

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 1003**

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN GENERAL PLAN CREATING CHAPTER 8
SUSTAINABLE DEVELOPMENT, WATER USE, AND AGRICULTURE**

PREAMBLE

WHEREAS, pursuant to Utah Code Annotated §17-27a-401, each county is required to adopt a General Plan to guide growth and development within its jurisdiction; and

WHEREAS, Utah Code Annotated §17-27a-401(3)(a) requires that the General Plan includes a Water Use and Preservation Element addressing current and future water supply, demand, and conservation; and

WHEREAS, the Snyderville Basin Planning Commission has prepared and reviewed a draft Water Element as part of the County's General Plan update, consistent with statutory requirements and the County's long-term sustainability goals; and

WHEREAS, the Snyderville Basin Planning Commission, following due notice, conducted a public hearing and recommended adoption of the Water Element to the County Council; and

WHEREAS, the Summit County Council has reviewed the proposed Water Element, considered public comment, and found that its adoption promotes sound planning, responsible water management, and the general welfare of the County's residents; and

WHEREAS, the County is required to adopt an updated Water Element by December 31, 2025, in accordance with state law; and,

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

Section 1. **SNYDERVILLE BASIN GENERAL PLAN** The Snyderville Basin General Plan is amended as depicted in Exhibit A.

Section 2. **Effective Date.** This Ordinance shall take effect upon publication.

Enacted this 17th day of December, 2025.

ATTEST:

Evelyn Furse
Evelyn Furse
Summit County Clerk

SUMMIT COUNTY COUNCIL

Tonja B. Hanson
Tonja Hanson, Council Chair

APPROVED AS TO FORM:

Allen Prachay
~~David L. Thomas~~
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

| | |
|-------------------------|-------------------------|
| Councilmember Hanson | <u> </u> Aye <u> </u> |
| Councilmember Robinson | <u> </u> Aye <u> </u> |
| Councilmember Mckenna | <u> </u> Aye <u> </u> |
| Councilmember Armstrong | <u> </u> Aye <u> </u> |
| Councilmember Harte | <u> </u> Aye <u> </u> |



EXHIBIT A PROPOSED AMENDMENTS

Supplemental Chapter: Sustainable Development, Water Use, and Agriculture

I. Introduction

In recent years, drought, climate change, and rapid population growth have placed increasing strain on Utah’s limited water resources. On April 21, 2022, Governor Spencer J. Cox issued an Executive Order declaring a state of emergency due to drought conditions in Utah. That summer, the Great Salt Lake also reached its lowest levels ever recorded¹. In response to the declaration, the governor’s office released an action plan for water, which included better integrating water and land use planning at the local level². As a result of this increasing pressure on the state’s water resources, in 2022 the Utah state legislature passed SB 110: Water as Part of a General Plan. SB 110 requires municipalities and counties to develop general plans that consider the effect of development on water demand and water infrastructure, methods of reducing water demand and per capita water use for existing and future development, and potential changes to local government operations to reduce water waste.³ This section of the Snyderville Basin General Plan meets the intent of both SB 110 and other statutory general plan requirements, including agricultural protection (UT Code § 17-27a-403).⁴

In Summit County, climate change is expected to result in more frequent and severe droughts, thus increasing water scarcity in the County. According to a Woodwell Climate Research Center Climate Risk Assessment Report for Summit County, in the past two decades (2000–2020), central Summit County experienced severe drought less than 20% of the time. By mid-century (2040–2060), severe drought stress will increase to less than 30% of the time.⁵ As of September 2025, 98% of Summit County was experiencing severe or extreme drought, according to the U.S. Drought Monitor.⁶

Summit County also continues to grow – albeit more slowly than much of the State. By 2050, the population is projected to reach 55,373, a 19.5% increase from the County’s 2025 population of approximately 44,556. This is a growth rate of approximately 0.78% per year.⁷ In the past few decades, the Snyderville Basin (“the Basin”) has transitioned from a rural valley to a primarily urbanized community. Future growth is primarily expected to occur in the residential sector, with some increase in commercial activity, especially within Park City Municipal.⁸

¹ <https://www.usgs.gov/media/before-after/great-salt-lake-comparison-1986-and-2022>

² <https://gopb.utah.gov/waterplan/>

³ <https://le.utah.gov/~2022/bills/static/SB0110.html>

⁴ <https://law.justia.com/codes/utah/2017/title-10/chapter-9a/part-4/section-403/>

