Chapter Two
Background

Setting

Wasatch County is located in the north-central part of Utah, approximately 40 miles east of Salt Lake City. The County is bordered on the north by Summit County, on the east by Duchesne County, on the south and southwest by Utah County and the northwest by Salt Lake County. Wasatch County is one of the smaller counties in the state with a total surface area of 1,207 square miles of which 70 percent is publicly owned. Map 1 shows the configuration of Wasatch County and location of cities and towns and major features.

Geologically, the county lies between the Great Basin and the Uintah Basin. The southeastern part of the county drains to the Colorado River by way of the Strawberry River. However most of the water from the Strawberry River drainage is diverted through tunnels from the Current Creek and Strawberry Reservoirs to Utah County. The northern part of the county drains into the Provo River which runs southwestward into Utah County by way of Provo Canyon.

Relief within the County varies considerably. Elevations range from a low point of 5,220 feet where the Provo River crosses the Utah County line to a high point of nearly 10,800 feet near Murdock Mountain at the intersection of the Duchesne, Summit and Wasatch County lines. Much of the County's area is mountainous except for Strawberry, Round and Heber Valleys. The high mountain Strawberry Valley has no full time residents and no irrigated lands. Nearly all of the County's population and irrigated agricultural lands are located in the Heber and Round Valleys. Heber Valley contains the incorporated communities of Heber City, Midway and Charleston while Round Valley contains the Town of Wallsburg.

Map 1 – Wasatch County General Location Map
Pull-Out

History

Prior to 1776, the area now known as Wasatch County was the occasional abode of Indians who roamed through the territory. The first white men to traverse the county were Spanish friars who were looking for a passageway between Santa Fe, New Mexico and Monterey, California. Between their visit in 1776 and the beginning of settlements in 1858 only hunters and trappers frequented the area in search of beaver and mink.

In 1858, William Wall, George W. Dean and Aaron Daniels and a few others established ranches in Heber Valley. In that same year J.W. Snow, Utah County surveyor from Provo laid out a section of land north to the present City of Heber and divided it into twenty-acre farmsteads. Also in 1858 a road was constructed through Provo Canyon connecting Heber Valley with Utah Valley.

In 1859 Jesse Fuller, deputy county surveyor of Utah County, commenced surveying of a townsite that would become Heber City. That same year a fort was constructed in the northwest part of town. By the spring of 1860, there were more than 200 people living and working in the valley. That winter 18 families stayed in the valley.

In 1862, the legislature established Wasatch County, with Heber as the county seat. The original Wasatch County also contained what is today Uintah and Duchesne Counties. According to the journal of John Crook, the population in the Heber Valley at the time of the county organization was more than 1000. With the large population in the Valley four school districts were organized with a district in Heber, Center Creek, lower settlement on Snake Creek and the upper settlement on Snake Creek.

The Indian War of 1866-68 resulted in bringing together for mutual protection the lower and upper settlements on Snake Creek. Approximately 75 families constructed a fort at the location of present day Midway. By 1870s, there were six thriving communities in what is today Wasatch County consisting of Heber, Midway, Center Creek, Daniels, Charleston and Wallsburg.

In 1899, a branch of the Denver and Rio Grande Western Railroad was constructed connecting Heber Valley with the “outside world”. Then in 1909, an electric power generation plant and distribution system was completed which made it possible for nearly all of the people in the valley to enjoy the new convenience. However, electric power was not extended to Wallsburg until 1929.

Another significant development which took place in Wasatch County during the 1910s was the construction of Strawberry Reservoir. While the project was constructed primarily for the benefit of farmers in Utah Valley, the reservoir itself has become one of the state’s best fishery and a recreation place for many of the state’s population that live along the Wasatch Front. Since the construction of the Strawberry Reservoir three other major reservoirs have been constructed within Wasatch County that provide water storage mainly

for users outside of the County. These reservoirs are: Deer Creek Reservoir completed in 1938, Current Creek Reservoir completed in 1965, and the Jordanelle Reservoir completed in 1995. The enlargement of Strawberry Reservoir was completed in 1987.

In 1961Wasatch Mountain State Park was created along the western border of Heber Valley containing some 22,000 acres. In order to protect the park and reduce land speculation on land adjacent to the park, the Wasatch County Commission took steps to zone a half-mile buffer around the park that prohibited commercial development and limited land uses to single family residential lots and agricultural.

While the construction of these four major reservoirs and the establishment of the Wasatch Mountain State Park have had an impact on land uses within the county, the greatest impact has come from the thousands of visitors to the county who come to enjoy these facilities and the National Forests within the county.

It took 80 years for the population of the County to reach 5,754 in 1940. The population then declined to 5,308 in 1960. In 1970 the population was at 5,863 and by 1980 it was 8,523. Then in the mid 1990s a growth spurt took place and the County's population had climbed to 10,089 in 1990. By 2000 the population had climbed to 14,111. From 1998 to 2000 the County growth was nearly a 10 per cent annual rate.

Within the County, the mining community of Keetley, the railroad community of Soldier Summit, and the community of Hailstone have come into existence, flourished and vanished.

Climate

Wasatch County, consisting of mountain valleys surrounded by higher areas of mountains, has a very wide variation in climate. The floor of Heber Valley averages just over a mile above sea level, however some 15 miles to the west, the Wasatch Mountains tower more than a mile higher.

The climate of the area is continental. It features low humidity, abundant sunshine all year except in winter and early spring, relatively light precipitation and wide ranges in annual temperature. Climatic data for the area is shown on Map 2 precipitation and Map 3 temperature.

The topographic features result in the formation of a pronounced temperature inversion during most seasons of the year, because the cold air flows down the mountain slopes and collects on the valley below. These inversions cause the average temperatures on the slopes 1,000 to 1,500 feet above the valley floor to be several degrees higher than temperatures in the valley. The growing season on the valley floor is very short, averaging generally between June 19 and September 4.

Summer temperatures are cool and pleasant. A maximum temperature of 100 degrees F is recorded during only about one out of 10 years. During the warmest month (July) maximum temperatures are generally in the middle eighties and the minimum in the middle forties. Winter temperatures are very cold. The January average minimum on the valley floor is only 6 degrees F and the maximum is in the middle thirties. The bulk of the precipitation is received during the period of October to May, when low-pressure storms from the Pacific Ocean frequent the region. Amounts range from as low as 15 inches a year near the valley floor to between 25 and 36 inches on some of the higher mountain slopes. On an average, the heaviest amounts occur during December and January, but there is a secondary maximum in August when summer thunderstorms occur.

Nearly half the annual precipitation falls as snow in the lower valley and the percentage increases as the elevation increases. The mean annual snowfall in the valley bottom averages 70 inches per year, although as much as 175 inches have been reported in a single season.

Winds in the valley are generally light to moderate during all seasons of the year, but they become quite strong at higher elevations during winter storms. In the lower valley the strong winds that occur are generally associated with local thunderstorm activity.

Map 2 – Precipitation Map
Pull-out

Map 3 – Temperature Map
Pull-Out

Economic Base

The economic base of Wasatch County has changed many times since the settlement of the Heber Valley in 1869. Within two years after settlement started, there were more than 1000 people living in Heber Valley making their livelihood in agriculture. Later mining played a big part in the local economy until the late 1960s when the local mines closed bringing the unemployment rates in the county to between 11 and 13 percent. From 1920 to 1970 the population in Heber Valley grew to 5,842, increasing 1,287 in 50 years.

To determine the overall economic health of the County, the latest information available from the Utah Department of Workforce Services and Utah State Tax Commission for 1999 was used instead of information from the 1997 Economic Census.

Overall employment in the county increased from 5,275 in 1996 to 5,975 in 1999 for an increase of 656 or 12.4 percent change in three years. Nonagricultural jobs increased from 4,104 in 1996 to 4,686 in 1999 for an increase of 522 or 14.2 percent. Nonagricultural payrolls for the same period increased from $58,755,739 in 1996 to $94,970,698 or 65 percent change in three years. The civilian labor force of the County in 1996 was 5,498 and in 1999 it was 6,227.

There are many people who commute in and out of the County for employment because of the type of work they do, levels of compensation or work enjoyment. From the above numbers it should be noted that the difference between the number of jobs in the county and the number of persons in the labor force in 1999 was in excess of 252 employees. Therefore, in 1999 if the County was a closed economic unit, it would be short 252 jobs based on the available work force.

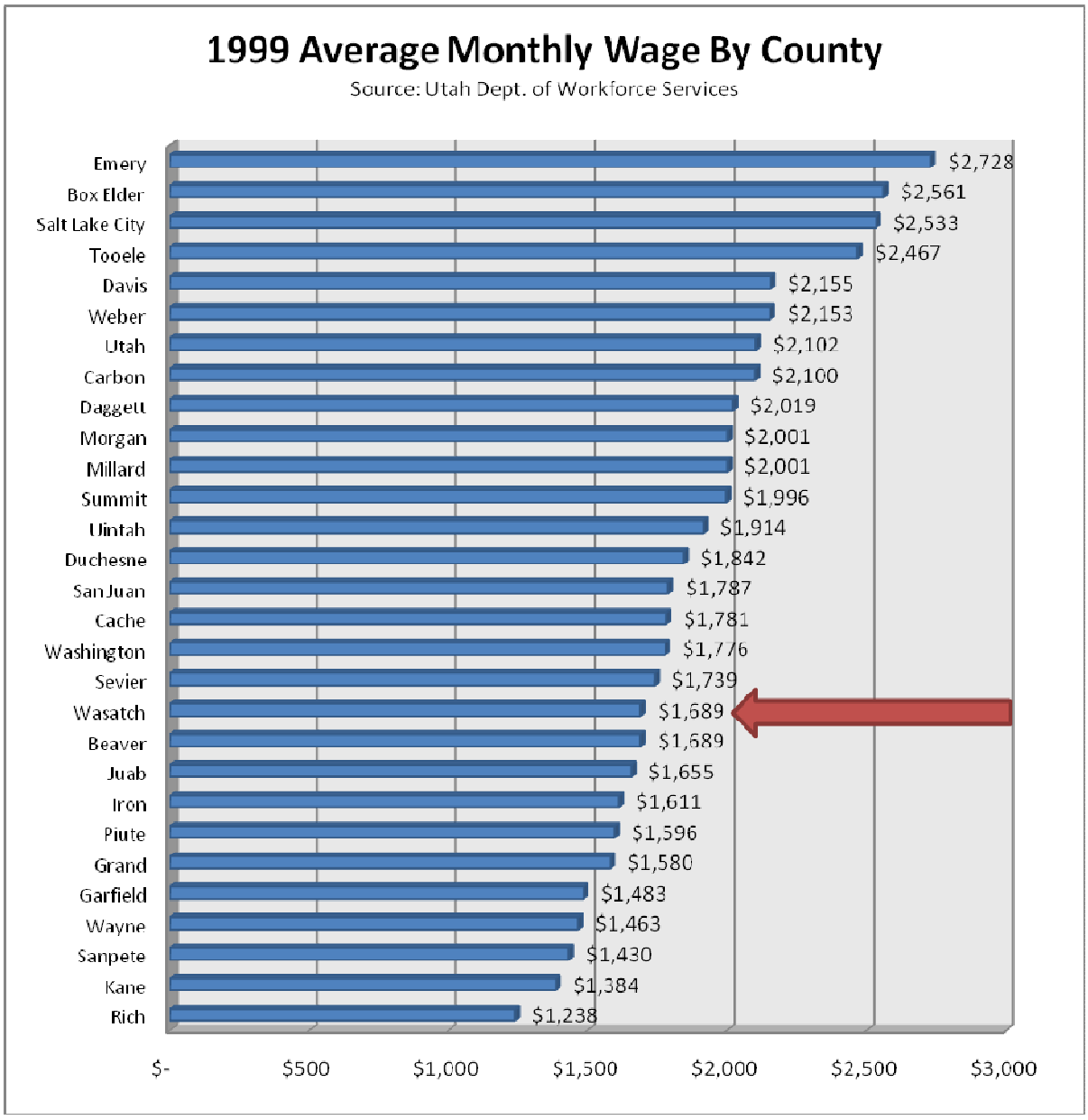
One of the major factors in the development of an area is the availability of employment opportunities within a reasonable distance. With the improvement of roads from Utah County, Park City and Salt Lake City, most county residents are within a 30 to 60 minute commute of a wide range of employment opportunities. Prior to 1970 according to the census, only 4.4 percent of the county's work force commuted out of the County for employment. In subsequence years with the development of the Park City area as a tourist skiing destination and the improved roads to Utah and Salt Lake Counties, the number of commuters increased to about 50 percent of the work force. The increase of commuters in part is a result of people moving into the County for lifestyle reasons while maintaining their jobs along the Wasatch Front. One of the fears of an increasing commuter work force is the County becoming a bedroom community where there is not an adequate tax base from non residential activities to help support the needs of the community.

The average wage for nonagricultural jobs in Wasatch County in 1999 was $1,689 per month or about $9.82 per hour, while the nonagricultural jobs in Salt Lake County averaged $2,533 per month or $14.64 per hour. It is this disparity in wages that causes many of the commuters to leave the County for work.

Tables, graphs and charts on the following pages provide a snap shot of the economic condition of the County at the end of 1999.

Wages and Income

Figure 1



Wasatch County's average monthly wage is found just below the middle of the pack, when compared with the rest of the state.

Table 1

Wasatch County Average monthly wage 1989-1999	
1999	$1,689
1998	$1,585
1997	$1,454
1996	$1,397
1995	$1,315
1994	$1,228
1993	$1,187
1992	$1,240
1991	$1,217
1990	$1,220
1989	$1,180

Wasatch County's average monthly wage is lower than the state-wide average, much lower. After eroding in the early parts of the 1990s, the wage levels have increased, but they are still much below the state-wide average.

