

Wallsburg, Utah General Plan 2023 to 2028

Adopted:_____

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

INTRODUCTION

This plan is to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interest of Wallsburg. The Plan, if followed, will guide future growth, without adversely impacting the overall character of the community. As a guide, it is important that the recommendations contained in this document are followed by the policy and decision-making organizations. Although this information must be considered as general, it represents an important perspective that will help direct future planning decisions. Land use decisions must be made on a case-by-case basis. These decisions must carefully consider how each use relates to the community's goals, objectives, and guidelines, as well as the Land Use Plan and its overall impact on adjoining properties.

Long-range stability will require a continuous effort by the Town, property owners, and residents to maintain and improve all elements of the Town.. The Town must assume responsibility for maintaining the public infrastructure, such as water. Property owners and residents must assume responsibility for maintaining private property. Private property maintenance is the single, most important factor in evaluating the quality and desirability of a community. Zoning regulations, infrastructure improvements, etc. are only supportive to private property owners' maintenance responsibilities.

An important part of the Wallsburg general planning program is the preparation of community goals, objectives and policies which indicate the direction the community would like to take in the future and provide a framework for specific recommendations regarding the General Plan.

IMPLEMENTATION

The maps and explanatory matter constitute the General Plan for Wallsburg, but the plan is not self-executing. It is like a blueprint. It can only "sit on the shelf" until each public agency or person incorporates it into their individual programs.

After the General Plan has been adopted, the Planning Commission should no longer make decisions pertaining to matters relating to physical development without first referring to the General Plan. Not only will it be the responsibility of public officials to uphold the integrity of the General Plan, but it will also be necessary for them to adopt the policies and procedures of the plan and to actively support administrative officials in their duties as they carry out the plan.

PLANNING: A CONTINUING PROCESS

It should be recognized that a general plan is never really finished in the sense that a plan of a building is finished. Rather, a general plan should become a repository for new and improved ideas which can be assimilated and made part of an ongoing program. As better solutions to problems become known, or as changes and unforeseen conditions arise, corresponding changes should be made in the plans. On the other hand, it should also be recognized that to make one change in a general plan may require many other changes to be made. This occurs because of the interrelationships that are inherent in general plans.

What may appear to be a better solution to one problem, in and of itself, may call for other changes to be made which, in total, become unacceptable. Changes should, therefore, be made in the Plan only after the total effects have been taken into account.

GENERAL PLAN REVIEW

The General Plan shall be reviewed every five (5) years or as determined by the Planning Commission or the Town Council.

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INTRODUCTION

This General Plan is a result of a cooperative effort for the community's future. Unlike most cities in Wasatch County, Wallsburg has experienced little growth within its boundaries while there has been a period of growth in the surrounding valley. In all likelihood, the Town and valley will grow as a result of both natural increase and in-migration. If future growth is well guided, Wallsburg cannot only preserve, but enhance its rural heritage and maintain and open space all the while making the Town a better place to live, work and visit.

This plan is the result of a cooperative effort of Wallsburg's Planning Commission and Town Council alongside staff at the Mountainland Association of Governments (MAG).

MAG staff collaborated with the Town Council, Planning Commission and Town staff to formulate goals, objectives and policies to create this General Plan in a form that would be most beneficial to the community.

MISSION STATEMENT

The mission of the General Plan is to provide for a strong, positive civic image and quality of life for people who live in Wallsburg by providing guidelines and standards that ensure the orderly and balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment in a clean, attractive physical setting.

LEGISLATIVE AUTHORITY

The Town of Wallsburg in accordance with, Title 10 Cities and Towns, Chapter 9 Municipal Land Use Development and Management, Part 3 General Plan, of the Utah Code Annotated, has legally prepared and adopted the following General Plan for Wallsburg.

IMPLEMENTATION

This plan is to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interest of Wallsburg. The Plan, if followed, will manage growth without adversely impacting the overall character of the community. As a guide, it is important that the recommendations contained in this document are followed by the policy and decision-making organizations. Although this information must be considered as general, it represents an important perspective that will help direct future planning decisions. Land use decisions must be made on a case-by-case basis. These decisions must carefully consider how each use relates to the community's goals, objectives, and policies, as well as the Land Use Plan and its overall impact on adjoining properties.

DYNAMICS OF THE GENERAL PLAN

This General Plan is not intended to be an idle document. It is to be used as a guide to identify where certain types and densities of land use should be located. Within five (5) years, this plan will likely require some updating or amending. These amendments can be initiated by the Planning Commission, the Town Board, or the Public. The process for drafting major updates or amendments is the same as for developing the original plan.

The General Plan has ten main elements. It includes the following:

1. A Community Vision Element
2. A Land Use Element
3. A Circulation Element
4. A Public Facilities Element
5. A Historic Preservation Element
6. An Economic Development Element
7. An Environment Element
8. A Moderate-Income Housing Element
9. A County Coordination Element
10. An Annexation Element

All ten elements must be integrated, adjusted, and made to harmonize with each other. When all this is done, the end product becomes a general plan.

COMMUNITY VISION

Wallsburg is a small community situated in the center of Round Valley in Wasatch County. The town has remained essentially the same for many years. Isolated among the Wasatch mountains the town and valley are one of the few remaining pristine areas in the region.

HISTORY

The Little Warm Valley or Round Valley was the early Indian name for the town. It eventually was named for William Madison Wall, a native of North Carolina, who helped construct a road through Provo Canyon. Mr. Wall was an explorer, colonizer, military officer, and church leader. Henry Wilber Meeks, one of the members of the Sundance Kid's gang (the Wild Bunch) was born in Wallsburg. Henry's father was a freighter in Wallsburg. When Wallsburg was originally settled in the 1870s it was mainly an agricultural community.

Grazing and farming remain a significant part of the community today. The Town is characterized by its rural village atmosphere with beautiful views of the surrounding mountains and an abundance of agriculture and open space. These natural features are valuable resources that have made Wallsburg unique. While rapid growth is common in the surrounding cities, towns and valleys; isolation, lack of services and various natural features have minimized those impacts on Round Valley. As those pressures shift toward Wallsburg, great care should be taken to maintain and preserve the rural atmosphere while making it a wonderful place to live, work, and raise a family.

VISION

For a community to be successful, it must have a clear vision for the future. Knowing its strengths, weaknesses and having a clear understanding of current conditions, Wallsburg can set goals, policies and standards that will achieve that vision.

THE COMMUNITY VISION FOR WALLSBURG IS:

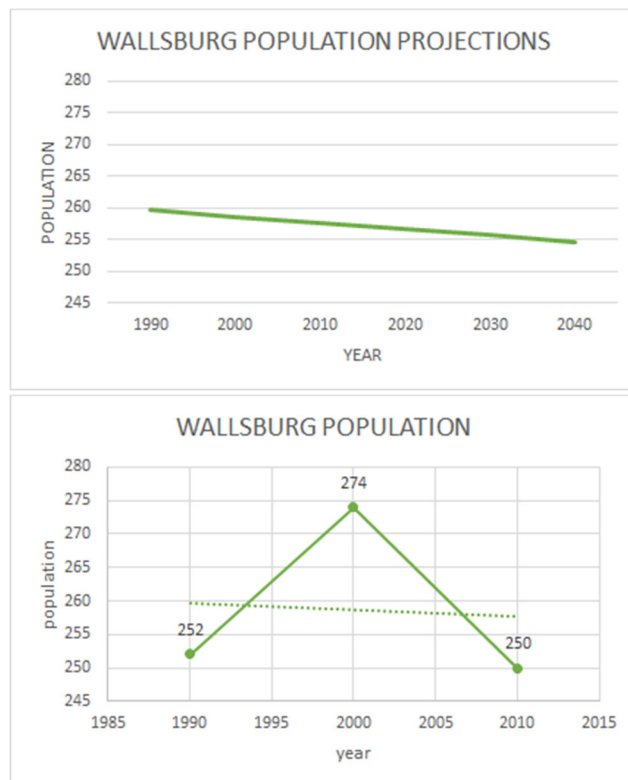
<p>“To be a beautiful, peaceful, organized community which enhances the historic, rural atmosphere of the valley, through preserving open space and our rural heritage.”</p>
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LAND USE

Land use is considered by many to be the second most important element of the General Plan. The Land Use Element should be based on the community vision while outlining a course to take the community into the future. When the Planning Commission and Town Council are faced with decisions, they should refer to this element to see if the request before them is compatible with the land use goals and map contained therein. Land use planning may extend beyond the current municipal boundaries of Wallsburg to cover future annexed land.

INTRODUCTION

Wallsburg is a beautiful, rural town located in the Round Valley of Wasatch County, Utah. When Wallsburg was originally settled in the 1870s, it was mainly an agricultural community. Land uses such as grazing and farming remain a significant part of the community today. Electric power was first extended to Wallsburg in 1929. In 1900, the population of Wallsburg was 528, which gradually decreased until it reached 180 in 1960. At this time the population began to increase gradually, and in 2000 the population reached 274. However, the next census in 2010 showed that the population had once again dropped, this time to 250. Population projections were calculated in an attempt to foresee future growth in Wallsburg and are shown below.



The first graph shows the population projections for Wallsburg up until the year 2040. Based on past census data, the projections predict a declining population in Wallsburg. The second graph shows the

population from the last three censuses and the trendline they create. This trendline is very similar to the population projections for the coming 20 years. This may mean that without annexation or economic development, the town will most likely decrease in population over time.

Today there are approximately 404 acres of land within the current Town limits, most of which is designated for residential agricultural use, with animal rights allowed. There are limited instances of commercial and industrial land use.

PHYSICAL CONSTRAINTS

Land within and around Wallsburg is characterized by meadows, agriculture, streams, high ground water table, hydric soils, and scattered single-family homes in an agricultural environment. There are many physical constraints that have limited development in Wallsburg and the surrounding valley. These constraints include flood hazards, earthquake hazards, problem soils, landslide hazards, wetlands, air quality and the availability of water. See the environmental element of this plan for a complete list of physical constraints.

However, as technology advances and pressure to develop increases, some of these physical constraints may be overcome. Wallsburg Town must plan for the future and make wise land use decisions that not only benefit the Town but the entire valley.

CURRENT AND EMERGING ISSUES

Historically, development in Wallsburg has been limited to agricultural and residential uses. With the growth that is taking place in the surrounding area, water rights and the potential impact of drilling wells for new residences, has been identified as one of the major concerns for growth in the area. In order to provide water and other services to future residents, major improvements must be made to existing facilities primarily at the developers expense, if annexation and development were to occur. Town officials and the public should look for new ways to expand and enhance all public utilities and services at a minimal cost to the Town.

Another major concern for residents of Wallsburg and the surrounding area is the preservation of agricultural and open space land use. Wallsburg has identified these two resources as essential elements of the community's identity and future land use. As the Town looks toward the possibility of annexing future lands, it should carefully follow the open space preservation and development standards and practices set forth in the Environment Element of this document and Town Code as they pertain to this element.

As growth occurs in the Wallsburg area, there may be conflicts with agricultural and development activities. The Planning Commission should create an Agricultural Protection Program to protect agricultural lands and practices from complaints associated with nonagricultural growth and development on nearby property.

LAND USE CATEGORIES

The Land Use Element of the Wallsburg General Plan encourages the orderly distribution of land uses, while at the same time preserving the rural environment of the Town. A limited range and mix of land uses including residential, agricultural areas, and commercial should be the focus.

The intensities shown are based upon the gross acreage of development. Although the intensity of development in residential designations is defined by density ranges, the maximum densities indicated in each range are achievable with sound site planning. Proposed development should be in harmony with the environment element of this plan.

