30% 50	35.19% 38	108
Increase the allowed number of units within a residential project	11.82% 13	11.82% 13	35.45% 39	40.91% 45	110
Reduce or eliminate an open space requirement for new development to allow more available land area for housing	0.91% 1	3.64% 4	17.27% 19	78.18% 86	110
Incentivize redevelopment in strategic areas near public facilities, transit, trails, and other services	34.55% 38	30.00% 33	27.27% 30	8.18% 9	110
Rezone areas that are appropriate for new housing to be developed	13.64% 15	12.73% 14	48.18% 53	25.45% 28	110
Reduce setback requirements to allow more buildable area	7.27% 8	10.91% 12	30.00% 33	51.82% 57	110

Q20 Where would new housing developments be the most appropriate? Select your top 2.

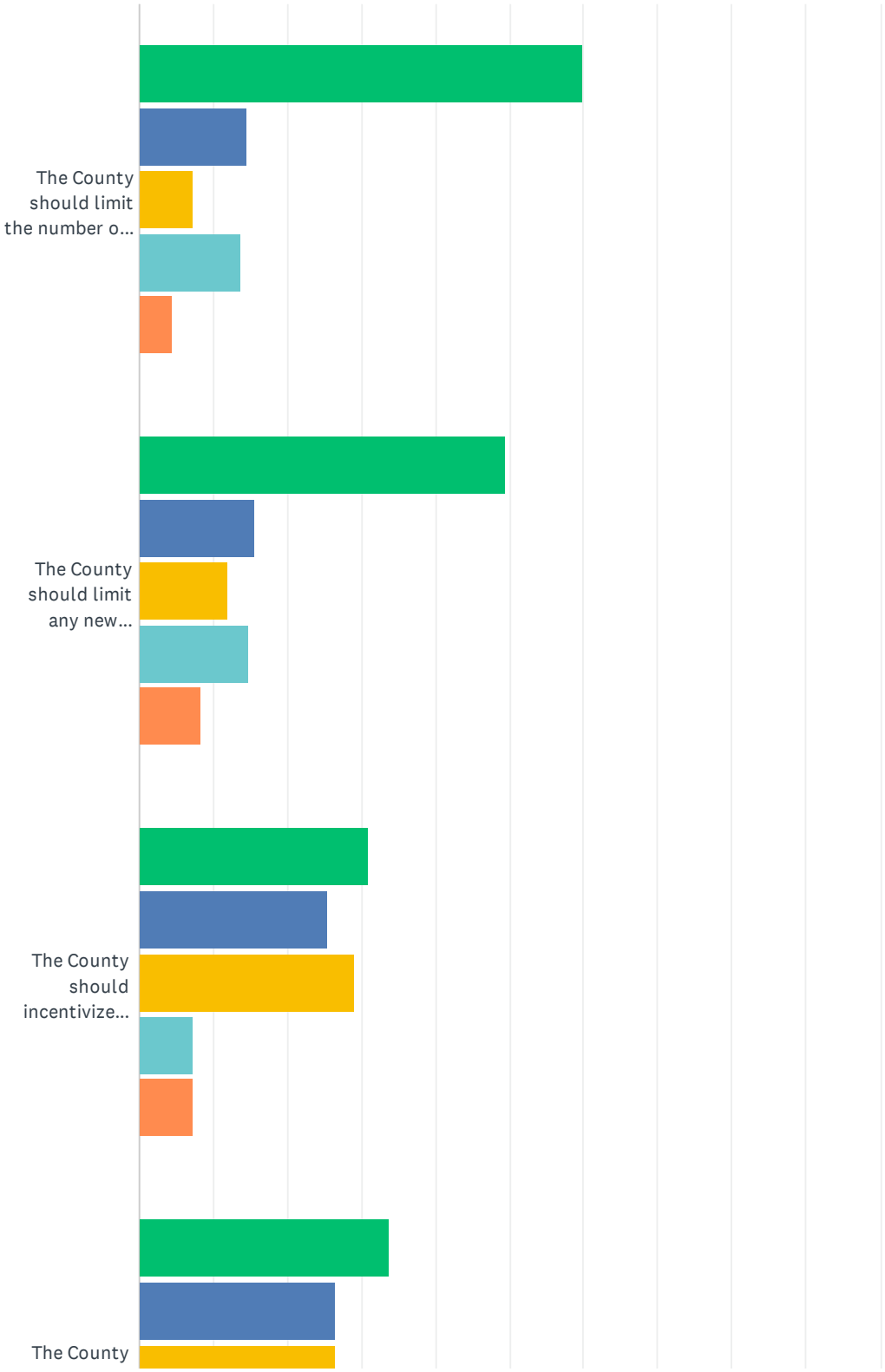
Answered: 109 Skipped: 21

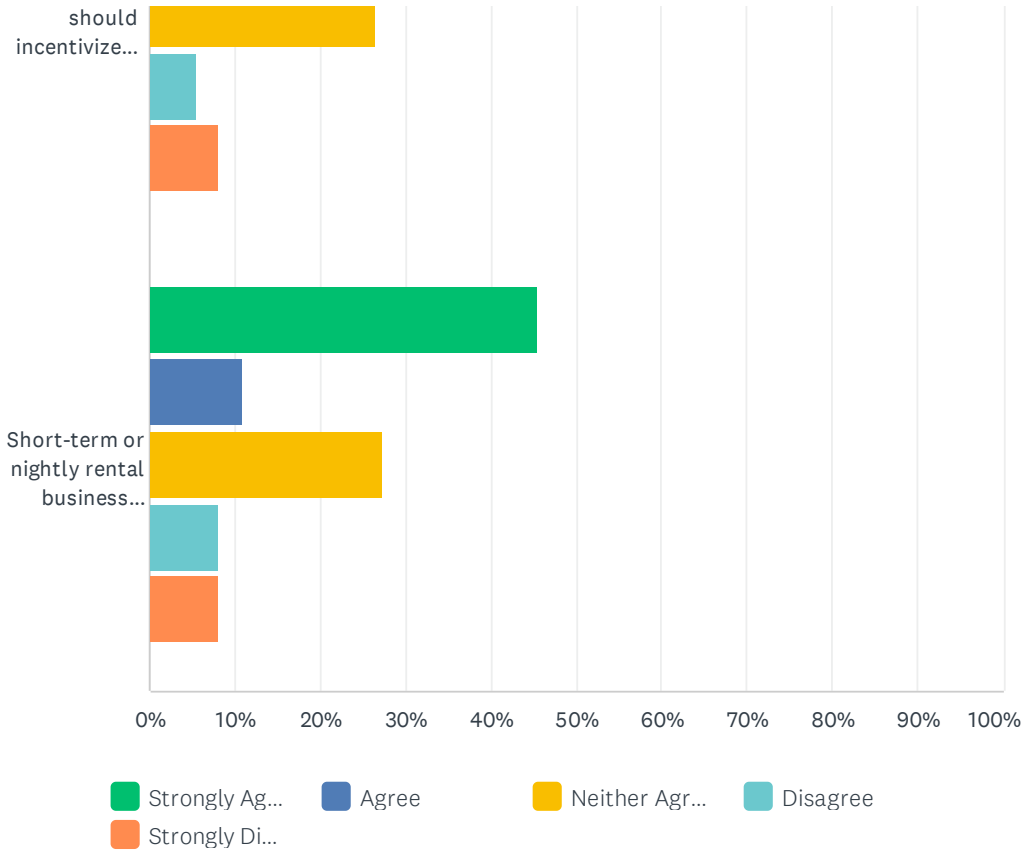


ANSWER CHOICES	RESPONSES	
Near existing commercial areas	65.14%	71
Existing commercial areas should be redeveloped to include more housing	40.37%	44
Near existing residential areas	45.87%	50
Existing residential areas should be redeveloped to including more housing	22.94%	25
On any undeveloped land, so long as it's not protected for wildlife, historic, or other reasons	11.01%	12
Total Respondents: 109		

Q21 A potential strategy to increase the amount of available housing is to reconsider the way existing housing is being used. Please identify how strongly you agree with the following strategies.

Answered: 110 Skipped: 20

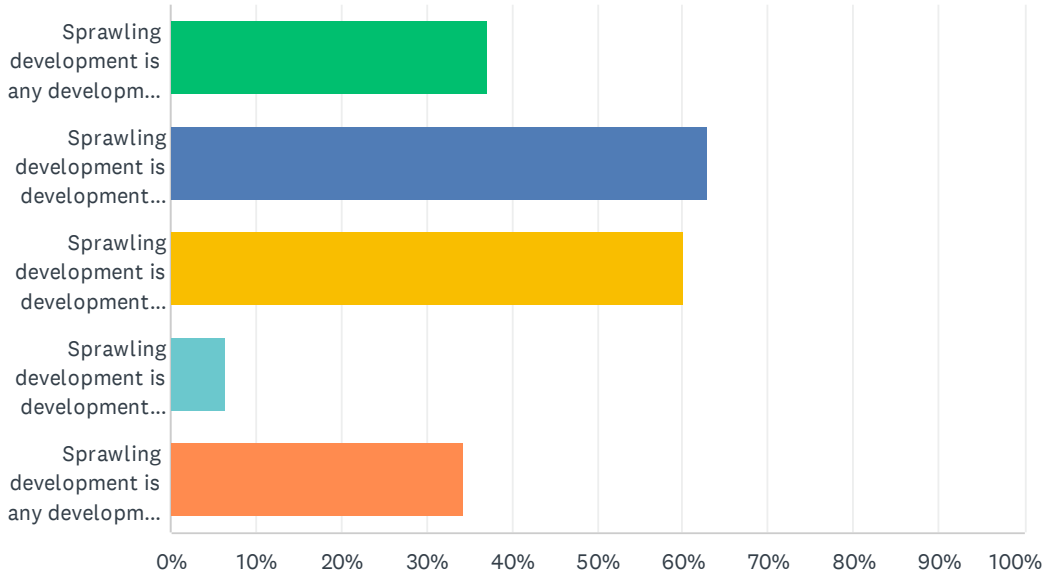




	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
The County should limit the number of short-term or nightly rentals allowed within certain zones or neighborhoods.	60.00% 66	14.55% 16	7.27% 8	13.64% 15	4.55% 5	110
The County should limit any new short-term or nightly rentals to specific areas, such as near existing towns or cities.	49.54% 54	15.60% 17	11.93% 13	14.68% 16	8.26% 9	109
The County should incentivize second homeowners to rent to a long-term renter.	30.91% 34	25.45% 28	29.09% 32	7.27% 8	7.27% 8	110
The County should incentivize second homeowners to offer long-term rentals at an affordable rate.	33.64% 37	26.36% 29	26.36% 29	5.45% 6	8.18% 9	110
Short-term or nightly rental business license fees should be higher (currently $200 annually).	45.45% 50	10.91% 12	27.27% 30	8.18% 9	8.18% 9	110

Q22 Summit County community members have said that they do not want housing and commercial development to sprawl. What does sprawl mean to you? Select your top two.