⁵ <https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0->

⁶ <https://www.drought.gov/states/utah/county/Summit>

⁷ <https://gardner.utah.edu/utah-demographics/population-projections/state-and-county-projections-tableau/>

⁸ See Appendix B: Summit County Water Provider Data

According to the Woodwell report’s water scarcity index, much of the County faces high water scarcity, driven by unsustainable groundwater pumping in the East and high projected water stress throughout the County, defined as the ratio of water withdrawals to available renewable water.⁹

Summit County residents have already faced challenges associated with water scarcity. In October 2021, a prolonged drought brought Rockport Reservoir down to 26% of total capacity. Facing very low reservoir conditions, in 2022, Weber Basin Water Conservancy District (“WBWCD”) – a wholesale water supplier within the Weber River drainage, which supplies some of the water resources for the County - reduced their contract allocations by 10% for indoor use, 60% for outdoor irrigation, and 40% for agricultural use. Two of the Basin’s water providers – Mountain Regional and Summit Water – responded with mandatory water use restrictions for their customers and increased water rates.¹⁰

One of Summit County’s core values is preservation: preserving our land, water, air, and culture. Water underpins the health of our environment, economy, and people. Seated at the headwaters of the Weber Basin Watershed, Summit County is committed to ensuring a resilient water future for its residents, farmers, businesses, and visitors while protecting the County’s critical rivers, streams, and wildlife and doing its part to support its downstream beneficiaries, most importantly the Great Salt Lake. To do so, the County will continue to take action to protect water quality and support the strong integration of water conservation and efficiency into land use planning through policy, programming, education, restoration, and stakeholder engagement. The following polished water element outlines the Basin’s existing water conditions, actions that have already been taken in the Basin to improve water resiliency, and new goals and strategies for reducing water demand in existing and new development.

While large-scale grazing and farming has diminished, agriculture continues to shape the Basin’s heritage, landscape, and sense of place. Remaining agricultural lands, equestrian operations, and specialty farms provide community benefits including open space, local food opportunities, ecosystem services, and a connection to the area’s history. Because agriculture is closely tied to water resources, an agricultural component is included within the Basin’s Water Element. Even small-scale agriculture influences how water is used, conserved, and managed. The policies and strategies below emphasize not only the protection of remaining agricultural lands but also the need to integrate water efficiency and stewardship into all agricultural practices.

⁹ <https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYAO->

¹⁰ <https://www.summitcountyutah.gov/DocumentCenter/View/20539/MRW-2023-Tentative-Budget-and-Proposed-2022-Amended-Budget>, https://www.mtnregionalwaterutah.gov/files/9669127c5/2022%2BMRW%2BRules%2Band%2BRegulations%2BFINAL%2BSIGNED%2B%28adopted%2B12_7_22%29.pdf

Both the Utah Housing Strategic Plan and the Utah Resource and Infrastructure Housing Capacity Analysis report indicate that water availability is a constraint on the development of affordable and attainable housing in the coming years. Both reports call for increased water conservation efforts.