Agricultural Land Use Designations

- A-1 Agriculture Zone: This zone is established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the Town. The A-1 zone is intended to protect agricultural uses from encroachment of urban development until such time as residential or commercial uses in such areas become necessary and desirable by the Town, if ever. Uses permitted in the A-1 zone, in addition to agricultural uses, should be incidental thereto and should not change the basic agricultural character of the zone. Clustering of homes is encouraged to maximize the amount of open and usable agricultural space. Conversion of the A-1 zone to zones allowing urban uses should be accomplished in an orderly and careful manner following the General Plan, while minimizing “leap-frog” development patterns in agricultural areas.

Residential Land Use Designations

- R-1 Residential Zone: This zone is established to provide a residential environment within the Town which is characterized by attractively landscaped single family residential lots. The R-1 zone is not intended to be an agricultural zone although limited animal rights are preserved and development is intended to occur at relatively low densities.
- RA - Residential Agricultural Zone: This zone is established to provide areas where single family residential development and associated uses may be harmoniously integrated with agricultural pursuits. This zone is intended to allow the keeping of farm animals in conjunction with single-family dwelling units, yet retain land in parcels large enough to provide efficient and attractive development or as clustered developments to encourage natural or agricultural open spaces.

Commercial Land Use Designations

- C-1 Commercial Zone: This zone is established to encourage commercial and retail development. Businesses that provide services directly to the residents of Wallsburg will be highly encouraged. Transportation and other concerns may limit the types of businesses approved in the C-1 Zone. The provisions contained herein should be used to encourage greater integrity and aesthetic improvements as these areas are developed and improved. Integrated and coordinated landscaping, parking, ingress, egress, signing and building design should be encouraged. New construction should be in harmony with the characteristics of the surrounding developed commercial and residential areas. The uses characteristic of this zone will be small retail and service stores and shops. Parking must conform to Section 3.28 and is encouraged to be located behind the building.

Commercial use areas should be located along major arterial streets such as Main Canyon Rd. or Hwy. 189, for high visibility and traffic volumes.

Whenever commercial uses are adjacent to established or future residential areas, special care must be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include, but are not limited to, increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as minor offices or higher density residential uses.

Industrial Land Use Designations

- LI-1 Light Industrial Zone: This zone is established to provide areas for the location and establishment of mining sites and light industrial operations which, because of their nature of operation, are not appropriate near residential areas.

Special Land Use Designations

- P-F Public Facilities Zone: This zone is established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use. The P-F Zone should be created in areas which are suitable and compatible with neighboring zones, possibly providing “buffer” areas where appropriate.
- Sensitive Lands Overlay Zone: The purpose of this zone is to provide for safe, orderly and beneficial development of areas characterized by diversity of physiographic conditions and shown on the Official Environmentally Sensitive Area Maps as Environmentally Sensitive Areas. This zone is meant to limit alteration of topography and reduce encroachment upon, or alteration of such areas. Physiographic conditions can be considered to include, but are not limited to, slope of the land, natural drainage ways, wetlands, soil characteristics, potential landslide areas, and natural and wildlife habitats.

Special Use areas include land use classifications that are distinct from the other three major groups. These uses include agricultural, public, and quasi-public uses such as churches, a post office, parks, open space, recreational centers, cemeteries, fire and ambulance services, and/or police services.

In some cases, the Town does not control the location of special uses, such as with schools or major transmission lines, and the State and Federal Government can preempt local land use authority. However; the Town can work with other jurisdictions and agencies on decisions regarding land use. Any negative impacts, including visual impacts, should be mitigated whenever possible.

For more information on any of the aforementioned land use designations, please see Wallsburg Development Code Chapter 5.

THE GOALS OF THE LAND USE ELEMENT ARE:

Goal 1: To provide clean, safe, historical-based land uses.

- Policy 1: Ensure all Town property is well maintained.
- Policy 2: Enforce a Town ordinance concerning property maintenance including old vehicle and equipment storage.
- Policy 3: Require a review of physical constraints identified in this plan, along with a detailed on-site analysis of all proposed development projects.
- Policy 4: Use the Environmental element of this plan as a guide for the environmental review process.

Goal 2: To preserve open space, a rural atmosphere and natural resources while retaining animal rights.

- Policy 1: Identify and prioritize critical open space for potential preservation.
- Policy 2: Adopt a Development Code to maximize open space within and around new developments.
- Policy 3: Identify and prioritize prime agricultural lands for potential preservation.
- Policy 4: Limit infrastructure development in agricultural areas to manage residential growth.
- Policy 5: Limit development in environmentally sensitive lands.
- Policy 6: Follow Environmental Element when approving new development.

Goal 3: To have areas for residential use, and public recreation and commercial use.

- Policy 1: Identify areas most suited for residential land use within the town boundaries and surrounding areas.
- Policy 2: Develop and promote standards and policies that require appropriate densities.
- Policy 3: Discourage annexation and subdivision of property that will not support minimums and standards.
- Policy 4: Continue to maintain Town park, rodeo grounds, and Spring Creek.
- Policy 5: Require any future development to provide for new public recreation areas.
- Policy 6: Work to maintain public access to surrounding mountains and existing recreation areas.
- Policy 7: Identify lands suitable for commercial use.
- Policy 8: Develop and promote standards and policies that allow only well maintained commercial uses.
- Policy 9: Carefully limit any negative impacts of commercial facilities on neighboring land uses.
- Policy 10: Adopt zoning ordinances that accommodate suitable home business uses.

Goal 4: To provide residential areas in Wallsburg that support and develop Town services and complement the unique rural quality of the Town.

- Policy 1: Avoid encroachments of land uses that would adversely impact residential areas, such as increased traffic, noise, visual disharmony, etc., by providing adequate screening and buffering of any adjacent commercial development, including parking and service areas.
- Policy 2: Encourage creative approaches to housing developments that will maintain and protect natural resources, environmental features, and open space.
- Policy 3: Maintain and enhance the pleasing, rural appearance and environmental quality of existing residential neighborhoods.

- Policy 4: Only accept the annexation of appropriate areas that will benefit the Town, when services exist or are made available.

Goal 5: To promote and encourage high-quality residential development with open spaces in the Town.

- Policy 1: Develop and implement conservation standards and policies that promote attractive and well-planned single-family residential units in areas where there are existing public services or are developed.
- Policy 2: Discourage “leapfrog” development by setting an appropriate annexation policy plan and not extending Town services to new areas until existing areas are developed with buildings.
- Policy 3: Discourage subdivision of land that results in areas of residential development too small or too isolated to be adequately, economically, and conveniently served by Town services.
- Policy 4: Maintain minimum lot sizes within Town boundaries.
- Policy 5: Enforce ordinances that require landowners to keep their property free of weeds, junk vehicles and equipment, unsightly buildings, trash, and other debris.
- Policy 6: Require developers to use conservation practices.

Goal 6: To encourage the establishment of quality commercial uses, and suitable home businesses that will enhance the Town’s sales and property tax revenues, provide the highest quality goods and services, and enhance the Town’s clean, rural appearance.

- Policy 1: Encourage commercial development that serves the needs of the residents of Wallsburg Town and the surrounding area.
- Policy 2: Require adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.
- Policy 3: Carefully limit any negative impacts of commercial facilities on neighboring land-use areas, particularly residential and agricultural development.
- Policy 4: Formulate thoughtful commercial site design and development standards, including guidelines for landscaping and signs, to express the desired overall rural image and identity of Wallsburg.
- Policy 5: Encourage safe and convenient pedestrian access to shopping and service areas.
- Policy 6: Allow only home businesses that maintain the clean, rural nature of residential areas.
- Policy 7: Promote a centralized commercial area, separate from the residential.
- Policy 8: Identify areas within the Town for potential commercial zoning.

Goal 7: To be a beautiful, peaceful, organized community.

- Policy 1: Ensure all Town property is well maintained.
- Policy 2: Enact and enforce a Town ordinance concerning property maintenance including old vehicle and equipment storage.
- Policy 3: Establish a community beautification committee and hold an annual “Community Cleanup Day” with awards for residential landscaping that focuses on community-wide upkeep as well as area specific cleanups.
- Policy 4: Accept only well-managed growth and development in areas that benefit the community and maintain open space.

- Policy 5: Development should be permitted only to the degree that the Town has capacity to provide the necessary public services or that capacity is provided by land owners in a manner that is economical to the Town.
- Policy 6: Work together with Wasatch County to manage growth and control land use and development in surrounding areas.

GENERAL LAND USE GUIDELINES

The following land use guidelines shall apply Town-wide.

- Guideline 1: Wallsburg Town should work closely with Wasatch County to coordinate and manage land use and growth within Round Valley.
- Guideline 2: The identity of Wallsburg should be strengthened by land uses that contribute to the unique rural character of the community and the beauty of the valley.
- Guideline 3: Preservation of a rural atmosphere and open space should be a high priority in land use developments in the zoning ordinance.
- Guideline 4: The relationship of planned land uses should reflect consideration of existing development, agricultural preservation, environmental conditions, service and transportation needs, and fiscal impacts.
- Guideline 5: The Land Use Plan should provide for a range of land uses, including agriculture, residential, limited commercial, and special use areas.
- Guideline 6: Innovative development patterns and building methods that will result in more affordable housing while maintaining the community vision should be encouraged.
- Guideline 7: Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Landscaping should be required of all commercial developments.
- Guideline 8: Areas deemed most suitable for development should be identified to guide growth to locations contiguous to existing development or to areas connected to Town boundaries so as to provide Town services and transportation in a cost-effective and efficient manner. Extension of Town services to surrounding County land should be limited to areas which would be able to support the cost of such infrastructure.
- Guideline 9: A Conservation Subdivision Ordinance should be adopted that promotes open space development.
- Guideline 10: Public open space areas should be identified and provided with sufficient infrastructure, including pedestrian linkages, recreational areas, natural areas, and drainage ways.
- Guideline 11: Commercial uses should be highly accessible, clustered near the center of their service areas, and developed compatible with the uses and character of surrounding districts.
- Guideline 12: Land use patterns that limit pollution and preserve environmentally sensitive lands should be encouraged.
- Guideline 13: Applications for re-zoning should contain a minimum of five (5) acres and be contiguous to existing property in the requested zone.
- Guideline 14: Regulated animal rights should be allowed throughout all districts.

- Guideline 15: To ensure safe development, a review of all physical restraints should be conducted before any development project is approved. Environmental impact assessment should be required of all developments.
- Guideline 16: Town officials should coordinate with County officials regarding the placement of public services such as schools, roads, public safety and recreational facilities.
- Guideline 17: Require each major development to conduct a fiscal feasibility study to ensure long-term financial stability for the Town in providing services to the development.

CIRCULATION

The Circulation Element of the Wallsburg General Plan is designed to give guidance and direction to Town leaders as they plan for the movement and circulation of goods, people, and materials. Since traffic patterns and designations impact nearly every facet of the community, this element is vitally important to the overall welfare of the community. The purpose of the Circulation Element is to facilitate efficiency and intelligent design in the pattern of highways, roads, trails and pathways and therefore includes both existing and future such facilities.

Since transportation is so closely tied to land-use patterns, the two corresponding elements should be used together to shape the community of Wallsburg. The potential impact of any changes to one of these elements on the other should be studied to maintain the compatibility between the two elements.

The primary purpose of the Circulation Element is to balance future demands generated by the Land Use Element with future roadway improvements, thereby developing a long-range circulation system which will efficiently support future land development. Circulation policies impact both land use and transportation planning. Owing to the interconnection of land use with transportation—the circulation element is arguably the third most important element of the General Plan after the Community Vision and Land Use Elements. Close consideration should be given to the effect that a change in either element will have on the other element and any studies required to make a change should address both elements.

INTRODUCTION

In order to meet the mobility needs of current and future residents, employees and visitors, Wallsburg Town will need to work with Wasatch County to maintain, improve, and expand the existing transportation system. Movement in the Town needs to be a workable balance between the movement of goods and people with automobiles, pedestrian facilities, bicycles, and other non-motorized means while being sensitive to the built and natural environment.