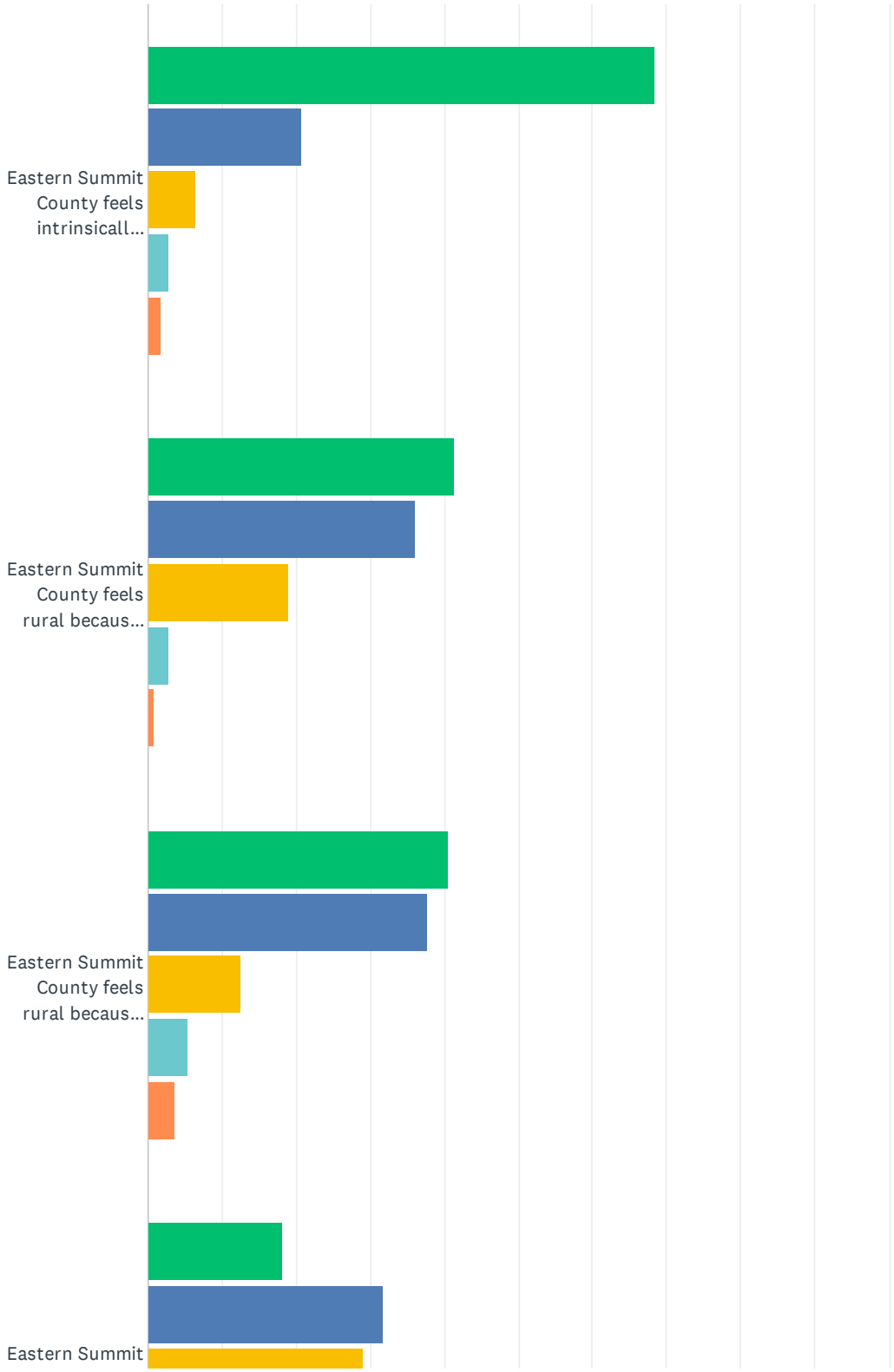
Answered: 108 Skipped: 22



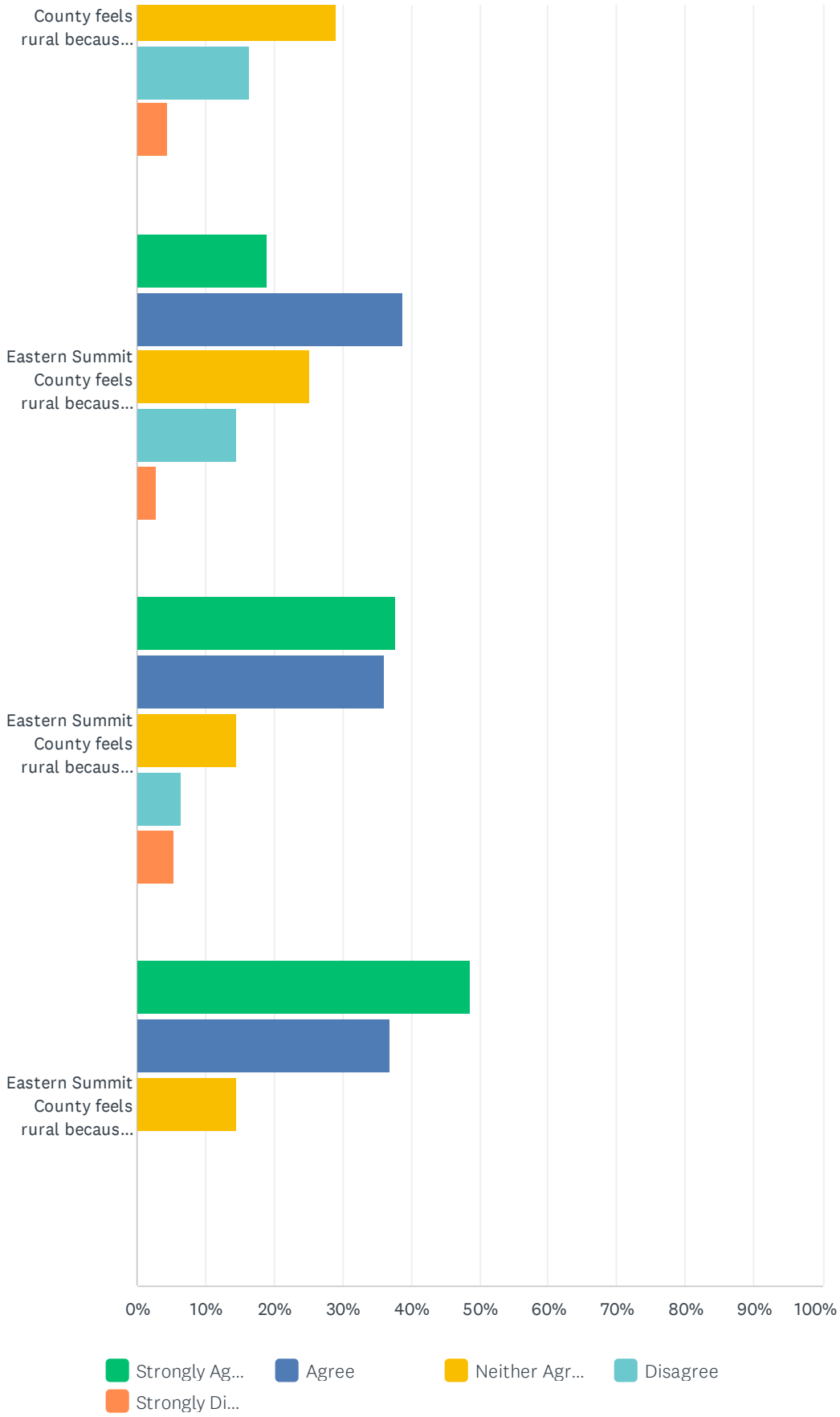
ANSWER CHOICES	RESPONSES	
Sprawling development is any development that is built on open space.	37.04%	40
Sprawling development is development that would require County infrastructure to expand beyond its current limits, like building new roads or extending sewer lines.	62.96%	68
Sprawling development is development that expands into areas that are historically very rural.	60.19%	65
Sprawling development is development that requires residents to drive long distances (greater than 15 minutes) to get from their house to their job.	6.48%	7
Sprawling development is any development that requires rezoning the property.	34.26%	37
Total Respondents: 108		

Q23 Summit County community members have said that they like living in Eastern Summit County because of its rural character. Please rate how strongly you agree or disagree with the following statements.

Answered: 111 Skipped: 19



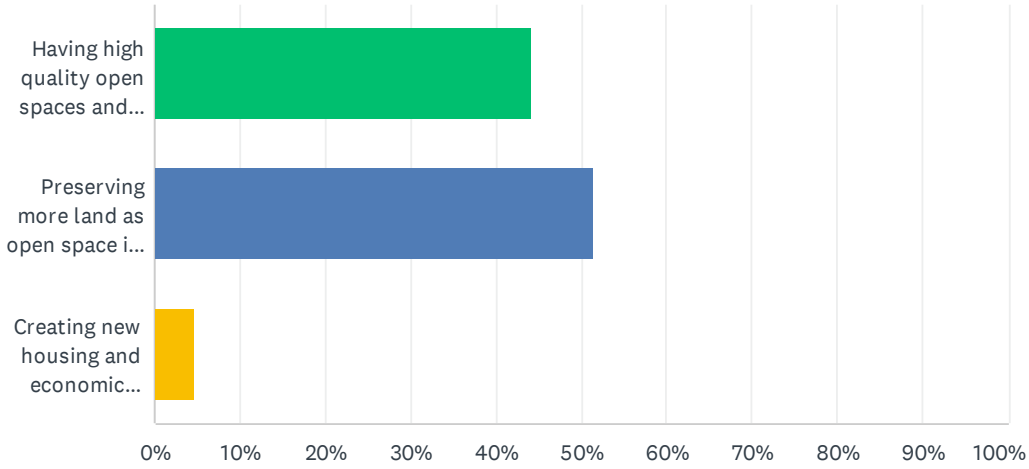
Eastern 1: Managing Natural Resources and Growing Responsibly



	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Eastern Summit County feels intrinsically rural because it is in the mountains and contains areas of preserved open spaces.	68.47% 76	20.72% 23	6.31% 7	2.70% 3	1.80% 2	111
Eastern Summit County feels rural because there are mostly single-family, detached homes.	41.44% 46	36.04% 40	18.92% 21	2.70% 3	0.90% 1	111
Eastern Summit County feels rural because yards are large enough to have big garages or horse barns.	40.54% 45	37.84% 42	12.61% 14	5.41% 6	3.60% 4	111
Eastern Summit County feels rural because of the way that homes are designed (height, architectural style, materials, etc.).	18.18% 20	31.82% 35	29.09% 32	16.36% 18	4.55% 5	110
Eastern Summit County feels rural because I don't see many other people when I am out and about.	18.92% 21	38.74% 43	25.23% 28	14.41% 16	2.70% 3	111
Eastern Summit County feels rural because of the values held by community members.	37.84% 42	36.04% 40	14.41% 16	6.31% 7	5.41% 6	111
Eastern Summit County feels rural because I can live on or near an active farm.	48.65% 54	36.94% 41	14.41% 16	0.00% 0	0.00% 0	111

Q24 Which of the following options best describes how you think open spaces and developed areas should be prioritized in Eastern Summit County? Select one.

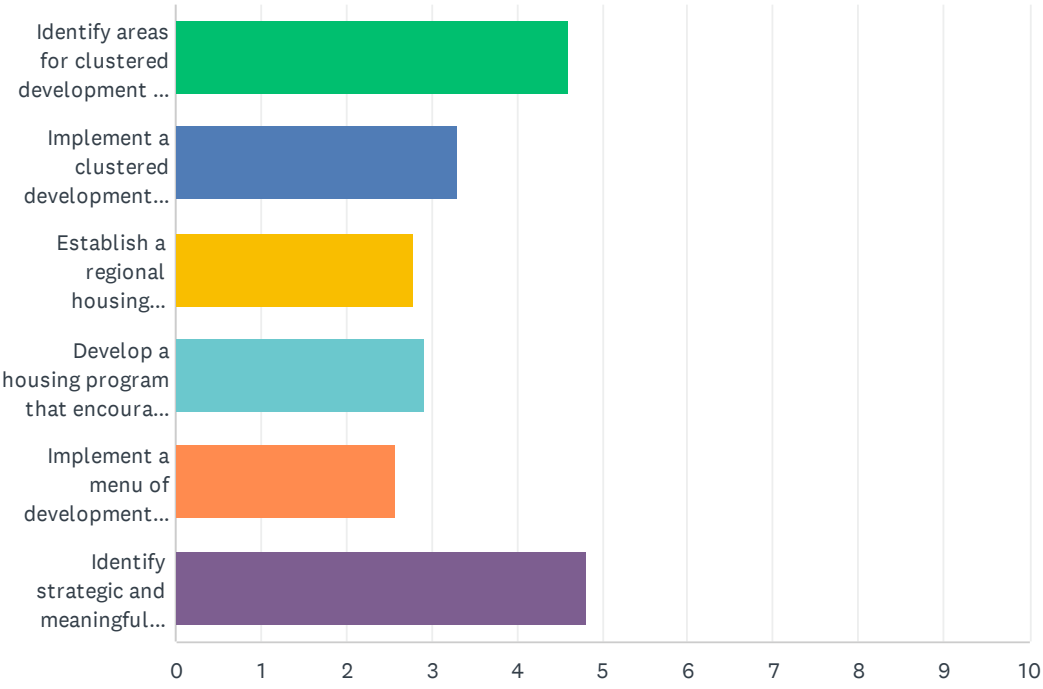
Answered: 109 Skipped: 21



ANSWER CHOICES	RESPONSES	
Having high quality open spaces and developed areas are both equally important in creating a great community.	44.04%	48
Preserving more land as open space is more important than new housing and economic considerations in the community.	51.38%	56
Creating new housing and economic opportunities is more important than preserving more land as open space.	4.59%	5
TOTAL		109

Q25 In order of importance, rank the goals that will promote the objectives of managing natural resources and growing responsibly. County staff will utilize this information to prioritize actions. Click the up/down arrows to move each item.

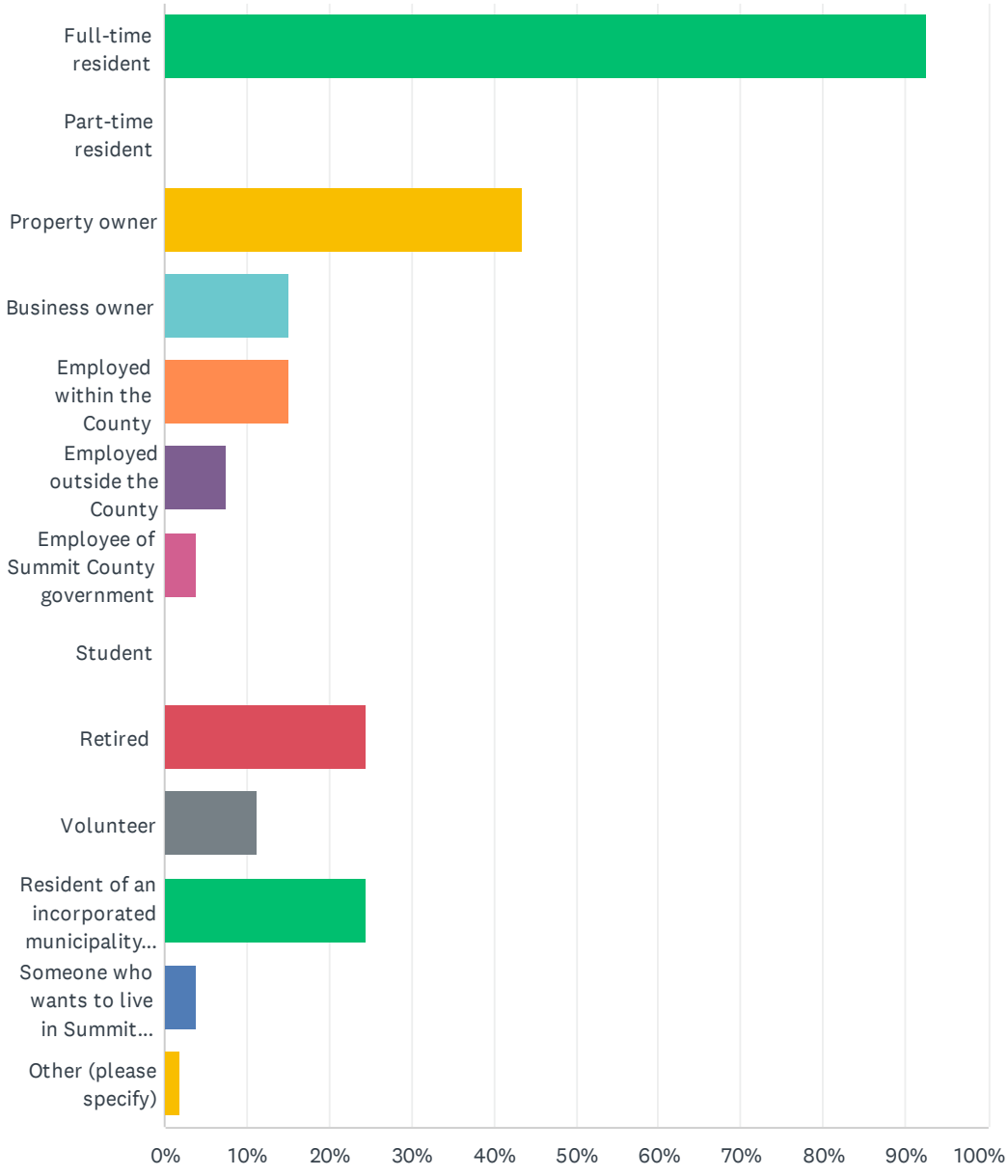
Answered: 108 Skipped: 22



	1	2	3	4	5	6	TOTAL	SCORE
Identify areas for clustered development in order to preserve open space and provide a variety of housing options.	26.85% 29	37.04% 40	13.89% 15	15.74% 17	5.56% 6	0.93% 1	108	4.61
Implement a clustered development zoning district or overlay zone to allow for more dense development in strategic areas.	8.33% 9	20.37% 22	22.22% 24	11.11% 12	18.52% 20	19.44% 21	108	3.31
Establish a regional housing authority to support affordable housing.	5.56% 6	11.11% 12	11.11% 12	25.93% 28	21.30% 23	25.00% 27	108	2.79
Develop a housing program that encourages vacant homes or those currently being used for short-term rentals to be subsidized if occupied by long-term renters.	10.19% 11	7.41% 8	15.74% 17	20.37% 22	23.15% 25	23.15% 25	108	2.92
Implement a menu of development incentives to encourage affordable and attainable housing.	1.85% 2	10.19% 11	12.04% 13	21.30% 23	28.70% 31	25.93% 28	108	2.57
Identify strategic and meaningful areas for open space preservation.	47.22% 51	13.89% 15	25.00% 27	5.56% 6	2.78% 3	5.56% 6	108	4.81

Q1 What is your relationship to Summit County? Select all that apply.