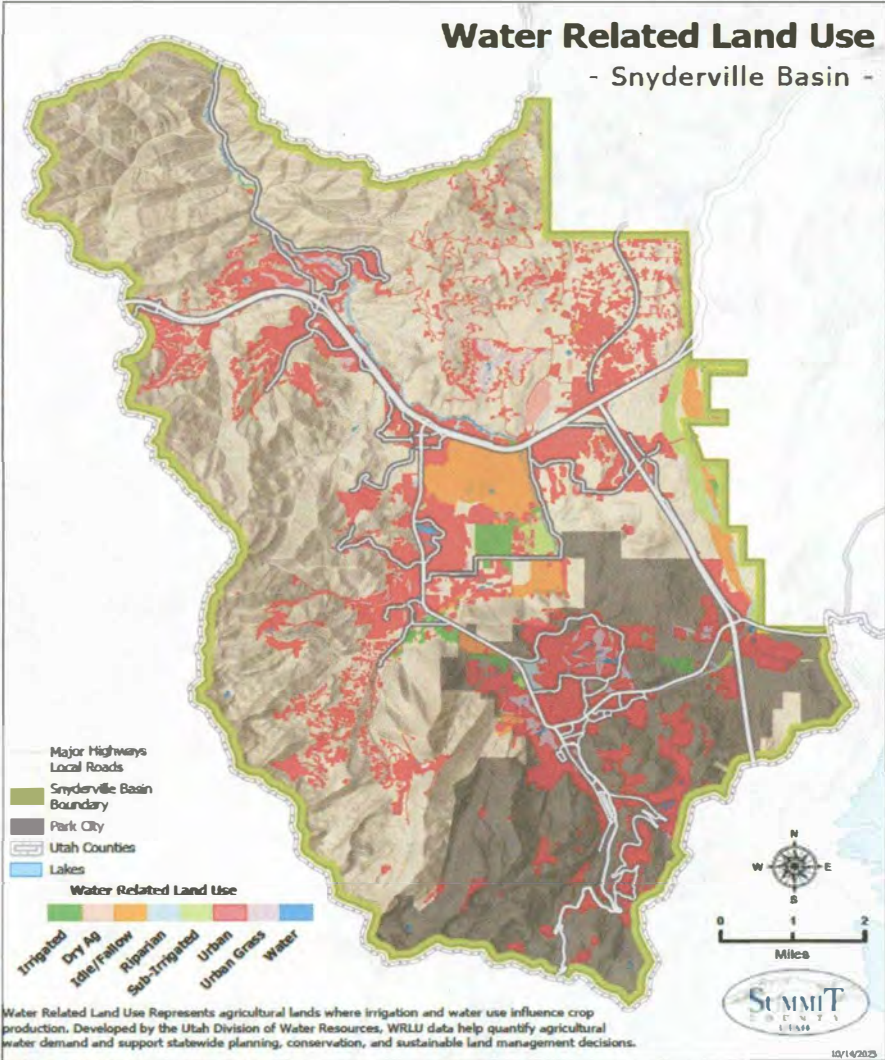


Figure 1 Water Related Land Use

II. Stakeholder Engagement

This section – and the identified goals and strategies – were developed with input from state agencies, water providers, community members, and other stakeholders.

In 2022, the County participated in the inaugural Utah Growing Water Smart workshop¹¹, a program funded in part by the Utah Division of Water Resources. Several of the actions identified during this collaborative workshop are included in this water element. The County received Growing Water Smart Technical Assistance to develop this water element from Western Resource Advocates, as well as guidance on this planning effort from staff at the Utah Division of Water Resources (DWRe). In Fall 2024, Summit County applied for and received funding from DWRe to support mapping and visualization associated with the water element.

Basin community members have also been engaged in this process. In 2024, approximately 200 Basin residents provided input on the General Plan through an *Our Summit* visioning survey. Additionally, on October 1st, 2024, the County held a General Plan Community Open House in Kimball Junction to solicit input on General Plan priorities, including those related to water preservation and conservation.

The survey results and Open House feedback - which will also be described in other sections of this General Plan - indicated that respondents are concerned about unmitigated growth, urban sprawl, and water security. When asked what issues respondents were most concerned about when considering Summit County's future, availability of water supply ranked fourth out of eighteen responses, only behind traffic, preservation of open space, and not enough development control. Water ranked #1 - with 35% ranking water first - when asked which resources needed the most attention in order to improve or maintain the quality of life in Snyderville Basin. And 85% of respondents said the rate of growth in the Basin was too fast or faster than they'd like.

¹¹ <https://water.utah.gov/growing-water-smart/>

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

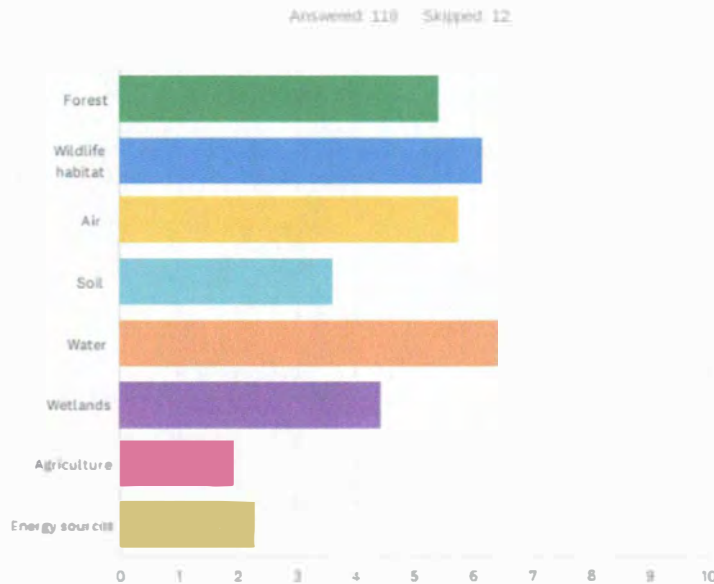


Figure 2. Priority Ranking of Snyderville Basin Resources

Additionally, when presented with strategies for reducing water use the most popular options were incentivizing agricultural operators to install efficient irrigation systems (85%), reducing setbacks to limit the amount of irrigated land (75%), and incentivizing the sealing of irrigation ditches and canals (67%). These strategies need to be carefully considered before being implemented.