All future expansions must be planned and designed to be within the fiscal capacity of the Town. These expansions must also maintain enough flexibility to evolve as needs and technology change. The location and design of any new facility should be integrated into the surrounding neighborhood and the community as a whole protecting the character of the Town as changes occur. Safety should always be a prominent factor in making transportation decisions. New transportation facilities should be designed to provide maximum durability and minimize maintenance costs.

NEW TRANSPORTATION FACILITY REVIEW CRITERIA AND ISSUES

As new transportation facilities are planned or constructed within Wallsburg Town they will be reviewed for compatibility with the following key issues. In addition to addressing these issues, all new transportation facilities must satisfy the requirements found in the Subdivision Ordinance, Zoning Ordinance, Standards Document, and all other relevant laws and standards of Wallsburg Town.

COMPATIBILITY WITH BUILT FORM

The transportation system of Wallsburg Town is strongly affected by the existing land use pattern and environment in which it occurs. Likewise, the future development pattern of the Town is strongly affected by the development of the transportation system. As plans for transportation facilities are developed, efforts should be made to ensure that the facility and the desired future land use pattern are mutually supportive. The facility should reflect the desired future development pattern in scale, function and intensity.

Appropriate transportation facilities should service development patterns. Retail and commercial areas should be convenient not only for automobiles, bicycles and pedestrians, but should also include design for ample off-street parking and unloading zones. Residential areas should have facilities designed with safety as the key concern rather than cost. Parks and other recreational areas should be well served by trails and other pedestrian modes of transportation along with automobiles and transit service.

INTEGRATION INTO NEIGHBORHOODS

New transportation facilities should be designed to improve the mobility and circulation in existing neighborhoods. Smooth transitions, functional intersections, and safety will be given special consideration. All facilities should be completed in compatibility with a Master Street Plan and with future desired development patterns in mind so development intended to use the same facilities will adequately handle the increased demand when approved.

PROTECTION OF NATURAL ENVIRONMENT

While construction of any transportation facility will inevitably impact the adjacent natural environment, it is a goal of Wallsburg Town to minimize these impacts. Noise, air pollution, cuts and fills, and run off of oils and other pollutants are all concerns related to protection of the natural environment.

Appropriate speed limits, noise barricades or barriers, vegetation and berms, enforcement of local, state and federal vehicular noise reduction methods, and appropriate facilities in heavy traffic areas for large trucks can reduce noise impacts.

Enforcement of local, state and federal air quality methods including emissions testing, reducing vehicular trips, and promoting non-motorized means of travel and mass transit will aid in the reduction of air pollution.

Cuts and fills should be minimized to the extent possible without jeopardizing safety of the facility. All cuts and fills should be properly repaired through the use of vegetation, retaining walls, decorative rip-rap, or other appropriate methods in accordance with the Town Standards and Specifications.

Drainage facilities should be designed on all new facilities which serve to filter out oils and other pollutants prior to their deposit into any water course. Sumps, grease traps and other means of cleaning runoff pollutants should be included in all projects.

In addition to the concerns listed above, it is a requirement of Wallsburg Town to enhance the environment adjacent to facilities with an abundance of landscaping while limiting signs and other unnatural objects. Additionally, all transportation facilities should be kept in good repair.

SAFETY

Transportation facilities should enhance safety in the community. Circulation, simplicity, and maintenance should be addressed with safety in mind. The circulation system should provide each neighborhood with adequate access for police, fire and medical services. The transportation system should be designed so that visitors and other users unfamiliar with the Town can easily find their desired locations. All new and existing facilities should be properly maintained to minimize the possibility of accidents and injuries. Pedestrian facilities should be properly lighted to reduce the possibility of personal crimes. Finally, proper signage should be placed throughout the community to control traffic and guide users.

PLANNING AND PRIORITY OF FACILITIES

As Wallsburg relies on Wasatch County for the maintenance of all current roads in the town, all major construction and maintenance of transportation facilities should be carefully planned in coordination with Wasatch County to increase the effectiveness of each transportation dollar. This Element and a Master Street Plan should be regularly updated to reflect current development patterns, changes in transportation needs, and projected funding levels.

If the Town is required to prioritize transportation facility projects, the criteria should include safety, number of citizens that will receive benefit, and linkages between facilities.

TRANSPORTATION CORRIDORS AND CIRCULATION

Important to the success of the Wallsburg Town transportation system is the need for an effective and complete hierarchy of roadways with transportation corridors and nodes which reflect access management strategies and alternatives to corridor access.

ROAD, STREET, AND NON-MOTORIZED CLASSIFICATION

Each road, street and non-motorized facility in the community has been classified according to its intended use and capacity. Each of the following classifications represents a different type of roadway, street, or non-motorized facility and a short description of typical characteristics. The classifications represent a local definition and description and are not intended to reflect any County, State or Federal definitions, but rather provide an effective method for designing a circulation system. Developments should indicate all transportation facilities on Final Plats and assign each facility a proper classification for review purposes.

MAJOR AND MINOR COLLECTOR

A collector is a major roadway or street which typically serves the transportation needs of all the residents of Wallsburg. Access should be limited where possible on major collector facilities in order to preserve traffic flow and promote safety. If possible, subdivision lots should internally drain onto minor collector roads before merging with major collectors. If possible, private driveways should be avoided on major collectors, and where needed special design features such as shared, circular or hammerhead driveways should be considered. Commercial projects located on major collectors should be planned to provide adequate parking, loading and unloading areas along with consideration of safety.

LOCAL STREET

A local street is a roadway or street which typically serves local residents. The facility is designed for slow traffic and safety is the key concern. These roads should be designed to discourage through traffic with the use of traffic signs, traffic calming devices such as round-a-bouts or other appropriate means. The major purpose of a local street is access to property instead of movement of vehicles.

TRAIL OR PATH, NON-MOTORIZED

A non-motorized trail or path is a facility designed for use by pedestrians, bicyclists, horses and other non-motorized modes of transportation. As many residents of the valley own horses, this would be a substantial addition to the community. Usually these facilities are a part of a town-wide non-motorized transportation system. Such a system should be designed to provide non-motorized access to all areas of the community and linkages to local, regional, state and national non-motorized facilities. Each facility may be different and should be incorporated into all new subdivision designs.

FUNCTIONAL CLASS

Each road in the Town is assigned a functional class. The following table represents a list of the current transportation facilities in Wallsburg along with the functional class and the adopted minimum level of service. Due to Wasatch County's maintenance of roads within the Town and Round Valley, please refer to the County Master Roadway Plan for the exact location and widths of specific roads.

Table 1: Functional Class of Wallsburg Transportation Facilities

Name of Facility	Functional Class	Adopted Level of Service
Main Canyon Road	Collector	B or Better
Center Street	Local Street	B or Better
100 North	Local Street	B or Better
100 East	Local Street	B or Better
200 West	Local Street	B or Better
100 West	Local Street	B or Better
200 South	Local Street	B or Better
300 South	Local Street	B or Better

PROJECTIONS OF CHANGE

The physical constraints of Wallsburg naturally limit the amount of development that can occur within the Town. However, as nearby population centers and recreational use of the surrounding area continues to increase, the roads of Wallsburg will face added traffic pressure. Additionally, any major development or the continuation of lot by lot development over time will require substantial improvements in the circulation system of the area. Continued growth of the area may warrant the construction of an additional transportation corridor from US Highway 189 to the upper portions of Round Valley. If ignored, further traffic congestion and sub-standard roads will continue to erode the quality of movement and circulation within the community.

CURRENT AND EMERGING ISSUES

As Wallsburg currently relies on Wasatch County for much of its transportation related needs, the Town should carefully work with the County to ensure a high level of service for the residents of the valley. Maintenance of the existing facilities within Wallsburg should continue to be a high priority as the funding is made available.

The need for a second access road within the valley that connects with US 189 will continue to be an important issue. Main Canyon Road is currently the only access road to the valley. This creates a potential hazard in case of an emergency that requires the evacuation of residents. Main Canyon Road also winds

through the center of Wallsburg and is the primary access road for residents living south and east of the Town. This is also a safety and maintenance issue as travelers drive through town at higher speeds.

To remedy such concerns, Wallsburg should work with Wasatch County in developing a second access road. As a part of this Element and the Master Road Map included with it, the town has indicated its preferred alignment of such a road as it would travel through the valley in order to improve circulation while preserving natural features and minimizing costs.

THE GOAL OF THE CIRCULATION ELEMENT IS:

Goal 1: To preserve a well-maintained transportation system.

- Policy 1: Cooperate with the Wasatch County transportation goals and objectives. Work with the county objectives in planning, building and maintaining roads.
- Policy 2: Design an adequate thoroughfare system within future growth areas and designate sufficient rights-of-way prior to land development or through the plan approval process.
- Policy 3: Obtain needed street rights-of-way through property dedication when subdivisions, conditional use permits, rezoning, or design review plans are approved.
- Policy 4: Require new developments to have or to develop appropriate access for the density of the development.
- Policy 5: Require all new roads be constructed with sufficient rights of way to support pedestrian and other non motorized use.
- Policy 6: Investigate the feasibility of creating a town or valley-wide trail system to safely accommodate bicycles, ATVs, pedestrians and horses.
- Policy 7: Cooperate with the county in planning and conforming to the Wasatch County Trail System. Ensure that all new trails within the Town are in accordance with this plan.
- Policy 8: Provide street signs to encourage slow driving within Town limits.

PUBLIC FACILITIES

Public facilities support the physical operation of a town and provide services to citizens. This includes a wide range of facilities and services, including utilities, police and fire protection, parks and recreation, town buildings and property, roads, and education. One important aspect is budgeting for public facilities and anticipating the impact of future growth. It is estimated that the population of Wallsburg may increase within the next 10 years. It is therefore important to ensure that public facilities will be ready for the future.

Most services within the town are currently provided by Wasatch County. It is important to coordinate with the County on public facilities. The challenge of providing public facilities in Wallsburg is the Town's small population and secluded location. However, with careful planning, Wallsburg can enjoy quality services for years to come.

FACILITIES

Water

Wallsburg Town has its own public water company that provides culinary water to the Town and several homes just outside the Town boundaries. The system consists of two storage tanks and a well located in the Town park. Water is received from a spring at the top of the valley and is pumped from the well to keep the primary tank at an appropriate level. Currently this serves about 100 homes. Due to design, size and water availability, any large-scale development would require significant improvements to the system.

The culinary water source is also very limited. While Wallsburg Town is unlikely to see growth within current Town limits, the surrounding valley could grow significantly. In response, the Town should work to expand its facilities and supply to meet future needs while managing growth so as to protect the limited water supply and to continue a high level of service to current and future residents. Any expansion would likely occur as demand from new development and should therefore be at the expense of the developer.

Waste Disposal

Wallsburg uses septic tanks for all sewage disposal. This is a primary reason that residential lot size continues to be a minimum of 5 acres in accordance with County health guidelines (except for those with an alternative septic system approved by the County). Although Wasatch County does have a sewage system, the closest sewer lines are in Charleston which makes it infeasible for Wallsburg, at its current size, to connect to the County sewage system.

In the event that a sewage system becomes necessary, establishing a special district may be beneficial in order to organize water resources, better accommodate growth, and provide a better level of services for residents while minimizing the monetary burden on the Town.

Storm Drainage

Main Creek and Little Hobble Creek are the main drainage ways for Wallsburg. The Town should not allow development within 100 feet of these creeks. Presently there are no curbs or gutters.

Gas and Heating

There is no natural gas available in Wallsburg. There is no realistic way at this time to bring gas lines into the valley.

Roads

At the current time, roads in Wallsburg are maintained in cooperation with Wasatch County. Main Canyon Road is a major collector road. There are no current plans for expansion. However, changes and improvements must be a major part of any new development within the valley. The transportation element provides more detail on this subject.