Answered: 53 Skipped: 0

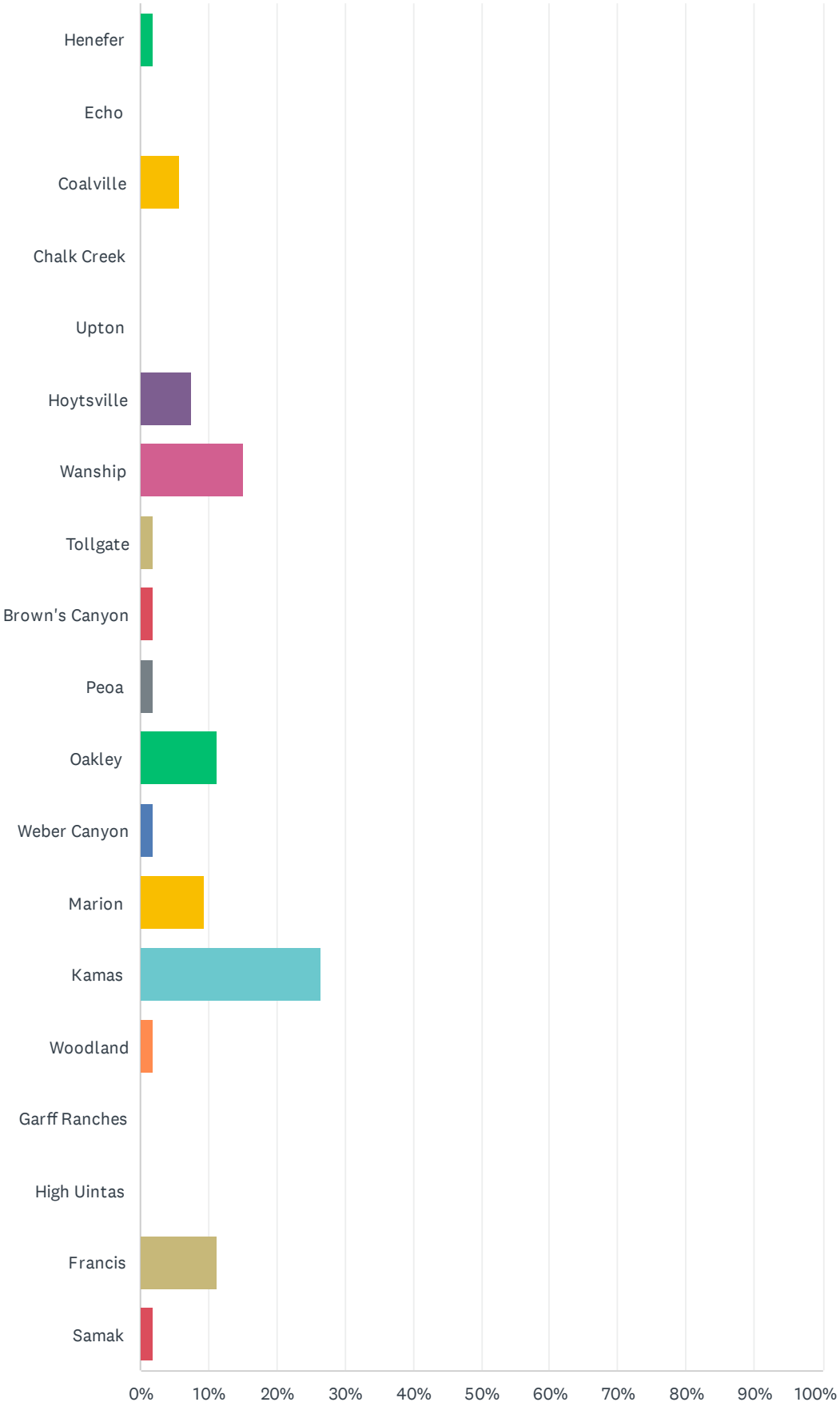


ANSWER CHOICES	RESPONSES	
Full-time resident	92.45%	49
Part-time resident	0.00%	0
Property owner	43.40%	23
Business owner	15.09%	8
Employed within the County	15.09%	8
Employed outside the County	7.55%	4
Employee of Summit County government	3.77%	2
Student	0.00%	0
Retired	24.53%	13
Volunteer	11.32%	6
Resident of an incorporated municipality within Eastern Summit County (Henefer Town, Coalville City, Oakley City, Kamas City, Francis Town)	24.53%	13
Someone who wants to live in Summit County	3.77%	2
Other (please specify)	1.89%	1
Total Respondents: 53		

Q2 Select the general area in which you live or spend a majority of your time in Eastern Summit County. Click the arrows to show the drop-down menu.

Answered: 53 Skipped: 0

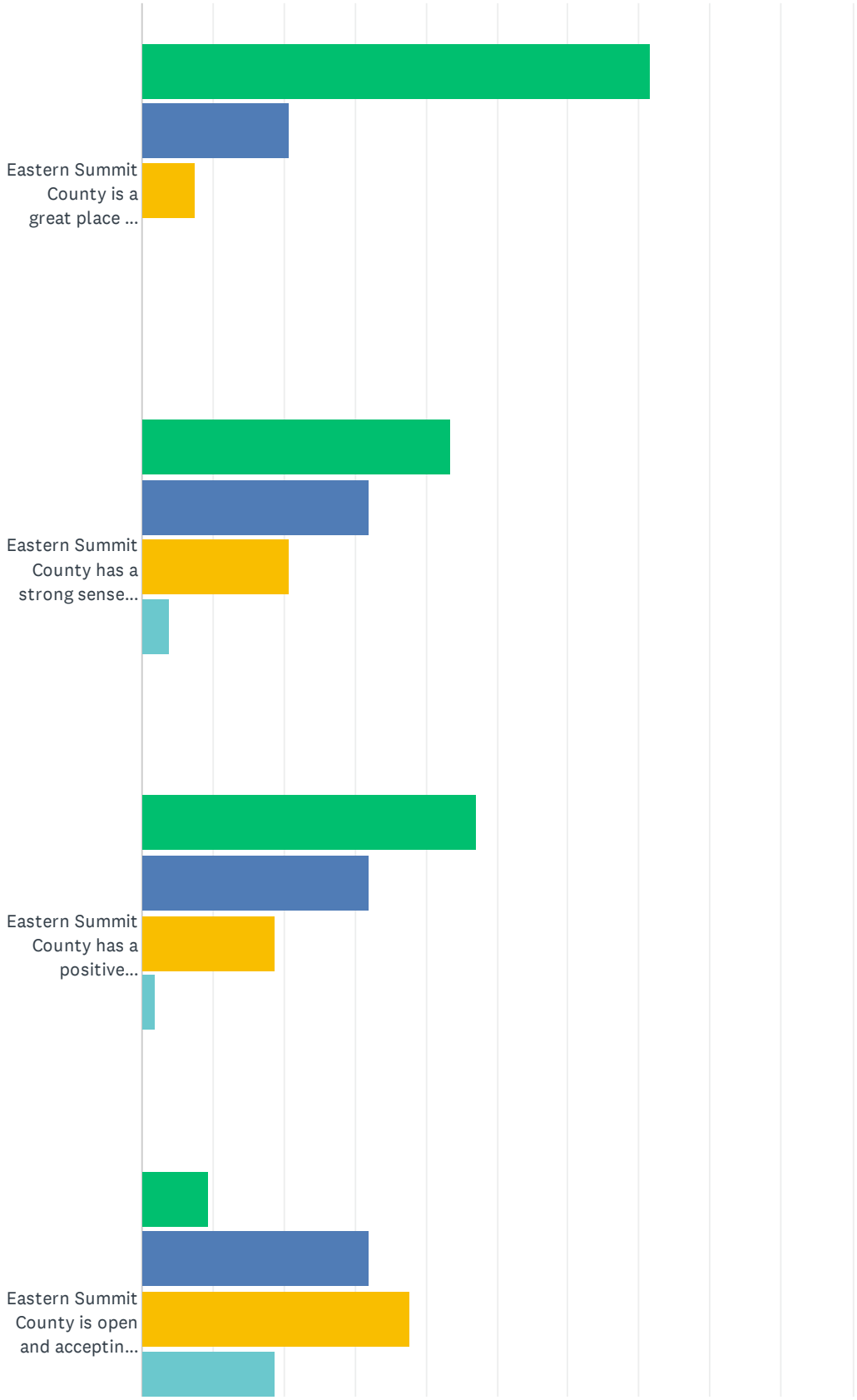
Eastern 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities



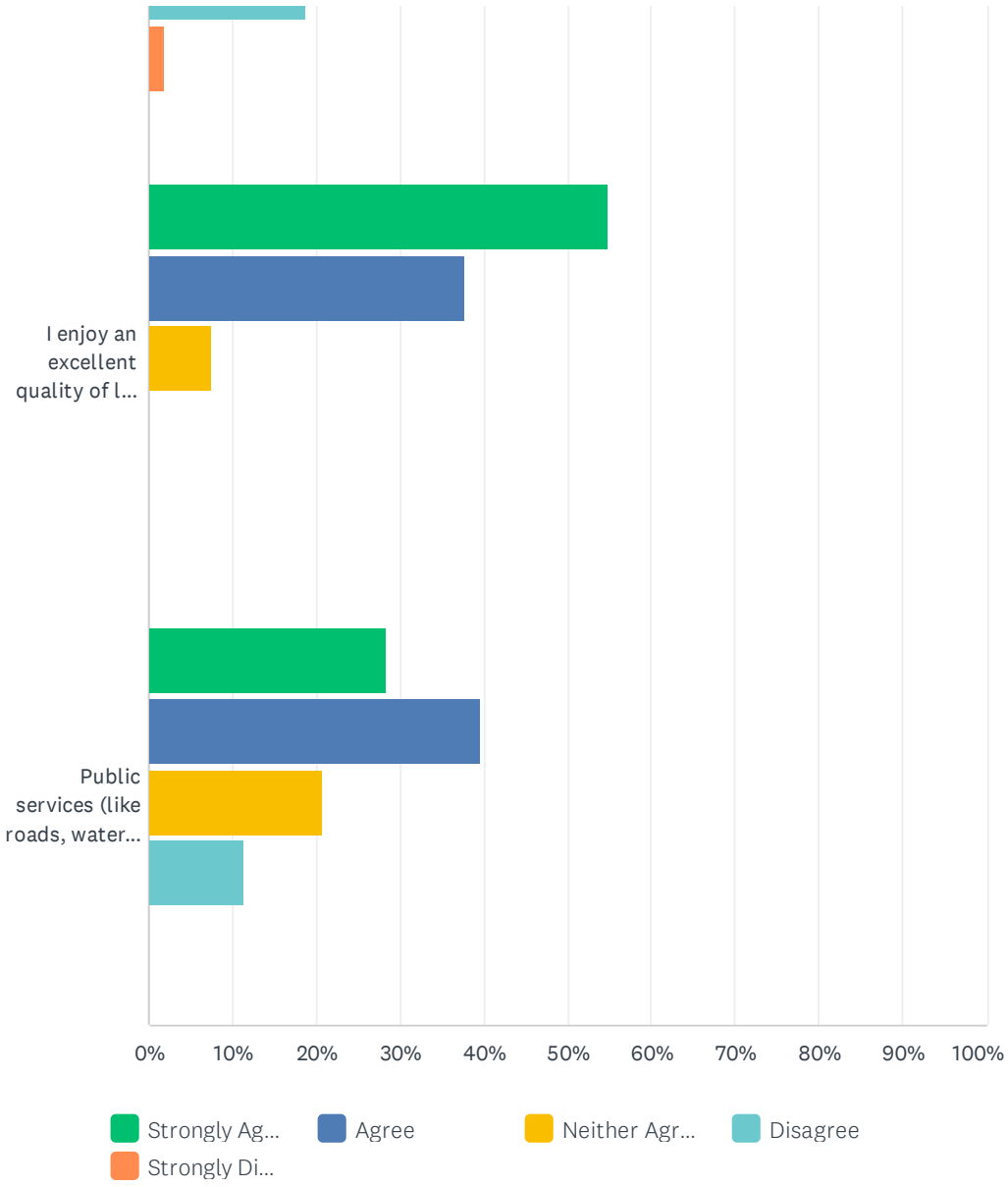
ANSWER CHOICES	RESPONSES	
Henefer	1.89%	1
Echo	0.00%	0
Coalville	5.66%	3
Chalk Creek	0.00%	0
Upton	0.00%	0
Hoytsville	7.55%	4
Wanship	15.09%	8
Tollgate	1.89%	1
Brown's Canyon	1.89%	1
Peoa	1.89%	1
Oakley	11.32%	6
Weber Canyon	1.89%	1
Marion	9.43%	5
Kamas	26.42%	14
Woodland	1.89%	1
Garff Ranches	0.00%	0
High Uintas	0.00%	0
Francis	11.32%	6
Samak	1.89%	1
TOTAL		53

Q3 Please indicate how strongly you agree with the following statements.