County staff also solicited feedback on specific strategies and educational opportunities from Utah State University Extension staff in Summit County. This feedback and survey results have been incorporated into both the Basin and Eastern Summit water elements.

Separately, the Summit County Health Department conducted a countywide survey in 2024 to inform the Community Health Assessment. About a third (35.2%) of the survey respondents said they were somewhat concerned about their drinking water quality, and 16.4% said they were very concerned. Additionally, in May 2024, the Summit County Health Department facilitated group discussions on the impact of a changing climate on personal and community health to gather input for the Community Health Assessment. Key themes that emerged from these discussions included: drought and its impact on crops, livestock, and the local agricultural

economy; water anxiety and a sentiment that County and state attitudes concerning water are overly optimistic; and a need to shift towards water wise landscaping and irrigation.

In Spring 2025, County staff contacted the six Snyderville Basin water providers via email and phone calls to complete a short survey with information about their water system, water supply planning, and water conservation efforts. The six Basin providers include Gorgoza Mutual Water (“Gorgoza”), Summit Water Distribution Company (“Summit Water”), Mountain Regional Water Special Service District (“Mountain Regional”), Park City Water System (“Park City”), Summit County Service Area 3 (“SCSA3”), and High Valley Water Company (“High Valley”). Staff received responses from three water providers representing 60% of the population served in the Basin. Additional water provider data was gathered from available Water Conservation Plans, water provider websites, annual water concurrency reporting, and through the Utah Division of Water Rights. Collated responses and data are available in Appendix B: Summit County Water Provider Data for Snyderville Basin.

Canal and irrigation companies with mailing addresses available were sent a postcard on October 24, 2025, informing them about the water element process and requesting feedback on the drafted plan. They were also provided with staff contact information. One provider responded with comments as of December 4, 2025. A list of all irrigation and canal companies and their status in the Basin are below.

| Company Name | Inv Status |
|-----------------------------------|--------------|
| Community Water Company | Piped |
| Gorgoza Mutual Water Company | Piped |
| Summit Water Distribution Company | Other Exempt |
| High Valley Water Company | Under 5 CFS |

Table 1. Irrigation and Canal Companies in Snyderville Basin

Additionally, the County met with key agricultural stakeholders to understand current conditions and future needs. Staff consulted with the Utah Department of Agriculture and Food (UDAF), the Kamas Valley Conservation District, and the Summit Conservation District. These discussions focused on irrigation infrastructure, agricultural water rights, conservation programs, and opportunities to support producers.

A draft water element was sent to internal and external stakeholders for review and analysis. An updated draft was presented to the Snyderville Basin Planning Commission on October 14, 2025. Additionally, the draft plan was available for public review and comment between October 9 and 17 and the polished draft was available for review and comment between October 24 and November 5.

Between October 9 and 17, we received six public comments on the Snyderville Basin water element. The suggestions that could be implemented have been updated in the plan. Comments also revealed some areas in which additional data is needed. Please see Appendix A for the public comments.

III. Existing Conditions

In the Snyderville Basin, water services are provided by six water providers to a population of 35,699 people through 16,165 metered connections and private wells.

| Water Provider | Metered Connections |
|------------------------------|----------------------------|
| Mountain Regional | 6,067 |
| Park City Municipal | 5,480 |
| Summit Water | 2,500 |
| Gorgoza | 1,646 |
| High Valley | 255 |
| Summit County Service area 3 | 217 |
| Total | 16,165 |

Table 2. Water Provider existing metered connections.

Weber Basin Water Conservancy District is the wholesale water supplier for the Snyderville Basin, both supplying water to retail providers and helping to manage the sale of surplus retail supplies.