Town Buildings and Property

Wallsburg owns two major facilities: a Townhall and a Town park. The Townhall is a former LDS meetinghouse which now hosts town meetings, offices, and various recreational activities. The Town park is three acres which include pavilions, a ball field, and a rodeo arena. Wallsburg also maintains a cemetery in the north west corner of the Town.

Fire and Police

Wallsburg has a fire station within the Town limits, which has a volunteer staff. The station also houses medical equipment for EMTs. The Wasatch County Sheriff's Office provides police protection. As the County is growing, Wasatch County must expand its police force to meet the needs of Wallsburg and surrounding areas.

Schools

There are currently no schools within Wallsburg. Children attend schools within the Wasatch County School District. The school district also offers an alternative high school. Wallsburg should work with the Wasatch County School District to ensure a high quality education for its children.

Parks, Trails, and Recreation

In addition to the Town's existing park and recreation facilities, Wasatch County is promoting a county-wide effort for trails. Not only do trails provide recreation opportunities, but they also counter balance urbanization and development.

Other Utilities

Utah Power and Light provides electricity for Wallsburg. Garbage collection in Wallsburg is serviced by Wasatch County. Both services are unlikely to change.

RECOMMENDATIONS

Based on the capacity and availability of public facilities in Wallsburg, it is strongly recommended that the Town carefully manage growth. At this time, Wallsburg does not have the water resources and delivery system to support any substantial growth. In addition, sewage lines would be needed to allow for denser development. Another factor to consider is that Wasatch County, which provides many of Wallsburg's services, is rapidly growing, and so it has limited resources to accommodate fast growth in Round Valley. However, Wallsburg should carefully consider any opportunities to expand its services. Any creation or expansion of services should be preceded by an Impact Assessment Study prepared by a third party to ensure the environmental and economical impacts of such services would be minimal and of overall benefit to the Town and its character. Such studies would be at the expense of those proposing the services. The Town should also consider developing impact fees.

THE GOAL OF THE PUBLIC FACILITIES ELEMENT IS:

Goal 1: To provide a high quality of life for residents by maintaining and improving services in coordination with Wasatch County.

- Policy 1: Require any future development that will use the Town's culinary water system to provide adequate water shares and improve facilities.
- Policy 2: Require any future development to pay connection fees.
- Policy 3: Enforce a 100 foot no build zone on both sides of waterways.
- Policy 4: Limit development in sensitive areas, places with high water tables, or on slopes or hills where water is difficult to supply.
- Policy 5: Work closely with Wasatch County to ensure adequate police, fire and emergency medical services are in place within Wallsburg.
- Policy 6: Work with Wasatch School District to continue public education services for the residents of Wallsburg.
- Policy 7: Maintain current recreational facilities and expand as needed.
- Policy 8: Consider public facilities impact fees on any new development.
- Policy 9: Work with utility providers to expand beneficial services to Wallsburg.

HISTORIC PRESERVATION

The Little Warm Valley or Round Valley was the early Indian name for the town. It eventually was named for William Madison Wall, a native of North Carolina, who helped construct a road through Provo Canyon. Mr. Wall was an explorer, colonizer, military officer, and church leader. Henry Wilber Meeks, one of the members of the Sundance Kid's gang (the Wild Bunch) was born in Wallsburg. Henry's father was a freighter in Wallsburg.

INTRODUCTION

The purpose of the Historic Preservation Element is to safeguard the heritage of the Town by preserving and protecting historically significant resources. The Historic Preservation Element sets guidelines that will help enable the town to celebrate its past for the benefit of present and future generations.

The identity of a community is, in part, derived from its past. The preservation of a community's historic resources – buildings, sites, etc. – helps maintain a history of the past and sets the stage for the future. In an age where change is constantly occurring, there is comfort to be derived from identifying, documenting, and preserving portions of our community which represent a level of quality that is noteworthy and that is representative of the past. As future growth becomes a possibility, it is now more important than ever to preserve Wallsburg's history.

The Wallsburg Fort and ZCMI CO-OP Building (Howard Ford's Mercantile) each have a historical marker. The marker for the Wallsburg Fort is located at 115 Main Street in the Spring Creek Park. The marker was placed there on July 24, 1936. There is a small brass plaque that has been placed directly above the Fort Marker, which dedicates the Spring Creek Park. The marker for the ZCMI CO-OP Building is located at 20 North Center Street. The marker was placed in July 1995. The cemetery was ranked high on the list of features that the Town Council and Planning Commission would like to preserve.

CURRENT AND EMERGING ISSUES

A community vision exercise was conducted with the Town Council and Planning Commission to determine what their level of interest and commitment to historic preservation was. They expressed that historic preservation in Wallsburg is important. The main historic issues or sites that the Town Council and Planning Commission Members indicated that they want to preserve are as follows: Cemetery, Old School, Old Ford Store (Also called Howard's or Elmo's Store which was the ZCMI CO-OP Building), Original Fort of Wallsburg (Cornerstones), Spring Creek Area, Rural Atmosphere, Trails, Church, Duck Pond, Rural Heritage, Rodeo Grounds, and Small Community.

THE GOALS OF THE HISTORIC PRESERVATION ELEMENT ARE:

Goal 1: To preserve the heritage, history and tradition of Wallsburg including historic buildings, sites, and a rural atmosphere.

- Policy 1: Encourage the creation of a “Historical Preservation Committee” which coordinates all historic preservation efforts.
- Policy 2: Identify historically significant buildings, landscapes, and sites within Wallsburg and encourage their preservation.
- Policy 3: Encourage the collection and preservation of print materials, oral histories, and artifacts.
- Policy 4: Participate in the State and National Historic Preservation Programs.
- Policy 5: Maintain and preserve current monuments, markers and sites.
- Policy 6: Prepare zoning ordinances that encourage restoration and/or renovation of historic buildings.
- Policy 7: Ensure that new buildings are compatible with and do not distract from existing historic structures.
- Policy 8: Consider relocating some of the smaller historical buildings to a selected site.

Goal 2: To enhance the historical and rural atmosphere of Wallsburg.

- Policy 1: Identify and encourage the preservation of prime agricultural land within Wallsburg.
- Policy 2: Development should be encouraged into areas which have marginal agricultural value.
- Policy 3: Institute conservation and open space development design standards to ensure that new development maintains a rural character while maintaining property rights.
- Policy 4: Priority should be given to existing animal rights and to maintaining zoning regulations which facilitate the ownership of animals for recreation and family food production.

ECONOMIC DEVELOPMENT

Economic development is the carrying out of activities that infuse new capital from outside the area into the community to improve the lifestyle of local citizens. Commercial jobs, defined as retail, service and professional, are important conveniences for local citizens. Most current Wallsburg residents are traveling to other communities to satisfy their commercial purchase needs and to work in commercial jobs.

Manufacturing jobs and businesses are in limited quantities within the town and exist in greater supply within commuting distance of Wallsburg. Economists consider manufacturing jobs to be the base of the economy. Wallsburg could successfully focus its economic development efforts on providing utilities and zoning to attract commercial and very light industry.

Wallsburg should carefully consider commercial business and job opportunities. Doing so however, may create unfair competition with existing commercial businesses. The majority of existing jobs are agricultural and home based.

With the limited availability of infrastructure as well as environmental restrictions, it is likely that minimal commercial expansion will occur. Wallsburg should therefore carefully consider all economic developments to ensure they meet the needs of its residents while promoting the vision and goals of this plan.

THE GOAL OF THE ECONOMIC DEVELOPMENT ELEMENT IS:

Goal 1: To carefully consider quality commercial and other economic endeavors to strengthen and improve the Town's tax base and quality of life.

- Policy 1: Coordinate closely with private, county, state and other economic development organizations.
- Policy 2: Promote a positive environment for the growth and development of economic activities which will enhance the Town's atmosphere and quality of life.
- Policy 3: Coordinate with Wasatch County to provide adequate infrastructure to support the anticipated needs of commercial and residential development.
- Policy 4: Carefully consider all economic development to ensure it's long term viability and that it remains an asset to the Town.

ENVIRONMENT

This chapter is meant to serve as a familiarization to the geologic and environmental issues of Wallsburg. General plan policies for current uses and future development must consider environmental issues. This element identifies issues and concerns relating to the intended safety and preservation of the environment as well as the identification of environmentally sensitive or hazardous areas.

The physical environment is of great importance to the residents of Wallsburg and the surrounding valley. The very character of the Town is derived from its open space and natural features. Thus, the protection and preservation of the environment is a high priority of the Town.

CLIMATE

Wallsburg is located in the Round Valley of Wasatch County at an elevation of approximately 5684 ft. above sea level. The climate in Wallsburg is continental, characterized by low humidity and wide temperature ranges.

Climate data such as precipitation, mean temperature, snowfall, and evapotranspiration are available to the public through the Utah Climate Center and Utah State University. The following data comes from the Deer Creek Dam station located at 40.4' 111.53".

Averaging the annual rainfall from 1939 to 2019, Wallsburg averages around 21.65 inches per year. On average, the month of January receives the most rainfall at 2.77 inches while July receives the least rainfall at 0.72 inches. Snowfall in Wallsburg averages about 28.18 inches per year. As with rainfall, January receives the most snow, with an average of 6.95 inches while June, July, August, and September all average zero inches.

The table below shows the average high and low temperatures of each month in the year 2018.

Month	High	Low
January	42.1°	16.6°
February	41.5°	17.0°
March	48.2°	24.3°
April	60.8°	29.5°
May	68.6°	37.3°
June	80.6°	42.0°
July	88.4°	51.6°
August	84.3°	49.0°

September	79.2°	41.3°
October	60.6°	32.4°
November	45.6°	20.3°
December	36.6°	17.4°

NATURAL HAZARDS

Soils/Landslides

Collapsible and expansive soils are those which expand and contract when wetted and dried. Forces generated during expansion and ground subsidence accompanying shrinking are sufficient to crack walls and foundations of some structures. These soils are termed collapsible because they undergo a volume decrease when wet. Collapsible soils occur in geologically young materials (debris- and mud-flow deposits, wind-blown silt) characterized by a loose “honeycomb” structure resulting from decomposition in a moisture-deficient environment. Once wetted, this soil structure collapses and the ground settles, causing damage to overlying structures.

There are many alluvial fan areas throughout the Round Valley. These alluvial fans are often susceptible to floods and/or landslides. Additionally, there is a high likelihood that the soils in these areas would contain collapsible soils. Such soils may be particularly vulnerable to septic systems and other underground services. It is recommended that any building that takes place on these fans have geologic studies performed prior to building to ensure that problems relating to soil collapse are minimized.

Flooding

Main Creek and Little Hobble Creek are major drainage ways in Round Valley. Development should not be permitted within 100 feet of these channels or within the designated FEMA 100 year floodplain. Despite its high water table, Wallsburg is not particularly susceptible to liquefaction dangers due to its soil composition and characteristics. However, issues of liquefaction should be addressed in conjunction with other studies performed to determine other potential hazards.

Earthquakes

There are several fault lines located in the Round Valley. There are some measures that may be undertaken to mitigate injury and damage in the event of a major earthquake. The Environmental Hazards Map (attached) shows the locations of the three primary fault lines within the Round Valley. Any development that takes place within 1000 feet of these fault lines should have a geologic study performed to determine the potential hazard of surface fault ruptures.

PLAN RECOMMENDATIONS AND STRATEGIES

The Pre-Disaster Hazard Mitigation Act of 2000 requires that every community have a plan to mitigate the effects of natural disasters before they occur. The State of Utah has received permission from FEMA to allow the Association of Governments to prepare regional plans, instead of plans for each community. Wallsburg should actively pursue cooperative planning of the Pre-Disaster Hazard Mitigation Plan with the Mountainland Association of Governments.

Wallsburg should also continue to require soil studies on a case-by-case basis to reduce the hazard of expansive and collapsible soils. Continued maintenance of the detention basins is required to protect the residents of Wallsburg from potential flooding.