Figure 2

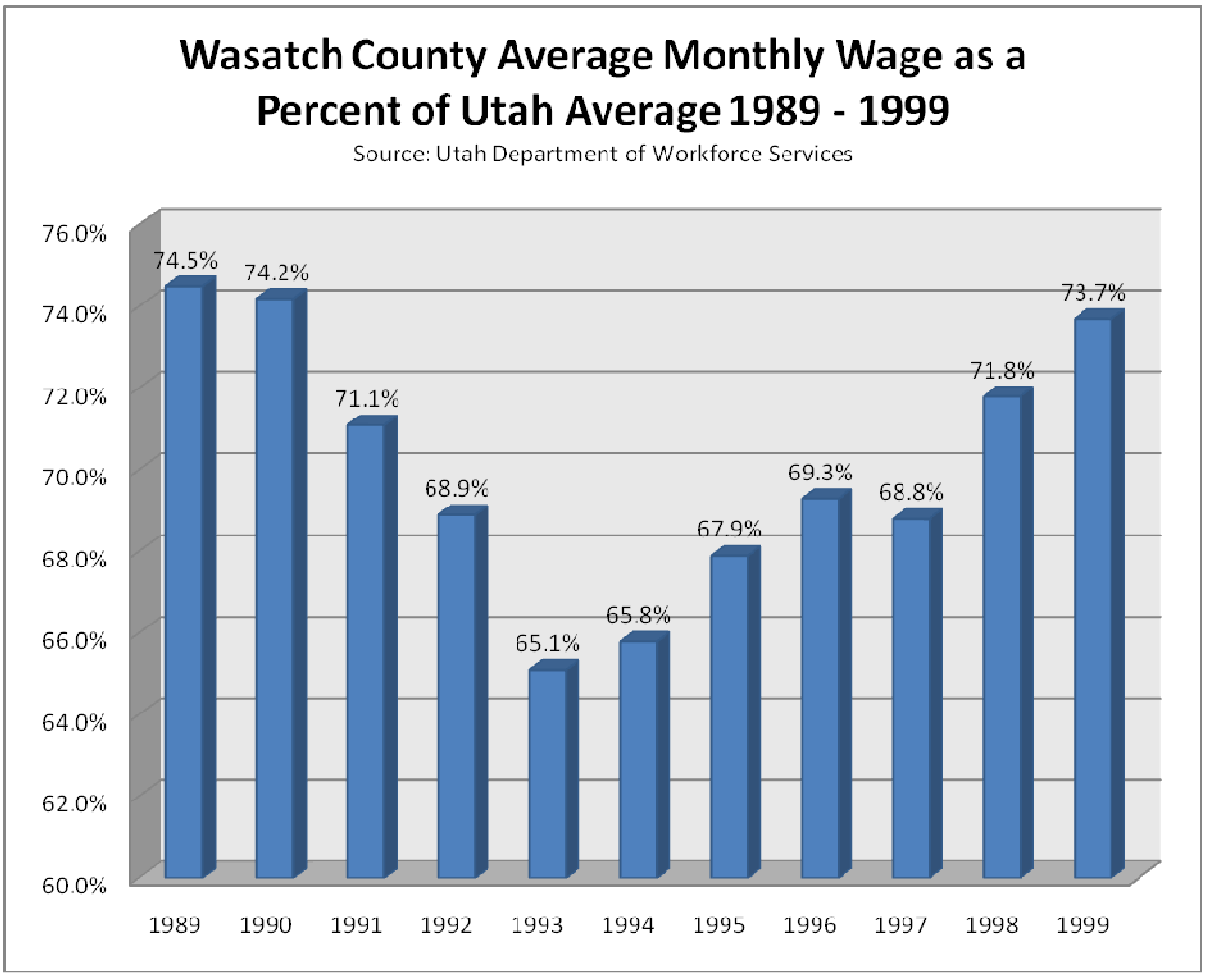


Figure 3

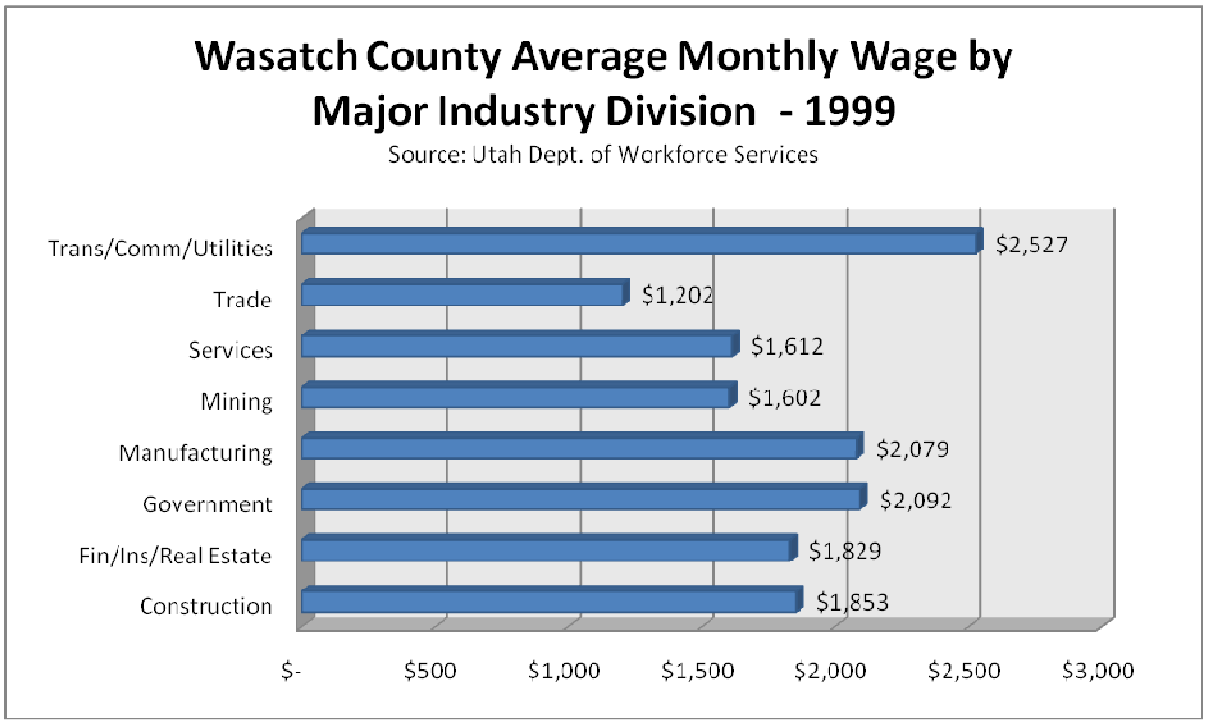


Figure 4

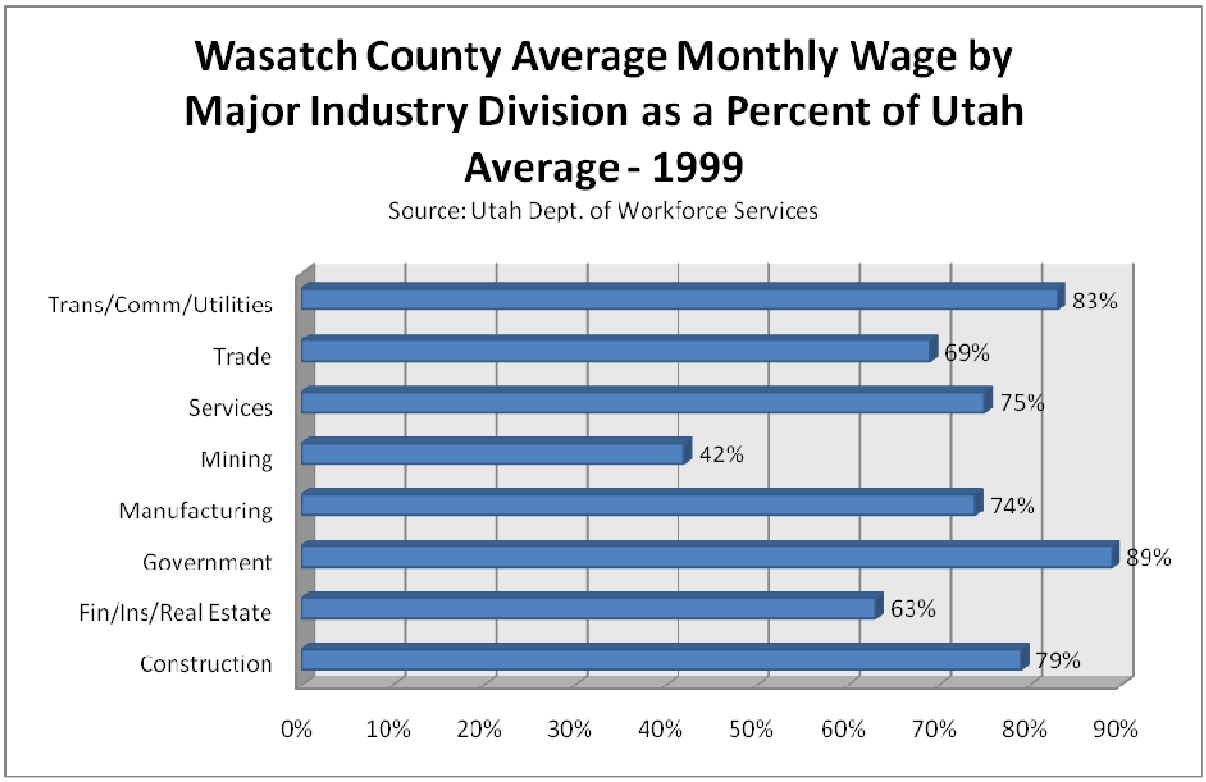


Figure 5

Distribution of income is graphically represented below, compared against the statewide average. Wasatch County's income distribution is slightly above State-wide average in the higher portions of the middle-income classifications. It is also above the statewide average in the highest income classification.