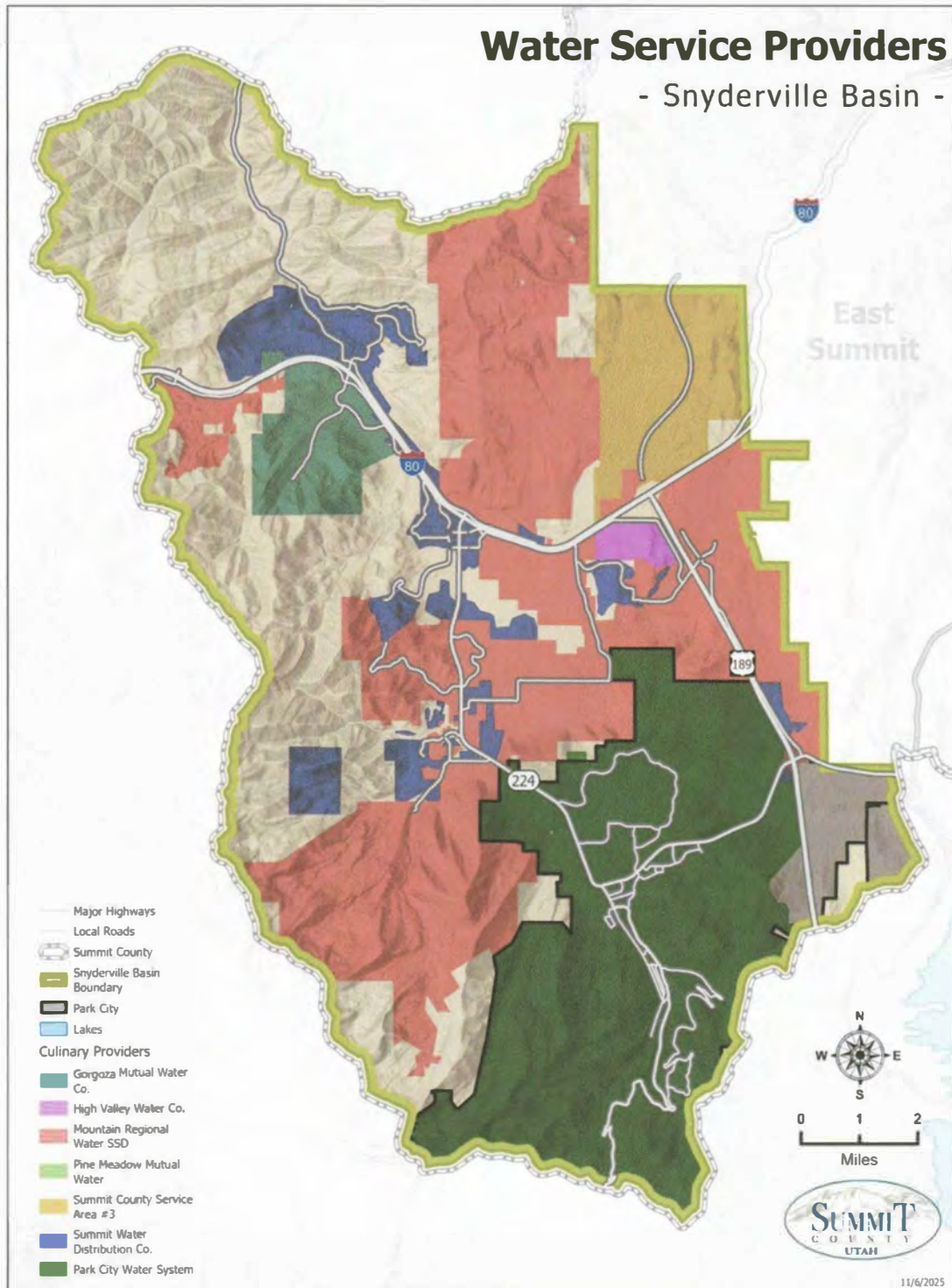


Figure 3: Map of Snyderville Basin Service Providers

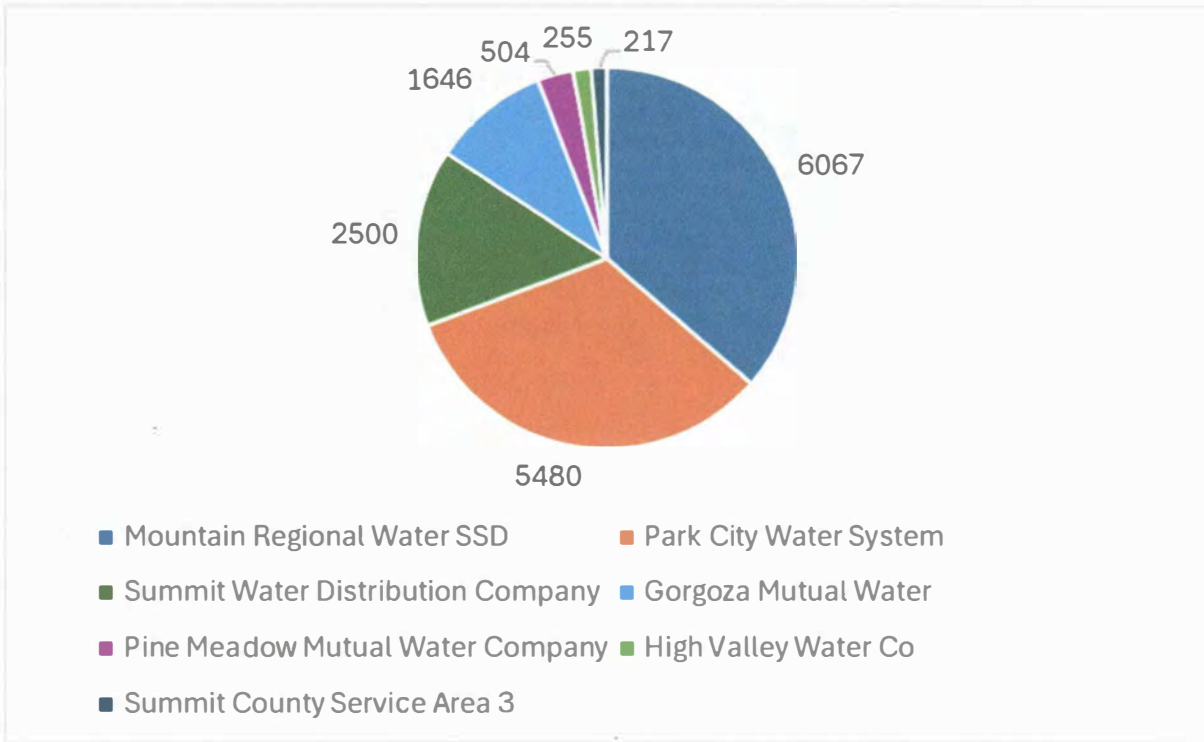


Figure 4 Number of Connections per Basin Water Provider

According to data from the Division of Water Rights, there are two private wells for industrial use and two private wells for secondary use in the Basin. For those wells that reported in 2024, there was an estimated 180 acre-feet total usage.

| System Name | Type | Source Name | 2024 usage (acre-feet) |
|---|------------|------------------|------------------------|
| Geneva Rock (Park City) | Industrial | Park City Well | 36.24 |
| GGC Member Acquisition, Inc (Golf Club) | Secondary | Greyhawk Well #2 | 3.391116021 |
| SPH21, LLC (Canyons Golf Club) | Secondary | Well No. 4b | 140.371028 |

Table 3. Private wells for secondary use

There are many smaller privately owned wells that do not currently report to the DWR within the Basin for which we do not have data for.

Based on a 3-year average from 2020--2022, total water demand in the Basin is approximately 11,194 acre-feet per year.¹² The total annual available supplies in 2020 ranged from 12,484 to 12,777 acre-feet based on a low-end and high-end estimate. This means that current supplies exceed current demands across the Basin. At the individual provider level, the picture is slightly more complex. Park City currently has the most robust excess supply and leases some of this surplus - approximately 6% of their supply as of 2024 - to WBWCD to sell to Summit Water Distribution Company.¹³

Across the Basin, 68% of water is sourced from numerous groundwater wells or spring water and 32% is sourced from surface water. Most of this surface water comes from the Weber River in Eastern Summit County via the Lost Canyon Project and Rockport Reservoir. Rockport Reservoir is owned and operated by Weber Basin Water Conservancy District. In Park City, approximately 40% of the water supply is sourced from the City's old mining tunnels, which function similarly to groundwater wells.

Acre foot - An acre foot of water is a measurement used to describe large volumes of water. One acre foot is the amount of water it would take to cover one acre of land in one foot of water. This is 325,851 gallons of water, or enough water for two average US households per year.

Two providers – Mountain Regional and Park City – provide secondary water service for outdoor irrigation. The secondary water system in the Basin is relatively small, accounting for 1,260 acre-feet of water use - or 10% of overall demand - with much of that water used for irrigation at Promontory golf courses. Both of these secondary systems are fully metered.