Answered: 53 Skipped: 0



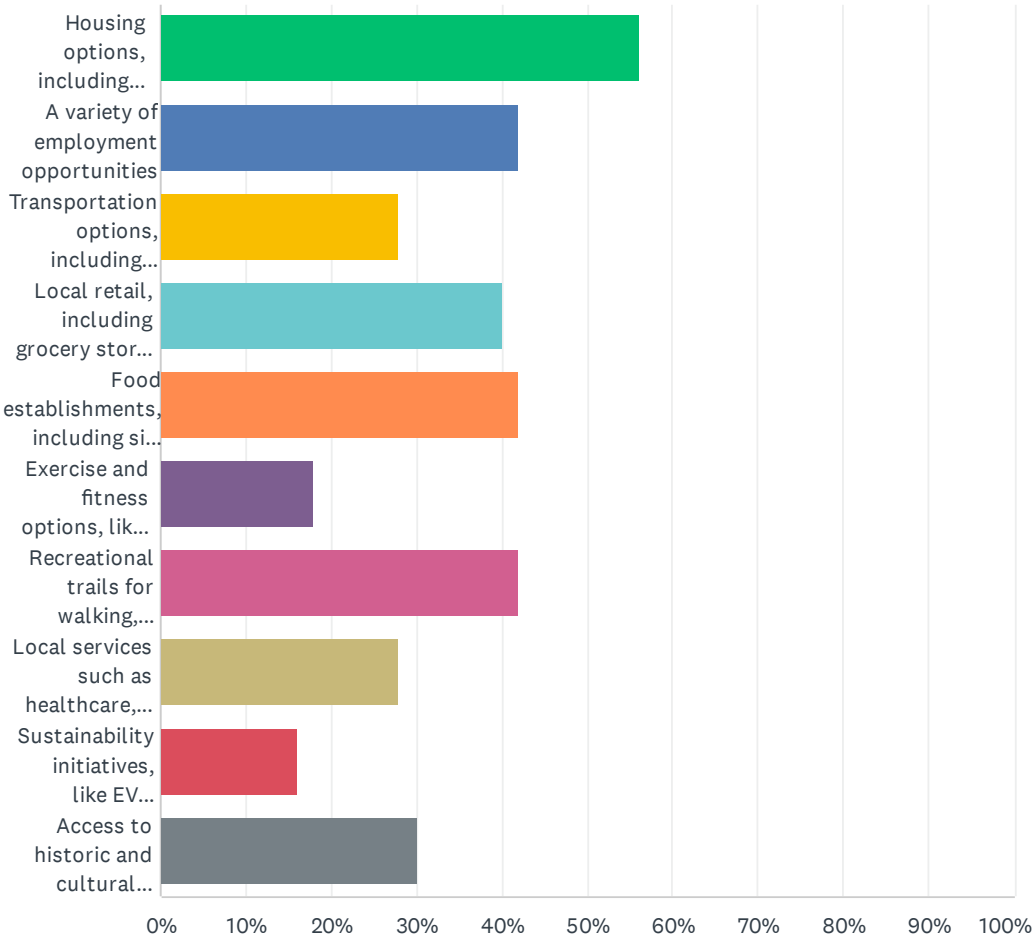
Eastern 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities



	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Eastern Summit County is a great place to live, work, and/or recreate.	71.70% 38	20.75% 11	7.55% 4	0.00% 0	0.00% 0	53
Eastern Summit County has a strong sense of community.	43.40% 23	32.08% 17	20.75% 11	3.77% 2	0.00% 0	53
Eastern Summit County has a positive overall image or reputation.	47.17% 25	32.08% 17	18.87% 10	1.89% 1	0.00% 0	53
Eastern Summit County is open and accepting of people of diverse backgrounds.	9.43% 5	32.08% 17	37.74% 20	18.87% 10	1.89% 1	53
I enjoy an excellent quality of life in Eastern Summit County.	54.72% 29	37.74% 20	7.55% 4	0.00% 0	0.00% 0	53
Public services (like roads, water, public safety) are of high quality and serve the needs of the community.	28.30% 15	39.62% 21	20.75% 11	11.32% 6	0.00% 0	53

Q4 What is missing in your area that you feel would be beneficial to the community? Select up to your top five choices.

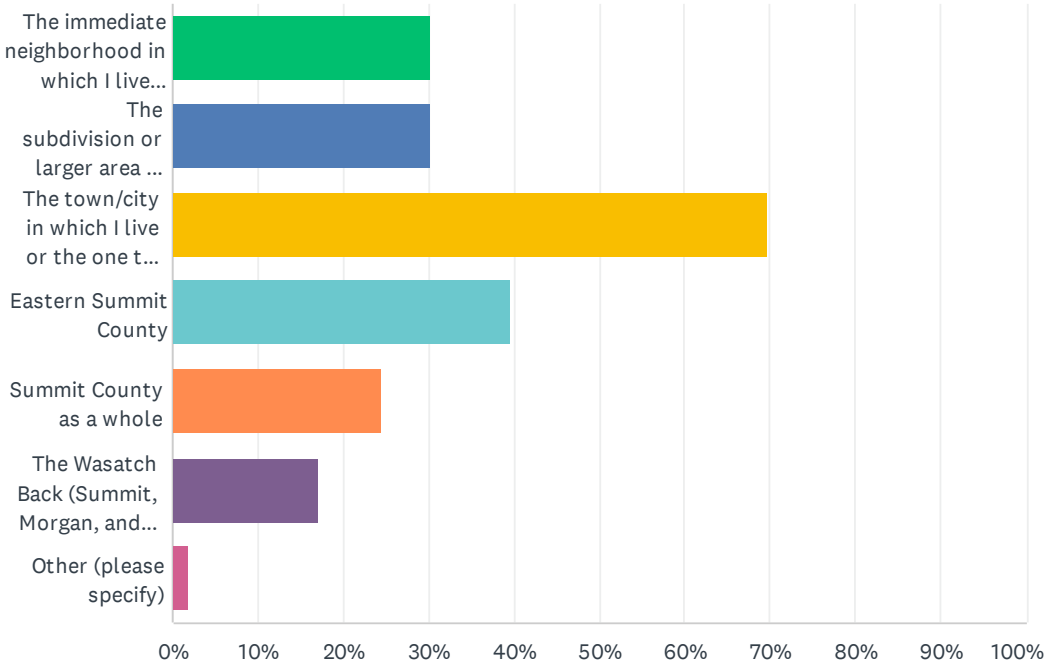
Answered: 50 Skipped: 3



ANSWER CHOICES	RESPONSES	
Housing options, including low-income, affordable, attainable, and senior living facilities	56.00%	28
A variety of employment opportunities	42.00%	21
Transportation options, including buses, ride share, and bike share	28.00%	14
Local retail, including grocery stores, pharmacies, and clothing stores	40.00%	20
Food establishments, including sit down, fast food, and takeout/delivery restaurants	42.00%	21
Exercise and fitness options, like gyms, swimming pools, and other recreation facilities	18.00%	9
Recreational trails for walking, biking, equestrian, and other non-motorized uses	42.00%	21
Local services such as healthcare, childcare, education, and youth and adult programming	28.00%	14
Sustainability initiatives, like EV charging station and renewable energy	16.00%	8
Access to historic and cultural resources	30.00%	15
Total Respondents: 50		

Q5 How would you define your community area? Select up to three.

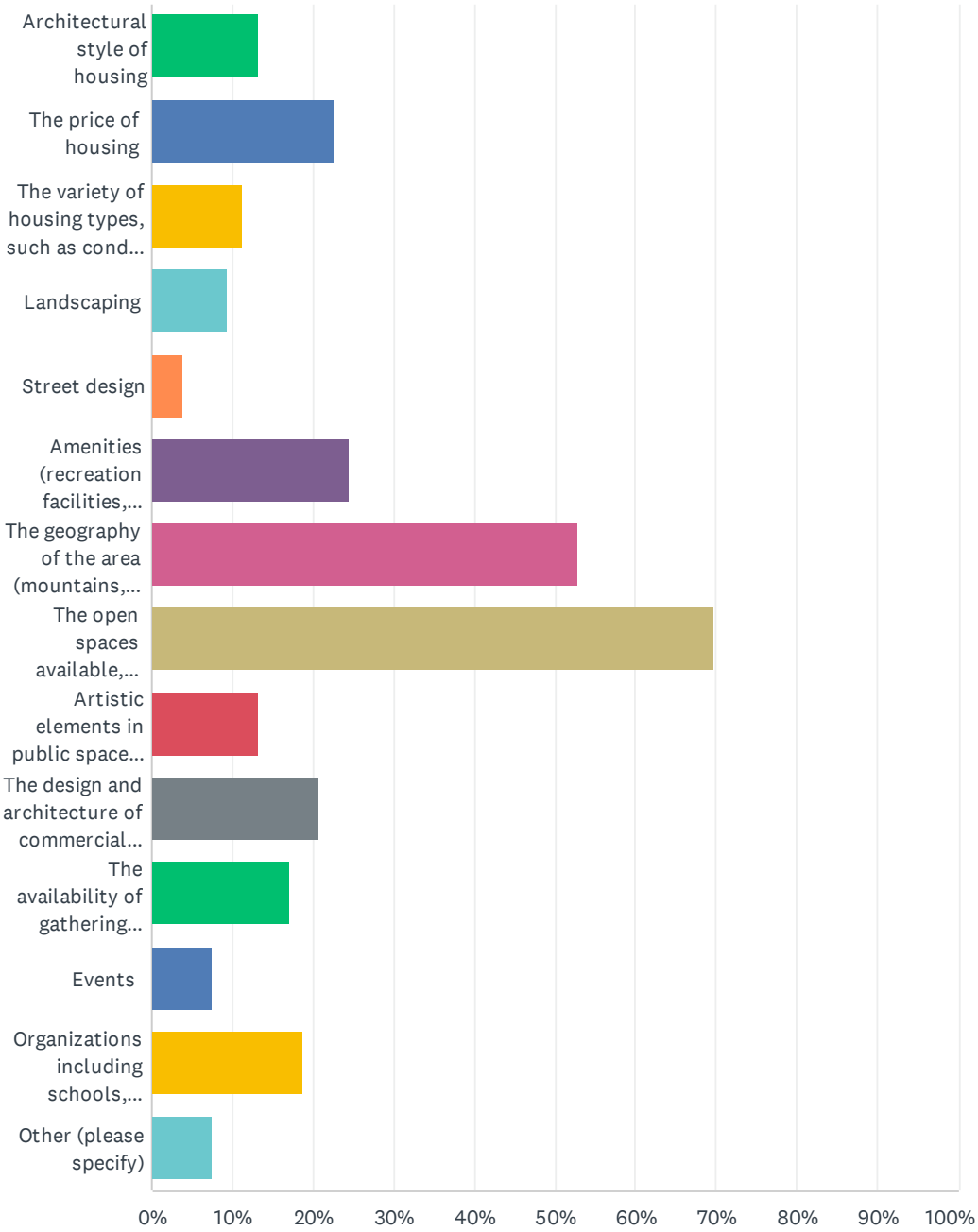
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
The immediate neighborhood in which I live (my street or up to two blocks away)	30.19%	16
The subdivision or larger area in which I live (like Hoytsville or Peoa)	30.19%	16
The town/city in which I live or the one that is closest to me (like Coalville or Kamas)	69.81%	37
Eastern Summit County	39.62%	21
Summit County as a whole	24.53%	13
The Wasatch Back (Summit, Morgan, and Wasatch counties)	16.98%	9
Other (please specify)	1.89%	1
Total Respondents: 53		

Q6 What elements are most important for creating or maintaining community character? Select your top three.

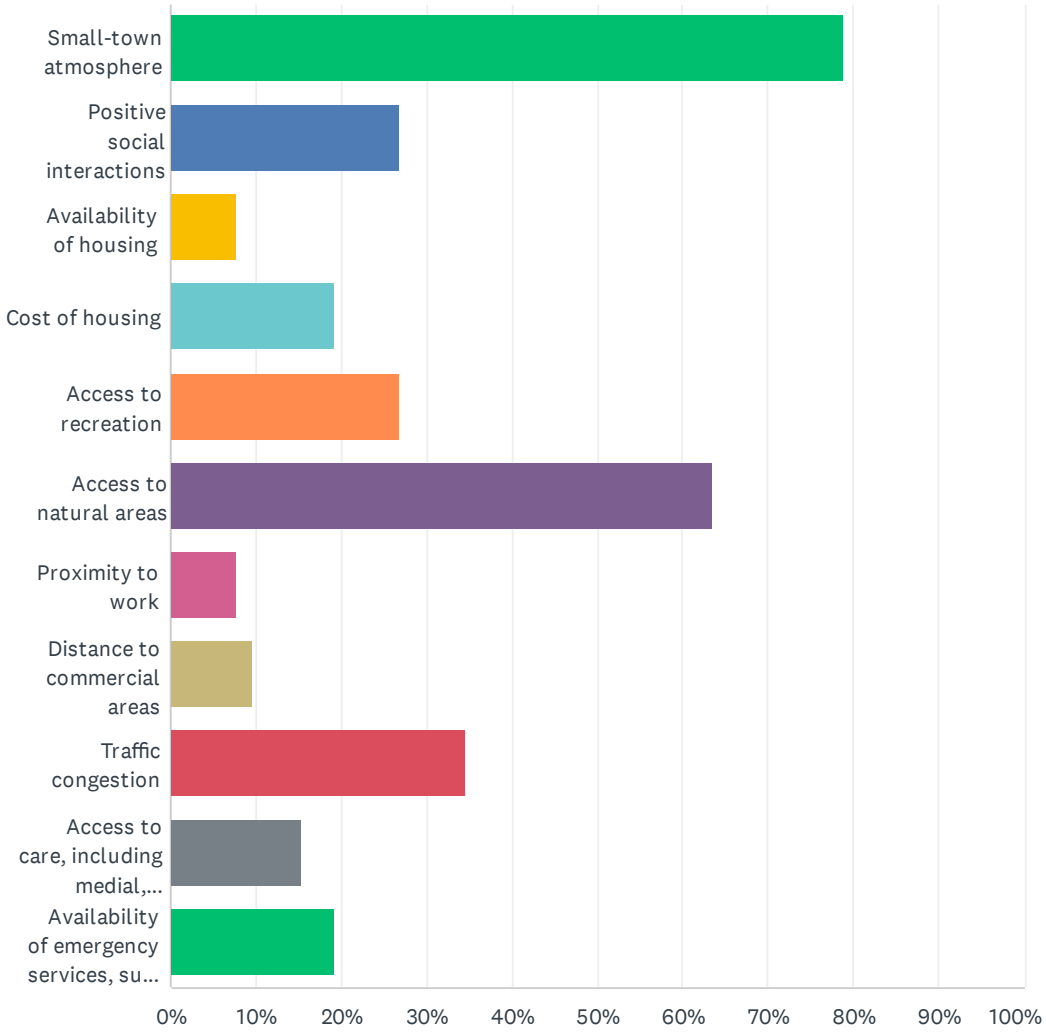
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Architectural style of housing	13.21%	7
The price of housing	22.64%	12
The variety of housing types, such as condos, townhomes, and single-family homes	11.32%	6
Landscaping	9.43%	5
Street design	3.77%	2
Amenities (recreation facilities, trails, parks, sidewalks)	24.53%	13
The geography of the area (mountains, meadows, natural ponds, etc.)	52.83%	28
The open spaces available, including views of open space and agricultural land	69.81%	37
Artistic elements in public spaces (flags lining streets, flower boxes, sculptures, murals, etc)	13.21%	7
The design and architecture of commercial areas	20.75%	11
The availability of gathering spaces, including safe places for youths and teens	16.98%	9
Events	7.55%	4
Organizations including schools, churches, and non-profits	18.87%	10
Other (please specify)	7.55%	4
Total Respondents: 53		

Q7 What are the most important elements in measuring your quality of life? Select your top three.

