Wallsburg, Utah
General Plan
2007 to 2012

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Acknowledgments
Wallsburg City
Town board

Planning Commission

City Staff

Project Staff
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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 city. 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.

THE GENERAL PLAN

This general plan contains eleven main elements including:

1. **A Community Vision Element.** This is the most important element or chapter of the
Wallsburg General Plan. The Community Vision sets the tone for the Plan by establishing what the community sees for the future of Wallsburg. The community’s strengths and opportunities are spelled out in this element.

2. **A Land Use Element.** The land use element is an attempt to organize future development and guide community leaders to place development in the most suitable areas of the Town. The element will assist leaders in providing efficient and cost-effective public services, preserving open areas and important historical areas, locate parks and trails, and ensure an appropriate mix of housing styles and commercial opportunities.

3. **An Open Space Element.** The defining characteristics of Wallsburg and the surrounding valley are open space, rural atmosphere and incredible natural beauty. This element identifies and categorizes these valuable resources and sets a course for their preservation. This element should be used closely with the Land Use Element to guide future growth in the town and the valley to ensure those valuable resources are preserved for many years to come.

4. **A Circulation or Transportation Element.** Due to the terrain and possible growth in Wallsburg, the Circulation Element will be vital to the community. Wallsburg recognizes that street-scape plays an important role in the “look and feel” of the Town. Roads must be designed to handle future capacity while preserving the rural atmosphere of the Town.

5. **A Public Facilities Element.** Planning for future capital expenditures is the key component of the Public Facilities Element. It provides the citizens, developers, and land owners information about the timing and funding for infrastructure investments of the Town. This element is also necessary for the imposition and collection of impact fees used to provide the infrastructure to new developments in the community.

6. **A Historic Preservation Element.** Wallsburg has a rich history and heritage with several existing historic buildings and sights. The objective of this element is to facilitate
the preservation of the Town’s history. History helps a town come together, as it realizes where it has been.

7. **A Moderate Income Housing Element.** Required by Utah State Law (UCA 10-9-307), the housing element, among other things, estimates the supply and need for moderate income housing. The element also includes a survey of total residential zoning; an evaluation of how existing zoning densities affect opportunities for moderate income housing; and a description of Wallsburg’s program to encourage an adequate supply of moderate income housing.

8. **An Economic Element.** This element contains information regarding existing commerce and industry in Wallsburg. The element also identifies standards and opportunities for economic growth.

9. **An Environmental Element.** The Environmental Element addresses the reclamation, protection, conservation, development and use of natural resources as well as the identification of environmentally sensitive or hazardous areas.

10. **A County Coordination Element.** Wallsburg is surrounded by a large amount of Wastach County. Wasatch County also provides the majority of services available within the Town. This element strives to increase communication and coordination on issues within incorporated Wallsburg and those areas surrounding it.

11. **An Annexation Element.** The Annexation Policy Element is created to guide decision making regarding future annexations. It also helps plan for future expansion in conjunction with neighboring political entities. The Annexation Policy Element of this General Plan is the Annexation Policy Plan for Wallsburg and fulfills the requirements of State Law.
Each of these elements must be integrated, adjusted, and made to harmonize with each other. When this is done, the end product becomes a General Plan.

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 City 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, Wallsbrug 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.

Major efforts to create the Plan began in the latter part of 1998. The Wallsburg Town Board contracted with the Regional Planning Department of Mountainland Association of Governments (MAG) for circuit rider planning assistance through MAG’s Community Assistance Program. The process included the development and taking of a community survey which asked numerous questions about housing, travel habits, home ownership, services desired and other aspects of community life. The results of the survey (see the appendix) were formulated into goals, objectives and policies for the community. MAG staff conducted a community visioning session with the Planning Commission and then combined the results of the session to formulate goals and policies to create this General Plan. Further visioning and planning activities were conducted with the Center for Green Space Design.

LEGISLATIVE AUTHORITY

The City 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

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

1. A Community Vision Element;
2. A Land Use Element;
3. An Open Space Element;
4. A Circulation Element;
5. A Public Facilities Element;
6. A Historic Preservation Element;
7. A Housing Element;
8. An Economic Element;
9. An Environmental Element;
10. A County Coordination Element; and
11. An Annexation Element

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

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.
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 the 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 Statement was formulated from results of a visioning exercise conducted with members of the Planning Commission and the Town Board. In addition, several meetings concerning open space preservation and community visioning have further refined the vision statement. It was also compared to the results of a community survey distributed to all households in Wallsburg and the surrounding valley. Additional results of the visioning exercise and community survey were also incorporated into the creation of other elements of this general plan. The specific results of the visioning exercise and survey may be found in the appendix of this plan.

THE COMMUNITY VISION FOR WALLSBURG IS:

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

THE GOALS OF THE COMMUNITY VISION ELEMENT ARE:

Goal 1: To be a beautiful, peaceful, organized community.

Objective 1: To be a beautiful 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: Hold and annual “Community Cleanup Day” focusing on community wide upkeep as well as area specific cleanups.

Policy 4: Establish a community beautification committee with awards for residential landscaping.

Objective 2: To be an organized peaceful community.

Policy 1: Accept only well managed growth and development in areas that benefit the community and maintain open space.

Policy 2: Development should be permitted only to the degree that the City has capacity to provide the necessary public services or that capacity is provided by land owners in a manor that is economical to the city.

Policy 3: Work together with Wasatch County to manage growth and control land uses and development in surrounding areas.

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

Objective 1: To enhance the historic, 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.

Policy 5: Encourage the preservation of historical structures and land uses such as agriculture.

Goal 3: To maintain open space.

Objective 1: To maintain open space.

Policy 1: Enact a conservation subdivision ordinance that requires development to maximize open space.

Policy 2: 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 3: Work with county, state, and non-governmental open space preservation funds and programs.

Policy 4: Do not extend roads and services to areas desired for open space.
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 Board 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. The population of Wallsburg is projected to grow over the next few years and is projected to be 513 in 2010, 715, in 2020, and 897 in 2030. This growth will most likely be in the form of residential use of the land through annexation as deemed favorable to the Town by its officials.

Today there are approximately 326 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 must therefore 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 Open Space 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 non-agricultural growth and development on nearby property.

**The Vision Statement of the Land Use Element is:**

“To provide clean, safe, historically-based land uses that preserve open space, a rural atmosphere and natural resources, while retaining animal rights throughout the town with areas for residential use, agriculture, and public recreation and commercial use.”

**The Goals of the Land Use Element Are:**

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

Objective 1: To provide clean land uses.

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: Enact and enforce a water-wise landscaping ordinance requiring landscaping for new residential and commercial uses.

Policy 4: Establish a community beautification committee with awards for residential landscaping.

Policy 5: Hold an annual “Community Cleanup Day” focusing on community wide upkeep as well as area specific cleanup.
Objective 2: To provide safe, historically based land uses.

Policy 1: Require a review of physical constraints identified in this plan, along with a detailed on-site analysis of all proposed development projects.

Policy 2: Use the Environmental element of this plan as a guide for the environmental review process.

Policy 3: Create a Historic Preservation Committee to research, identify, and protect historic sites and buildings within the city.

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

Objective 1: To preserve open space.

Policy 1: Identify and prioritize critical open space for potential preservation.

Policy 2: Establish impact fees for parks, recreation, and open space.

Policy 3: Adopt a development code to maximize open space within and around new developments.

Objective 2: To preserve a rural atmosphere.

Policy 1: Identify and prioritize prime agricultural lands for potential preservation.

Policy 2: Limit infrastructure development in agricultural areas to manage residential growth.
Policy 3: Create an “Agriculture Protection Program” or “Right to Farm” ordinance to protect agricultural land and practices from conflicts associated with non-agricultural uses on nearby property.

Objective 3: To preserve natural resources.

Policy 1: Limit development in environmentally sensitive lands.

Policy 2: Follow Environmental Element when approving new development.

Objective 4: To retain animal rights throughout the town.