Per the WBWCD's 2024 Supply and Demand Study for the Basin, gallons per capita per day (GPCD) use in the Basin is 155, with an adjustment to account for high visitor numbers. This is significantly lower than Utah's 2019 statewide average of 223 GPCD. Part of this variation is due to Summit County's high elevation and thus, lower landscape irrigation demands.¹⁴ Notably, the visitation adjustment accounts for an equivalent population increase of 65,000 people - assuming 2.6 million visitors over 4-months during the winter for an average stay of 3-days. This signifies the significant role that visitors have on water use in the Basin.

¹² WBWCD Supply and Demand Study, 2024, Table 2-2

¹³ <https://parkcityut.portal.civicclerk.com/event/269/files/attachment/7816>

¹⁴ <https://water.utah.gov/latest-water-use-numbers-posted-to-revamped-open-water-data-website/>

Gallons per Capita per Day (GPCD) - A measurement of the average amount of water used by an individual in an area's population in one day.

Even so, outdoor water use accounts for a significant amount of water use in the Basin. 56% of water is used indoors and 44% is applied outdoors. In Park City, almost 70% of total summer consumption is used for irrigation.

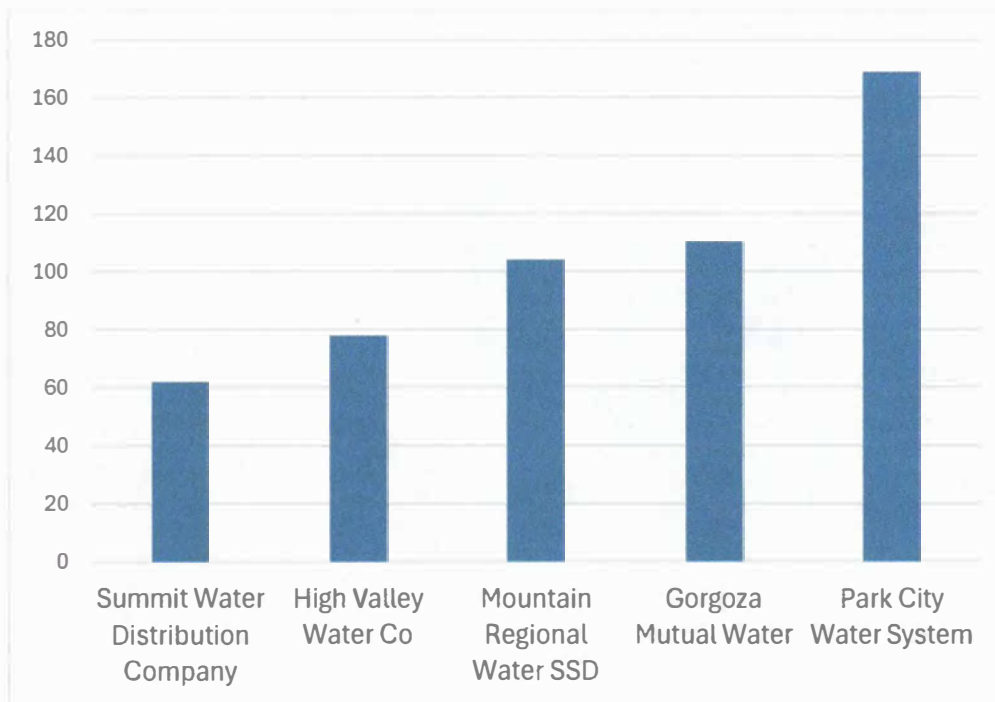


Figure 5 Basin Water Provider GPCD¹⁵

Most of the Basin's water is used in the residential sector (59%), followed by the commercial sector (21%), the industrial sector which includes snowmaking (16%), and the institutional sector (3%). In Park City, 13% of the City's water supply is used for snowmaking.

¹⁵ GPCD figure is not available for SCAS3.

Average system water loss is 19% of treated water, which is 5% higher than the 14% national average.¹⁶