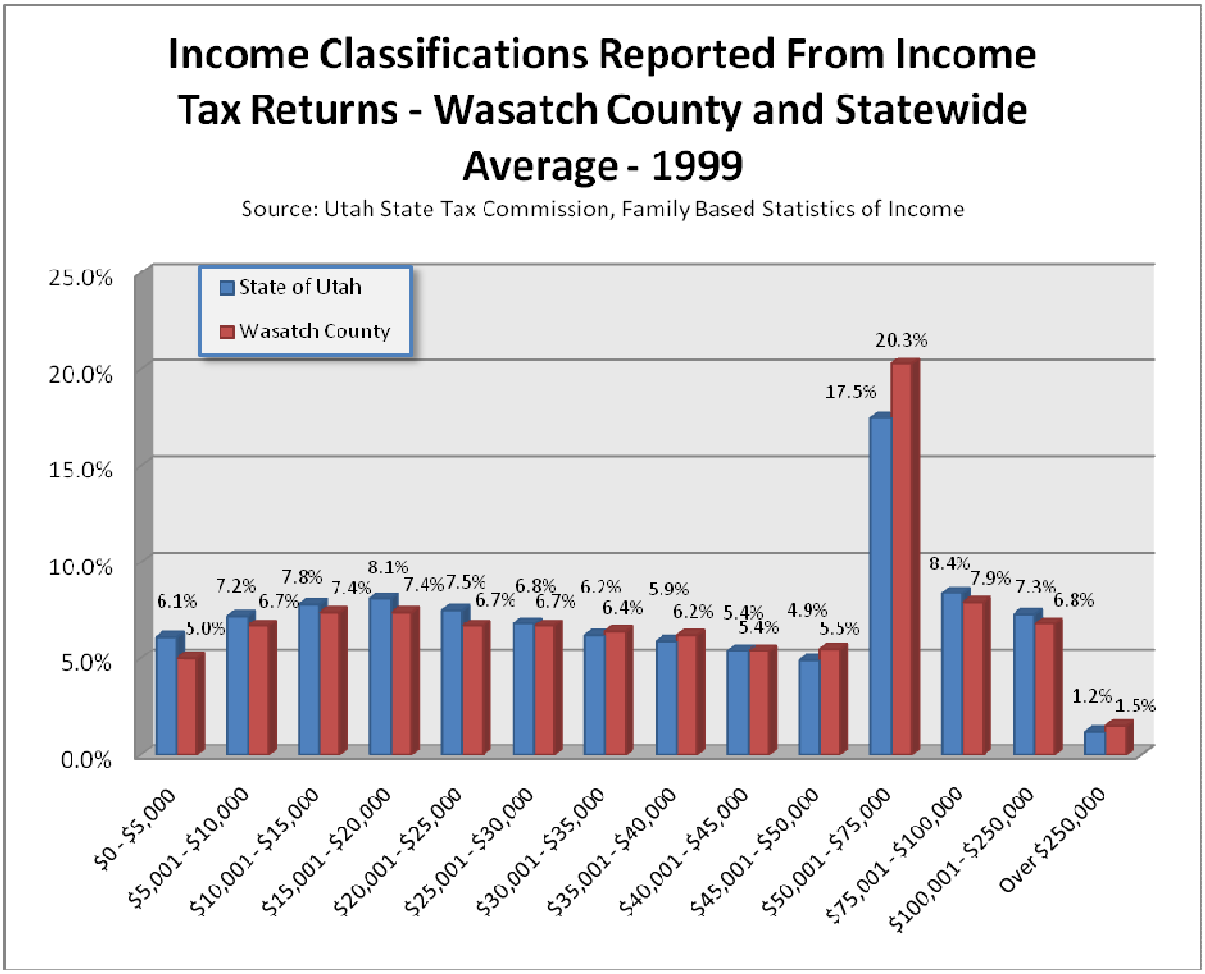
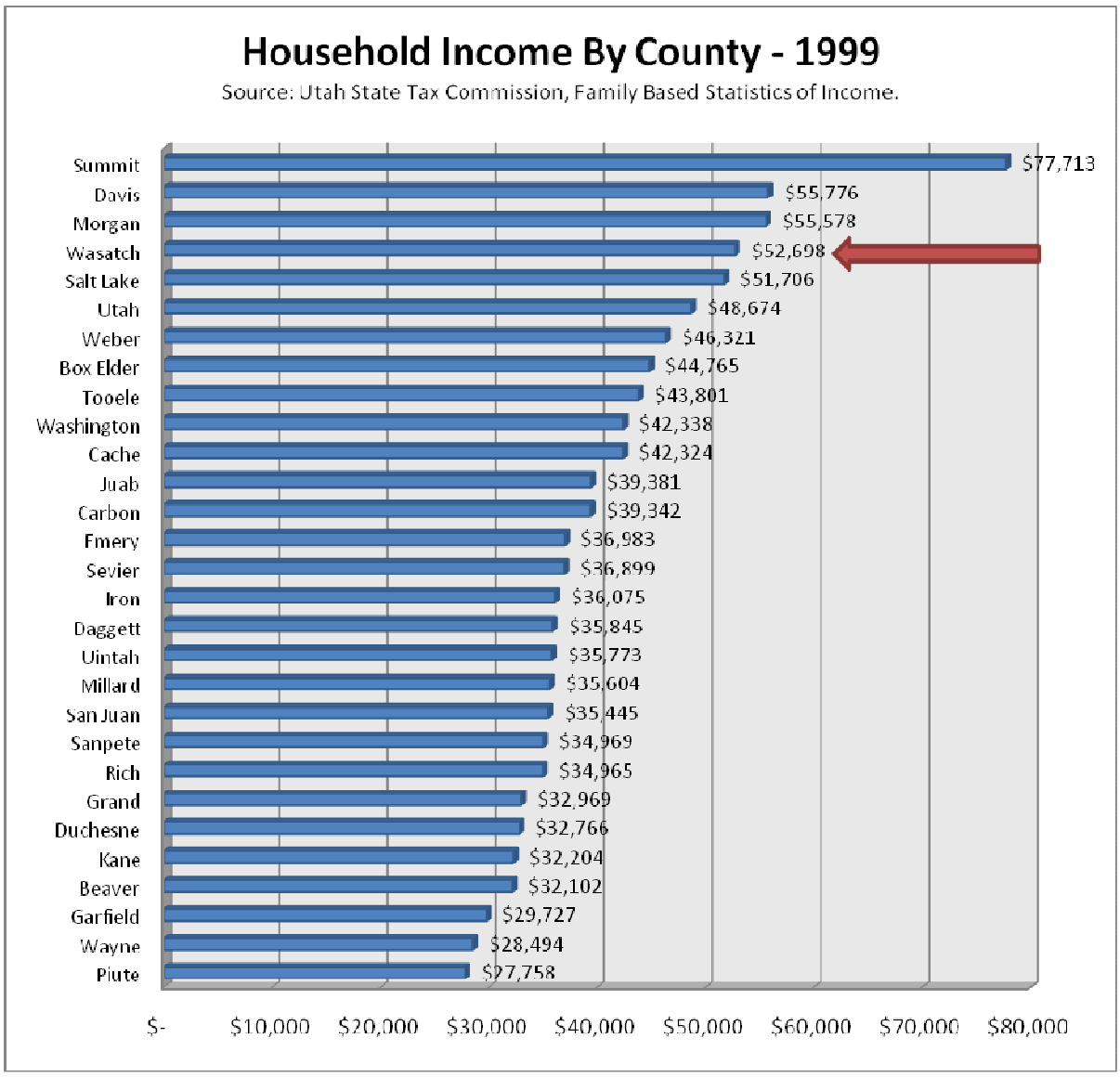
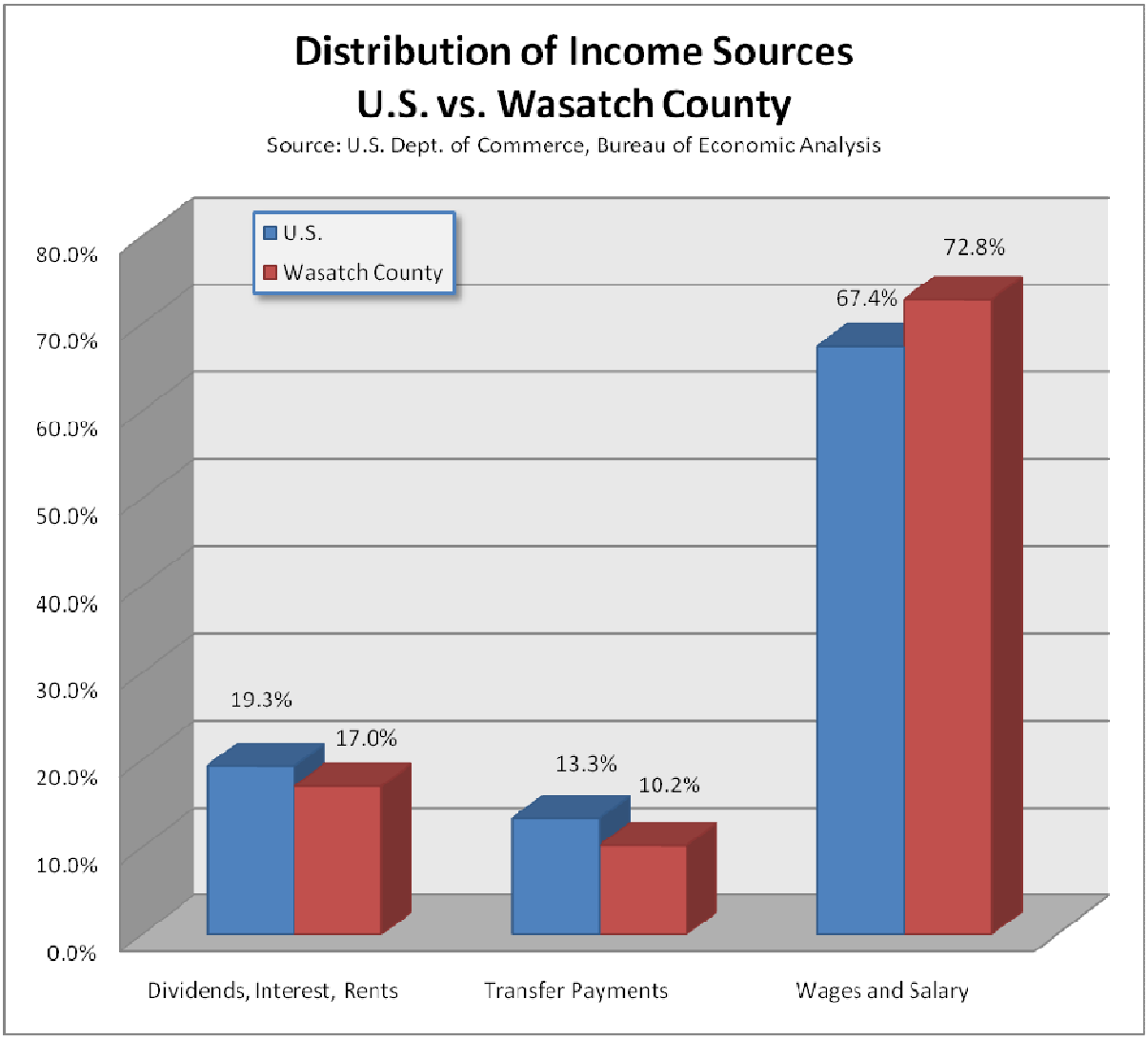


Figure 6



Although Wasatch County wages are far below the state average, household income is the fourth highest in the state. This shows that many people who live in Wasatch County earn their income outside of the county. Wages are credited to a county based upon where the job is located, regardless of who holds the job and where they live. But income, on the other hand, is credited to the county where the income-earner lives. So with the discrepancy between low wages and high income, we have to assume that many Wasatch County citizens work outside the county, probably in Utah, Summit and Salt Lake Counties. It is estimated that as many as 50 percent of Wasatch County's work force works outside of the County.

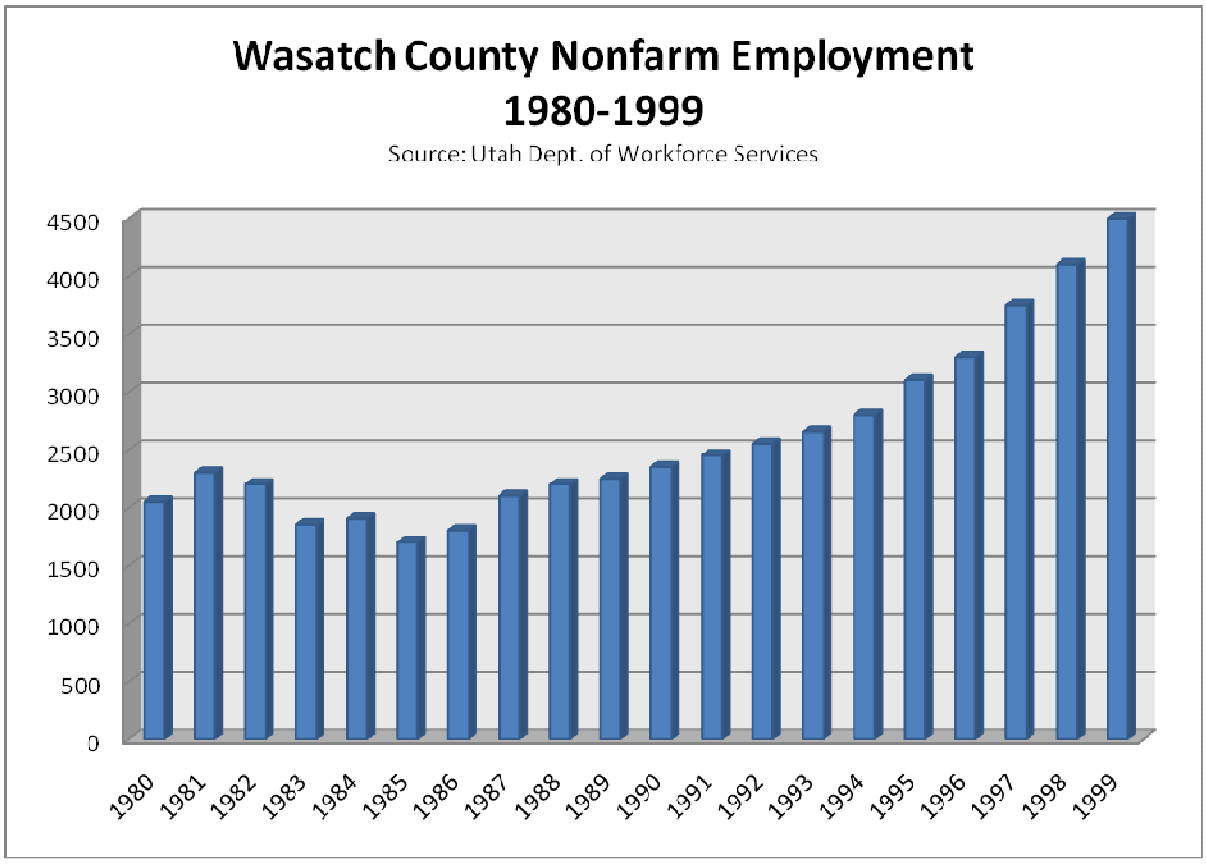
Figure 7



Wages are just part of the income picture. The overall picture encompasses additional income sources. These include: dividends, interest, rents, and transfer payments. These incomes are not static, and are usually a high-income source. Transfer payments, on the other hand, are generally fixed-income and not usually high-income. These include social security, disability, welfare, retirement, etc., and are more sustenance payments than income generated from assets. A high percentage of Wasatch County's income comes through wages, 72.8 percent compared with 67.4 percent throughout the U.S. The high-income dividends/interest/rent is comparable but slightly below the U.S. average, as is the low-income transfer payment portion.