Policy 1: Enact an “Animals and Land Use” ordinance that identifies the types and numbers of animals allowed based on parcel size.

Policy 2: Adopt a “Right to Farm” ordinance that protects animal rights.

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

Objective 1: To have residential 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.

Objective 3: To have areas for public recreation.

Policy 1: Continue to maintain town park, rodeo grounds, and Spring Creek.
Policy 2: Require any future development provide for new public recreation areas.

Policy 3: Work to maintain public access to surrounding mountains and existing recreation areas.

Objective 3: To have commercial use.

Policy 1: Identify lands suitable for commercial use.

Policy 2: Develop and promote standards and policies that allow only well maintained commercial uses.

Policy 3: Carefully limit any negative impacts of commercial facilities on neighboring land uses.

Policy 4: Adopt zoning ordinances that accommodate suitable home business uses.

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 open space element of this plan.

Residential Land Uses include I residential as well as agricultural residential. Density is expressed in lot sizes for single unit dwellings. Zoning regulations may allow a limited number
of nonresidential uses, such as places of worship, neighborhood parks, schools, home occupations, governmental buildings (except correctional facilities), etc., in residential areas, either as permitted or conditional uses. Please refer to the Wallsburg Town Zoning Ordinance for specific development standards.

Special care should be taken to provide adequate transitions between commercial and residential uses.

**Residential Land Use Designations**

There are two residential land use designations in Wallsburg. They are:

- **Residential (Yellow)** One-half acre minimum lot size. The objective of this district is to accommodate current density within the city and maintain the village atmosphere of Wallsburg. Several restrictions apply to this area including when the lot was recorded, Health Department Regulations, etc.

- **Agricultural Residential—Low (Light Green)** Five acre minimum lot size. The objectives of establishing the Low Density Residential District are to provide regulated areas for single family use in order to protect water and soils from contamination by septic systems and maximize open space. All residential areas that use septic systems should maintain a minimum lot size of five acres. On-site animal rights and agricultural uses are also allowed in these areas. Conservation Subdivision practices should be used within this zone.

**The Goals of the Residential Land Use Areas of Wallsburg are:**

Goal 1: 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 2: 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 by not extending city 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 city 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.
Commercial Land Uses provide food and other services to the people who live in Wallsburg and Round Valley. It is the purpose of the commercial areas to provide appropriate locations where a combination of grocery, retail, entertainment, and related activities may be established, maintained, and protected. 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.

COMMERCIAL LAND USE DESIGNATIONS

- Commercial (Red). This category includes areas intended to provide suitable locations of the various types of commercial retail and service activities needed to conveniently serve the people who currently reside within Town boundaries and within the surrounding valley.

THE GOAL OF COMMERCIAL DEVELOPMENT IS:

Goal 1 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 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 will maintain the clean, rural nature of residential areas.

Policy 7: Promote a centralized commercial area, separate from the residential areas.
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 City 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 City can work with other jurisdictions and agencies on decisions regarding land use. Any negative impacts, including visual impacts, should be mitigated whenever possible.

**Special Land Use Designations**

- **Agricultural (Green).** The agricultural category is a district where land for agricultural pursuits can be encouraged and supported within the municipality. The district is designed and intended to protect agricultural uses from encroachment of urban development as well as protecting residences from environmentally sensitive lands. To preserve agricultural use, lands in the Round Valley region should be discouraged from being the subject of annexation petitions until it becomes desirable to bring these lands under the control of the Town. Please see the Open Space element of this plan for preservation objectives and policies.

- **Sensitive Lands (Hashed tan).** The sensitive lands category is an overlay district where environmentally sensitive areas such as wetlands, watersheds, or steep slopes may be protected. The purpose of the district is to protect sensitive areas, to minimize soil and slope instability, erosion, and downstream siltation, and to preserve the character of the hillsides. Development within sensitive lands should be avoided.

- **Public Facilities (Light blue).** The Public Facilities designation is for land uses that have a public or quasi-public nature such as fire stations, parks, or schools.
- Historic Lands (Pink). The Historic Lands designation is for lands that contain historic buildings or markers that should be preserved.

- Open Space. Open space has been identified by the town as a critical part of its vision. Open space designation is for lands the city feels should be preserved as open space. All open space designations and decisions concerning them should be according to the Open Space Element of this plan.
GENERAL LAND USE GUIDELINES

The following land use guidelines shall apply Town-wide.

Guideline 1: The town of Wallsburg 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 city 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 compatibly 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.
OPEN SPACE ELEMENT

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.

INTRODUCTION

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 land owners to conserve these valuable spaces while creating beautiful, well planned places to live, work and play.

Wasatch County is partnering with its towns and cities to achieve a coordinated and effective open space conservation strategy, and 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 that 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 flood plains
- 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)

• 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 trials used for passive recreational activities (walking, birding, etc.)

• Interesting geologic or topographic features

• Existing open space within developed areas

• Intercommunity corridors and buffers
A general pattern of primary and secondary open space areas is identified on the Town’s Open Space Network Map. Site-specific open space resource mapping will yield further detail, determining the appropriate conservation goals, building capacities and/or appropriate development on projects with sensitive open lands or issues.

**OPEN SPACE NETWORK MAP**

Wallsburg’s Open Space Network Map represents the Town’s overall conservation goals. As real estate development occurs, the Town will work with property owners to achieve these goals.

**KEY DESCRIPTIONS**

**Primary and Secondary Green Space**

The map identifies, in a general way, areas of primary and secondary open space significance. Areas identified as primary (defined above) should remain free from extensive real estate development and conserved. Though other primary open spaces may be identified as a requirement of the real estate development process, three areas of particular concern are identified on the Open Space Network Map:

1. Much of the lands south and west of Main Canyon Road have significant value as open space. Environmental factors such as streams, federally delineated wetlands, FEMA flood zones, and high water table combine to make these lands generally unsuitable for development. While property owners development rights will be observed, up-zoning in these areas will generally not be considered. Whenever possible, density should be transferred to more suitable development locations.

2. Two wildlife corridors have been identified as open space. While their precise location is variable, care should be taken when developing near this area to
locate housing so as to maintain a 600-800 foot corridor to enable larger mammals to move freely across the valley.

(3) The Main Canyon Road corridor. The intent is to maintain the viewshed as one drives up and down the valley. Without a significant set back, a continuous line of homes along the road would, over time, destroy the rural quality of the landscape. This does not apply where it would prevent someone from being able to build on his or her property.

Areas identified on the map as secondary (defined above and illustrated in light green on the map) include lands that are generally buildable but which include cultural, ecological, agricultural or recreational attributes that should be considered for conservation wherever possible and should be designed around whenever possible, helping to maintain and enhance the rural character of the Town and its open space network as a whole, as well as the quality of individual developments.

Wherever possible, both secondary and primary open spaces should be connected, in order to, over time, form a comprehensive network of Wallsburg’s valued open lands. All spaces identified as primary or secondary open space on this map fall within the Town’s Open Space Overlay Zone.

**Preferred Development Area**

A high water table, small stream riparian habitats, and agricultural use make many areas of the valley less desirable development locations. By contrast, Wallsburg has identified preferred development locations in which it anticipates most future growth occurring. These spaces could become transfer of development rights receiving areas or may be considered for other density-generating tools.

**Conservation Subdivisions**
To further the goals and policies outlined in this section of the general plan, Wallsburg is promoting open space preservation through its subdivision and zoning ordinances, with particular emphasis in the subdivision application content and review procedures. The Town will encourage conservation style subdivision design, which encourages conservation while respecting current density standards by accommodating flexible lot sizes. This form of real estate development is commonly called the conservation subdivision.

The conservation subdivision design approach is consistent with constitutional law regarding “takings” because landowners retain reasonable economic use of their property. Furthermore, developers enjoy the full density allowed on their properties under the zoning ordinance, and the common green space land often remains in private use and ownership by homeowner associations, individual owners, or other forms of ownership. Where green space comes under public ownership and/or use, it is normally with the voluntary, mutual consent of the developer and the Town.