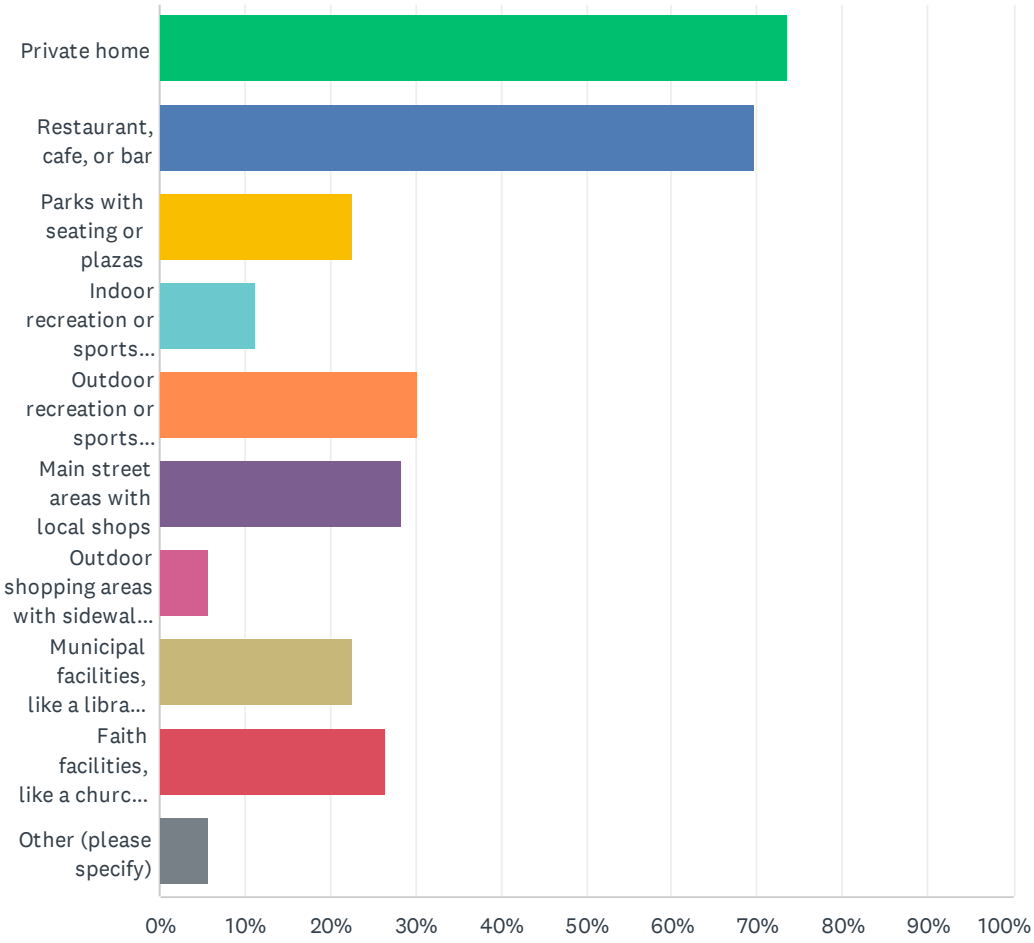
Answered: 52 Skipped: 1



ANSWER CHOICES	RESPONSES	
Small-town atmosphere	78.85%	41
Positive social interactions	26.92%	14
Availability of housing	7.69%	4
Cost of housing	19.23%	10
Access to recreation	26.92%	14
Access to natural areas	63.46%	33
Proximity to work	7.69%	4
Distance to commercial areas	9.62%	5
Traffic congestion	34.62%	18
Access to care, including medial, childcare, and senior care	15.38%	8
Availability of emergency services, such as fire	19.23%	10
Total Respondents: 52		

Q8 When you want to socialize, what type of gathering spaces do you enjoy? Select up to three.

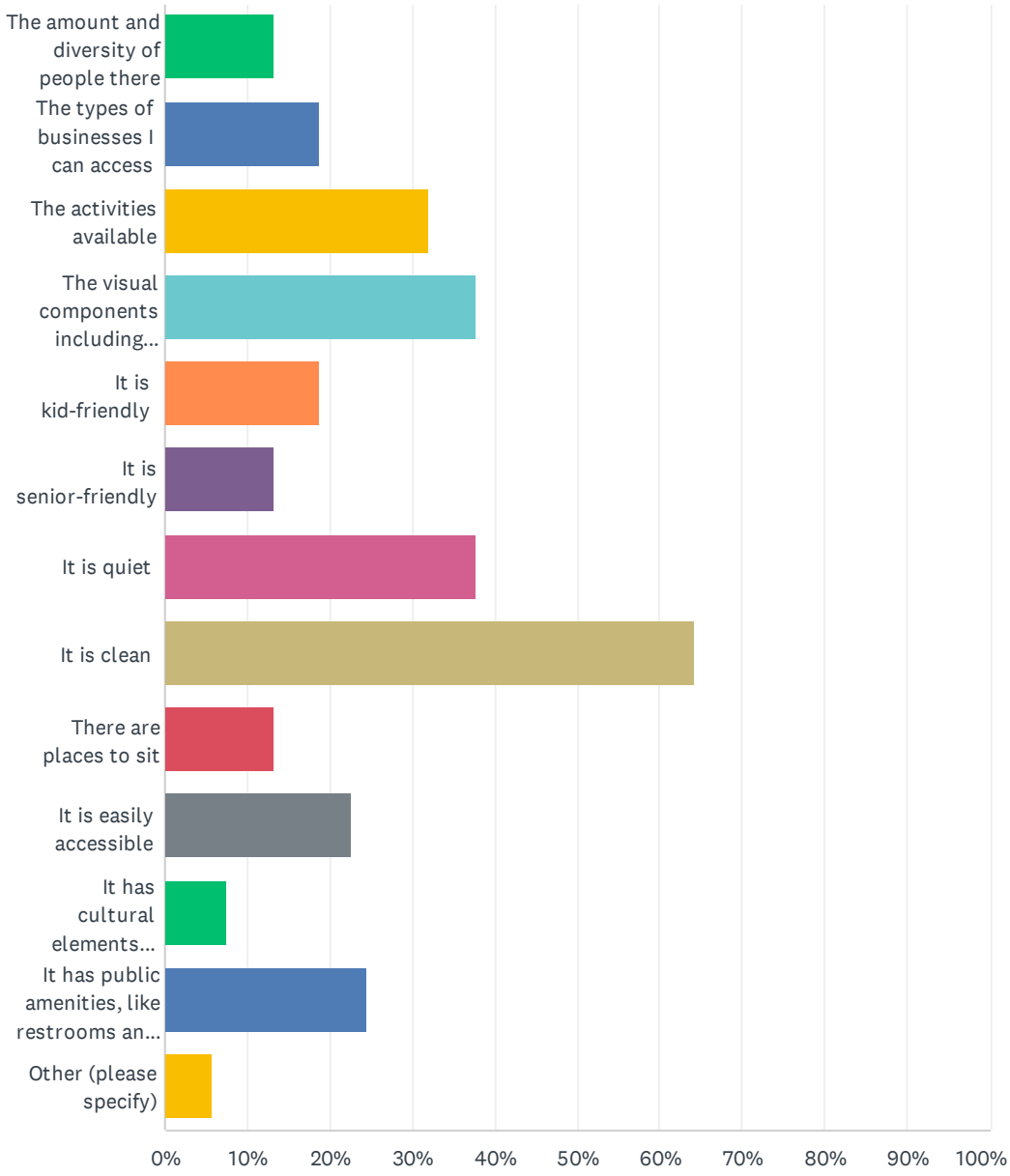
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Private home	73.58%	39
Restaurant, cafe, or bar	69.81%	37
Parks with seating or plazas	22.64%	12
Indoor recreation or sports facilities, like a gym or a pool	11.32%	6
Outdoor recreation or sports facilities, like a soccer field, trailhead, or tennis court	30.19%	16
Main street areas with local shops	28.30%	15
Outdoor shopping areas with sidewalks and ample parking	5.66%	3
Municipal facilities, like a library or community center	22.64%	12
Faith facilities, like a church gathering space	26.42%	14
Other (please specify)	5.66%	3
Total Respondents: 53		

Q9 What are the most important elements of your ideal community space? Select up to three.

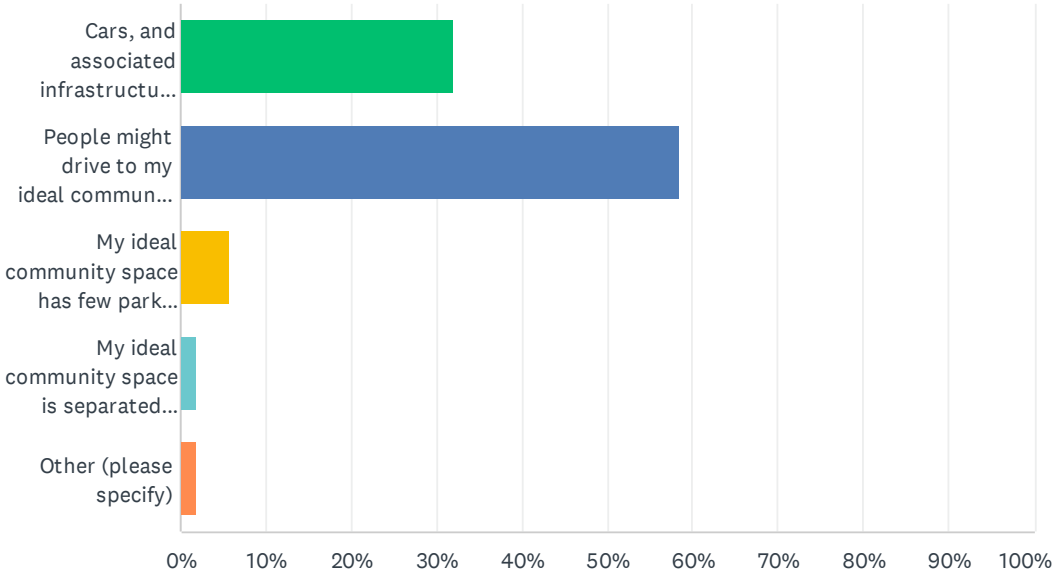
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
The amount and diversity of people there	13.21%	7
The types of businesses I can access	18.87%	10
The activities available	32.08%	17
The visual components including architectural style, views, and landscaping	37.74%	20
It is kid-friendly	18.87%	10
It is senior-friendly	13.21%	7
It is quiet	37.74%	20
It is clean	64.15%	34
There are places to sit	13.21%	7
It is easily accessible	22.64%	12
It has cultural elements including public art	7.55%	4
It has public amenities, like restrooms and wi-fi	24.53%	13
Other (please specify)	5.66%	3
Total Respondents: 53		

Q10 What role do cars have in your ideal community space? Select one.