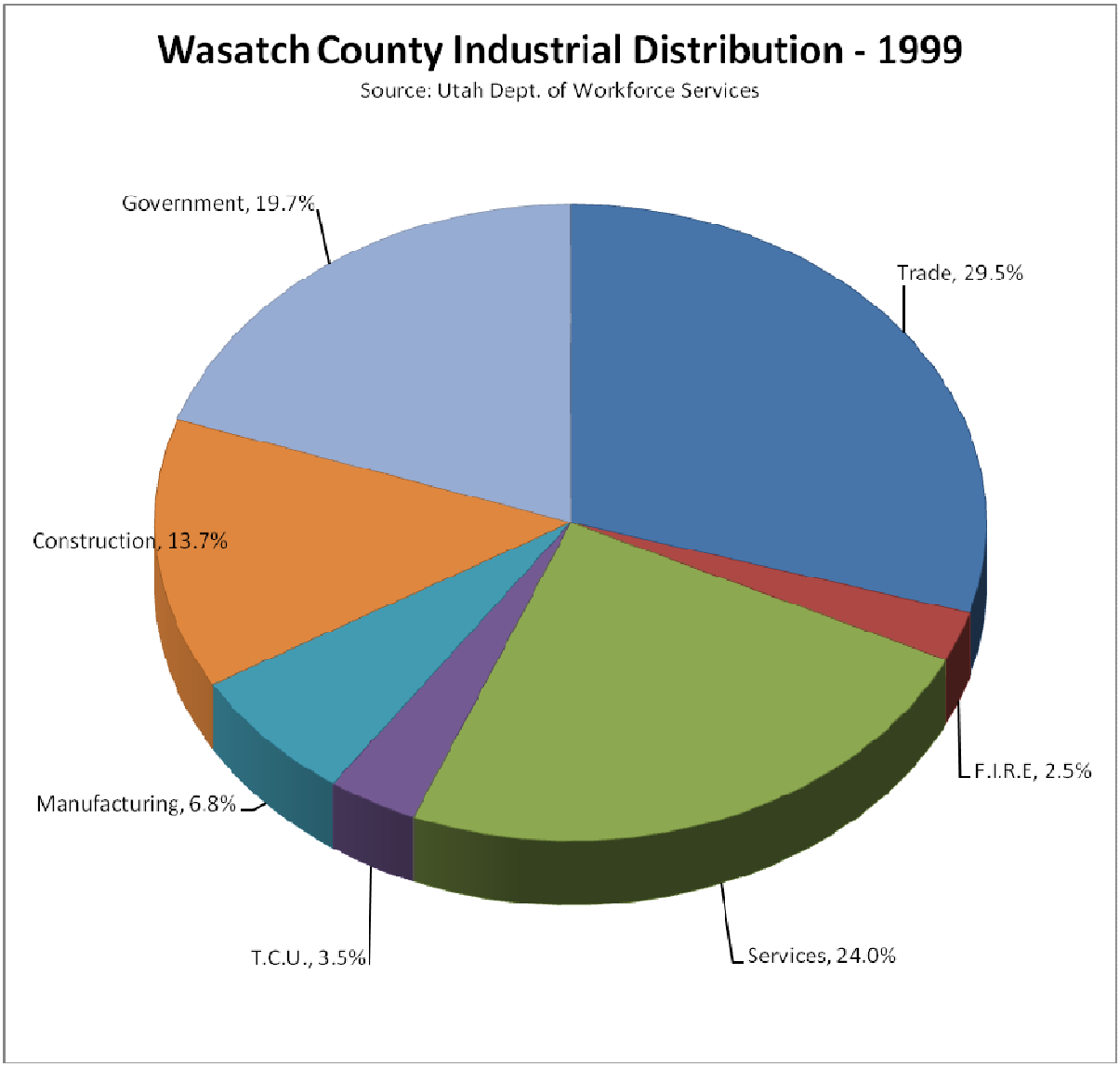
Employment Profile

Figure 8



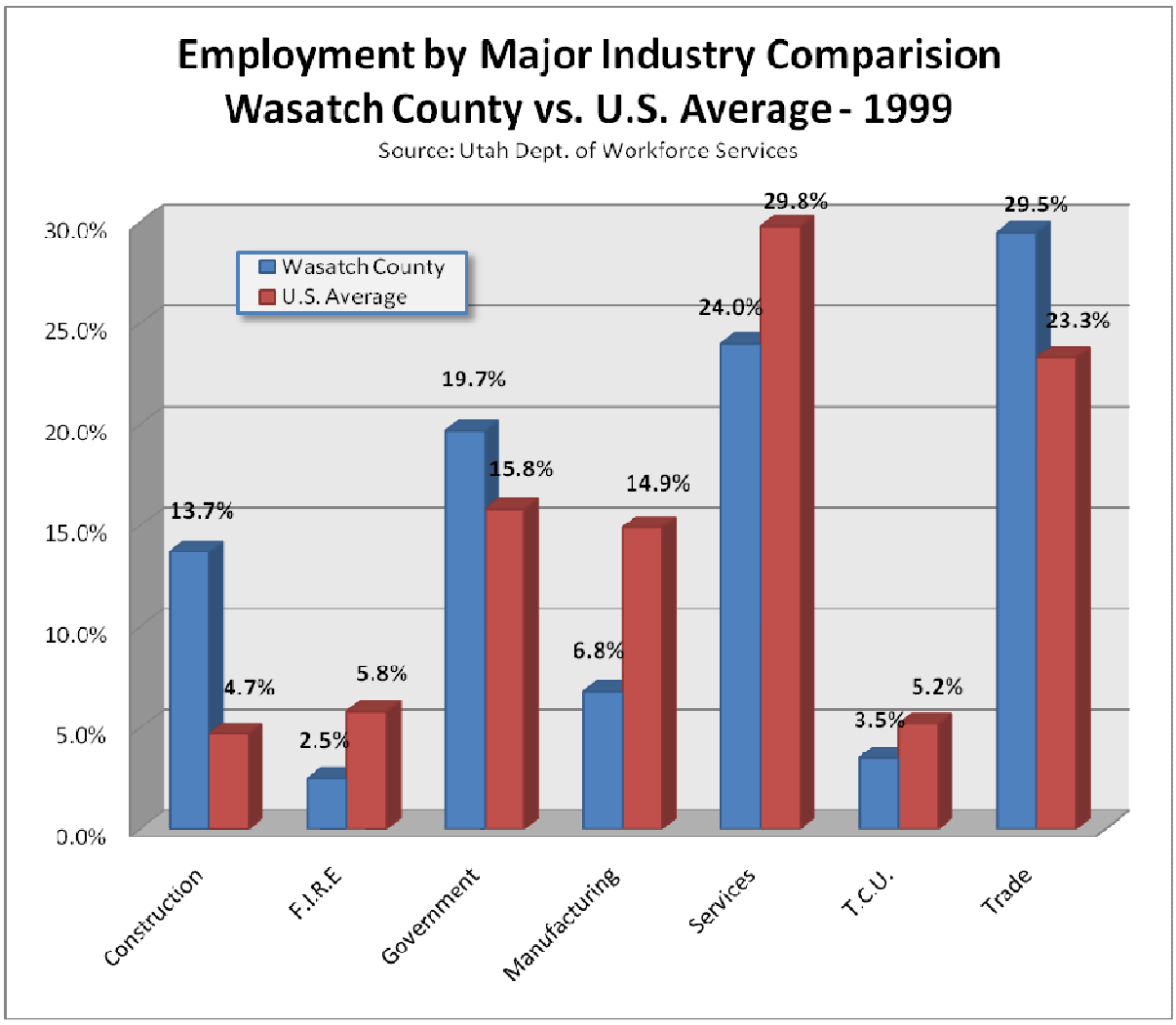
Wasatch County's employment situation has more than doubled since 1980. But the growth pattern has been inconsistent. Although there were ups-and-downs, the overall employment picture in the 1980s changed little. But in the 1990s, change began, and the employment count moved steadily upward, with the pace accelerating in the latter half of the 1990s.

Figure 9



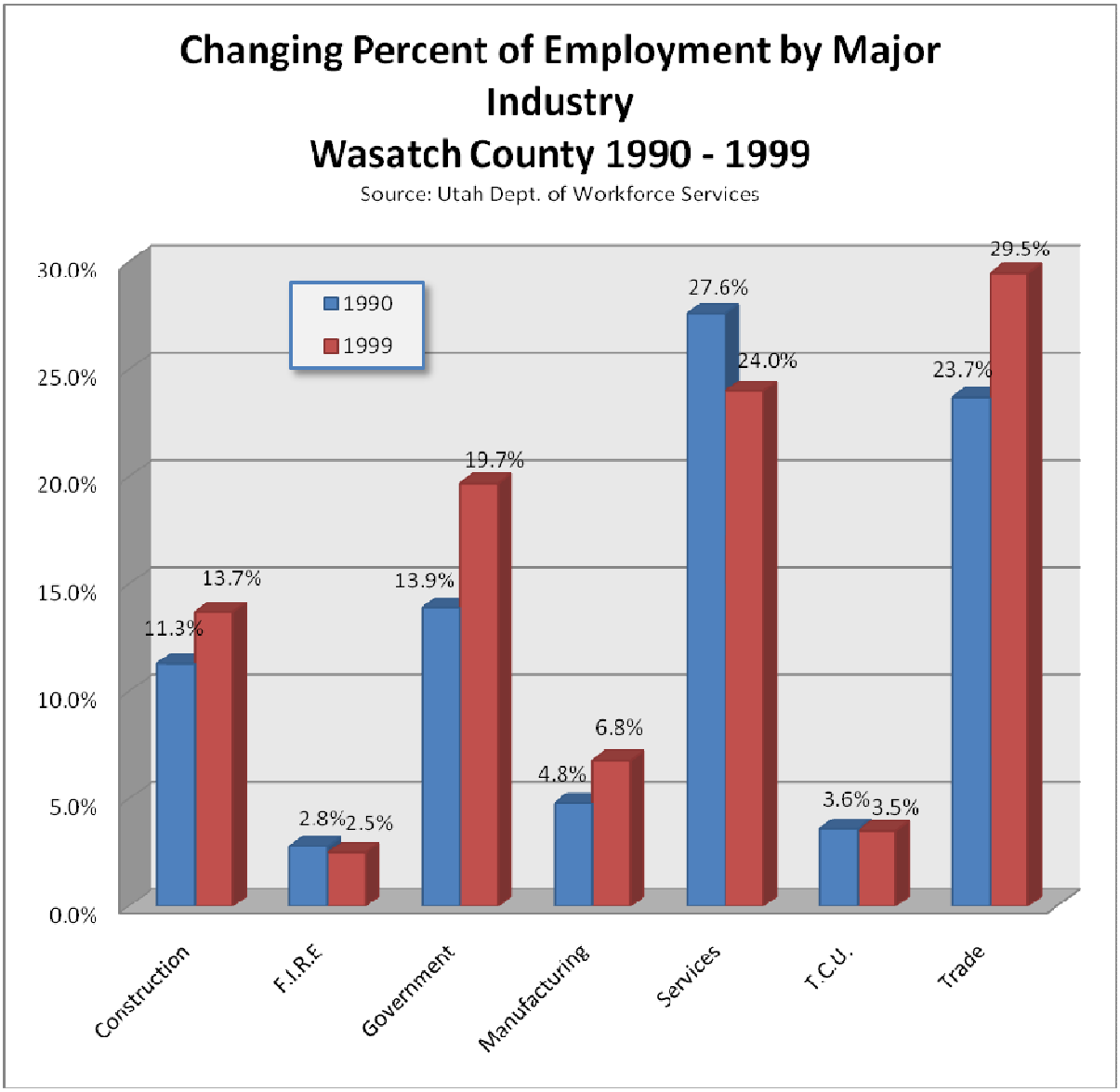
Trade and services are the two largest employment divisions. This is expected in a tourist-based economy such as Wasatch County's. Restaurants are the largest employment area within the trade division. Lodging is the leader in the services industry. Government, largely education, is also a sizable employment division. Construction's share of Wasatch County's industrial distribution is high when compared to the state or national averages, that is due to the growth in population that is occurring.

Figure 10



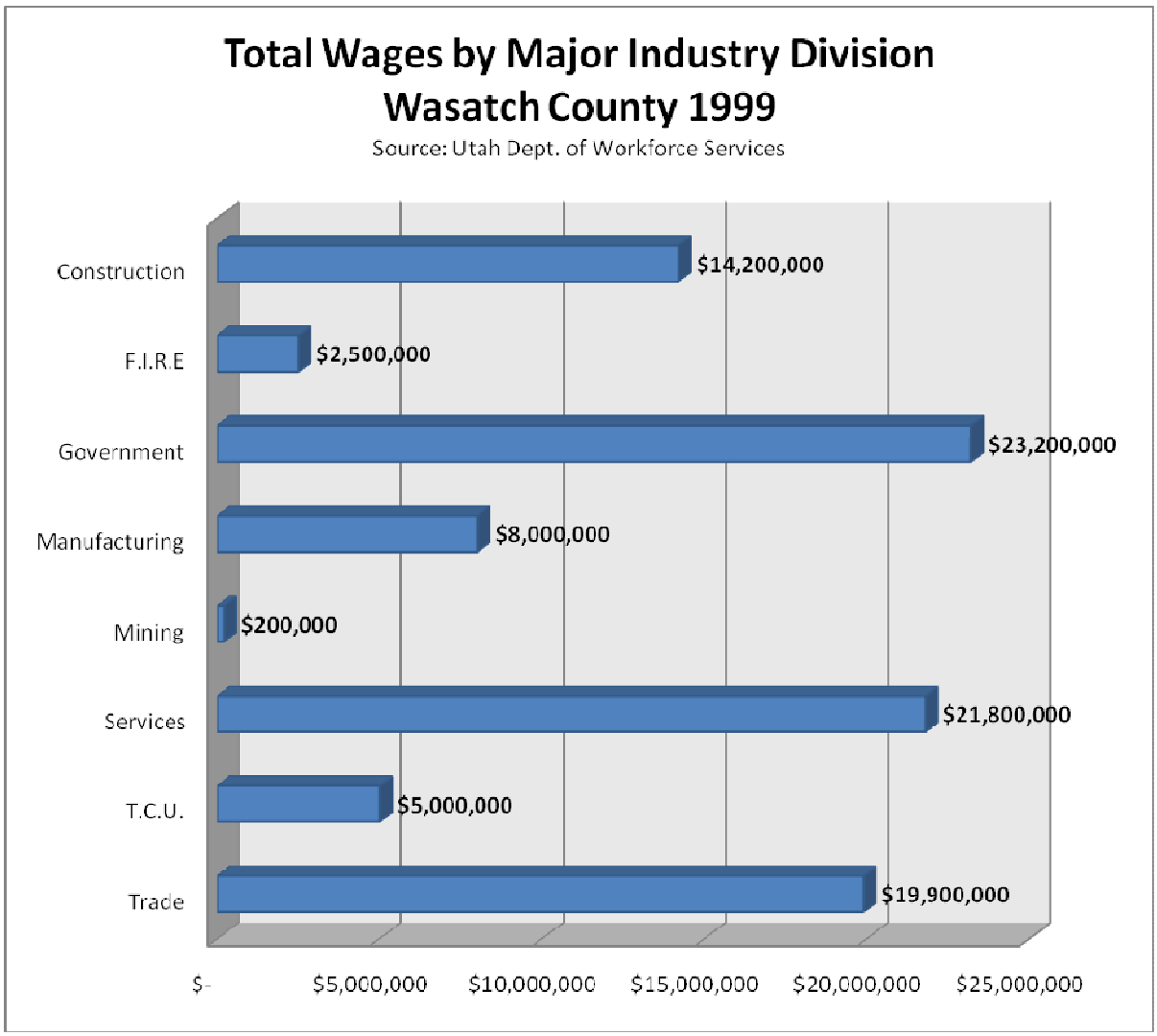
Wasatch County's industrial composition shows variation from the U. S. average. Trade, the largest employment division, is larger than average, but the most striking contrast comes in construction, which is more prominent in Wasatch, and manufacturing, which is under represented.

Figure 11



The industrial distribution has evolved in Wasatch County in the past ten years. The construction industry, which ten years ago was higher than the national average, has grown even more. Trade also made a noticeable increase, led by more restaurants. Manufacturing, though still a small percentage of the industrial distribution, has made some strides in the past ten years.

Figure 12



When it comes to wages earned, the government is Wasatch County's leader, producing almost one-quarter of the county's wages. This is a departure from what is the normal seen across other counties. In those instances, the service sector usually has the highest paid wages. The services industry isn't far behind; but in this county, it is not the leader.