HIGH WATER TABLE, WETLANDS, AND LIQUEFACTION

The high water table is a major environmental concern affecting Wallsburg. The high water table has caused difficulties in the maintenance of culinary water systems and prompted county officials to disapprove requests for on-site wastewater disposal systems. As a result, the residents of Wallsburg rely on septic-tank soil absorption systems to dispose of wastewater. To ensure that underground water does not become contaminated by an over-concentration of septic systems, the County has established that the minimum lot size of county land in Round Valley is 5 acres. Smaller lot sizes are allowed by the Wasatch County Health department when low-nitrate systems are used.

Wetlands comprise a large portion of the land south of the Main Canyon Road and west of Round Valley Road, and should be maintained in its historical land use pattern of open meadows and small stream riparian habitats. Wasatch County and the Town of Wallsburg discourage the use of this area for housing or other types of developments.

WILDLIFE

Because of the small size and remote location of Wallsburg, wildlife is a very present component of the landscape, and often comes in contact with the human environment. Future development should responsibly and adequately evaluate the impact it will have on wildlife habitats and corridors. Agriculture and open space preservation should be used as a means to ensure wildlife conservation.

AIR QUALITY

Because of the confining nature of Round Valley airshed, air quality should be a limiting factor in the amount of growth that takes place in this valley. Any anticipated growth in the valley, Wallsburg and Wasatch County should combine in conducting an air quality study to determine the most desirable level of growth that should be allowed to occur without degrading the air quality to an unacceptable level.

PROJECTIONS OF CHANGE

As with other elements in this plan, additional growth will bring new challenges to Wallsburg. The Town will need to protect drinking water supplies from contamination and provide proper treatment of wastewater effluent. Growth will also have the potential to impact wildlife and natural resources and reduce open space and air quality.

OPEN SPACE

Wallsburg is characterized by valuable open space resources that contribute to the community's character and overall quality of life. Residents have long enjoyed views of and recreational access to the town's surrounding mountains, lived with abundant wildlife, and farmed the valley floors. They enjoy the green "gateway" into the valley, along with the ample open space that exists along main roads, which provide wide views along and into natural spaces and farmlands. While residents expect that real estate development will occur as population increases, they would like to see their rural heritage conserved for the enjoyment of future generations.

Wallsburg's open spaces hold value for ecological, agricultural, cultural and recreational qualities, functions, and potential uses, and these lands are worthy of careful planning and conservation. Thus, the town will work to create a permanently protected, connected system of cultural, ecological, developmental, agricultural and recreational spaces constituting the town's green infrastructure. As development occurs, the town will work with landowners to conserve these valuable spaces while creating beautiful, well planned places to live, work and play.

Wallsburg is committed to working with Wasatch County and other municipalities to conserve the open lands that lend the region its character. Regarding current county lands, of most significance to Wallsburg residents are the mountain vistas that currently surround the town and the river bottoms and farmland that Round Valley itself affords. It is clear that what affects Wallsburg residents affects the whole of Round Valley and vice versa.

It is anticipated that at some point in time, Wallsburg's town limits may extend and include these lands up to the boundaries of public lands. This scenario encourages an integrated planning approach to conservation and real estate development. Wallsburg will only consider annexing these lands, if associated responsibilities and expenses are not prohibitive.

The intent of Wallsburg is to maintain current zoning, including on lands it would annex from the county. These lands include the county's P-160 preservation zone, A-20 agriculture zone, and RA-5 zone. Keeping the zoning unchanged will preserve property rights while maintaining an open, rural feel. Requests for increased density will only be considered if a change would constitute overwhelming benefit to the town and all efforts are made to maximize open space and preservation.

DEFINITION OF OPEN SPACE

It is often difficult for towns to provide a clear definition of open space, yet one is necessary to achieve the goals of Wallsburg and its residents. The Town has defined open space in terms of primary and secondary lands.

Primary open spaces are those that include inherently unbuildable spaces (flood plains, steep slopes, etc.), existing protected lands, and spaces with extremely valuable open space qualities. These lands should remain free from extensive (more than existing zoning would allow) real estate development:

- Water quality areas (watershed and well protection areas, springs, drainages, streams and other water bodies)
- Jurisdictional wetlands and floodplains
- Slopes 30% or greater
- Ridge lines
- Known geologic hazards (faults, landslide areas, avalanche zones, etc.)
- High value or critical wildlife habitat areas and corridors
- Public lands
- Significant rural/mountain viewsheds, especially along roadways and at the “gateway” into the valley
- Community/recreational facilities and trails as identified on the Town’s open space network map or other documents
- Future recreational/cultural facility locations identified on the Town’s open space network map or other documents

Secondary open spaces are those lands that are buildable but which include cultural, ecological, agricultural, and/or recreational values that are worthy of consideration for conservation wherever possible. Often, it is these spaces that are most valued by the public and these spaces that most significantly embody the character and quality of a place. In Wallsburg, these spaces include:

- Viewpoints
- Scenic/cultural corridors
- Slopes between 20% and up to 30%
- Areas of rich vegetation/large trees
- Areas of historical/cultural significance (ZCMI building, Historic Fort, Spring Creek, Ford’s Store, cemetery)
- Agricultural lands, including farms/ranches, and their prime soil areas and fields
- Ancillary agricultural facilities and corridors (canals/ditches, herding corridors, etc.)
- Access points to lands historically used for recreation, especially those providing access to public lands (trailheads for equestrian use, hiking, hunting, etc.)
- Natural areas or informal trails used for passive recreational activities (walking, birding, etc.)
- Interesting geologic or topographic features
- Existing open space within developed areas
- Intercommunity corridors and buffers

THE GOALS OF THE ENVIRONMENT ELEMENT ARE:

Goal 1: To provide a clean environment with minimal impacts on natural resources and wildlife.

- Policy 1: Protect wildlife habitats through agriculture and open space preservation.
- Policy 2: Maintain the minimum lot size of five (5) acres for residential units which use septic wastewater systems.
- Policy 3: Limit development within flood zones, areas of high water table and wetlands.

Goal 2: To minimize risk of natural hazards.

- Policy 1: Require a review of physical constraints identified in the county plan, along with a detailed on-site analysis of all proposed development projects.
- Policy 2: Limit development on hillside slopes, and prohibit development on slopes which have a grade greater than twenty-five percent.
- Policy 3: Require development within 1000 feet of fault zones or within alluvial fan areas to perform geological studies to evaluate potential geologic-related hazards.
- Policy 4: Continue to participate in and adopt MAG's Pre-Disaster Mitigation Plan

Goal 3: To maintain open space.

- Policy 1: Identify and prioritize desirable open space areas which meet community objectives. Encourage mechanisms for acquisition including, but not limited to, bonding and outright purchase.
- Policy 2: Work with county, state, and non-governmental open space preservation funds and programs.
- Policy 3: Do not extend roads and services to areas desired for open space.

MODERATE-INCOME HOUSING

The Wallsburg Planning Commission and Town Council hold one of the most important keys to providing housing opportunities for persons of moderate income: zoning. However, many other factors contribute to the affordability of housing that cannot be controlled by the Town. Land prices, construction material, interest rates and other financing costs can significantly influence housing costs. Zoning can be restrained by outside factors such as water and sewer treatment availability. Without significant upgrades to the existing water system or the sewage treatment facility, significant densification of the community is unreasonable.

The availability of moderate income housing has become a statewide concern. Senate Bill 34, which became effective on May 14, 2019, requires that local communities plan for the housing of residents of all income levels and coordinate that housing with transportation and land use. All cities in the State are required to develop a moderate-income housing (MIHP) plan as part of their General Plan. That requirement has existed since the 1990s, but SB 34 provides additional direction and detail. However, Wallsburg is currently classified as a town rather than a city. This means that the new requirements from SB 34 are not required for Wallsburg. If the population were to surpass 1,000, Wallsburg would become a city and some of the SB 34 requirements would be necessary. A rewrite of this section of the General Plan would then be needed. Until then, it is still important that Wallsburg's Moderate-Income Housing Element address the following five issues: 1) an estimate of the existing supply of moderate income housing located within the municipality; 2) an estimate of the need for moderate income housing in the municipality for the next five years as revised annually; 3) a survey of total residential zoning; 4) an evaluation of how existing zoning densities affect opportunities for moderate income housing; and 5) a description of the municipality's program to encourage an adequate supply of moderate income housing.

ESTIMATE OF EXISTING SUPPLY

According to the 2010 Census, there were approximately 12 vacant units out of a total of 97 housing units for a total vacancy rate of about 12%. Four of the vacant units were reserved for seasonal use, leaving an available vacancy rate of 4.1%. The renting percentage is significantly below state average, and the length of stay since moving in is above state average. This demonstrates that residents of Wallsburg are likely to be of a more permanent nature, and that the rental turnover and demand is quite low.

ESTIMATE OF EXISTING NEED

The majority of the need for moderate income housing within Wallsburg will be to serve the Town's own growth. Or in other words, to house existing residents and more particularly their children as they grow up and move out of their parents' home, as well as individuals and families that were once residents of the community who are moving back to the Town.

In the last ten years, the population growth rate has been close to zero, but is seen to be declining slightly. Data from the last three censuses (1990, 2000, and 2010) show the population at 252, 274, and 250 respectively. If annexation and development are to occur, the growth rate will likely rise. Thus, the Town

should monitor housing availability and permit new construction, as other limiting factors are overcome, to sustain the needs of the community and keep housing affordable.

SURVEY OF RESIDENTIAL ZONING

Today, Wallsburg Town is zoned “Residential” with a *minimum* lot size of one (1) acre. The rest of the valley has a *minimum* of five (5) acres. See Town Code for more information. The objective in establishing the Rural Density Residential District is to promote and preserve conditions favorable to large-lot family life, maintaining a rural atmosphere; the keeping of limited numbers of animals and fowl; and reduced requirements for public utilities, services and infrastructure. The Town is intended to be primarily residential and agricultural in use, with some exceptions.

EVALUATION OF ZONING’S EFFECT ON HOUSING OPPORTUNITY

The Wallsburg survey indicated that more than 88% of residents live in housing that is affordable to them. It is apparent that current zoning allows the opportunity for affordable housing as is evident by the survey. If current trends continue, Wallsburg should be able to meet the needs of future residents. It must be noted that households making 30% of the MSAMI will more than likely need government rental assistance in addition to any zoning assistance from the Town.

PROGRAM TO ENCOURAGE MODERATE-INCOME HOUSING

Wasatch County and the State Health Department currently require a minimum lot size of five (5) acres or greater for residential construction. Based on survey and census data, Wallsburg’s current zoning and policies appear to be meeting the community’s need for affordable housing. The community is limited in its ability to reduce lot size due to restrictions placed upon the area by the Health Department. This prohibits such moderate income housing projects as apartments, one-acre lots, condos, etc. The current need for moderate income housing is low, and the lot size is not an issue. To meet future housing needs, Town officials should encourage the production of 1 unit annually which meets the moderate income level of its citizens.

THE GOALS OF THE MODERATE-INCOME HOUSING ELEMENT ARE:

Goal 1: Encourage need-based residential development

- Policy 1: Coordinate with the Town Council to help supply appropriate housing according to demand.
- Policy 2: Monitor population growth and migration.

Goal 2: Ensure Town zoning code allows for affordable housing for individuals and families of all income levels at various densities.

- Policy 1: Refer to the moderate-income housing plan when reviewing site plan applications.
- Policy 2: Monitor supply of housing types.
- Policy 3: Periodically update residential zoning to reflect housing needs.

Goal 3: Encourage infrastructure development and rehabilitation, which will facilitate the construction of new housing.