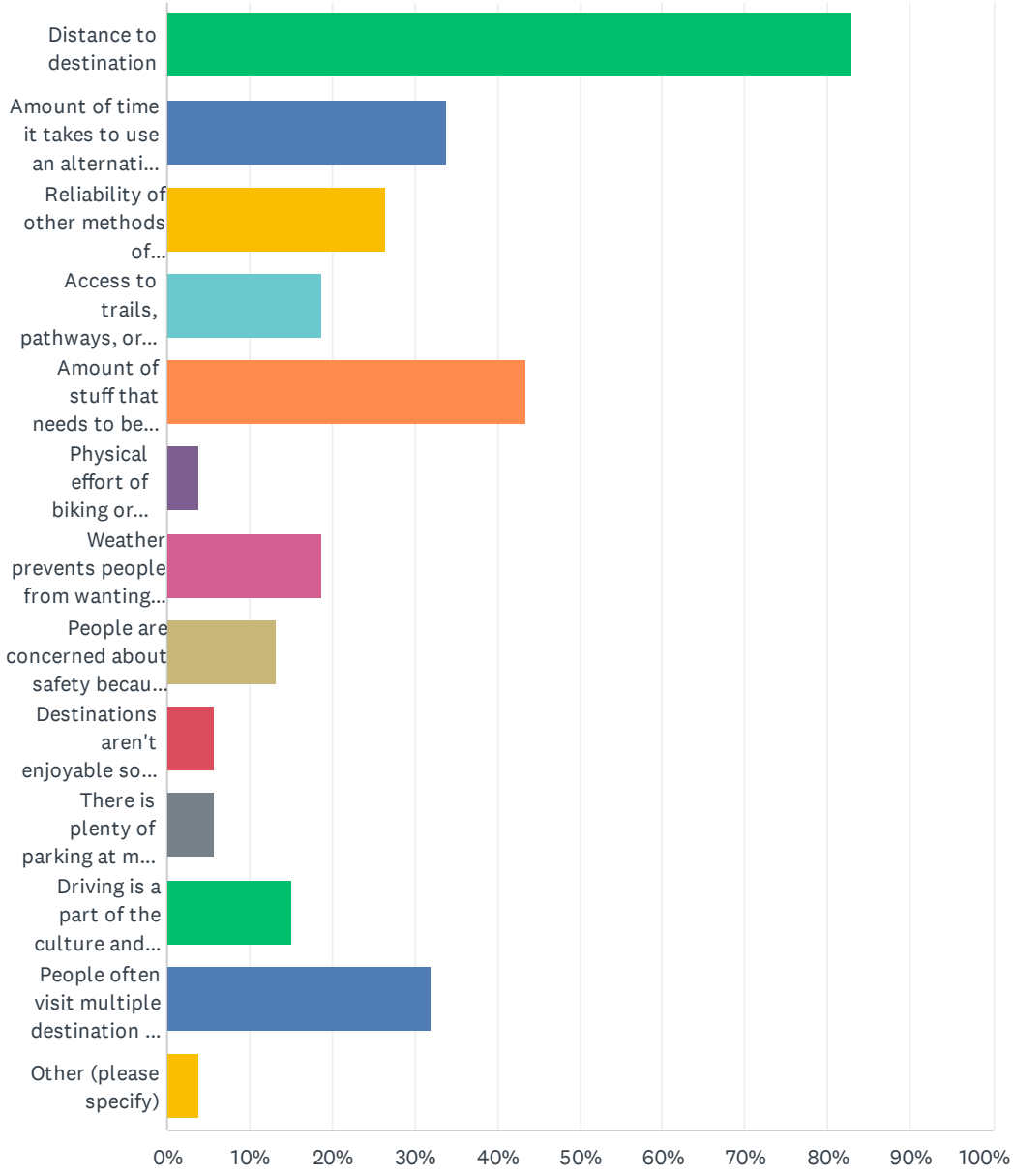
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cars, and associated infrastructure like streets and parking spaces, are very important in my ideal community	32.08%	17
People might drive to my ideal community space, but cars and associated infrastructure do not take up much visual space.	58.49%	31
My ideal community space has few parking spaces and cars are not the main mode of transportation to come and go.	5.66%	3
My ideal community space is separated from streets and parking areas.	1.89%	1
Other (please specify)	1.89%	1
TOTAL		53

Q11 In your opinion, what are the most common reasons that community members drive (as opposed to walking/biking/public transit) to and from their destinations within Summit County? Select your top three choices.

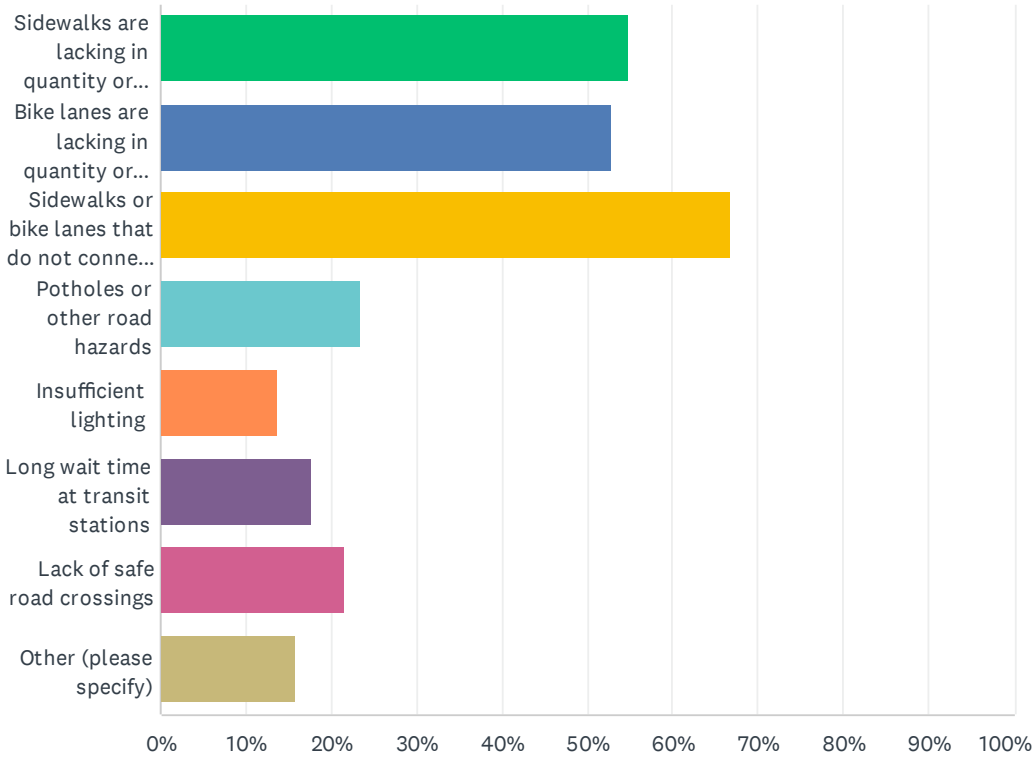
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Distance to destination	83.02%	44
Amount of time it takes to use an alternative mode like walking, biking, or transit	33.96%	18
Reliability of other methods of transportation options, like wait times for transit or availability of rideshare	26.42%	14
Access to trails, pathways, or transit is not convenient	18.87%	10
Amount of stuff that needs to be carried to and/or from a destination	43.40%	23
Physical effort of biking or walking	3.77%	2
Weather prevents people from wanting to be outside for long periods of time	18.87%	10
People are concerned about safety because biking or walking on the road may be dangerous	13.21%	7
Destinations aren't enjoyable so trips tend to be quick or based on necessity	5.66%	3
There is plenty of parking at most destinations	5.66%	3
Driving is a part of the culture and habit of the community	15.09%	8
People often visit multiple destination in each trip	32.08%	17
Other (please specify)	3.77%	2
Total Respondents: 53		

Q12 What are the major safety concerns associated with modes of transportation other than driving? Select all that apply.

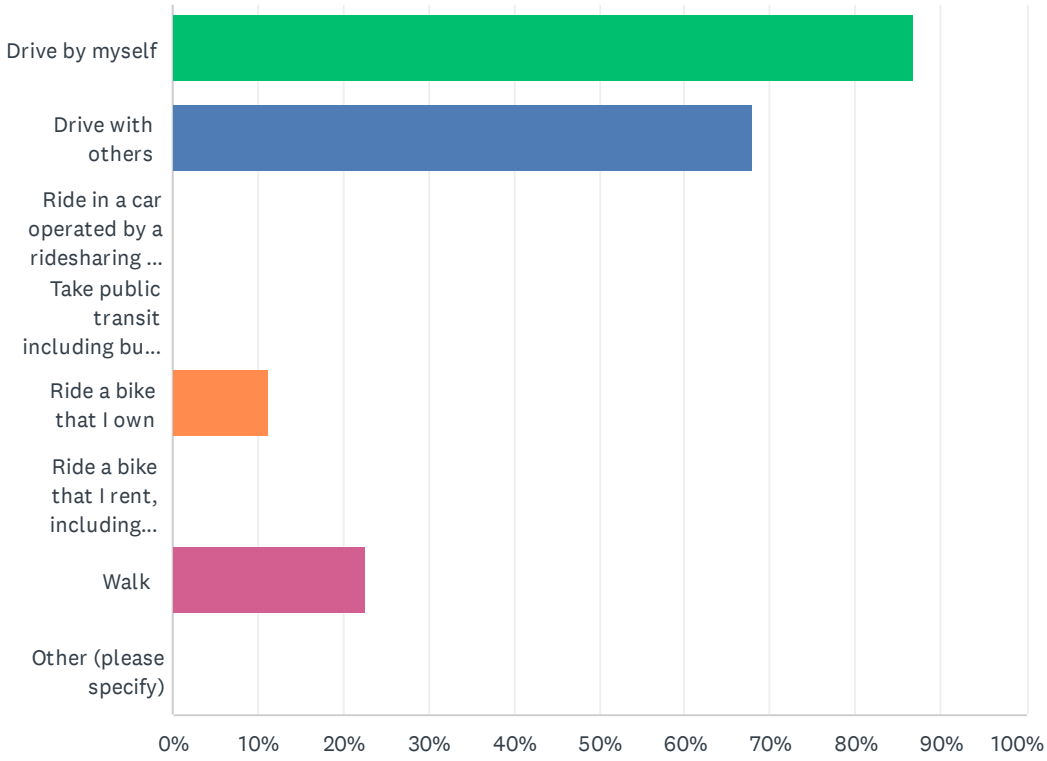
Answered: 51 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sidewalks are lacking in quantity or quality	54.90%	28
Bike lanes are lacking in quantity or quality	52.94%	27
Sidewalks or bike lanes that do not connect to the final destination	66.67%	34
Potholes or other road hazards	23.53%	12
Insufficient lighting	13.73%	7
Long wait time at transit stations	17.65%	9
Lack of safe road crossings	21.57%	11
Other (please specify)	15.69%	8
Total Respondents: 51		

Q13 How do you mainly access places within your community? Select your top two.

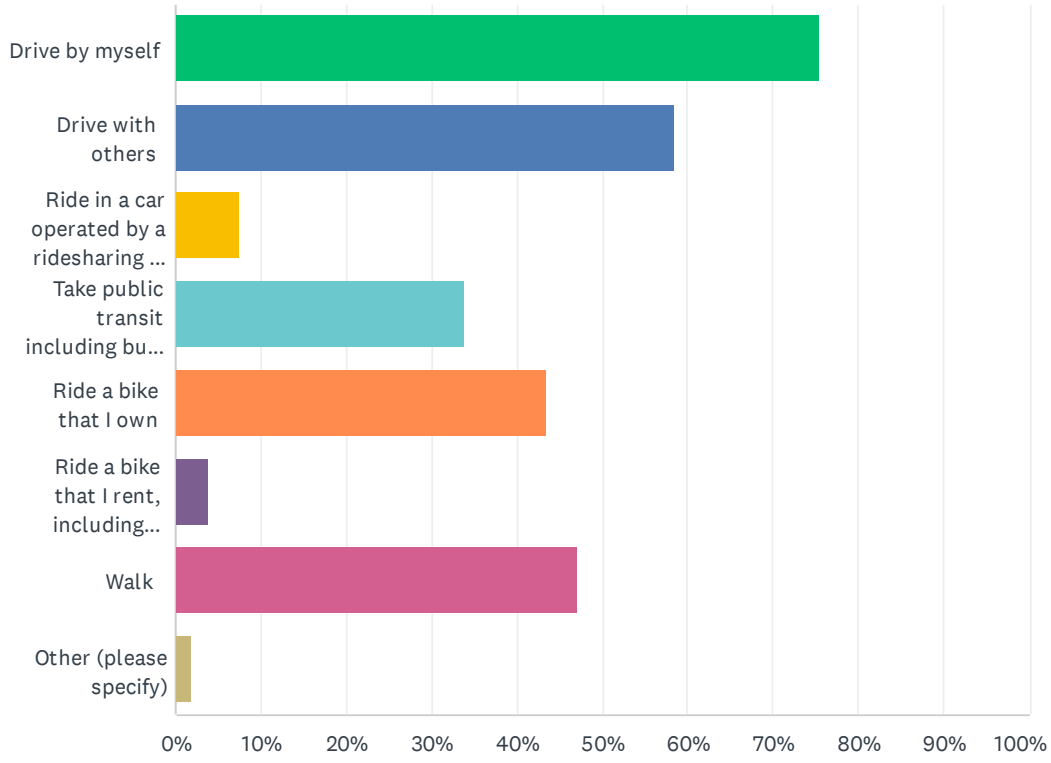
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Drive by myself	86.79%	46
Drive with others	67.92%	36
Ride in a car operated by a ridesharing app (Uber, Lyft)	0.00%	0
Take public transit including buses and micro-transit (on demand transit service)	0.00%	0
Ride a bike that I own	11.32%	6
Ride a bike that I rent, including through Summit Bike Share	0.00%	0
Walk	22.64%	12
Other (please specify)	0.00%	0
Total Respondents: 53		

Q14 Ideally, how would you like to access places within your community? Select your top three.

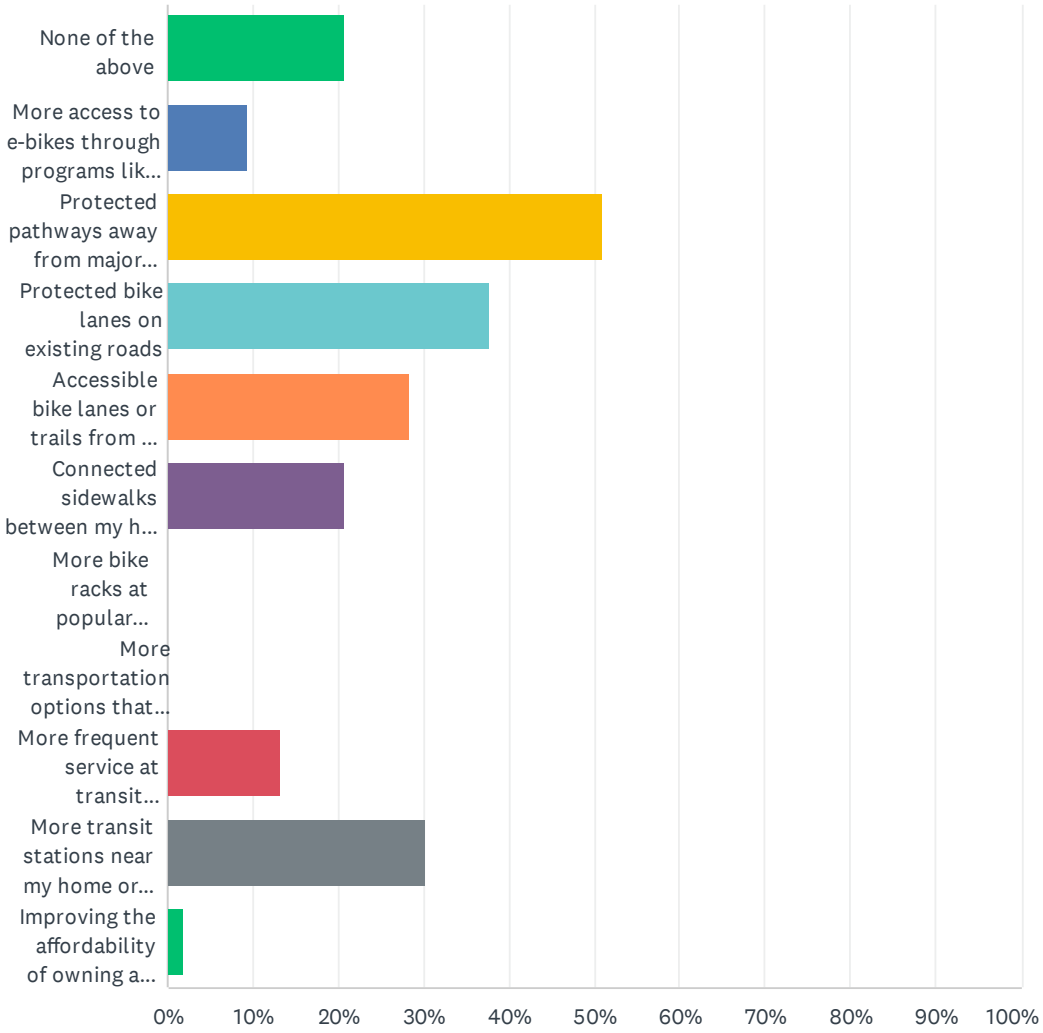
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Drive by myself	75.47%	40
Drive with others	58.49%	31
Ride in a car operated by a ridesharing app (Uber, Lyft)	7.55%	4
Take public transit including buses and micro-transit (on demand transit service)	33.96%	18
Ride a bike that I own	43.40%	23
Ride a bike that I rent, including through Summit Bike Share	3.77%	2
Walk	47.17%	25
Other (please specify)	1.89%	1
Total Respondents: 53		

Q15 Which accommodations or changes would allow you to use an alternative transportation method more often? Select up to 3.