Conservation subdivisions are a form of development in which, in addition to avoiding wetlands, flood plains, and steep slopes, much of the flat, dry, and otherwise buildable land is preserved from clearing, grading, and construction. Yet, the developer is able to achieve full-yield density, usually by reducing lot sizes and intensifying development on the remaining developable land in other ways. Conservation subdivision design offers a cost-effective way for the Town to preserve open lands valued by its residents and defined earlier in this section, as well as preserving property owners development rights. Conservation subdivision design applies to nonresidential as well as residential development, infill sites as well as greenfield sites. Because open space resources exist to some degree on virtually all lands, there are few, if any, situations in the town where it will not improve the quality of the developed landscape. Consequently, the conservation subdivision design process should the standard form of development for most lands within the Town, and the process would be strongly encourages in all lands subject to Town annexation.
PROCEDURE

The conservation subdivision design process relies on a few relatively simple procedural steps, which are folded into the real estate development application and review process required by Wallsburg. In the end, these steps should add clarity to the application process and encourage mutual cooperation between the Town and developers. These steps include:

- Open Space Resource Mapping
- Pre-sketch Conference and Site Visit
- Sketch Plan Preparation
- Four-Step Approach to Designing Conservation Subdivisions

OPEN SPACE RESOURCE MAPPING

Topography, the boundaries of flood plains, and locations of wetlands are typical base information drawings that have long been required as part of the development review process. The list of features required in Wallsburg has expanded to include the features listed in the Town’s definition of open space. As the Open Space Network Map identifies, locates, and describes in a general way the noteworthy open space features to be accounted for in conscientious development design, the real estate development process includes a similar, site-level mapping component, which augments traditional site analysis maps. The Open Space Resource Map that is created as development is contemplated is very detailed but also very affordable, based in large measure on the Town’s Open Space Network Map and definition of open space. The Open Space Resource Map prepared by a subdivider helps identify buildable areas by pointing out features which development should avoid, per the definition of open space aforementioned. Flexible site design, in which lot dimensions can be substantially reduced, offers the greatest potential to conserve these special places. This holds true in nonresidential as well as residential developments.

PRE-SKETCH CONFERENCE AND SITE VISIT
Development applicants should meet with Town officials or their staff informally, even prior to the preparation of a Sketch Plan, to discuss ideas for their properties and to walk the land with the Open Space Resource Maps in hand. This meeting can expedite the review process by helping everyone become familiar with and share ideas on the design-shaping, site context issues at an early point in the process. This step is similar to the Town’s optional concept conference associated with conventional subdivision development, except it is required and is informed by the analysis of open space features and the benefit of a site visit.

**Sketch Plan Preparation**

Sketch Plans are used to communicate development ideas. They are basic drawings that illustrate, in the most conceptual terms, designs for commercial pads, house lots, streets, and preservation areas. They should ideally be based closely on the Open Space Network Map, the developer’s Open Space Resource Map, and comments received from Town officials during the pre-sketch conference and site visit. Developers find the Sketch Plan process to be a fruitful effort because it helps them to clarify and design for community concerns in an informal setting before spending large sums on detailed engineering and waiting to get on the Planning Commission agenda. By contrast, if more highly engineered plats are the first documents that Town officials see, the development review process misses crucial opportunities for dialogue and information exchange at the very point when it is most needed—during those first weeks when the overall design is still most flexible and open to easy modification.

**Four-Step Approach to Designing Conservation Subdivisions**

**Step One:** Identify Primary and Secondary Open Spaces. In identifying primary and secondary open spaces, this design approach seeks to accommodate those special places, both existing and planned for the future, that make each community a distinctive and attractive place. The Town’s Open Space Network Map, with its prioritization of areas for green space preservation, applies to all areas within the Open Space Overlay Zone, and should also be helpful in this process.
Step Two: Locate building sites. In residential developments, for instance, house sites are located to maximize views of and often direct access to, identified open space, enhancing the house sites’ desirability and value. The goal is that at least 80% of the house lots be contiguous to preserved open space. Siting the homes in this manner provides developers with a strong marketing advantage compared with layouts where homes are boxed in on all sides by other house lots. Similarly, in nonresidential development, the second step involves locating office and other building pads to maximize their leasability with regard to views of the open space, access, visibility to customers, buffering, and continuity with development on neighboring sites. Somewhat more difficult with nonresidential projects is the accommodation of views into, through, and out of the site. Building mass tends to be larger; therefore, in some situations they call for greater setbacks than residential projects. Ample commercial building setbacks should be established in the ordinance, with provisions to adjust them downward if warranted when a specific site plan with building mass comes before the Town for review.

Step Three: Align streets and trails. This step is almost a matter of "connecting the dots" for vehicular and pedestrian access. In nonresidential development, including mixed use commercial areas, there may be instances where civic nodes have been identified for future use. These nodes may spill into multiple developments. In such cases it is essential that the street-and-trail-planning step provide for joint planning among neighboring parcels and sometimes even involve cost sharing discussions for certain extraordinary facilities of common benefit to all developers at the node.

Step Four: Draw in the lot lines. This final step typically involves little more than marking boundaries midway between house locations or, in the case of nonresidential development, filling in commercial lot lines and site design details. In nonresidential projects as with residential, flexibility and diversity in acceptable project types is key to creating vibrant, successful communities through defensible Town processes.

Viewshed and/or buffer guidelines assigned to specific locations of the Town’s Open Space
Network Map are essential and should be carried over into the four-step development design process. For example, street intersections where short and long range views are critical must be thoroughly described in terms of spatial analysis on all four corners. If the intersection covers parcels in multiple ownerships and is envisioned to have a civic plaza, perhaps a landowner compact should be used to allocate the development around the plaza while equitably distributing the costs and revenues.

**ADDITIONAL CONSERVATION TOOLS**

Though conservation subdivision design is the primary strategy employed to conserve Wallsburg’s open lands, several tools complement this overall technique. Conservation easements, for example, should be employed every time lands are set aside for open space purposes. Other tools, like conservancy lots and transfer of development rights, may be used to address unique situations or afford special opportunities to the Town or the developer. Possible conservation tools may include:

- Conservation Easements.
- Endowments
- Conservancy Lot.
- Traditional Neighborhood Development (“TND”).
- Landowners’ Compact.
- Transfer of Development Rights (“TDR”).
- Purchase of Development Rights
- Limited Development

**Density Bonus Program.** Wallsburg, at its discretion, may allow additional density in preferred development areas in exchange for one or a combination of the following (see code for density bonus limits):

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Wallsburg City General Plan 2007

3.10

Adopted: November 2007
a. transferring of development rights from an primary open space area on to a property in a preferred development area;
b. improvement of or public usage of open space lands;
c. endowment for open space maintenance;
d. the development of moderate income housing or traditional neighborhood development (mixed use, pedestrian scale);
e. conformance with Wasatch County’s density fee program.

THE VISION STATEMENT FOR THE OPEN SPACE ELEMENT IS:

“To work with land owners to maintain the unique character of the community and valley through the preservation of open space, agriculture, viewsheds, recreational and cultural nodes, and wildlife corridors.”

THE GOALS OF THE OPEN SPACE ELEMENT ARE:

1. Create a permanently protected network of cultural, ecological, developmental, agricultural and recreational open spaces.
2. Base development decisions on a valley wide Open Space Network Map, which includes primary and secondary conservation areas.
3. Use Wallsburg’s subdivision ordinance to promote its permanent open space network.
4. Use Wallsburg’s zoning ordinance to promote its permanent open space network.

POLICIES
1. Use procedural steps, including site-level open space mapping, a pre-sketch conference and site visit, a sketch plan, a detailed preliminary plat, and four step design process, in the subdivision application process to assist in the creation of conservation subdivisions.