- Policy 1: Encourage the coordinated planning and delivery of water and sewer services.
- Policy 2: Complete a community waste water/drainage plan.
- Policy 3: Complete a community transportation/roads plan.
- Policy 4: Encourage the coordinated planning and delivery of public utilities.
- Policy 5: Identify areas where new development will most likely occur due to the availability of existing services or the ease of extending existing service lines.

COUNTY COORDINATION

Round Valley is in a unique situation, where approximately one-third of the population in the area is located within the Town boundaries, the other two-thirds in the surrounding unincorporated lands of Wasatch County located in Round Valley. As Wallsburg grows, the surrounding county lands of Round Valley will likely grow at an even greater rate.

The residents of Wallsburg and Round Valley desire to maintain the agricultural, small-town atmosphere that currently exists. In order to maintain this lifestyle, it is increasingly important for Wallsburg Town to maintain good, frequent communication with the Wasatch County Planning Department, Planning Commission, and County Council. This increased and improved coordination will assist in the maintaining of Wallsburg's community vision, as well as meeting the goals of the other elements in this General Plan and those of Wasatch County.

HISTORY AND CURRENT CONDITIONS

Wallsburg's history is in its agriculture and small-town atmosphere. There has been a tradition of farming and raising animals, and the citizens of the Town have every intention of maintaining this tradition. Since Wallsburg is a small town, Wasatch County currently provides a majority of public works services, as well as public protection and education. These services include: police protection, fire protection (managed by the county, with volunteers from the town), road maintenance, garbage collection, and education (schools located throughout Wasatch County). Water service, which includes a pump and water tanks, is one of the only services provided by Wallsburg Town.

There has been relatively little development in the area to this point. However, increased pressure will lead to growth within the valley. The County has designated the zoning around Wallsburg as A-20 (20 acre lots) and RA-5 (5 acre lots). The A-20 zoning is located mainly in the areas that would be of public benefit as open space, specifically in the western part of the Wallsburg planning area south of the Main Canyon Road. Providing necessary infrastructure to accommodate significant development in this area would be very costly for Wasatch County or Wallsburg to provide, thus it should be maintained as open meadows and small stream riparian habitats. The RA-5 zoning exists because the town and surrounding areas are using septic tank drain fields instead of a sewer system. This 5 acre lot zoning will help to maintain pristine underground water conditions. This large lot zoning is consistent with the community vision of the citizens of Wallsburg.

The boundary between the town of Wallsburg and the Wasatch County lands is becoming less clear. There are just as many residential units in the surrounding lands as there are in Wallsburg, giving it less of a "community" feel. The residents of Wallsburg also feel that possible future development in Round Valley will have a significant impact on the Town, increasing traffic, affecting the quality of water, and destroying their small-town, agricultural lifestyle. Currently, all permits in the unincorporated areas near Wallsburg pay impact fees for parks, public safety buildings, and roads.

CURRENT AND EMERGING ISSUES

The town of Wallsburg wants to manage the growth of the Town and valley in order to retain their agricultural, small-town lifestyle. Unincorporated Round Valley, as well as Wallsburg itself, has seen minimal growth (several small-scale subdivisions) in past years, but it appears that this slow and steady trend will continue.

With the rising popularity of bedroom communities such as Wallsburg, future development is quite possibly on the horizon. If this is the case, it becomes increasingly important for Wallsburg to communicate regularly with the Wasatch County Planning department and County Council. If the County and the Town have opposing goals and visions, poor planning will result, and neither will be content. It is vital that the opinions of the townspeople be considered when it comes to the plans for unincorporated Round Valley near Wallsburg.

Along with growth comes a need for roads and services. It will be necessary to coordinate with Wasatch County to make sure the Town roads connect with the County roads, that there are enough roads to provide for traffic, that adequate police and fire protection are provided, that garbage is collected, that water is provided, and that each house has access to educational services, such as a school bus system. Also, it will be necessary to work together with Wasatch County in the planning and implementation of the County trail system through Wallsburg, so that all residents of Wallsburg and surrounding areas may benefit. Wallsburg Town will attempt to protect and enhance County coordination efforts by implementing a variety of measures described in detail below.

THE GOAL OF THE COUNTY COORDINATION ELEMENT IS:

Goal 1: To improve planning coordination and communication between Wallsburg and Wasatch County.

- Policy 1: Create and submit a future annexation policy map to Wasatch County.
- Policy 2: Create an updated Wallsburg Zoning Map.
- Policy 3: Request the County Planning Commission member from Round Valley inform the Town Council of any agenda items concerning the valley.
- Policy 4: Attend any interlocal meetings with Wasatch County concerning Round Valley.
- Policy 5: Work with Wasatch County to create a valley-wide vision for Round Valley.
- Policy 6: Pursue an Interlocal Agreement with Wasatch County designating Round Valley as an “Area of Interest” for Wallsburg.

The County Coordination Element for the Wallsburg Town focuses specifically on coordination concerning land development and its impact on the Town. Although this appears to be the most important issue at this time, there are other necessary items that require coordination with Wasatch County.

General County Coordination Policies

- Policy 1: Discuss issues with Wasatch County, such as funding and cost-sharing strategies, enforcement/implementation issues, and any other relevant issues.
- Policy 2: Contact other towns/cities in the valley with similar situations concerning County Coordination and discuss possible improvements.
- Policy 3: Coordinate the zoning and possible annexations of county lands with County Council/Planning Commission and through interlocal meetings.
- Policy 4: Coordinate with Wasatch County on the development, maintenance, and upkeep of county roads within the Town.

Plan Recommendations and Strategies

In order to achieve the goals of this Element, and avoid the consequences of completely separating planning from the County, the previously stated policies must occur. The strategies for implementing the above policies are very simple, and include: increasing direct telephone communication with the Wasatch County Planning Department and other groups mentioned, obtaining agendas from the County offices, being involved with the planning of occasional interlocal meetings with the County, publishing the agendas for the meetings to involve the residents of the Town, as well as several other possible strategies. Wallsburg Town must treat those involved with the planning of Wasatch County lands as a joint planning entity, and encourage involvement in meetings and planning sessions.

ANNEXATION POLICY

According to the U.S. Census Bureau, the town of Wallsburg, Utah, had a population of 274 in the year 2000. Based on Census growth rates, the population in 2007 is estimated to be approximately 370. Population forecasts indicate that the number of people in Wallsburg will be approximately 513 by 2010, and 888 by 2020. According to historical population figures from the U.S. Census Bureau, the average annual growth rate for Wallsburg from 1990 to 2000 was less than 1.0%, at approximately 0.8%.

It is clear that what affects Wallsburg residents affects the whole of Round Valley and vice versa. It is therefore anticipated that at some point in time, Wallsburg Town's limits may extend and include the majority of the valley. This scenario encourages an integrated approach to planning that extends into most of the valley as shown throughout this plan.

Annexation should only be considered if the annexation will provide an overwhelming benefit to the community as a whole. The Town should zone all future annexed properties as very low density residential or agricultural upon annexation until a suitable plan for development is approved. This policy discourages annexations for purely speculative reasons. Future annexations should occur based on a net positive benefit for the entire Town.

The Annexation Amendments Act requires each Policy Plan to include the following: (a) a map of the expansion area which may include territory located outside the county in which the municipality is located; (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including: (i) the character of the community, (ii) the need for municipal services in developed and undeveloped unincorporated areas, (iii) the municipality's plans for extension of municipal services, (iv) how the services will be financed, (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area, and (vi) the interests of all affected entities; c) justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary; and (d) a statement addressing any comments made by affected entities at or within ten days after the public meeting required by the act.

Criteria that will guide this municipality's decision whether or not to grant future annexation petitions:

1. The Character of the Community. Wallsburg is a small community in Wasatch County. Currently, the population of the Town is less than 300. Wallsburg is located on State Route 222, about three miles west of that road's junction with US 189. The community is largely agricultural and there is little commercial property in the Town. Land uses in the area in and around Wallsburg will most likely be single-family residential and agricultural. Proposed annexations should be a minimum of five (5) acres in size, contiguous to the town, and within the boundaries of the proposed expansion area defined on the accompanying map.
2. The need for municipal services in developed and undeveloped incorporated areas. Wallsburg has capacity in its water supply for very limited growth. Within its current boundaries, the water supply serves the town adequately. The town does not have a sewer system, and all properties

operate their own private septic systems. For this reason, the county health department has imposed a five (5) acre minimum lot-size on all new property in Wallsburg (unless an alternative system has been approved), so as to avoid contamination of the groundwater. As new annexations are processed, the Town will review each application for its impact on municipal services. Applicants for proposals will need to comply with the lot-size regulations and must mitigate any negative impact on the Town's systems, including any potential damage that a newly introduced septic system may cause in the valley. Mitigation efforts may include, but not be limited to, paying for utility extensions and expansions, payment of impact fees, land dedications, exactions, payment of on- and off-site fees, dedication of water shares, and annexation agreements.

3. The municipality's plans for extension of municipal services. Wallsburg intends to manage growth, and plans on extending municipal services to newly annexed areas only as it becomes necessary and fiscally responsible. This extension of services will occur at the developer's expense.
4. How the services will be financed. The services will be funded through developer exactions, impact fees, bonding and other avenues of financing that meet the needs of the community while limiting the costs to existing residents.
5. Estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area. Since most of the limited future annexations are targeted for areas which should have residential designations, consequences to existing residents of the community should be either no change or a minimal increase in taxes. Property owners in the expansion area will see an increase in property taxes based on the additional municipal levee of 0.000810 (According to 2003 tax data). A house assessed at a value of \$100,000 would see a tax increase of about \$81.00 per year. The property tax rate may increase or decrease from time to time as determined by the Wallsburg Town council. Impact fees should be charged to assure that any newly annexed property pays its proportionate share of its impact on municipal services. The payment of impact fees which are properly calculated should reduce the chance of tax increases or reduction of municipal services to existing residents.
6. Interests of all affected entities. The affected entities are Wasatch County, Wasatch County School District, and water and utility providers. These entities may submit comments up to ten (10) days following the public hearing. Their comments will be listed in the appendix.

Justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary.

Wallsburg Town does not intend to exclude any area containing urban development within ½ mile of its current municipal boundary. Many have expressed interest in the past in incorporating the entire valley into one town (see the result of the Community Visioning Exercise), so the maximum potential expansion area is quite large and may include some areas which are never intended to be fully developed.

Comments made by affected entities at or within ten days of the public hearing.

See the appendix of this General Plan for any comments received from affected entities.

GENERAL ANNEXATION POLICIES

- Policy 1: All annexations should be compatible with the current character of the community as found in the Community Vision Statement.
- Policy 2: Annexations must fall within the area designated on the Proposed Expansion Area/Annexation Policy Plan Map.
- Policy 3: Areas to be annexed must be contiguous with the corporate limits of Wallsburg Town at the time of the submission of an annexation request.
- Policy 4: Wallsburg Town favors annexation to protect its water resources.
- Policy 5: Areas to be annexed shall not be located within the corporate limits of another incorporated city, town, or village or be part of an annexation petition currently in process.
- Policy 6: When feasible, Wallsburg Town favors annexation along the boundaries of water, irrigation, and electric utility improvements.
- Policy 7: Wallsburg Town favors the policy of: eliminating and/or not creating islands or peninsulas of unincorporated territory; consolidating overlapping functions of government; promoting the efficient delivery of services and infrastructure improvements; and encouraging the equitable distribution of community resources and obligations.
- Policy 8: Wallsburg Town does not favor the annexation of territory for the sole purpose of acquiring revenue.
- Policy 9: All annexation petitions must comply with the requirements of Section 10-2-401 et seq., Utah Code Annotated and the Wallsburg Town Code.

Please see Wallsburg Town Code for additional legal requirements related to annexations.