Answered: 53 Skipped: 0

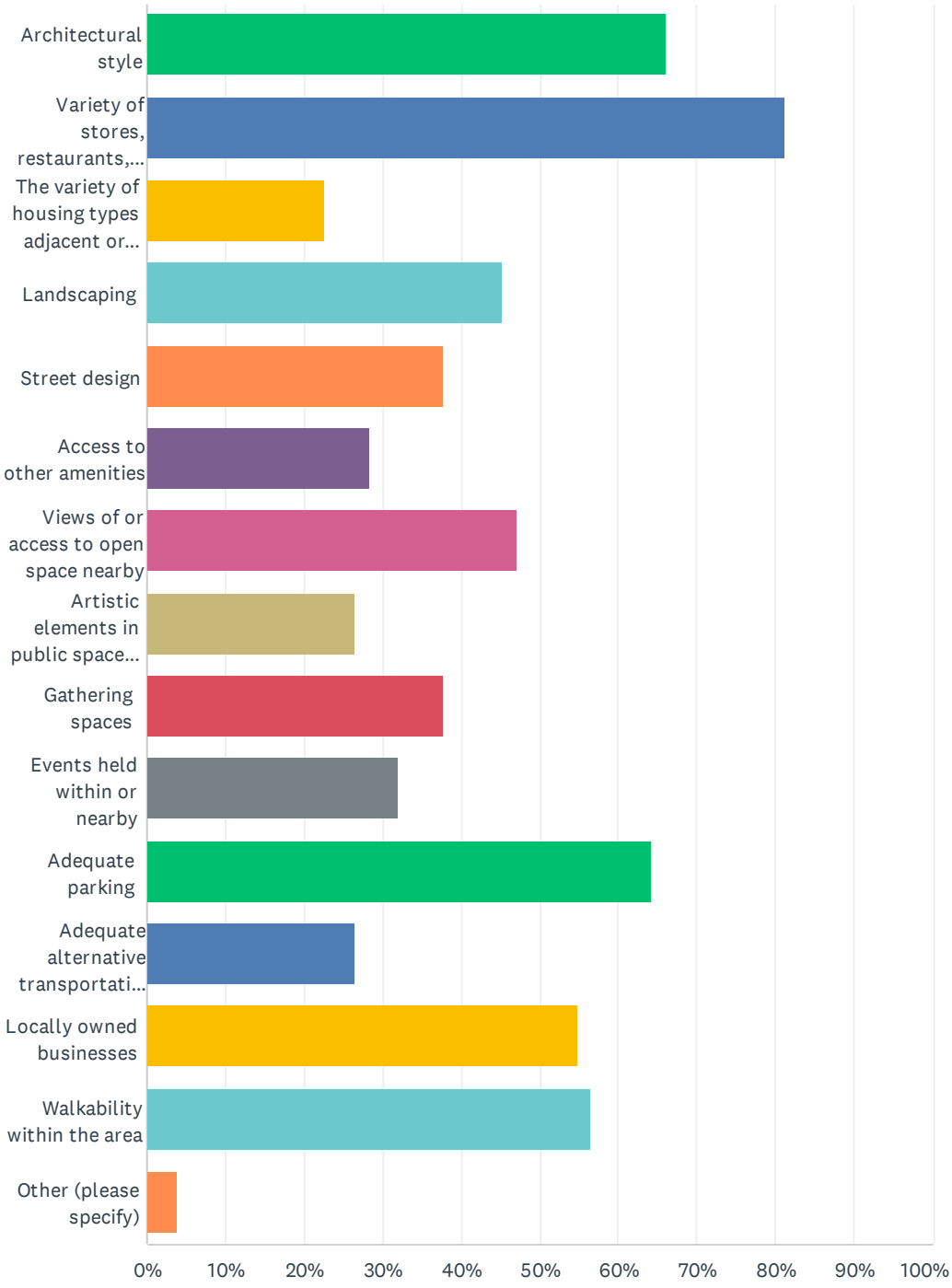


Eastern 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities

ANSWER CHOICES	RESPONSES	
None of the above	20.75%	11
More access to e-bikes through programs like Summit Bike Share	9.43%	5
Protected pathways away from major roads	50.94%	27
Protected bike lanes on existing roads	37.74%	20
Accessible bike lanes or trails from my place of origin	28.30%	15
Connected sidewalks between my home and my destination	20.75%	11
More bike racks at popular destinations	0.00%	0
More transportation options that are accessible to those with disabilities	0.00%	0
More frequent service at transit stations	13.21%	7
More transit stations near my home or destination	30.19%	16
Improving the affordability of owning a bike or using a bike share	1.89%	1
Total Respondents: 53		

Q16 What characteristics create an enjoyable commercial area? Select all that apply.

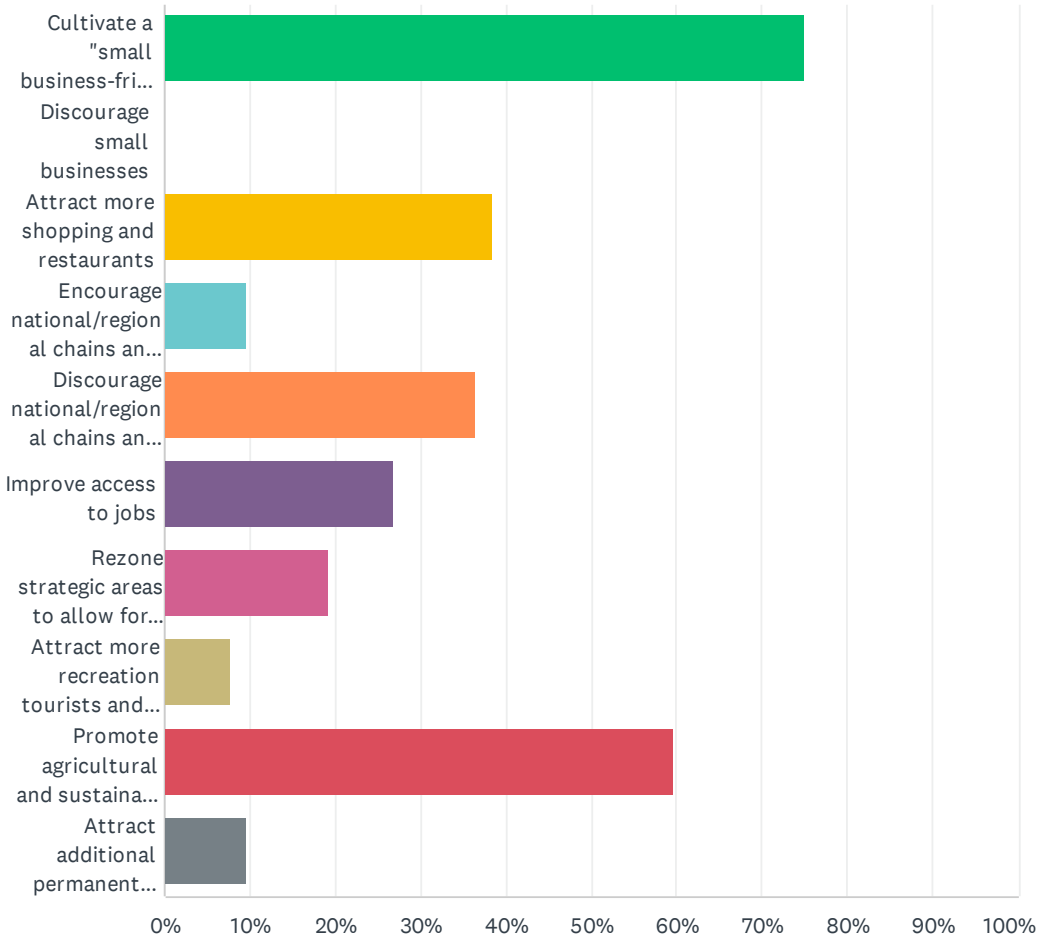
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Architectural style	66.04%	35
Variety of stores, restaurants, and services	81.13%	43
The variety of housing types adjacent or nearby	22.64%	12
Landscaping	45.28%	24
Street design	37.74%	20
Access to other amenities	28.30%	15
Views of or access to open space nearby	47.17%	25
Artistic elements in public spaces (murals, sculptures, flowers)	26.42%	14
Gathering spaces	37.74%	20
Events held within or nearby	32.08%	17
Adequate parking	64.15%	34
Adequate alternative transportation methods, including connections to buses, micro-transit, and active transportation routes	26.42%	14
Locally owned businesses	54.72%	29
Walkability within the area	56.60%	30
Other (please specify)	3.77%	2
Total Respondents: 53		

Q17 What efforts do you believe are most important to improve the economy of Eastern Summit County? Select up to three.

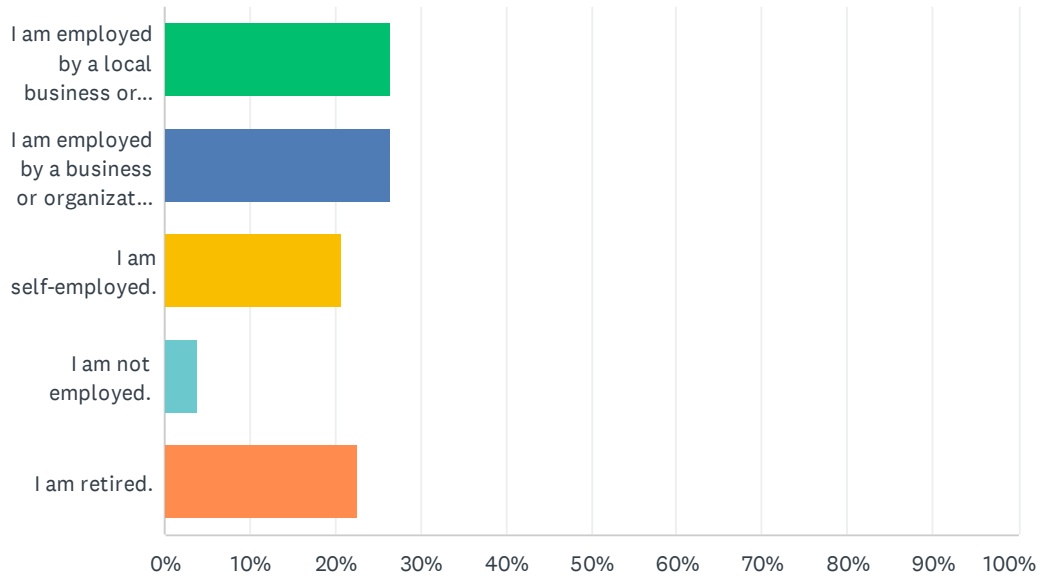
Answered: 52 Skipped: 1



ANSWER CHOICES	RESPONSES	
Cultivate a "small business-friendly" reputation	75.00%	39
Discourage small businesses	0.00%	0
Attract more shopping and restaurants	38.46%	20
Encourage national/regional chains and franchises	9.62%	5
Discourage national/regional chains and franchises	36.54%	19
Improve access to jobs	26.92%	14
Rezone strategic areas to allow for commercial development	19.23%	10
Attract more recreation tourists and tourism-related businesses	7.69%	4
Promote agricultural and sustainable tourism businesses	59.62%	31
Attract additional permanent residents	9.62%	5
Total Respondents: 52		

Q18 Which best describes your employment?

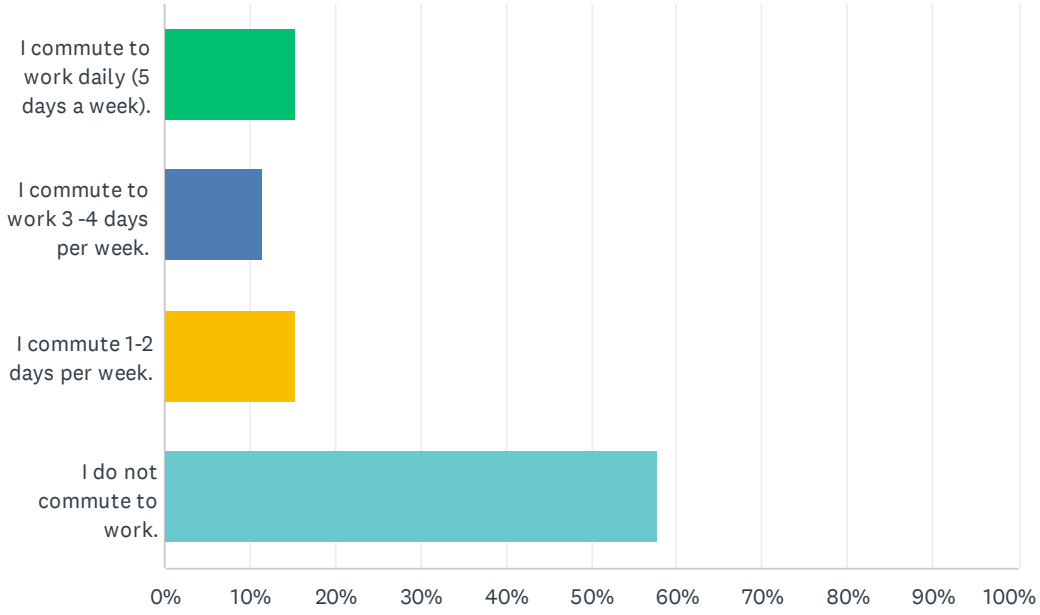
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am employed by a local business or organization that is operated within Summit County.	26.42%	14
I am employed by a business or organization outside of Summit County.	26.42%	14
I am self-employed.	20.75%	11
I am not employed.	3.77%	2
I am retired.	22.64%	12
TOTAL		53

Q19 How would you describe your current work commute?