2. Employ such tools as conservation subdivision design, density bonuses, conservation easements, transfer of development rights (TDR), purchase of development rights (PDR), conservancy lots, endowments, landowner compacts, limited development, and traditional neighborhood development to conserve open space while respecting private property rights.
Circulation Element

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 intent and purpose of the Circulation Element of the Wallsburg General Plan is to provide a system of roads, trails and pathways that will meet the various needs of the residents and visitors to the community. It will allow for community involvement to identify the desires of the residents and provide a tool for leaders to use in planning the future development and growth of the transportation infrastructure.

Additionally, 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. Changes in one element, either the land use or circulation element, will undoubtedly effectuate changes in the other 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 city. 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 run off 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 city 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 city 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.

<table>
<thead>
<tr>
<th>Name of Facility</th>
<th>Functional Class</th>
<th>Adopted Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Canyon Road</td>
<td>Collector</td>
<td>B or Better</td>
</tr>
<tr>
<td>Center Street</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
<tr>
<td>100 North</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
<tr>
<td>100 East</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
<tr>
<td>200 West</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
<tr>
<td>100 West</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
<tr>
<td>200 South</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
<tr>
<td>300 South</td>
<td>Local Street</td>
<td>B or Better</td>
</tr>
</tbody>
</table>

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.
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 VISION STATEMENT OF THE CIRCULATION ELEMENT IS:

“To work with the county to provide a well-maintained transportation system that allows for multiple modes of travel consistent with the rural characteristics of Wallsburg.”

THE GOALS OF THE CIRCULATION ELEMENT ARE:

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

Objective 1: To provide safe, well-maintained streets.

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: Minimize non-local and commercial traffic within residential neighborhoods.

Policy 4: Obtain needed street rights-of-way through property dedication when subdivisions, conditional use permits, rezoning, or design review plans are approved.

Policy 5: Require new developments to have or to develop appropriate access for the intensity of the development.
Objective 2: Multiple forms of transportation

Policy 1: Require all new roads be constructed with sufficient rights of way to support pedestrian and other non motorized use.

Policy 2: Investigate the feasibility of creating a citywide trail system to safely accommodate bicycles, ATVs, pedestrians and horses.

Policy 3: 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 4: Provide street signs to encourage slow driving within Town limits.
PUBLIC FACILITIES ELEMENT

Public facilities support the physical operation of a city and provide services to citizens. This includes a wide range of facilities and services, including utilities, police and fire protection, parks and recreation, city 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 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 120 homes. Due to design, size and water availability, any large scale development would require significant improvements to the system.

The culinary water supply is also very limited. While the Town of Wallsburg 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 to county health guidelines. Although Wasatch County does have a sewage system, the closest sewer lines are in Charleston which makes it unfeasible 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 in for Wallsburg. The Town should not allow development within 100 feet of these creeks. Presently there are no curbs and gutters. As expansion and growth occurs, the Town should carefully consider the establishment of a curb and gutter standard or other means of drainage management.

**Gas and Heating** - There is no natural gas available in Wallsburg. According to the 2000 Census, just over half of residents in Wallsburg use bottled, tank, or LP gas. The next most popular choice to heat homes is wood at 34.1%. Another choice is coal and coke, at 10.6%. There is no realistic way at this time to bring gas lines into Wallsburg.

**Roads** - At the current time, roads in Wallsburg are maintained in cooperation with Wasatch County. Main Street is a minor arterial 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.

**City Buildings and Property** - Wallsburg owns two major facilities, a town hall and a city park. The town hall is a former LDS meetinghouse which now hosts town meetings and offices, a
library, and various recreational activities. The city park is three acres which include a pavilion, 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 city limits, which has a volunteer staff. The station also houses medical equipment for EMTs. 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 elementary school in Midway, with middle and high schools in Heber. The school district also offers an alternative high school. Wallsburg should work with Wasatch 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. The county is proposing a trail that would start in Wallsburg and parallel US 189 into Charleston. From there the trail connects to the rest of the county trail system. However, Wasatch County has not indicated a specific timetable for this project to be completed. Wallsburg should however, keep the trail system in mind and promote the reservation of lands for that purpose. The Town should also prepare a trail plan for the valley that promotes its rural equestrian atmosphere. Special consideration should be given to sensitive lands where the system could be used to protect their qualities.

**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 proceeded 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 VISION STATEMENT OF THE PUBLIC FACILITIES ELEMENT IS:**

“To provide a high quality of life for residents of Wallsburg by maintaining and improving utilities and services in coordination with Wasatch County.”

**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 towns 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 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: Require public facilities impact fees on any new development.

Policy 9: Work with utility providers to expand beneficial services to Wallsburg.
HISTORIC PRESERVATION ELEMENT

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 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 the future growth becomes a possibility it is now more important that 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 maker 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 things 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.

**PURPOSE OF THE HISTORIC PRESERVATION ELEMENT**

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 VISION STATEMENT OF THE HISTORIC PRESERVATION ELEMENT IS:**

“To preserve the heritage, history, and tradition of Wallsburg including historic buildings, sites and a rural atmosphere.”

**THE GOAL OF THE HISTORIC PRESERVATION ELEMENT IS:**

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.

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, makers 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.
MODERATE INCOME HOUSING ELEMENT

The availability of moderate income housing has become a statewide concern. In 1996, the Utah State Legislature adopted §10-9-307 of the Utah Code dealing with “Plans for Moderate Income Housing.” This section of the code requires that every municipality adopt a plan for moderate income housing within the community. The plan must 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.

Moderate income housing as defined by the Utah State Code § 10-9-307 (2) (a) is: “…housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.” Thus, the Wallsburg moderate income level for 2003 is $29,300.

The recent survey of the community showed that more than 88% of residents live in housing that is affordable to them.
**Estimate of Existing Supply**

According to the 2000 Census, there were approximately 10 vacant units out of a total of 93 housing units for a total vacancy rate of almost 11%. Five of the vacant units were reserved for seasonal use, leaving an available vacancy rate of 5.3%. The homeowner vacancy rate is 0.0%, while the rental vacancy rate is 12.5%. 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, with the 2000 Census showing growth of only one person. The growth rate will likely rise with annexation and development. 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, the entire area of Wallsburg, with the possible exception of the old store area, is zoned “Residential” with a minimum lot size of five (5) acres. 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.

**Evaluation of Zoning’s Affect 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 the needs future housing city officials should encourage the production of 1 unit annually which meets the moderate income level of its citizens.
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. As Wallsburg and the surrounding area begins to grow, new jobs can be created within the town each year to keep pace with the needs of the growing population. 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 available 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. Maximizing returns on commercial and manufacturing space should be a city goal. After all, this is the investment which the city makes to earn returns which help to keep taxes on residents as low as possible, while providing necessary services.
**THE VISION OF THE ECONOMIC ELEMENT IS:**

“To carefully consider quality commercial and other economic endeavors to strengthen and improve the City’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.
ENVIRONMENTAL ELEMENT

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.

ENVIRONMENTAL GUIDELINES

During the community-visioning exercise, the top two responses in the environment category were:

1. “Preserve Wildlife Habitat,” – Nine responses, $260,
3. Other items of note were open space, clean air, trees, slow growth, mountains, roads, and outdoor recreation.

As identified above, 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 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, with daytime high temperatures in the summer generally around reaching 80º F, and nighttime lows in the winter under 10º F. Wallsburg also experiences low to moderate seasonal precipitation, with approximately twenty-five inches of rainfall annually.
Natural Hazards - 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 deposition n 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.

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 as 5 acres.

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 discourages the use of this area for housing or other types of developments.
**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 flood plain.

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 to this 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.

**Landslide Hazards** - Citizens can avoid soil and geologic hazards by selecting construction sites that have been carefully evaluated by professional geologists or engineers. Special care should be taken with homes on or near significant slopes, as well as homes built on the alluvial fan areas (previously discussed).

**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 air shed, 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.

THE VISION STATEMENT OF THE ENVIRONMENTAL ELEMENT IS:

“To provide a clean environment that will have minimal impacts on natural resources, wildlife, and to live in harmony with the land in order to minimize the risk from natural hazards.”