Figure 13

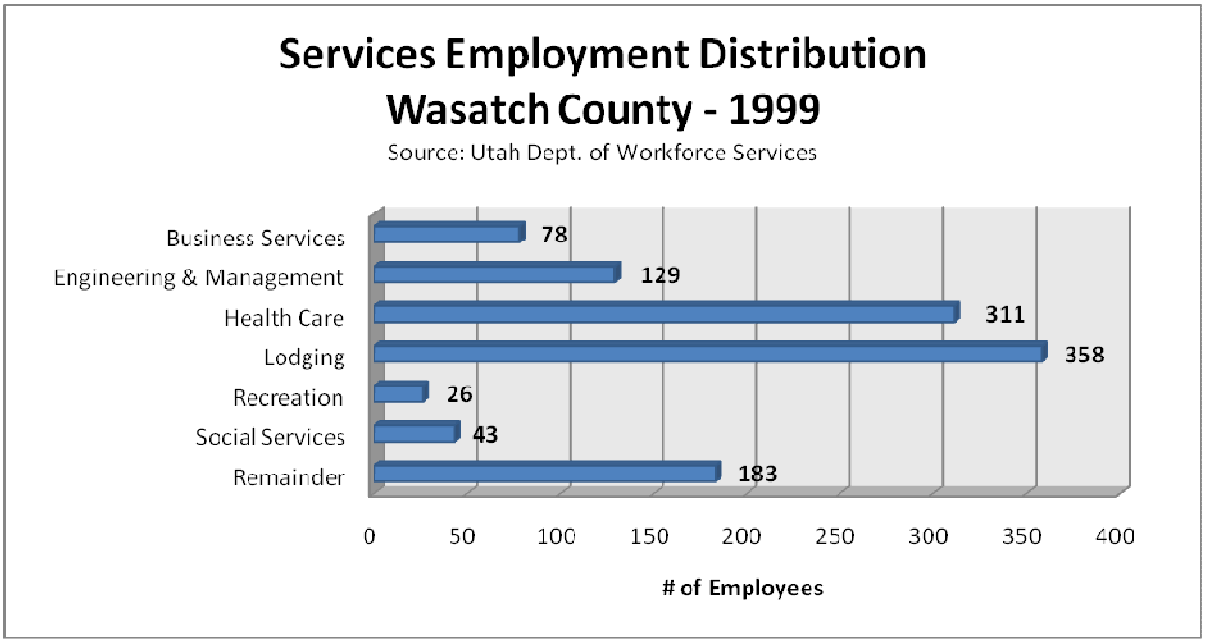


Figure 14

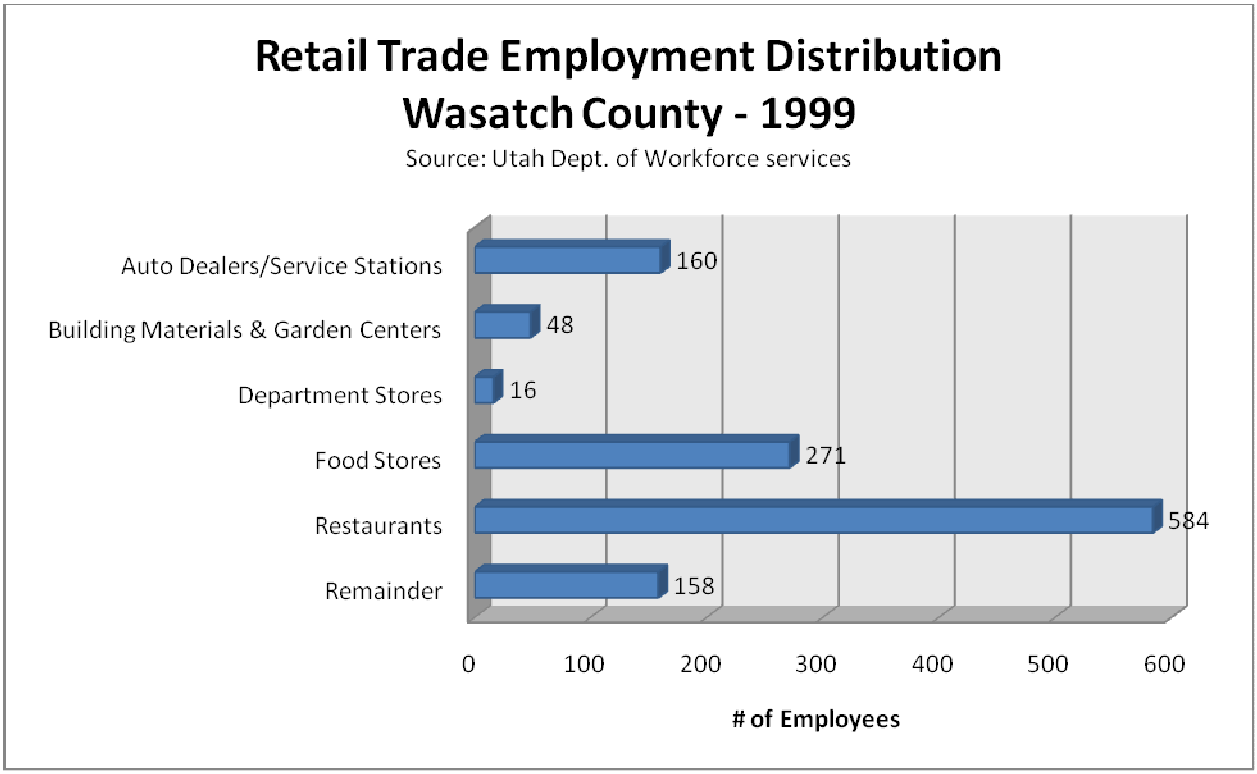
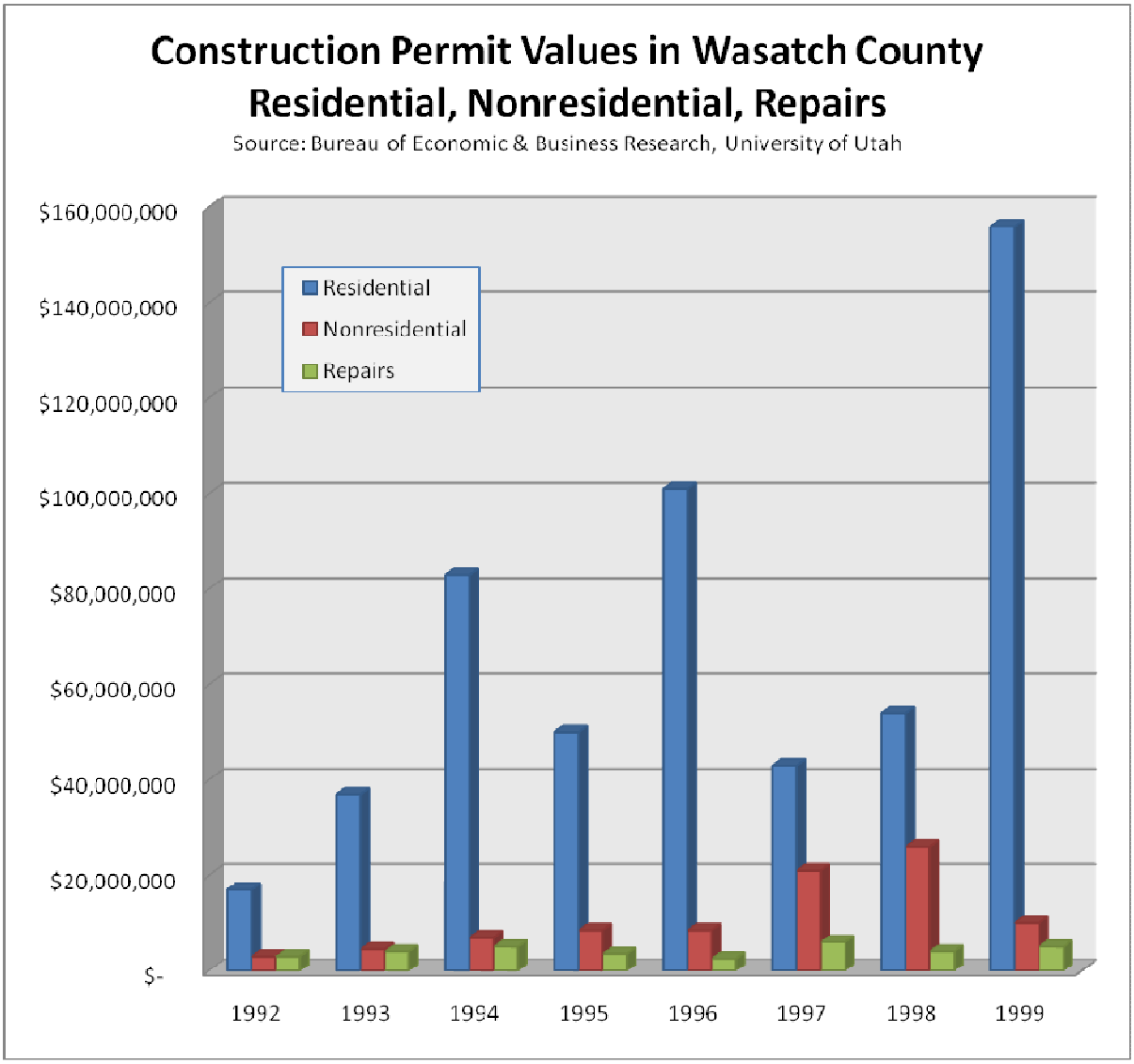


Table 2

Wasatch County - Nonagricultural Employment Historical Annual Averages

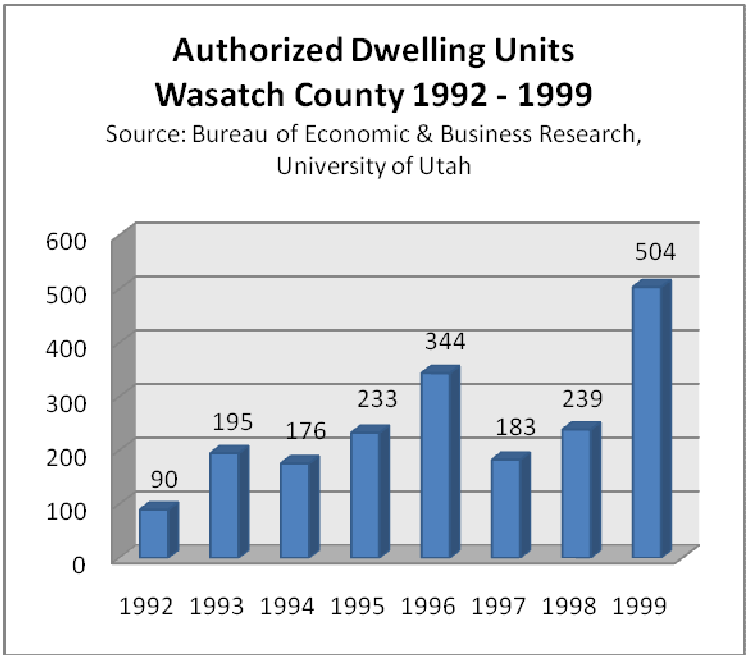
Year	Mining	Const.	Total Manuf.	Mfg. Durable	Mfg. Nondur.	Trans. Com-UT	Total Trade	Total Whsle	Trade Retail	Fin-Ins-RE	Services	Total Govern.	Gov-Fed	Gov-State	Gov-Local	Non-Ag Totals	% Chg.
1980	82	375	156	71	85	46	499	102	397	71	281	633	52	79	502	2,143	4.9%
1981	111	527	178	98	80	46	556	100	456	74	270	725	42	75	608	2,487	16.1%
1982	61	479	118	44	74	48	555	73	482	68	257	664	36	89	539	2,250	-9.5%
1983	37	219	137	58	79	42	545	67	478	62	274	658	45	93	520	1,974	-12.3%
1984	30	182	138	112	26	39	594	92	502	57	317	677	58	88	531	2,034	3.0%
1985	6	92	88	63	25	34	622	127	495	54	296	708	69	92	547	1,900	-6.6%
1986	0	106	63	41	22	37	657	155	502	50	294	721	68	94	559	1,928	1.5%
1987	1	52	65	42	23	35	684	138	546	49	764	617	76	95	446	2,267	17.6%
1988	2	296	78	50	28	78	594	85	509	41	709	599	73	95	431	2,397	5.7%
1989	0	246	100	73	27	76	568	111	547	52	742	651	76	92	483	2,435	1.6%
1990	0	276	121	88	33	90	601	95	506	71	700	673	85	93	495	2,532	4.0%
1991	0	282	98	64	34	85	645	107	538	45	732	679	60	93	526	2,566	1.3%
1992	0	302	131	94	37	86	688	106	582	49	714	696	66	96	534	2,666	3.9%
1993	0	307	142	98	44	88	755	76	679	55	762	707	70	99	538	2,816	5.6%
1994	3	311	134	77	57	97	865	85	780	65	735	722	70	101	551	2,932	4.1%
1995	3	392	125	72	53	91	922	98	824	85	811	741	63	96	582	3,170	8.1%
1996	5	422	244	92	152	102	1,042	139	903	82	851	756	55	97	604	3,504	10.5%
1997	4	426	307	74	233	106	1,132	136	996	82	928	832	57	124	651	3,817	8.9%
1998	3	494	315	79	236	109	1,210	140	1,070	98	1,010	866	55	139	672	4,105	7.5%

Figure 15



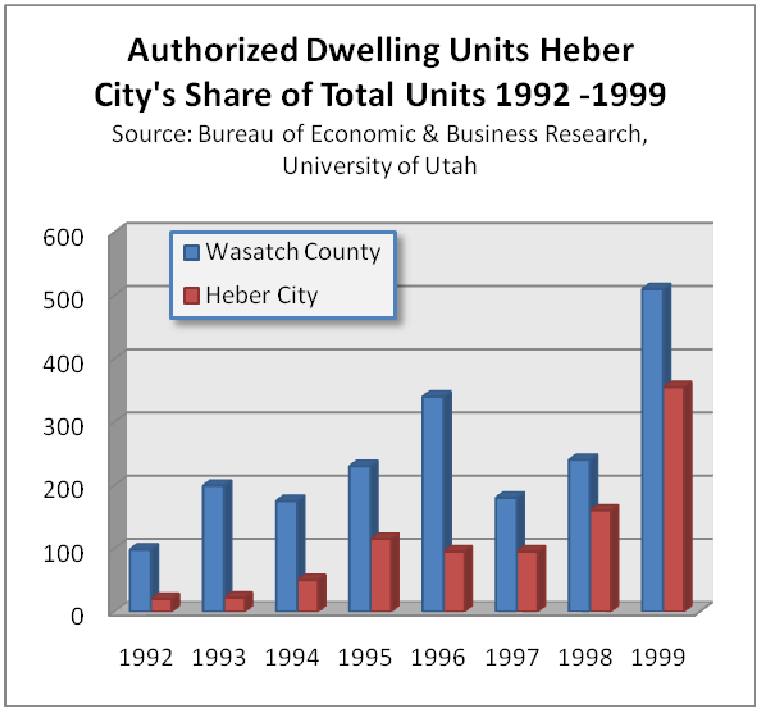
Construction activities in Wasatch County increased throughout most of the 1990s. Residential valuation has led the way, even though it has had years of ups and downs. Residential valuation jumped sharply in 1999.