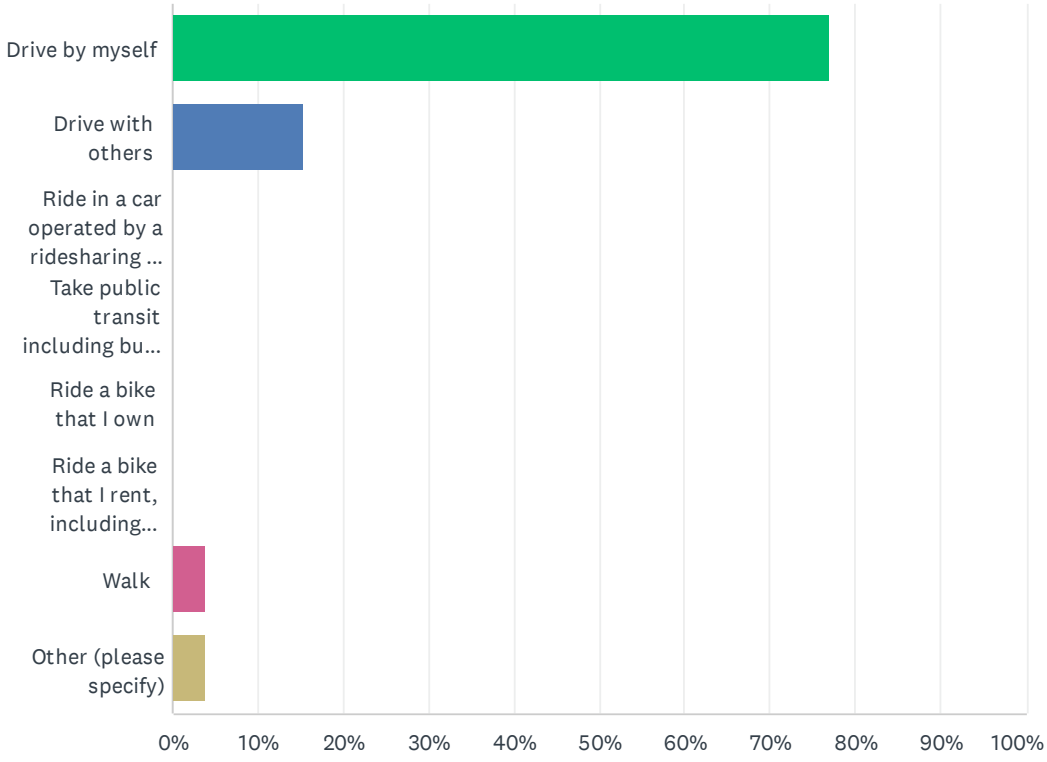
Answered: 52 Skipped: 1



ANSWER CHOICES	RESPONSES	
I commute to work daily (5 days a week).	15.38%	8
I commute to work 3 -4 days per week.	11.54%	6
I commute 1-2 days per week.	15.38%	8
I do not commute to work.	57.69%	30
TOTAL		52

Q20 If you commute to work, how do you commute?

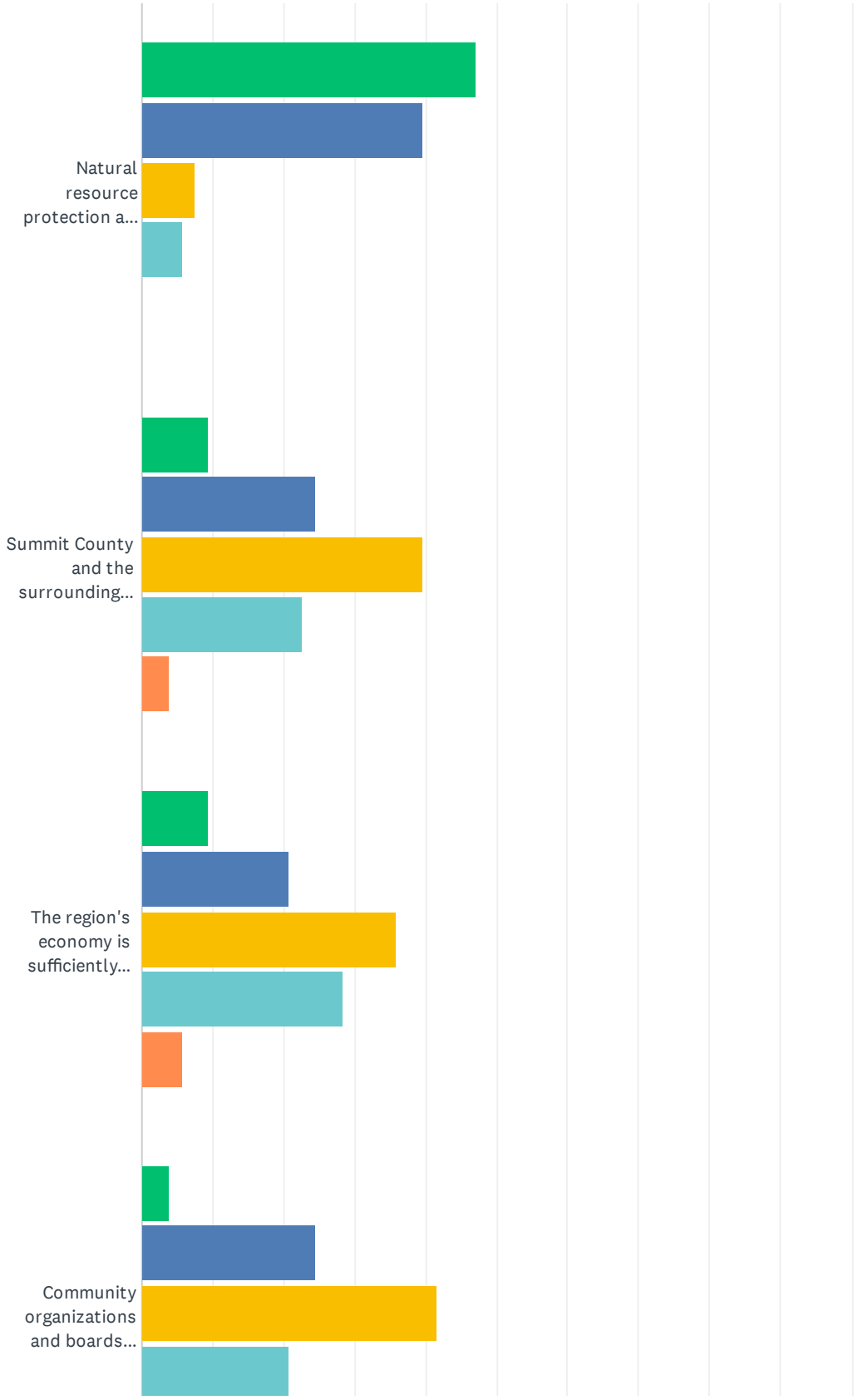
Answered: 26 Skipped: 27



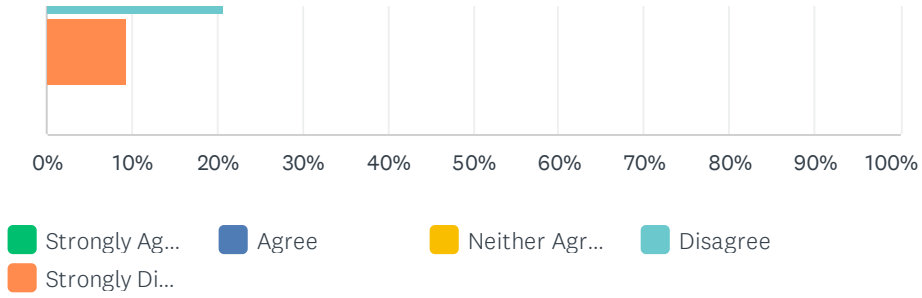
ANSWER CHOICES	RESPONSES	
Drive by myself	76.92%	20
Drive with others	15.38%	4
Ride in a car operated by a ridesharing app (Uber, Lyft)	0.00%	0
Take public transit including buses and micro-transit	0.00%	0
Ride a bike that I own	0.00%	0
Ride a bike that I rent, including through Summit Bike Share	0.00%	0
Walk	3.85%	1
Other (please specify)	3.85%	1
TOTAL		26

Q21 Please indicate your agreement with the following statements.

Answered: 53 Skipped: 0



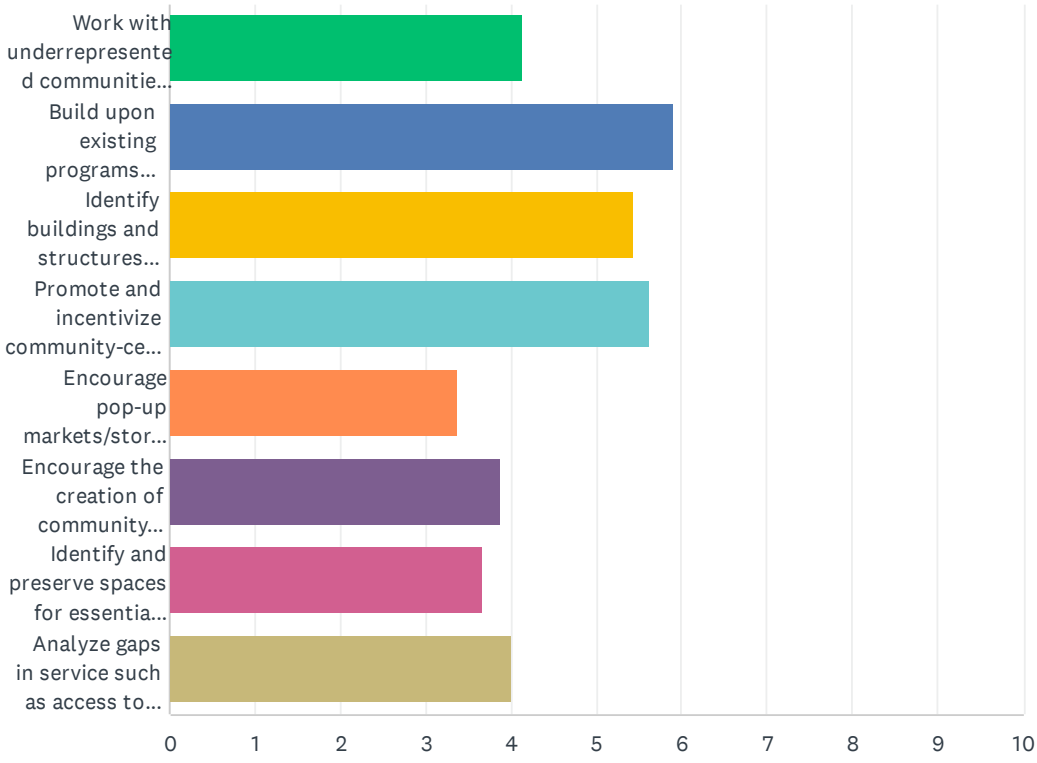
Eastern 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities



	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Natural resource protection and tourism can be compatible.	47.17% 25	39.62% 21	7.55% 4	5.66% 3	0.00% 0	53
Summit County and the surrounding region provide adequate employment opportunities.	9.43% 5	24.53% 13	39.62% 21	22.64% 12	3.77% 2	53
The region's economy is sufficiently diversified.	9.43% 5	20.75% 11	35.85% 19	28.30% 15	5.66% 3	53
Community organizations and boards accurately reflect the diversity of the community.	3.77% 2	24.53% 13	41.51% 22	20.75% 11	9.43% 5	53

Q22 In order of importance, rank the goals that will promote the objectives of healthy living, preserving unique identities, and creating inclusive communities. County staff will utilize this information to prioritize actions. Click the up/down arrows to move each item.

Answered: 52 Skipped: 1



Eastern 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Work with underrepresented communities to support increased representation on, and participation in, boards and committees.	19.23% 10	5.77% 3	7.69% 4	13.46% 7	5.77% 3	13.46% 7	7.69% 4	26.92% 14	52	4.13
Build upon existing programs intended to support local businesses.	26.92% 14	21.15% 11	13.46% 7	13.46% 7	9.62% 5	9.62% 5	5.77% 3	0.00% 0	52	5.90
Identify buildings and structures throughout the County that may be eligible for rehabilitation tax credits, such as historic structures.	21.15% 11	26.92% 14	11.54% 6	5.77% 3	3.85% 2	17.31% 9	7.69% 4	5.77% 3	52	5.44
Promote and incentivize community-centered activities such as community events and farmers markets.	15.38% 8	15.38% 8	23.08% 12	19.23% 10	17.31% 9	7.69% 4	1.92% 1	0.00% 0	52	5.62
Encourage pop-up markets/stores at County events for local businesses.	0.00% 0	5.77% 3	3.85% 2	19.23% 10	17.31% 9	15.38% 8	23.08% 12	15.38% 8	52	3.37
Encourage the creation of community centers where local businesses can thrive by supporting initiatives like storefront restoration and creating public spaces that people love and feel connected to.	3.85% 2	3.85% 2	13.46% 7	11.54% 6	25.00% 13	17.31% 9	13.46% 7	11.54% 6	52	3.87
Identify and preserve spaces for essential services for families, such as childcare and safe routes to school.	1.92% 1	7.69% 4	17.31% 9	9.62% 5	13.46% 7	9.62% 5	23.08% 12	17.31% 9	52	3.67
Analyze gaps in service such as access to transit, healthcare, senior assistance, and childcare across the County.	11.54% 6	13.46% 7	9.62% 5	7.69% 4	7.69% 4	9.62% 5	17.31% 9	23.08% 12	52	4.00