THE GOALS OF THE ENVIRONMENTAL 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 acres for residential units which use septic wastewater systems.

Policy 3: Restrict development within flood zones, areas of high water table
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.

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.
COUNTY COORDINATION ELEMENT

The Town of Wallsburg is in a unique situation, where approximately one-third of the population in the area is located within the town boundaries, with the other two-thirds in the surrounding unincorporated lands of Wasatch County located in Round Valley. The United States Census Bureau has predicted an annual growth rate of four percent (4%) in the next 30 years for Wallsburg, growing from a population of approximately 280 to 900. As Wallsburg grows, the surrounding county lands of Round Valley will likely grow at an even greater rate.

A visioning exercise was done with the Wallsburg Town Board and Planning Commission to discover the thoughts of the town leaders concerning current and future coordination with the County. The results of the visioning exercise show that the leaders of the town want to increase coordination and cooperation with County government (most especially, the County Planning Commission and County Council), as well as the desire to have the county conduct a study showing the impact of any proposed developments on the town, and to create a valley-wide vision.

A recent survey that was sent to the citizens of the town, as well as those in the surrounding county lands, showed similar results. When asked if they favor or oppose future annexations of land into the town, only 34% were in favor. When asked about encouraging residential growth in the Town, 74.5% were opposed. When asked what the population should be in 10 years, 100% of people chose between a 1%-4% growth 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 becomes increasingly important for Wallsburg 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 & 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 in Midway and Heber). Water service, which includes a pump and water tanks, is one of the only services provided by the town of Wallsburg.

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.

There is little communication that goes on between Wasatch County and Wallsburg at the present time, however, there is a member of the County Council who lives in Wallsburg and was elected to represent the town. This Council member is responsible for attending the County Council meetings (every two weeks) and representing the citizens of Wallsburg in each meeting. The County Planning Commission meets once each month, but has no representatives from Wallsburg. The County has occasional inter-local meetings that involve all the municipalities in the area that wish to participate. This is the current extent of the coordination between Wallsburg and Wasatch County. Other meetings, plans, and items that are discussed at the County level are not discussed with the leaders of Wallsburg.

**Projections of Change**

The use of much of the surrounding land for housing and other types of development is discouraged by Wasatch County. Although minimal growth in this area has occurred, future growth is inevitable, and as growth in Wallsburg and the surrounding county lands increases, an elementary school will be needed somewhere in the area. The existence of a school will likely encourage more growth.

**Current and Emerging Issues**

The town of Wallsburg is wants to manage the growth of the town and valley in order to retain their agricultural, small town lifestyle. Therefore, any proposed development is seen as an issue for the Town, whether it be a single-family home, a commercial venture, or a subdivision. 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
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. The opinions of the townspeople need to 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. The Town of Wallsburg will attempt to protect and enhance County coordination efforts by implementing a variety of measures described in detail below.

**The Vision of the County Coordination Element is:**

“To improve planning coordination communication between Wallsburg and the Wasatch County.”

**The Goal of the County Coordination Element is:**

**Goal 1: To improve planning coordination and communication between Wallsburg and the**
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 Board of any agenda items concerning the valley.

Policy 4: Attend any inter-local 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 Inter-local Agreement with Wasatch County designating Round Valley as an “Area of Interest” for Wallsburg.

The County Coordination Element for the Town of Wallsburg 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 inter-local 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 separate 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 inter-local meetings with the County, publishing the agendas for the meetings to involve the residents of the Town, as well as several other possible strategies. The Town of Wallsburg 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 ELEMENT

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, current 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 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’s town 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. However, Wallsburg is not actively pursuing annexation and will only consider annexing these lands, if associated responsibilities and expenses are not prohibitive.

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.

In the 2001 General Session, the Utah State Legislature enacted HB 155, “Annexation Amendments”. This new legislation requires every community to have an Annexation Policy Plan, prior to December 31, 2002. This Annexation Policy Element of the Wallsburg General Plan shall act as Wallsburg’s Annexation Policy Plan.
THE VISION STATEMENT OF THE ANNEXATION ELEMENT IS:

“To consider only well-planned annexations based on the availability of services and the need for single-family, commercial development, while maintaining rural atmosphere and open space.”

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.

Objective 1: To consider well-planned annexations based on potential for services.

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.

Objective 2: To provide annexations based on the Town’s development needs.

Policy 1: Designate the areas outside the city limits as low density residential, agriculture, and other uses as needed.
Policy 2: Design utility services for newly annexed areas based on single-family densities or other suitable land uses.

Policy 3: Manage annexations when there is sufficient vacant land within existing city limits.

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 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, 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 Board. 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 and the 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 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 the Town of Wallsburg at the time of the submission of an annexation request.

Policy 4: Wallsburg 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, the Town favors annexation along the boundaries of water, irrigation, and electric utility improvements.

Policy 7: Wallsburg 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 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 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.
APPENDIX

WALLSBURG VISIONING EXERCISE RESULTS

Note: Dollar amount indicates the total amount taped to each card. The number in parentheses indicates how many times an answer was repeated in different cards.

Community Vision

The last small town in the area $50
Quiet (4)
Clean (2)
Slower car traffic
Walkways
Clean
Rural
Small
Ideal Lifestyle
Family oriented
Well-kept homes
Family Environment
Well-designed roads
No large trucks
The same as now
Land use

Still green
Medium and low cost homes
Low-key parks
Residential
Single family with animals
What it is now
Out buildings improved
Cars off streets
Agriculture
Large parcels
Gardens
Pastures
Open space
Farming

Circulation

Bypass community for major commuter traffic $200
Good, well maintained road in general town area $100
Bike/pedestrian paths $20
Wide two lane roads (3)
Pedestrian lanes (2)
Open areas for horse and buggy
No large trucks in town
Horse trails
15 mph for residential roads
Room for ATV’s, horses and bicycles
Legal use of snowmobiles on streets
Public Facilities

Water system improvements (3) $150
A riding club $20
Improve existing roads (2)
Swimming pool
Small gym
Water drainage
Tennis court
Lights in park
Extend Spring Creek Park
Bigger, better town hall
Park improvements
More community response and help

Economic Development

No large commercial buildings
Neighborhood areas/personal business
Youth recreation area
Fast food
1-2 small stores
Small theater or stage
A small non-toxic plant
One larger store
Allow some cottage industry but not commercialism
Allow existing agriculture uses
Leave it as it is
Small business

*Environment*

Friendly $120
More trees $20
Less auto noise
Safety to cross streets
More controlled tree growth
Family
Natural gas to avoid smog
Clean
Non-polluted
Quiet
Tree-lined streets
Slow pace
Safe
As good as it is now

*Historic Preservation*

Eyesores be removed $20
Preserve the historic sites for later generations to appreciate the past
Save existing structures
Preserve our pioneer past
Monument preserved
Encourage preservation of Fords store (museum)
Well-maintained old buildings
Historical markers on old homesteads
Spring Creek Park maintained
Research other sites

Housing

Single-family homes with yards $100
No trailer parks $50
Single family
85% single-family
10% single-family rental
5% rental duplex
½ acre lots
Well-kept lots
Moderate income
Clean well kept yard
Low and medium cost
WALLSBURG SURVEY RESULTS

In cooperation with Mountainland Association of Governments, the Town distributed the following survey to all residents of Wallsburg and the surrounding valley. Over 80 surveys were returned and compiled to produce the following results.

WALLSBURG TOWN GENERAL PLAN SURVEY

As you may be aware the Wallsburg Planning Commission and Town Council are working on a new General Plan for the Town. The General Plan will be used to guide the Town for the next 5 to 10 years. The General Plan and Zoning Ordinance will be used to regulate the development and use of land. Citizen input is essential for the new plan to meet the needs of the Town, but it is not possible to plan for the town without receiving information from all who live in the valley, thus, the Planning Commission has put this survey together to receive citizen input. Citizen input will also be received at open houses and public hearings. Please check your newspaper for details of upcoming meetings. This is an anonymous survey.