Figure 16



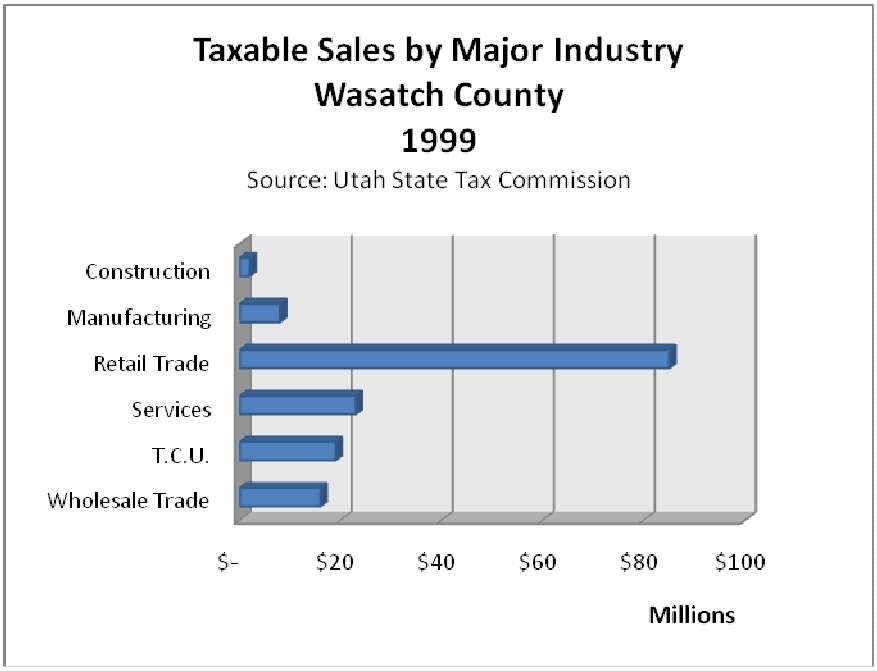
Authorized residential dwelling unit numbers hit a peak in 1996, then fell off for two years. A strong jump occurred in 1999. But this may just be the start, as projects surrounding the Jordanelle Reservoir could produce large numbers of homes.

Figure 17



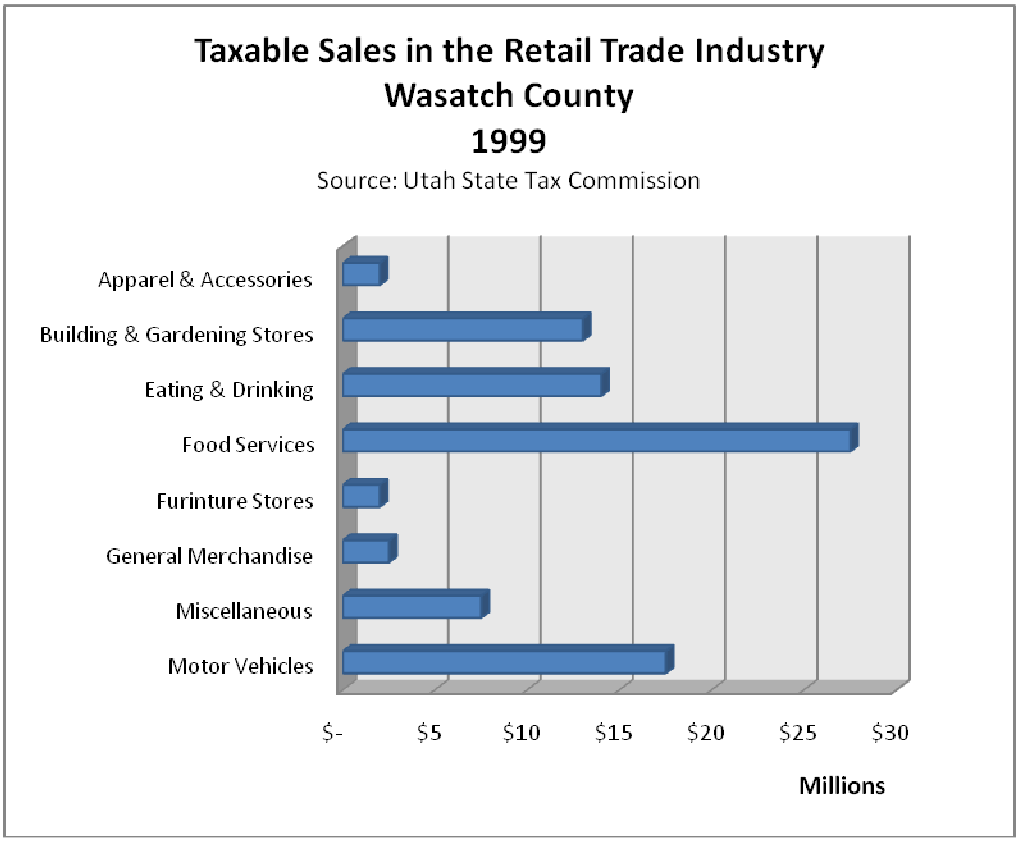
Much of the residential construction activity in Wasatch County has occurred out-side of Heber City. In 1998 and 1999, a higher proportion of residential activity had occurred in Heber City.

Figure 18



In a consumer driven economy, the major point of monetary interaction is retail trade activities

Figure 19



Everyone must eat, so food stores are the leader in sales. Motor vehicle dealers and service stations also capture a high amount of consumer dollars.

Economic Indicators

Quarterly Totals
Wasatch County

Figure 20

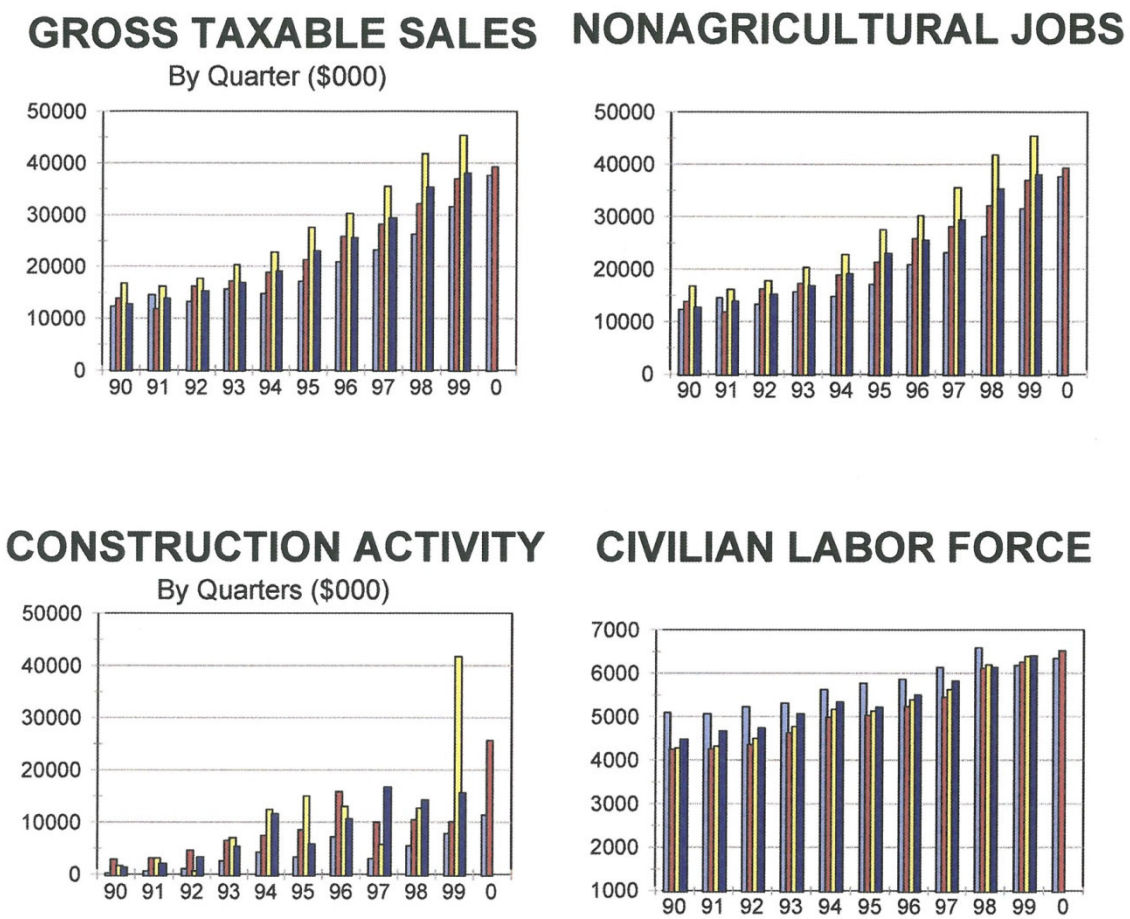


Figure 21

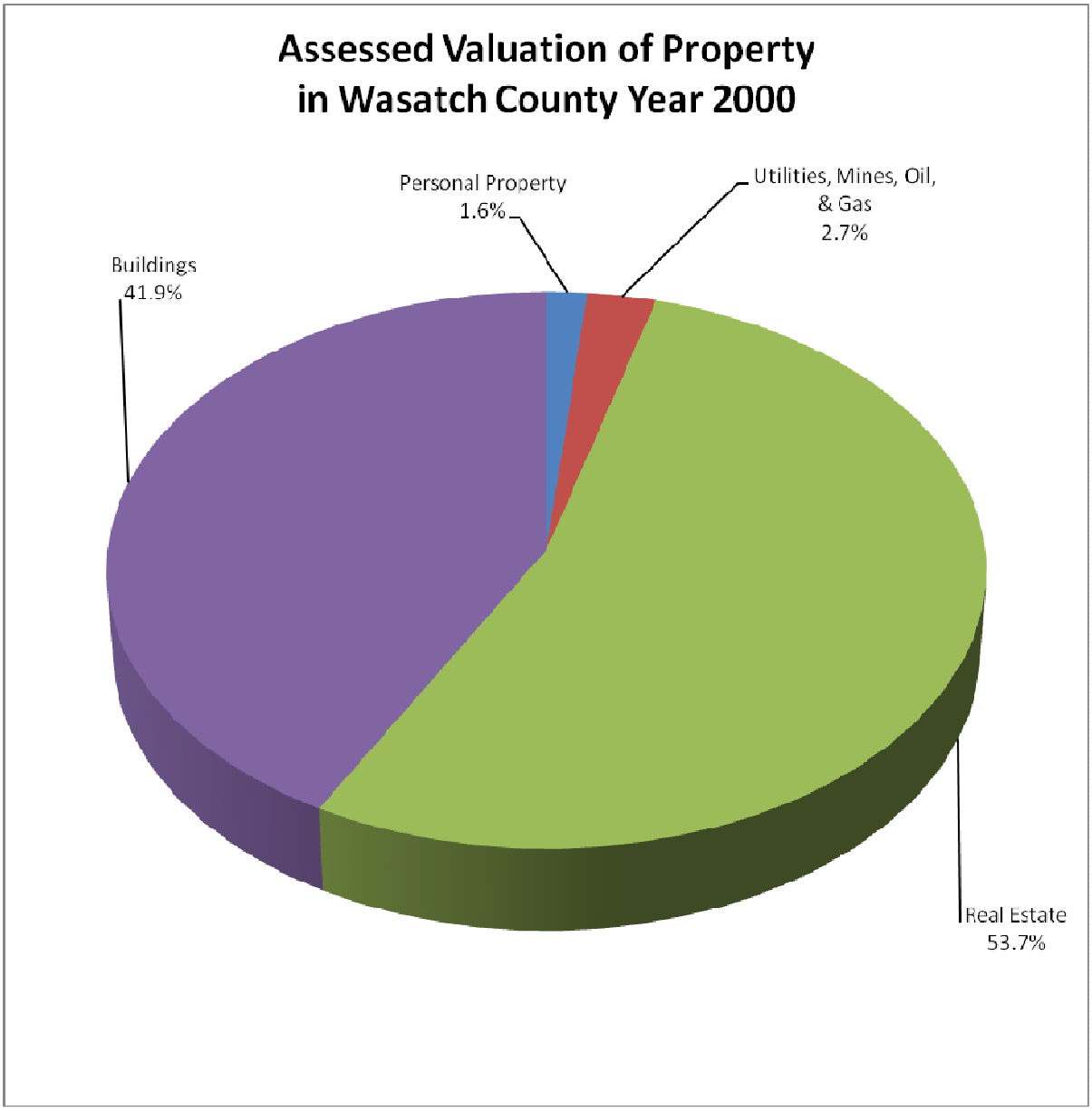


Table 3

Assessed by State Tax Commission	
Utilities, Mines, Oil, and Gas	$ 58,429,055
Assessed by Wasatch County	
Real Estate	$ 1,153,449,230
Buildings	$ 901,068,481
Personal Property	$ 35,252,110
Total	$ 2,148,198,876