Plan Recommendations and Strategies

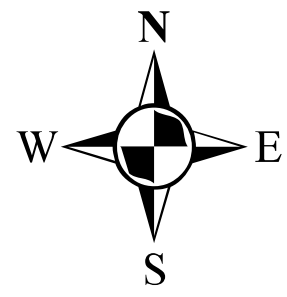
If Wallsburg Town follows this Annexation Policy Plan, growth should be as per the desires of the community and should be well-guided and beneficial to both current and future residents.

THE GOAL OF THE ANNEXATION ELEMENT IS:

Goal 1: To consider well-planned annexations based on availability of services and need for single-family, commercial, and industrial development.

- Policy 1: Require plans and funding for adequate public facilities, including police and fire protection, and especially water, before accepting annexations.
- Policy 2: Manage annexations of and utility expansion to agricultural lands and sensitive areas.
- Policy 3: Require annexation agreements and in-depth annexation studies, at the applicant's expense, to analyze all of the impacts of annexation.
- Policy 4: Designate the areas outside the Town limits as low density residential, agriculture, and other uses as needed.
- Policy 5: Design utility services for newly annexed areas based on single-family densities or other suitable land uses.
- Policy 6: Manage annexations when there is sufficient vacant land within existing Town limits.

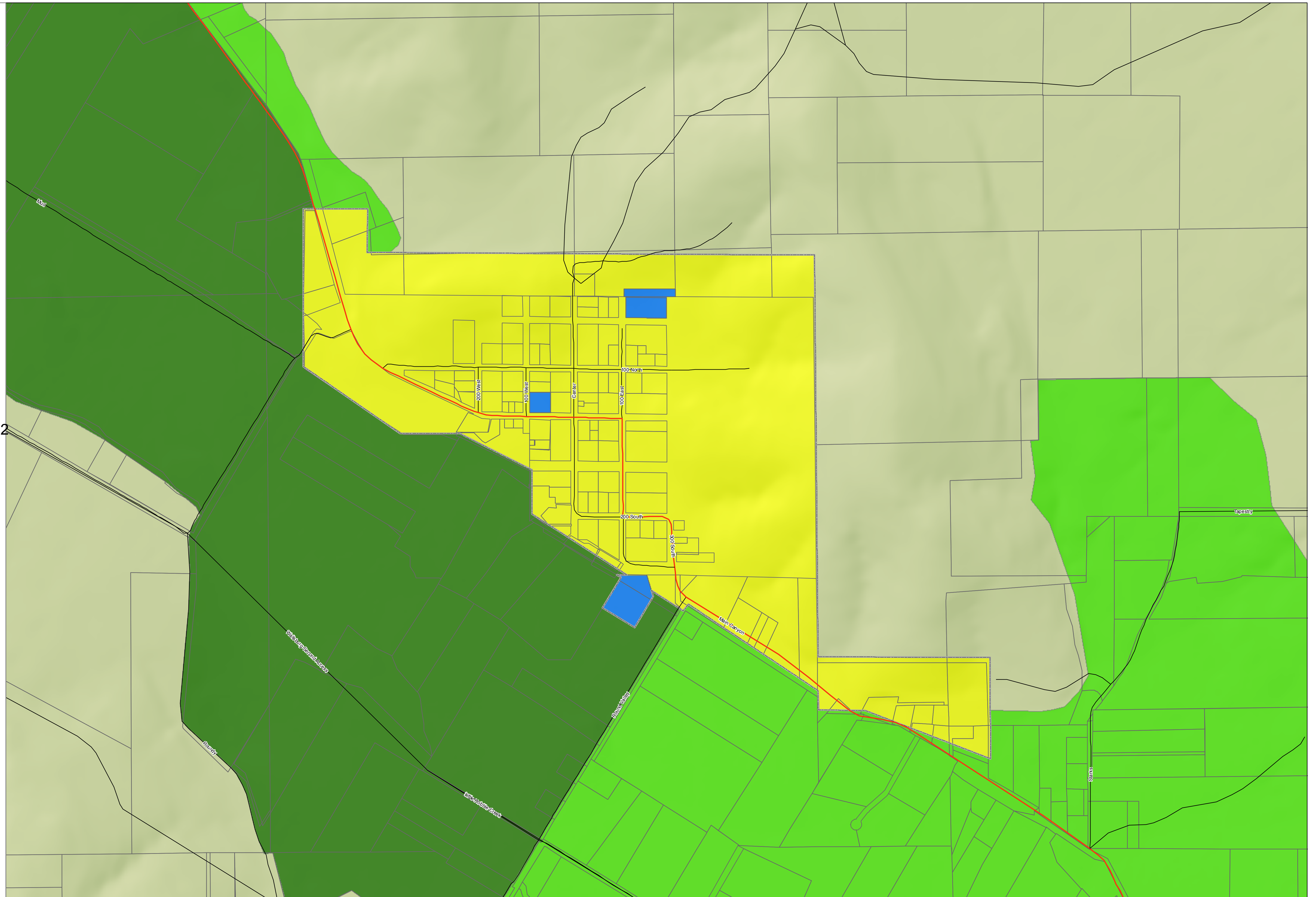
Land Use



Legend

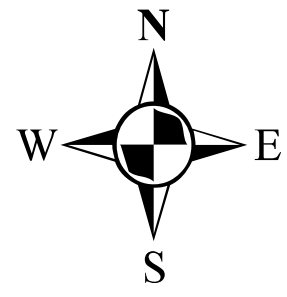
Round Valley Roads

- <all other values>
- Minor Collector
- US 189
- Wallsburg
- Parcels
- A-20
- Residential
- P-160
- Public Facilities
- RA-5



This map is an abstract representation of the Wallsburg General Plan. It should not be used to determine specific land uses on individual parcels nor should the boundaries be considered to be exact.

Round Valley Land Use

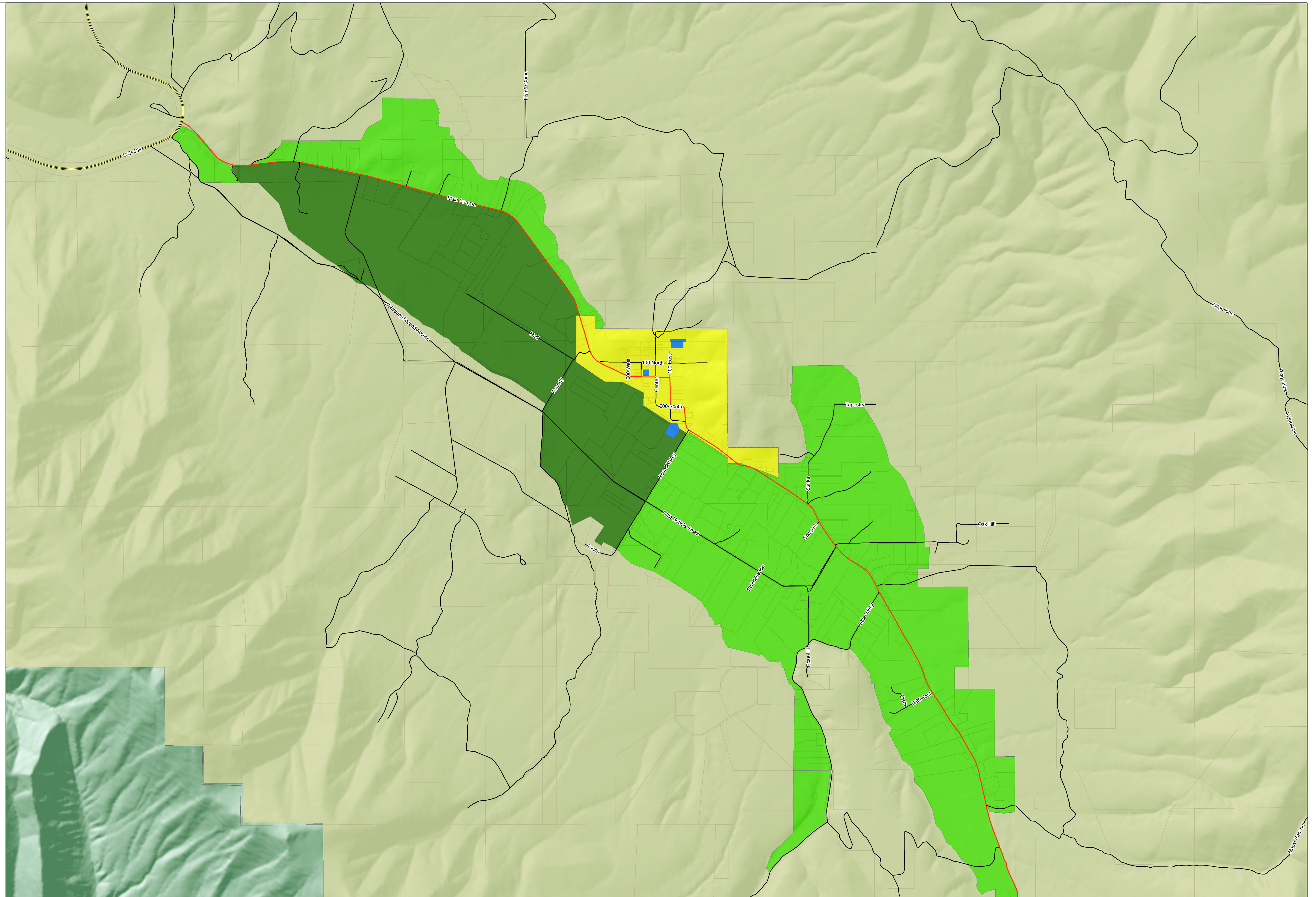


Miles
0 0.25 0.5

Legend

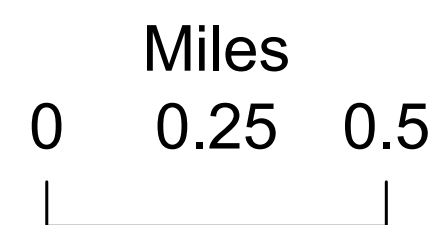
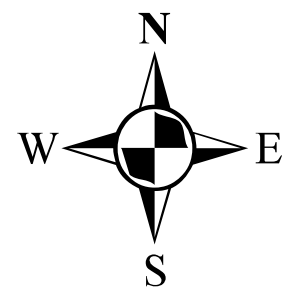
Round Valley Roads

- <all other values>
- Minor Collector
- US 189
- A-20
- Residential
- P-160
- Public Facilities
- RA-5
- Wallsburg
- Parcels



This map is an abstract representation of the Wallsburg General Plan. It should not be used to determine specific land uses on individual parcels nor should the boundaries be considered to be exact.