Please take a moment to make your opinions known to the Planning Commission and Town Council by completing the following survey. Your assistance is greatly appreciated. Please fill in the bubble next to your answer.

1. How long have you lived in Wallsburg/Round Valley?
   - 56.5%;48 Over Twenty Years
   - 21.2%;18 11-20 years
   - 15.3%;13 6-10 years
   - 8.2%;7 1-5 years
   - 1.2%;1 Under 1 year

2 a. Which part of Wallsburg/Round Valley do you live in?
   - 52.0%;26 South East
   - 24.0%;12 South of Town
   - 10.0%;5 North East
   - 8.0%;4 North West
   - 6.0%;3 South West
   - 2.0%;1 North of Town
2 b. Do you . . .

50.8%;33 Live in the County 49.2%;32 Live in the Town

Recognize that while many of us would like things to stay as they are, change will come. People will sell land. Others will want to develop theirs. Our challenge as a Town and as a valley will be to guide change in such a way that the quality of life we enjoy can be preserved. Therefore, think carefully as you answer these questions. Your answers will have much to say about what our future will be like.

3. Some people feel that Wallsburg should encourage residential growth. Others would prefer not to attract more residents within the Town. How do you feel -- do you favor or oppose encouraging residential growth in the Town?

75.0%;63 Oppose 19.0%;16 Favor 6.0%;5 No Comment

4. If you favor residential growth, where in the Town would you like to see that growth occur? Choose as many as necessary.

43.8%;7 South West 31.2%;5 North East 31.2%;5 North West
31.2%;5 South East 25.0%;4 South of Town 18.8%;3 North of Town

5. Some people feel that Wallsburg should encourage commercial growth. Others would prefer not to attract more businesses within the Town. How do you feel -- do you favor or oppose encouraging commercial growth in the Town?

62.4%;53 Oppose 28.2%;24 Favor 9.4%;8 No Comment

6. If you favor commercial growth, where in the Town would you like to see that growth occur and what types would you like to see? Choose as many as necessary.

31.2%;5 North East 31.2%;5 North West 31.2%;5 North of Town
7. Some people feel that Wallsburg should encourage industrial growth. Others would prefer not to attract industry within the Town. How do you feel -- do you favor or oppose encouraging industrial growth in the Town?

- 88.0%; 73 Oppose
- 7.2%; 6 No Comment
- 4.8%; 4 Favor

8. If you favor industrial growth, where in the Town would you like to see that growth occur and what types would you like to see? Choose as many as necessary.

- 66.7%; 4 South West
- 50.0%; 3 North of Town
- 33.3%; 2 North West
- 33.3%; 2 South of Town
- 16.7%; 1 North East
- 16.7%; 1 South East

- Types
  - 28.6%; 2 Light and Clean
  - 71.4%; 5 Other

Other Answers: I would only want growth if it was agricultural in nature ... Any ... Small ones ... Gravel Pits ... Asphalt Plant ... Cement Plants ... Convenience Store & Gas
9. Much of the land surrounding Wallsburg is currently part of the unincorporated Wasatch County. It may be necessary to annex additional land into Wallsburg to accommodate future growth and to plan for future land uses. Do you favor or oppose future annexations of land into the Town?

56.8%;46 Oppose 33.3%;27 Favor 9.9%;8 No Comment

10. If you favor annexation, where should the Town concentrate annexation efforts?

58.6%;17 South East 51.7%;15 North West 51.7%;15 South West

48.3%;14 North East 13.8%;4 Other

11. Please identify the issues you feel the Town/Valley should be sensitive to in planning future growth. Please rank them 1 through 9 in order of importance with 1 being most important and 9 being least important. Note: Each number should only be used once. Note: The lower the mean the more important the item.

Loss of rural lifestyle Preservation of Agriculture Mean 2.35

Open Space Mean 3.08

Large Animal Rights Mean 4.28

More traffic congestion Mean 5.04

Development of parks and recreation Mean 5.27

Affordable housing Mean 6.12

Crime Mean 6.20

Noise Pollution Mean 6.31

Increase tax base for community projects Mean 6.67

12. Please rate, (1,2,3, 4, 5 or 6) in order of importance, which type of infrastructure you feel would be most impacted by growth. The most impacted should be 1 and the least impacted
12.11 should be 6. Note: Each number should only be used once. Note: the lower the mean the more impacted.

- Water Mean 1.14
- Sewer Mean 2.57
- Streets Mean 2.94
- Need for Sidewalks Mean 4.67
- Electrical Mean 4.69
- Parks and Recreation Mean 4.69

13. The following is a list of Town-wide activities or services. Please indicate the Town's or Provider's performance in the following areas. Grade 1 to 9 with 1 being the most acceptable. Numbers can be used more than once. Please fill in the bubble by the number that best represents your feelings. Note: The lower the mean, the more acceptable.

- Garbage Collection Mean 1.86
- Fire Protection Mean 2.65
- Culinary Water Mean 3.36
- Law Enforcement Mean 3.47
- City Parks Mean 3.49
- Buildings Mean 3.55
- Irrigation Water Mean 3.82
- Streets and Roads Mean 3.94
- Recreation Mean 4.06
- Animal Control Mean 4.34
- Storm Drainage Mean 4.72
- Sewer Mean 4.87
14. Are you in favor of curb, gutter and sidewalk in existing residential areas where there is currently no curb, gutter and sidewalk:

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>56.8%;46</td>
<td>No curb, gutter or sidewalk</td>
</tr>
<tr>
<td>32.1%;26</td>
<td>Bike/Pedestrian Path (extra-wide street pavement)</td>
</tr>
<tr>
<td>8.6%;7</td>
<td>One side of street</td>
</tr>
<tr>
<td>6.2%;5</td>
<td>Both sides of street</td>
</tr>
<tr>
<td>3.7%;3</td>
<td>Curb and gutter, no sidewalk</td>
</tr>
</tbody>
</table>

15. Do you favor or oppose a Special Improvement District (Where individual property owners are responsible, not the Town as a whole) to pay for the installation of curb, gutter and sidewalk?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>69.9%;58</td>
<td>Oppose</td>
</tr>
<tr>
<td>18.1%;15</td>
<td>No Comment</td>
</tr>
<tr>
<td>12.0%;10</td>
<td>Favor</td>
</tr>
</tbody>
</table>

16. Bonding is one way that cities and towns pay for major improvements. Bonding is when the Town borrows money and promises to pay back the loan with future tax dollars or user fees. Bonding may or may not require tax increases. Do you feel the Town should bond for:

- The improvement of existing or future parks & rodeo grounds
  - 59.7%;46 Oppose
  - 29.9%;23 Favor
  - 10.4%;8 No Comment

- The improvement and restoration of the old Church Building
  - 47.4%;37 Oppose
  - 32.1%;25 Favor
  - 20.5%;16 No Comment

- A new culinary water source
  - 48.7%;38 Favor
  - 35.9%;28 Oppose
  - 15.4%;12 No Comment

Road Improvements
58.4%;45 Favor 33.8%;26 Oppose 7.8%;6 No Comment

Other Comment: I would rather see it done through taxes before a bond

17. Animal rights, including large animals and household pets, currently are permitted, with conditions, throughout Wallsburg. Are you happy with the current zoning for keeping animals?