Table 4

1999 Federal and State Taxes by County				
	Total Federal Taxes	Average Federal Taxes	Total State Taxes*	Average State Taxes
Beaver	$ 4,636,260	$ 2,148	$ 1,985,416	$ 951
Box Elder	$ 560,679,443	$ 3,170	$ 22,337,668	$ 1,353
Cache	$ 1,082,413,606	$ 3,213	$ 43,556,477	$ 1,373
Carbon	$ 261,452,687	$ 3,284	$ 10,143,860	$ 1,279
Daggett	$ 8,930,742	$ 3,090	$ 355,523	$ 1,261
Davis	$ 3,738,412,039	$ 4,439	$ 158,373,513	$ 1,777
Duchesne	$ 139,035,679	$ 3,125	$ 4,767,000	$ 902
Emery	$ 122,559,905	$ 2,690	$ 4,535,994	$ 1,184
Garfield	$ 43,849,668	$ 1,875	$ 1,335,571	$ 755
Grand	$ 92,592,302	$ 2,983	$ 4,097,700	$ 1,237
Iron	$ 320,458,922	$ 2,462	$ 12,007,053	$ 1,093
Juab	$ 81,343,691	$ 2,236	$ 3,041,493	$ 1,062
Kane	$ 67,126,639	$ 2,022	$ 2,175,011	$ 844
Millard	$ 106,443,684	$ 2,172	$ 4,412,514	$ 1,054
Morgan	$ 106,222,654	$ 3,831	$ 4,826,544	$ 1,689
Piute	$ 10,764,874	$ 1,735	$ 335,293	$ 707
Rich	$ 18,370,344	$ 2,131	$ 775,457	$ 1,033
Salt Lake	$ 14,487,327,708	$ 4,934	$ 640,218,518	$ 1,793
San Juan	$ 84,605,178	$ 2,280	$ 2,622,038	$ 931
Sanpete	$ 185,093,227	$ 2,167	$ 6,556,290	$ 940
Sevier	$ 190,963,609	$ 2,795	$ 7,096,388	$ 1,070
Summit	$ 738,423,403	$ 9,997	$ 37,349,748	$ 3,072
Tooele	$ 518,697,166	$ 3,317	$ 20,770,138	$ 1,412
Uintah	$ 241,402,172	$ 2,719	$ 9,111,264	$ 1,103
Utah	$ 4,305,234,415	$ 3,571	$ 208,725,320	$ 1,726
Wasatch	**$ 202,237,331**	**$ 4,172**	**$ 10,058,442**	**$ 1,821**
Washington	$ 978,058,738	$ 3,398	$ 39,331,063	$ 1,346
Wayne	$ 21,396,104	$ 1,839	$ 703,841	$ 779
Weber	$ 2,907,391,136	$ 3,888	$ 119,148,587	$ 1,523

Wasatch County residents paid an average Federal tax of $4,172 and State tax of $1,821, ranking them 4th in average Federal Taxes paid and second among counties in average state taxes paid. When an adjusted gross income is compared to other counties, Wasatch County ranks number 3. When these figures are compared to 1999 average county wages, transfer of payments, dividends, interest and rents, one must conclude that many residents of the County work in other counties. This then supports the notion that Wasatch County is a growing bedroom community.

Table 5

TAXABLE VALUE
RATIO OF COMMERCIAL TO PRIMARY RESIDENTIAL
1999

County	Primary Residential	Commercial & Industrial	%	Rank
Morgan	$ 163,689,506	$ 19,993,290	12.21%	29
Emery	$ 108,432,930	$ 16,128,310	14.87%	28
Piute	$ 15,009,340	$ 2,310,785	15.40%	27
Sanpete	$ 265,911,052	$ 46,812,370	17.60%	26
Davis	$ 5,008,821,180	$ 1,241,851,240	24.79%	25
Sevier	$ 256,253,002	$ 66,794,170	26.07%	24
Juab	$ 116,838,401	$ 30,566,766	26.16%	23
Millard	$ 124,059,155	$ 32,848,130	26.48%	22
Wasatch	**$ 356,456,278**	**$ 102,920,347**	**28.87%**	**21**
Duchesne	$ 114,328,925	$ 34,586,365	30.25%	20
Cache	$ 1,449,725,850	$ 491,946,640	33.93%	19
Uintah	$ 271,458,997	$ 92,790,365	34.18%	18
Tooele	$ 577,013,023	$ 204,278,632	35.40%	17
Weber	$ 3,364,557,102	$ 1,222,332,790	36.33%	16
Summit	$ 1,410,888,982	$ 535,925,179	37.98%	15
Utah	$ 6,586,010,142	$ 2,603,811,644	39.54%	14
Washington	$ 1,747,558,123	$ 712,659,185	40.78%	13
Box Elder	$ 675,888,522	$ 303,956,608	44.97%	12
Rich	$ 21,214,233	$ 10,404,092	49.04%	11
Iron	$ 477,648,093	$ 247,476,560	51.81%	10
Salt Lake	$ 21,207,989,734	$ 11,126,553,380	52.46%	9
Beaver	$ 80,529,410	$ 46,093,725	57.24%	8
San Juan	$ 58,500,080	$ 35,221,110	60.21%	7
Daggett	$ 8,635,680	$ 5,440,870	63.00%	6
Grand	$ 129,091,125	$ 81,779,109	63.35%	5
Kane	$ 93,455,959	$ 63,319,529	67.75%	4
Carbon	$ 251,137,185	$ 183,799,289	73.19%	3
Wayne	$ 27,510,340	$ 20,775,355	75.52%	2
Garfield	$ 46,770,300	$ 46,080,794	98.53%	1

Shown in this table is the relationship between residential property taxes and commercial and industrial taxes. It should be noted that to have a healthy economic community, this ratio should be less than 2 to 1. In Wasatch County the ratio is three dollars of residential tax revenue to every one dollar of commercial and industrial tax revenue, raising the fear that the County is becoming a bedroom community to the Wasatch Front Counties.

Population

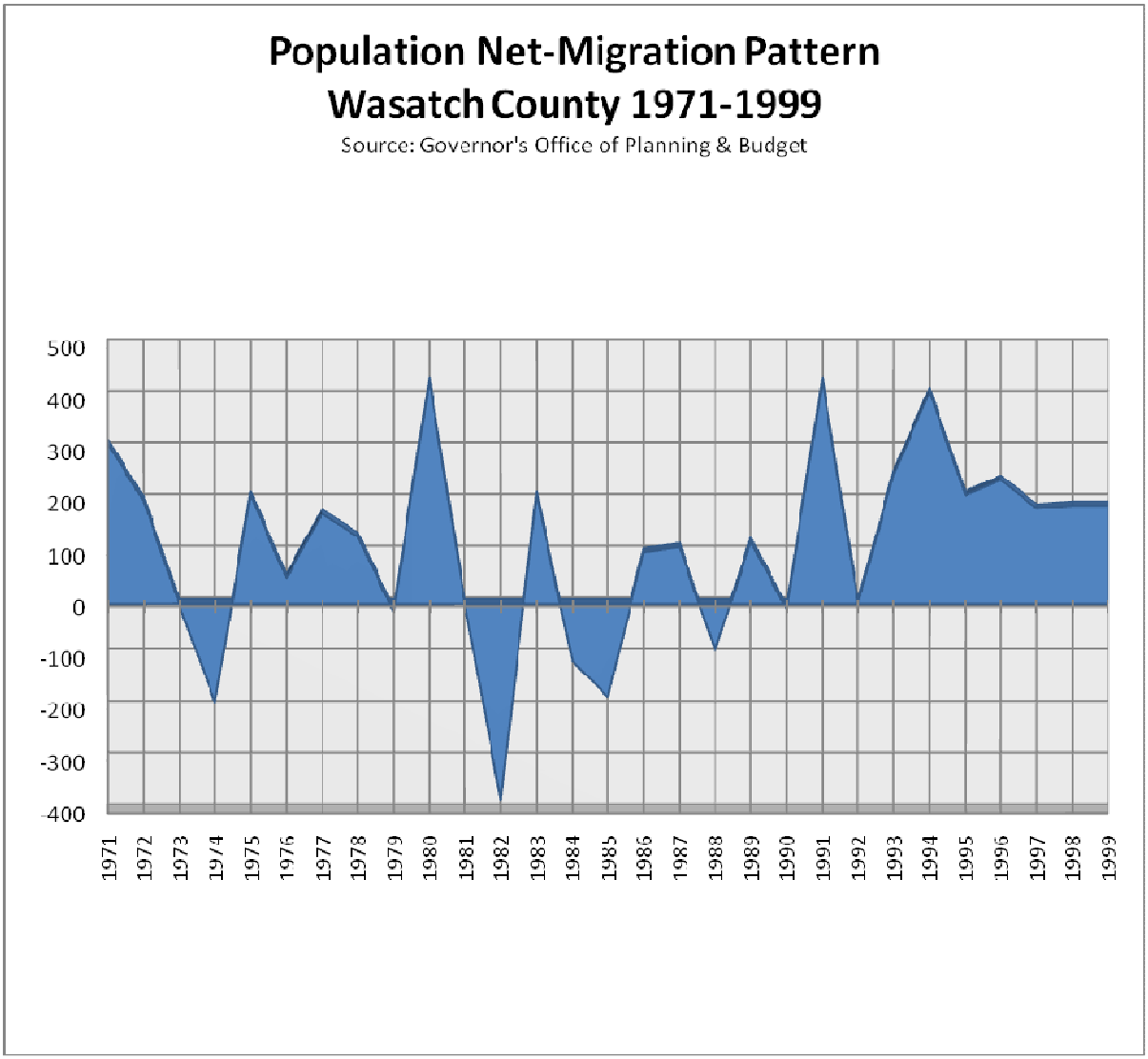
One of the primary purposes of preparing a General Plan is to facilitate the timely availability of public services and facilities to meet the needs of the public. Therefore, it is necessary to project the number of people that will likely live in Wasatch County. This population forecast can assist the County in establishing its Capital Facilities Plan in meeting the demands of new growth.

Several methods have been developed to enable forecasters to predict the future population in a given area, but most of these methods have been developed for use in areas where the economic forces are somewhat coterminous with the subject area. In view of the fact that Wasatch County lies on the perimeter of the Wasatch Front, which is a socioeconomic unit that contains over nearly 2,000,000 people, the county will increase in population as a place of residence for those working elsewhere. It is currently estimated that 50 percent of the workforce leaves the County for work. This increase in commuters is due to a number of people moving into the County for lifestyle reasons while maintaining their higher paying jobs along the Wasatch Front.

Where commuting is such a significant factor, the usual methods of projecting population are not available. Therefore, population projections in this plan are based on growth projections of the past ten years at a rate of 50.8 percent.

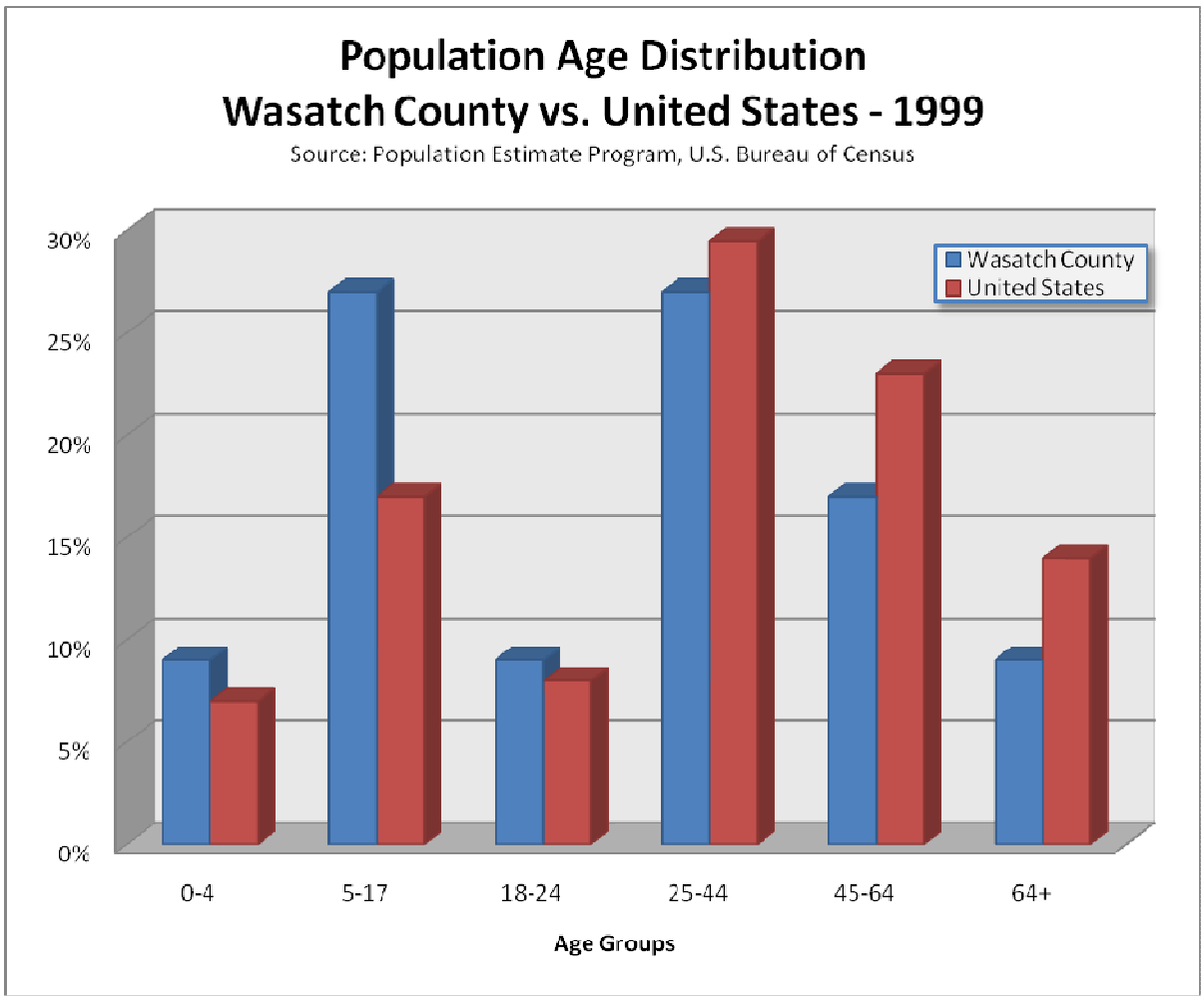
The tables, graphs, and charts on the following pages show the growth in the County=s population. Also shown are the population net migration patterns during the 1971 to 1999 period, distribution of population by age and projection of population to 2020.