Circulation



Legend

Round Valley Roads

— <all other values>

— Minor Collector

--- Second Access

— US 189

— Wallisburg

— Parcels

Zoning

P-160

A-20

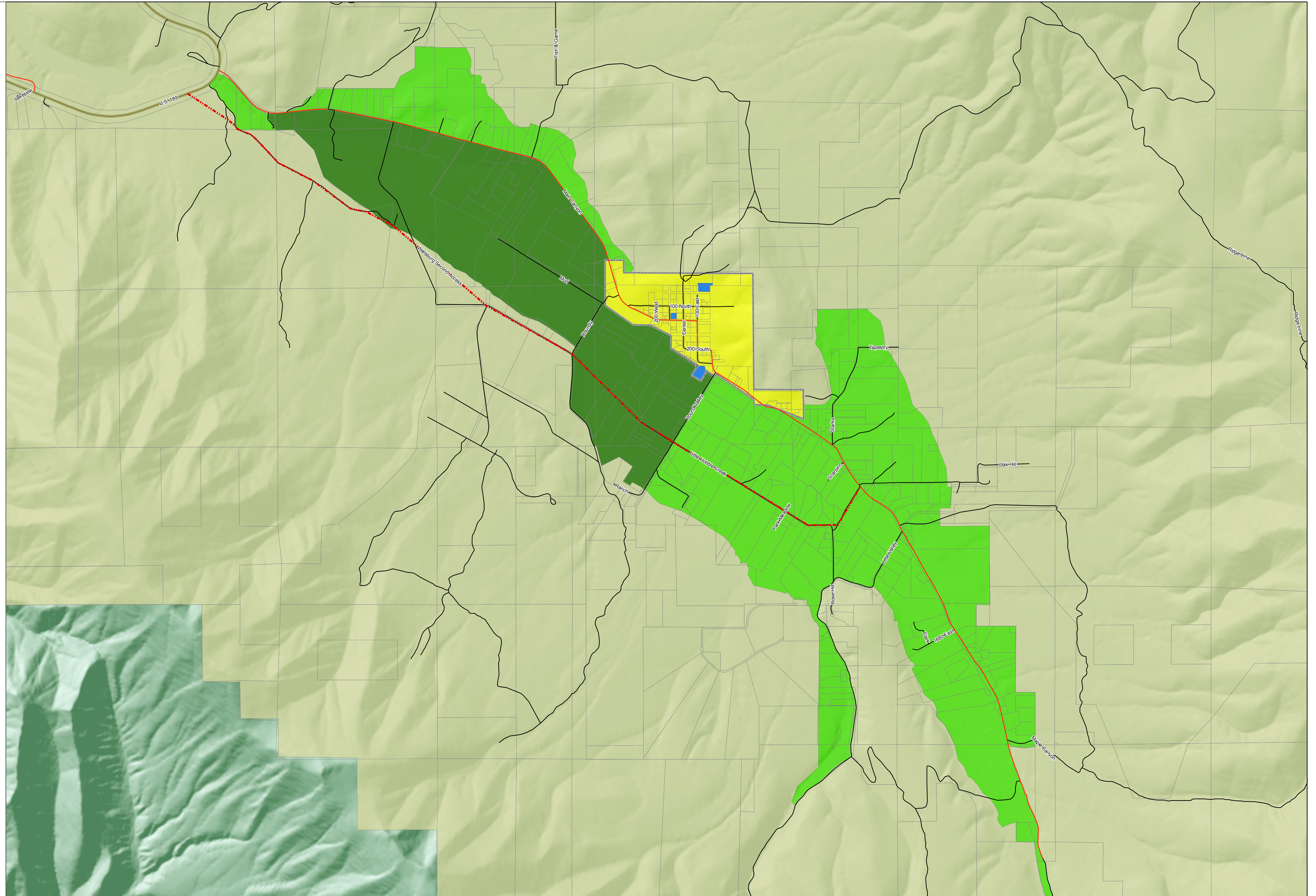
RA-5

Residential

Public Facilities



April 2007



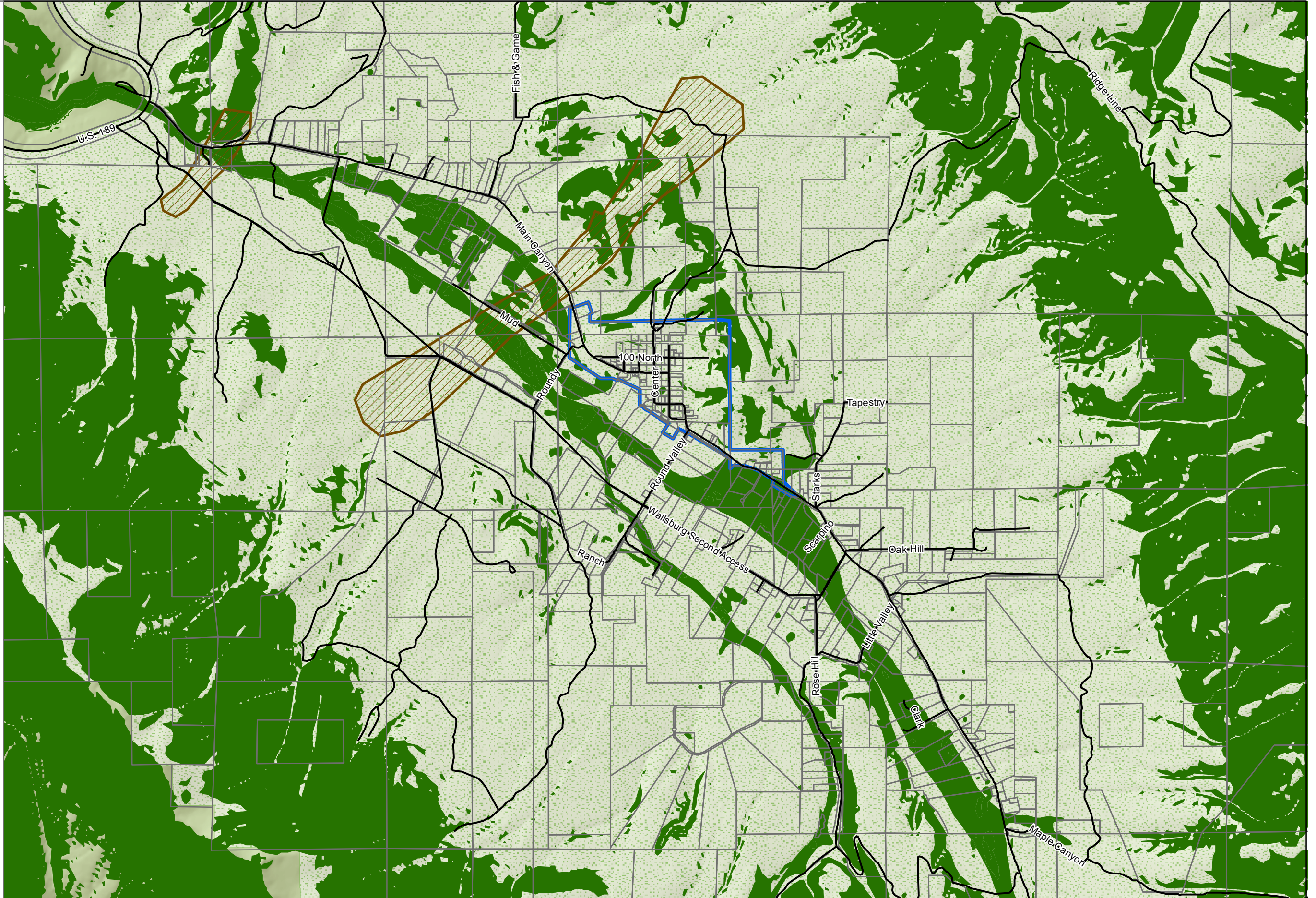
Open Space



0 0.25 0.5
Miles

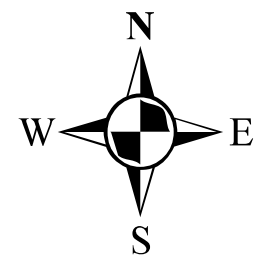
Legend

- Round Valley Roads
- wasatchlots
- Wallsburg
- Wildlife Corridor
- Primary Open Space
- Secondary Open Space



These boundaries are based on best available data and should only be used for illustrative purposes. Individual boundaries will be determined at the project level.

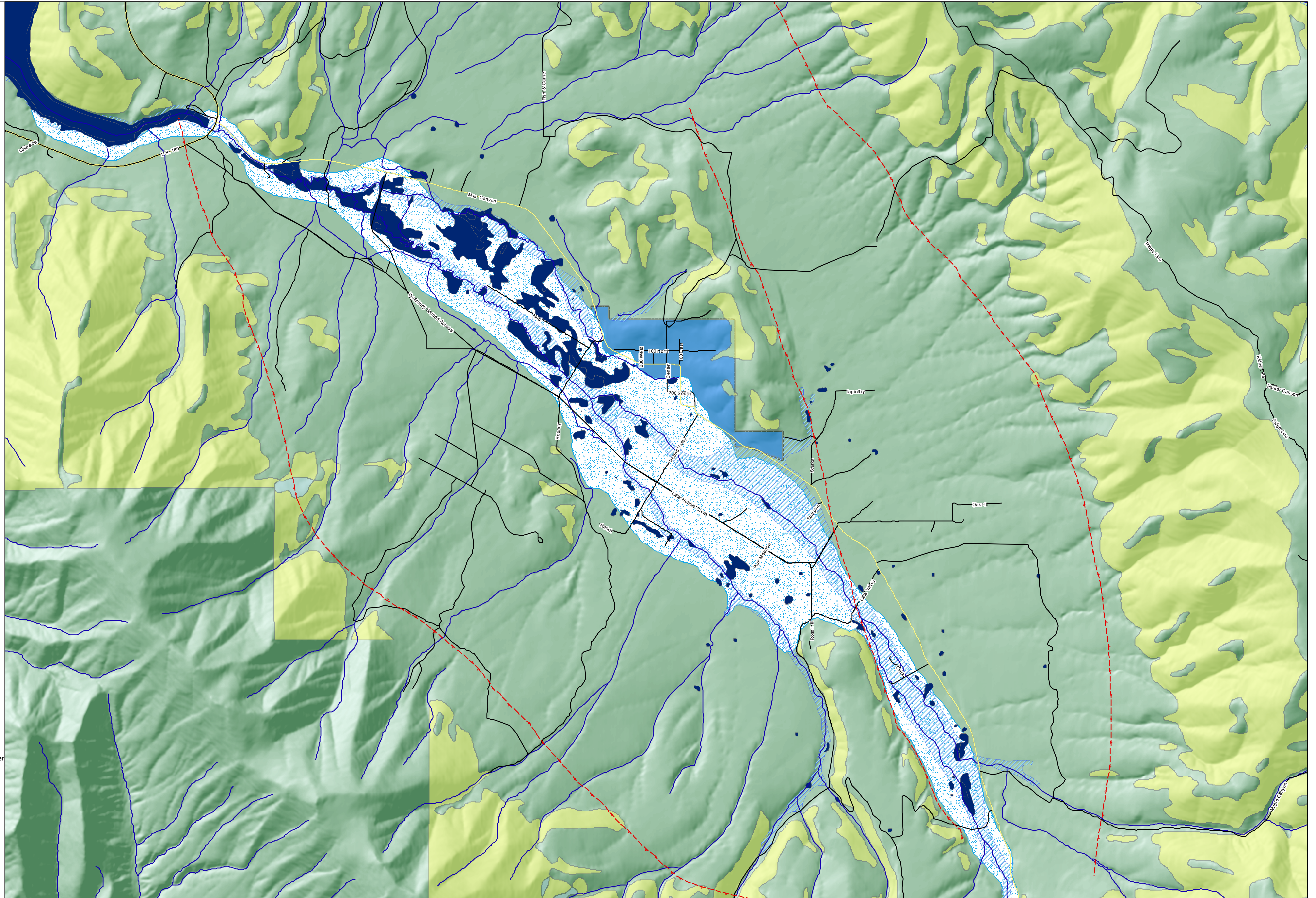
Environmental Hazards



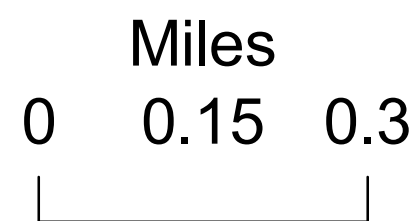
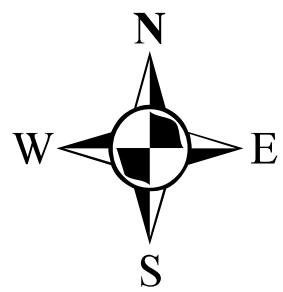
Miles
0 0.25 0.5

Legend

- Wallsburg
- Round Valley Roads
 - <all other values>
 - Main Canyon
 - U.S. 189
 - Fault_Lines
- streams
- Wetlands
- FEMA Flood Zone
- USGS Shallow Ground Water
- Landslide Hazard
 - H
 - M



Annexation Area



Legend

Round Valley Roads

- <all other values>
- Main Canyon
- U.S. 189
- Wallsburg
- Parcels

Annexation Areas

- Primary
- Secondary
- Tertiary



April 2007