88.8%;71 Yes 11.2%;9 No

18. Do you feel the Town needs leash laws?

24.1%;19 Yes 20.3%;16 Uncertain 55.7%;44 No

19. How important is historic preservation in Wallsburg to you?

44.4%;36 Very Important 42.0%;34 Somewhat Important
12.3%;10 Little Importance 1.2%;1 Not Important

20. Which historic sites are important?

58.5%;24 Spring Creek 46.3%;19 Schoolhouse 17.1%;7 Church building
14.6%;6 Cemetery 9.8%;4 All that we can keep 9.8%;4 Elmo's Market
9.8%;4 Town hall 4.9%;2 Ford's Store 17.1%;7 Other

Other Answers: Farms ... Landmarks ... Mill Site ... Rural Wallsburg ... Old Cabins ... Bell on new ward house ... Old Post Office ... Some old houses ... Old Barns

21. Wallsburg's current population is about 300. What do you think the population should be in seven years? (Current forecast is about 430 in the year 2010. 5.5% growth rate)

41.6%;32 368 (3% growth rate) 26.0%;20 300 (0% growth rate)
23.4%;18 422 (5% growth rate)  5.2%;4 481 (7% growth rate)
3.9%;3 584 (10% growth rate)
22. Are you happy with the way public meetings and Town events are posted and advertised

73.6%;53 Yes   26.4%;19 No

Suggestions for Public Meetings?

46.2%;6 Need a bulletin board in front of Town Hall
23.1%;3 More notices
15.4%;2 also publish an agenda
15.4%;2 Wallsburg news flyer
38.5%;5 Other

Other Answers: It seems that only the "chosen few" are aware of any public hearings including relatives of council members and citizens with status or money. ... They are posted well ... I don't know where they are posted ... Need to be posted one week in advance ... Mail boxes and PO boxes

Note: The lower the mean the better the performance.

23. Please rate the performance of the Town Emergency Medical Services Department.

31.6%;24 Excellent 44.7%;34 Very Good 19.7%;15 Good
3.9%;3 Fair 0.0%;0 Poor 0.0%;0 Unacceptable

Mean 1.96

Please rate the performance of the Town Cemetery Department.

21.1%;16 Excellent 35.5%;27 Very Good 32.9%;25 Good
7.9%;6 Fair 2.6%;2 Poor 0.0%;0 Unacceptable

Mean 2.36
Please rate the performance of the Town Fire Department.

17.3%;13 Excellent 42.7%;32 Very Good 28.0%;21 Good
10.7%;8 Fair 1.3%;1 Poor 0.0%;0 Unacceptable
Mean 2.36

Please rate the performance of the Town Clerk and Treasurer.

13.0%;9 Excellent 29.0%;20 Very Good 44.9%;31 Good
11.6%;8 Fair 1.4%;1 Poor 0.0%;0 Unacceptable
Mean 2.59

Please rate the performance of the Mayor and Town Council.

9.9%;7 Excellent 35.2%;25 Very Good 39.4%;28 Good
12.7%;9 Fair 2.8%;2 Poor 0.0%;0 Unacceptable
Mean 2.63

Please rate the performance of the City Parks and Recreation Department.

16.2%;12 Excellent 24.3%;18 Very Good 35.1%;26 Good
18.9%;14 Fair 5.4%;4 Poor 0.0%;0 Unacceptable
Mean 2.73

Please rate the performance of the Town Water Department.

10.4%;7 Excellent 20.9%;14 Very Good 35.8%;24 Good
17.9%;12 Fair 13.4%;9 Poor 1.5%;1 Unacceptable
Mean 3.07
24. Some people feel that Wallsburg should have its own Police Force, others would like law enforcement to continue how it is currently being done, which is with an annual contract with the Wasatch County Sheriff. Some residents have suggested a Neighborhood Watch Program. How do you feel? Should Wallsburg have its own Police Force or use the County Sheriff? Are you interested in a Neighborhood Watch Program? Select as many answers as you would like.

- 88.8%;71 Stay with the County
- 38.8%;31 I am interested in a Neighborhood Watch Program.
- 5.0%;4 Create Wallsburg's own Police Force

25. The Town should strongly enforce the laws against storing junk vehicles on private property.

- 34.7%;26 Strongly Agree
- 32.0%;24 Agree
- 21.3%;16 Disagree
- 12.0%;9 Strongly Disagree

26. The Town should encourage more cultural/recreational events in the Town.

- 13.2%;10 Strongly Agree
- 55.3%;42 Agree
- 27.6%;21 Disagree
- 3.9%;3 Strongly Disagree

27. In which of the following locations do you purchase the majority of the following goods and services? Please select as many answers as you would like.

a. Gasoline

- 80.2% Heber
- 63.0% Provo/Orem
- 7.4% Salt Lake
- 2.5% Park City
- 2.5% Utah Co

b. Groceries

- 81.2% Provo/Orem
- 72.5% Heber
- 1.2% Park City
- 1.2% Other Utah Co
- 0.0% Salt Lake
<table>
<thead>
<tr>
<th>Category</th>
<th>Location</th>
<th>Heber</th>
<th>Provo/Orem</th>
<th>Park City</th>
<th>Salt Lake</th>
<th>Other Utah Co</th>
<th>Park City</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. Hardware</td>
<td></td>
<td>82.5%</td>
<td>51.2%</td>
<td>7.5%</td>
<td>5.0%</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>d. Dining out</td>
<td></td>
<td>82.1%</td>
<td>67.9%</td>
<td>6.4%</td>
<td>6.4%</td>
<td>5.1%</td>
<td></td>
</tr>
<tr>
<td>e. Prescriptions</td>
<td></td>
<td>81.8%</td>
<td>27.3%</td>
<td>2.6%</td>
<td>2.6%</td>
<td>0.0%</td>
<td>Park City</td>
</tr>
<tr>
<td>f. Doctors</td>
<td></td>
<td>72.8%</td>
<td>59.3%</td>
<td>12.3%</td>
<td>4.9%</td>
<td>1.2%</td>
<td>Park City</td>
</tr>
<tr>
<td>g. Hospital</td>
<td></td>
<td>76.2%</td>
<td>48.8%</td>
<td>7.5%</td>
<td>5.0%</td>
<td>1.2%</td>
<td>Park City</td>
</tr>
<tr>
<td>h. Dental</td>
<td></td>
<td>75.0%</td>
<td>28.8%</td>
<td>5.0%</td>
<td>2.5%</td>
<td>0.0%</td>
<td>Park City</td>
</tr>
<tr>
<td>I. Banking</td>
<td></td>
<td>79.0%</td>
<td>40.7%</td>
<td>2.5%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>Salt Lake</td>
</tr>
<tr>
<td>j. Auto repair</td>
<td></td>
<td>63.5%</td>
<td>50.0%</td>
<td>5.4%</td>
<td>4.1%</td>
<td>1.4%</td>
<td>Salt Lake</td>
</tr>
<tr>
<td>k. Automobiles</td>
<td></td>
<td>60.0%</td>
<td>48.0%</td>
<td>22.7%</td>
<td>12.0%</td>
<td>2.7%</td>
<td>Park City</td>
</tr>
</tbody>
</table>

Wallsburg City General Plan 2007

Adopted: November 2007
l. Appliances
90.9% Provo/Orem  20.8% Heber  3.9% Park City  3.9% Salt Lake  1.3% Other Utah Co

m. Clothing
95.0% Provo/Orem  15.0% Heber  11.2% Park City  10.0% Other Utah Co  6.2% Salt Lake

n. Insurance
61.3% Heber  33.3% Provo/Orem  5.3% Park City  5.3% Salt Lake  2.7% Other Utah Co

o. Furniture
95.9% Provo/Orem  12.2% Heber  2.7% Other Utah Co  2.7% Salt Lake  0.0% Park City

p. Entertainment
88.1% Provo/Orem  49.3% Heber  16.4% Salt Lake  11.9% Park City  7.5% Other Utah Co

q. Video Rental
87.5% Heber  22.9% Provo/Orem  2.1% Park City  0.0% Other Utah Co  0.0% Salt Lake

r. Gifts
97.4% Provo/Orem  50.0% Heber  15.4% Park City  12.8% Salt Lake  11.5% Other Utah Co

s. Family/Guest Lodging
51.5% Heber  36.4% Provo/Orem  12.1% Salt Lake  9.1% Park City  9.1% Other Utah Co

t. Rec Center
57.1% Heber  57.1% Provo/Orem  11.4% Other Utah Co  8.6% Salt Lake  5.7% Park City
Now just a few questions for statistical purposes...