Figure 22



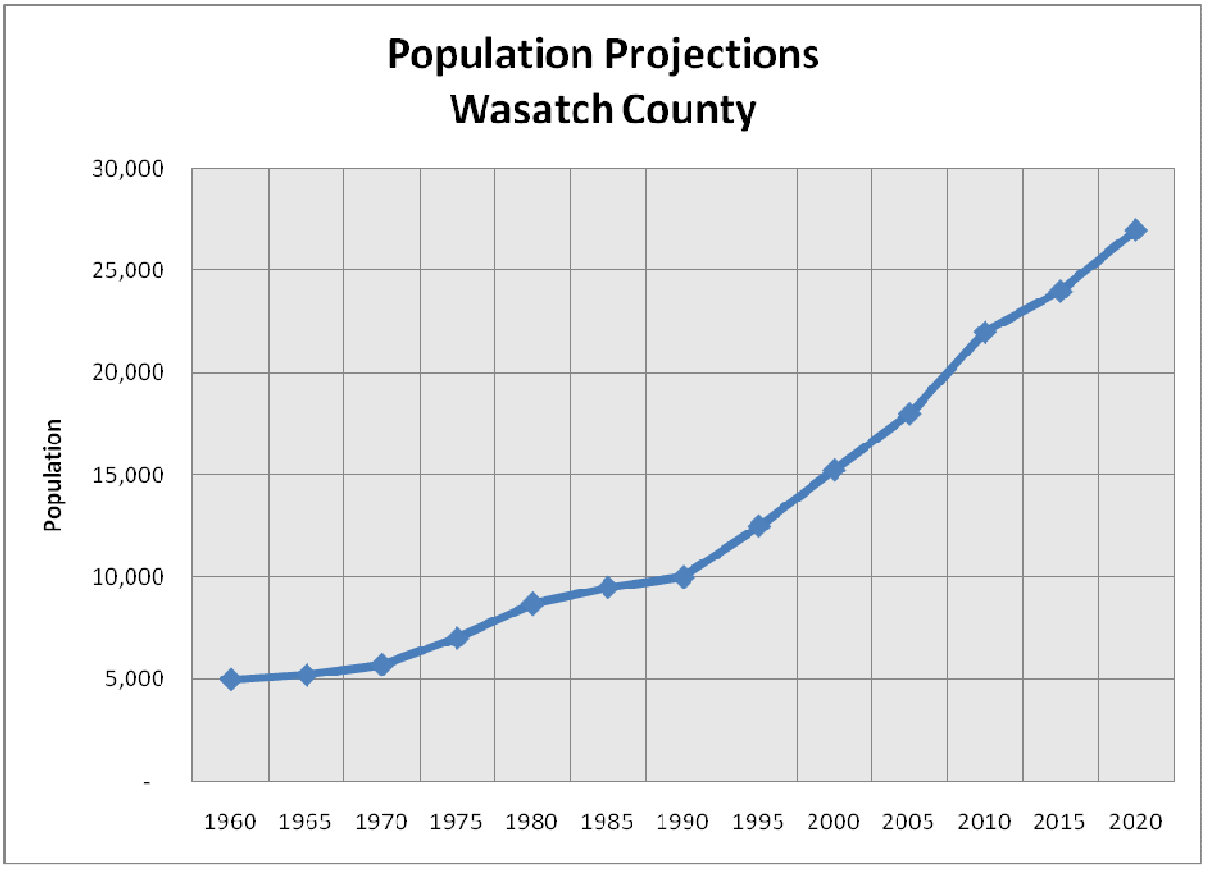
In-migration has been inconsistent over the past thirty years. The period with any consistency is the middle to latter part of the 1990s, when net in-migration has been steady.

Figure 23



As is the common age distribution found throughout much of Utah, Wasatch County's population is generally younger than the national average. The common practice of many children per family within the Mormon community is the primary reason for this younger-than-the national-average population distribution. There is a marked contrast in the 5-17 year age group.

Figure 24



Wasatch County's population changed little from 1940 to 1970. As roadways to the Wasatch Front improved and with the development of the ski industry in the Park City area, many people have moved to the County. This in-migration has resulted in much of the County's growth.

Table 6

WASATCH COUNTY Population Projection by Jurisdiction			
YEAR	2000	2005	2010
Wasatch County	15,215	18,362	21,785
Charleston	378	340	410
Heber City	7,291	8,326	9,385
Midway	2,121	2,621	3,254
Wallsburg	274	346	436
Balance of County	5,151	6,729	8,300

Existing Land Use

Using property plats from the Wasatch County Recorder's Office, the County=s GIS Department digitized property boundaries of all private land in the county on to aerial photos. These photos were then used in the field to inventory existing land uses in the following categories: grazing, residential, vacant subdivided residential, manufacturing, utilities, public, mining and irrigated agricultural. Analysis of the existing land use conditions indicates the pattern of development as uses have changed from irrigated agriculture in the valleys and grazing in the mountains. These patterns represent the existing condition that must be dealt with in establishing future land use development.

Table 7

EXISTING LAND USE BY CATEGORY

Use Category	Acres	Percent of County Total Land
Grazing	711,969.92	92.120
Vacant Residential	2,166.34	0.280
Residential	4,121.09	0.530
General sales or services	38.55	0.005
Manufacturing	54.11	0.007
Utilities	795.95	0.103
Private Recreation	6,113.45	0.791
Public Recreation facilities	2,518.45	0.380
Mining	260.35	0.034
Irrigated agricultural	15,616.65	2.020
Water bodies	22,598.50	2.920
Cities and Towns	6,222.00	0.810
TOTAL ACRES	**772,475.36**	**100.000**

Source: Wasatch County GIS Department

Maps 4 and 5 show the existing land uses. This information is also shown at a larger scale for each land use planning area.

It should be noted that very little change has occurred in the agriculture use within the Central Planning Area of Heber Valley (North and South Fields and areas along the Provo River) while great changes have occurred in the Eastern Planning of Heber Valley (Center and Lake Creek areas). Most of the changes that occurred in this area are a result of water and sewer infrastructure being extended by the Twin Creeks Special Service District. The extension of the sewer allowed two of the largest developments in the Lake Creek area to occur, Wild Mare Farms which had a high water table problem and Lake Creek Farms which had problems with unacceptable percolation rates and the potential of contamination of the ground water aquifer if septic tank drainfield concentrations were greater than one per five acres.

Existing Land Ownership

Using property plats from the Wasatch County Recorder's Office, the County=s GIS Department digitized property boundaries of all land in the county. This information was used to determine ownership in the following categorize: Forest Service, Bureau of Land Management, State Trust Lands, Ute Indians, Bureau of Reclamation, State Parks, Division of Wildlife Resources, lakes, and private. Private land was further divided into parcels of less than one acre, over 1 acre up to 5 acres, over 5 up to 20 acres, over 20 up to 40 acres, over 40 up to 160 acres and greater than 160 acres. The size in land parcels is important in determining the potential for creating lots of record as a result of land use decisions. A lot of record is a lot that legally existed prior to a change in zoning that is smaller than that required by the zoning ordinance for a single family dwelling.

The sizes of land parcels available are also important in determining the minimum amount of property that should be required for a planned unit development, the percentage required for open space, and minimum lot sizes in zones. The following table lists property ownership by the above categories.

Table 8

PROPERTY OWNERSHIP

Land Owner	Acres	Percent of County Total Land
Forest Service	416,495	53.89
Bureau of Land Management	3,384	0.43
State Trust Lands	19,576	2.54
Ute Indians	2,206	0.28
Bureau of Reclamation	1,195	0.16
Water Bodies	22,598	2.93
State Parks	27,262	3.53
Division of Wildlife Resources	34,707	4.48
City and Towns	6,222	0.81
Private		
less than one acre	1,620	0.21
over 1 acre up to 5 acres	4,610	0.59
over 5 up to 10 acres	4,191	0.54
over 10 up to 20 acres	5,883	0.76
over 20 up to 40 acres	7,847	1.01
over 40 up to 160 acres	5,144	0.67
greater than 160 acres	209,995	27.17
TOTAL ACRES	**772,935**	**100.00**

Source: Wasatch County GIS Department

Maps 6 and 7 show the existing land ownership. This information is also shown at a larger scale for each land use planning area.

Map 4 – Existing Land Use Heber Valley
Pull-Out

Map 5 – Existing Land Use Eastern County Pull-Out

Map 6 – Existing Land Ownership (Northern County) Pull-Out

Map 7 – Existing Land Ownership (Eastern County) Pull-Out

Housing

During the inventory of existing land uses and a review of the county's tax records, primary and secondary residential housing in the county was identified.

A review of taxable values for primary residential and secondary (second homes) shows that primary homes in all of Wasatch County had a taxable value of $356,456,278 for 1999 while second homes' taxable value was $263,495,491 for the same period or 42.5 percent of residential taxable value for a total of $619,951,769. The following compares Wasatch County's ratio of primary and secondary residences with other counties in the state.

Table 9

Ratio of Primary Residences to other Residential

County	Primary Residential	Other Residential	Other Residential as a % of Primary Residential Taxes	Other Residential as a % of Total Residential Taxes	Total Residential Taxes
Rich	$ 21,214,233	$ 93,355,097	440.06%	81.48%	$ 114,569,330
Daggett	$ 8,635,680	$ 27,768,505	321.56%	76.28%	$ 36,404,185
Summit	$ 1,410,888,982	$ 2,132,753,386	151.16%	60.19%	$ 3,543,642,368
Garfield	$ 46,770,300	$ 57,540,318	123.03%	55.16%	$ 104,310,618
Kane	$ 93,455,959	$ 97,794,541	104.64%	51.13%	$ 191,250,500
Wasatch	**$ 356,456,278**	**$ 263,495,491**	**73.92%**	**42.50%**	**$ 619,951,769**
Wayne	$ 27,510,340	$ 19,976,815	72.62%	42.07%	$ 47,487,155
Piute	$ 15,009,340	$ 6,243,060	41.59%	29.38%	$ 21,252,400
Beaver	$ 80,529,410	$ 26,068,560	32.37%	22.75%	$ 114,569,330
Iron	$ 477,648,093	$ 142,929,350	29.92%	23.03%	$ 620,577,443
Duchesne	$ 114,328,925	$ 33,731,455	29.50%	22.78%	$ 148,060,380
Sanpete	$ 265,911,052	$ 65,332,450	24.57%	19.72%	$ 331,243,502
Washington	$ 1,747,558,123	$ 380,032,546	21.75%	17.86%	$ 2,127,590,669
Grand	$ 129,091,125	$ 24,486,534	18.97%	15.94%	$ 153,577,659
Morgan	$ 163,689,506	$ 16,551,699	10.11%	9.18%	$ 180,241,205
Carbon	$ 251,137,185	$ 21,584,345	8.59%	7.91%	$ 272,721,530
Sevier	$ 256,253,002	$ 18,183,340	7.10%	6.63%	$ 274,436,342
Emery	$ 108,432,930	$ 7,406,100	6.83%	6.39%	$ 115,839,030
Millard	$ 124,059,155	$ 7,792,215	6.28%	5.91%	$ 131,851,370
Salt Lake	$ 21,207,989,734	$ 1,161,545,290	5.48%	5.19%	$ 22,369,535,024
Juab	$ 116,838,401	$ 5,381,420	4.61%	4.40%	$ 122,219,821
Weber	$ 3,364,557,102	$ 154,000,478	4.58%	4.38%	$ 3,518,557,580
San Juan	$ 58,500,080	$ 1,914,940	3.27%	3.17%	$ 60,415,020
Uintah	$ 271,458,997	$ 6,747,516	2.49%	2.43%	$ 278,206,513
Cache	$ 1,449,725,850	$ 26,836,315	1.85%	1.82%	$ 1,476,562,165
Utah	$ 6,586,010,142	$ 62,680,885	0.95%	0.94%	$ 6,648,691,027
Tooele	$ 577,013,023	$ 4,181,296	0.72%	0.72%	$ 581,194,319
Box Elder	$ 675,888,522	$ 2,115,919	0.31%	0.31%	$ 678,004,441
Davis	$ 5,008,821,180	$ 2,221,990	0.04%	0.04%	$ 5,011,043,170

Existing Water Resource

This section identifies existing water resources used for irrigation on lands below 6400 feet above sea level by subareas in Heber and Round Valleys from both private and irrigation company sources. The water right information was obtained from State Engineer records available on the Internet. This research was conducted to determine the available water resources to support growth in the Heber and Round Valleys. The following assumptions were used in this analysis:

- Even though a given water right may have a duty greater than 3 acre feet of water per acre, based on new standards and recently approved change applications, the State Engineers Office would only recognize a 3 acre feet per acre duty for irrigation water.

- Due to the unreliability of certain classes of water rights, only first class or primary water rights were used in determining water available to support growth.

- When water rights showed only a flow, available water from that right was determined by the number of acres to be irrigated, as shown on the water right, at 3 acre feet per acre plus livestock watering.

Map 8 shows subareas used in the identification of available water rights. These subareas somewhat match irrigation company boundaries. Maps 9 and 10 show the spring locations in Heber and Round Valleys. Map 11 shows irrigated lands in the Heber and Round Valley areas. Appendix 1 contains tables listing water right subareas, water right numbers, water source, designated use, original water right quantity and any segregation.

Map 8 – Water Resources Sub Areas
Pull-Out

Map 9 – Heber Valley Water Resources Spring Locations Pull-Out

Map 10 – Round Valley Water Resources Spring Locations Pull-Out

Map 11 – Irrigated Lands in Heber and Round Valley Pull-Out