28. Do you own or rent the home you live in?
   - 93.8%;76 Own
   - 6.2%;5 Rent

29. How many people live in your house?
   - 37.0% 2
   - 21.0% 4
   - 14.8% 3
   - 11.1% 5
   - 7.4% 1
   - 3.7% 7
   - 2.5% 6
   - 2.5% 9 or more
   - 0.0% 8

30. Are you a Widow, Widower or on a fixed income?
   - 78.5%;62 No
   - 20.3%;16 Fixed Income
   - 10.1%;8 Widow
   - 0.0%;0 Widower

31. Are you retired?
   - 72.5%;58 No
   - 27.5%;22 Yes

If not, how far do you commute to work one way?
   - 53.2%;33 20 to 60 miles
   - 35.5%;22 11 to 20 miles
   - 14.5%;9 over 60 miles
   - 4.8%;3 I work in Wallsburg
   - 3.2%;2 5 to 10 miles
   - 0.0%;0 under 5 miles
If you don't work in Wallsburg, where do you work?

42.4%;25 Heber/Midway  35.6%;21 Provo/Orem
23.7%;14 Other Utah Co.  23.7%;14 Salt Lake Co.
13.6%;8 Other  11.9%;7 Wasatch Co.

32. Which category best describes your age?

29.1%;23 45 to 54  26.6%;21 35 to 44  20.3%;16 65 and older
16.5%;13 55 to 64  10.1%;8 25 to 34  3.8%;3 Under 20
1.3%;1 20 to 24

33. How many people in your family work outside the home?

33.8% 1  29.9% 2  19.5% 0  14.3% 3  2.6% 4  0.0% 5+

34. Please figure the percent of your household income which goes towards housing costs. On the chart below, identify your yearly household income and the approximate amount you pay for housing (i.e. house payment or rent + utilities, taxes, insurance, etc.) per month. Please write the percentage category you fall into at the bottom. Example: If your yearly income is $30,000 and you pay $750 for housing --you are in the 30% category and you would write 30% in the blank. If you have no payment, rent or taxes put "0" in the blank.

\[
\begin{array}{cccccccc}
\text{Income} & 10.00\% & 20.00\% & 30.00\% & 40.00\% & 50.00\% \\
$10,000 & $83.33 & $166.67 & $250.00 & $333.33 & $416.67 \\
$15,000 & $125.00 & $250.00 & $375.00 & $500.00 & $625.00 \\
$20,000 & $166.67 & $333.33 & $500.00 & $666.67 & $833.33 \\
$25,000 & $208.33 & $416.67 & $625.00 & $833.33 & $1,041.67 \\
$30,000 & $250.00 & $500.00 & $750.00 & $1,000.00 & $1,250.00 \\
$35,000 & $291.67 & $583.33 & $875.00 & $1,166.67 & $1,458.33 \\
\end{array}
\]
Percent

- 25.4%;16 - 20%
- 22.2%;14 - 30%
- 12.7%;8 - 10%
- 12.7%;8 - 50%
- 11.1%;7 - 40%
- 6.3%;4 - 0%
- 9.5%;6 - Other

Mean 28.10

Other Answers: 15% ... 75% ... 3% ... 60% ... 17% ... 100%

What do you like about Wallsburg?

- 38.8%;26 Rural
- 37.3%;25 It is quiet and peaceful
- 34.3%;23 The people
- 14.9%;10 It is beautiful
- 13.4%;9 Small population
- 10.4%;7 Farmland
- 9.0%;6 Country charm
- 9.0%;6 Slow pace/laid back lifestyle
- 7.5%;5 Everything
- 7.5%;5 It is clean
- 7.5%;5 Landscape
- 7.5%;5 Location
- 6.0%;4 Wholesome
- 4.5%;3 Low crime
- 4.5%;3 Wildlife
- 3.0%;2 Good church
- 3.0%;2 Near wilderness areas
- 3.0%;2 Was raised here
- 9.0%;6 Other

Other Answers: The history ... The weather ... Decorations at Christmas time ... Good water ...
No stop lights ... Ability to keep animals
What do you dislike?

14.6%;7 Newcomers/Too many people 12.5%;6 Change/Development
12.5%;6 No convenience store 8.3%;4 No gas station
6.2%;3 Dogs roaming 6.2%;3 Rich people pushing locals out
6.2%;3 Too fast of driving 6.2%;3 Unkempt yards and homes
4.2%;2 Junk 4.2%;2 Lack of conveniences in general
4.2%;2 RVs parked on the street 4.2%;2 Rumors of a boys school
4.2%;2 Some other residents 4.2%;2 Weather
35.4%;17 Other

Other Answers: Barking dogs at night ... Hunting clubs ... Closed gates and private property ...
How the Church takes over community activities ... Beer parties in the mountains ... Mud in the spring ... Cattle loose ... Fence in fence out law ... Zoning ... Becoming a recreation dump for the Wasatch Front ... Long drive to get anywhere ... All the BYU know-it-alls trying to change everything ... People imposing restrictions that affect your property ... Noisy vehicles ... Dead deer on road ... Large animals in city limits ... No sidewalks ... Not enough water ... Closing and posting once public right-of-ways ... No law enforcement

What would you like to see stay the same?

30.2%;16 Everything 18.9%;10 Farms/open space 15.1%;8 Rural atmosphere
13.2%;7 Population 9.4%;5 Quiet 7.5%;4 Country charm
5.7%;3 Animal rights 5.7%;3 Lifestyle 5.7%;3 Safe area
3.8%;2 Close community 3.8%;2 Landscape 9.4%;5 Other

Other Answers: Level of traffic ... Planned growth with restrictions on size ... Parks ... Fire Department ... Rec Hall ... Clean air ... Building regulations
If you could add one thing to the Town, what would it be?

59.6%;31 Store  36.5%;19 Gas station  9.6%;5 Natural gas
5.8%;3 Wider streets/place to walk or ride  3.8%;2 Activities involving all citizens
3.8%;2 Law enforcement  3.8%;2 Sewer system  30.8%;16 Other

Other Answers: More activities for kids ... Clean up the town ... Better recreational facilities ...
Off-ramp from Heber ... Stamp machine in Post Office ... Bar and grill ... A gate ... More open
space ... Better roads ... A pavilion at town park and more trees ... Finish asphalt on roads ... No
more people ... Café ... A place to buy gas for lawn mower ... Harmony with neighbors ...
Laws/policies that apply to all ... Fast food place

What would you change?

16.1%;5 Clean up the town and yards  9.7%;3 We need a store
6.5%;2 Community activities not just by wards  6.5%;2 Rate of residential growth
61.3%;19 Other

Other Answers: Make sure church is separate from community decisions ... High Taxes ... One
neighbor ... Zoning ... New rodeo area stands ... The Church having to be involved in every
activity ... Board Members ... Put more water in Deer Creek ... Government control of private
lives ... County policies/get "moss-backs" out of gov't ... "Litter Bugs" ... Annex whole valley ...
Better city parks ... A light control ordinance ... Make ATVs legal ... Move fire station away from
park ... Provide exercise equipment or gym hours for walkers ... Remove unlicensed vehicles ...
Lower water bills ... Give small business tax and other breaks ... Put limits to build a home in
town back to original ... Changes should reflect opinions of original members of the town ...
Speeding/running stop signs

(101) Additional Comments
16.7%; 2 We like the rural town, leave it alone 83.3%; 10 Other

Other Answers: Keep an open mind when making decisions concerning the whole community ... The church should be separate from community decisions ... Don't judge those without money or those who have a different lifestyle ... Want school bus to come to driveway ... Loosen up with zoning, I don't have a million dollars ... Wallsburg is wonderful ... Slow down on the roads ... Update playground equipment ... welcome newcomers ... provide information packet for newcomers ... I appreciate the Council and Planning Commission ... Allow growth but in a manner that will let our kids afford to live here ... We need sidewalks ... Deputies don't visit enough.