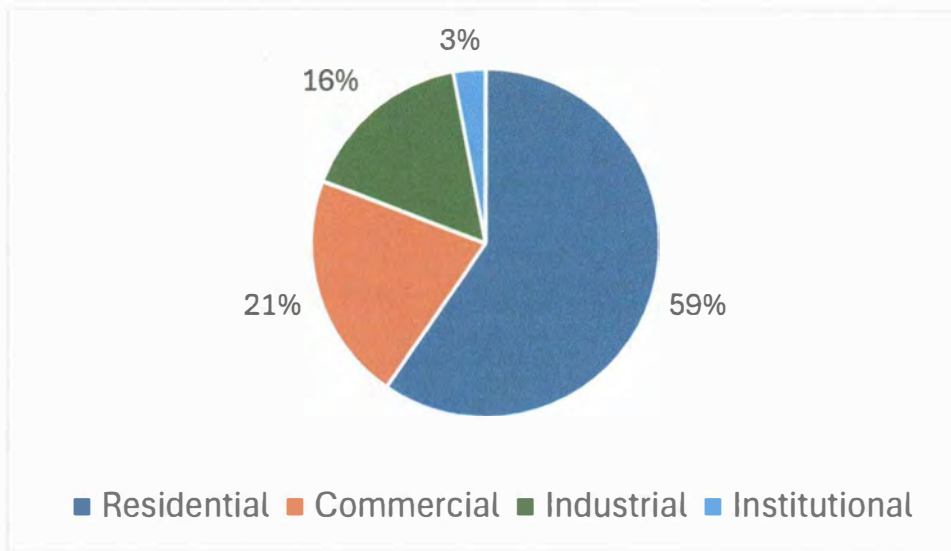


Figure 6 Basin Water Use by Sector

Wastewater Treatment in the Basin

Snyderville Basin Water Reclamation District (“SBWRD”) collects and treats wastewater in the East Canyon and Silver Creek water reclamation facilities and it is then placed back into East Canyon Creek and Silver Creek. On average, SBWRD treats 3.5 million gallons per day (MGD) - or 3,920,650 acre-feet per year - and has capacity to treat 6.0 MGD. Properties that are not connected to SBWRD wastewater lines use private, onsite wastewater treatment systems (or septic systems). Summit County’s Environmental Health Department maintains a septic program to ensure the safe design and permitting of septic systems.¹⁷

Centralized wastewater treatment is often considered beneficial for residents and businesses given the consistency of service and the lower maintenance costs. It also supports Summit County’s goal to protect and restore local stream flows. New individual parcels that are within 300 feet of a public sewer connection are required by County code to tie into SBWRD’s system.¹⁸ New subdivisions may be required to tie in based on the aggregate size of all the lots and the distance to the connection. The Silver Creek and Highland Estates

¹⁶ <https://www.epa.gov/sustainable-water-infrastructure/water-efficiency-water-suppliers>

¹⁷ <https://summitcountyhealth.org/permitting-new-septic-system/>

¹⁸ <https://www.summitcountyutah.gov/DocumentCenter/View/24971/Summit-County-Code-PDF-#page=309>

neighborhoods may be appropriate locations for extended SBWRD services given their proximity to the public sewer connection.



Figure 7: Map of Snyderville Basin Water Reclamation District Service Area

Water Rights in Summit County

Water rights are essential for Summit County to ensure legal access to water for municipal, agricultural, recreational, and environmental uses. A comprehensive water rights plan assists the County in the management of existing resources efficiently, avoids forfeiture due to nonuse, and adapts to changing land use and infrastructure needs. A proactive plan also supports long-term sustainability, compliance with state regulations, and equitable distribution of water across County assets.

Understanding and managing water rights in Utah is incredibly complex. Water rights are governed by Utah Code Title 73, which declares all water in the state to be public property (§73-1-1) and establishes beneficial use as the basis, measure, and limit of all rights to use water (§73-1-3). Rights may be lost through abandonment or nonuse over a seven-year period unless a nonuse application is filed (§73-1-4). Water rights are acquired and modified through formal applications to appropriate, change, or exchange water, and must be actively maintained through filings and compliance with deadlines.

It is also important to distinguish water rights from water shares. A water right is a legal entitlement to divert and use water from a specific source, while a water share represents ownership in a water company or irrigation entity and entitles the holder to a portion of the company's water, subject to its rules and infrastructure. Water shares do not automatically confer a standalone water right and often require separate change applications to be used outside their original context (§73-1-11). While a comprehensive water rights analysis is not a component of this Water Element Plan, Summit County is actively working toward that goal for all County-owned water rights.

III. Future Water Supply and Demand

A key component of the Snyderville Basin's future water security is based on the Western Summit County Project Master Agreement which was adopted in 2013 by the three largest providers - Park City, Summit Water, and Mountain Regional.¹⁹ The agreement ended a two-decade "water war" in the County by giving authority to Weber Basin Water Conservancy District to ensure water for the Basin for the short and long-term.²⁰ The agreement requires the three providers to share their surplus water resources with each other. If all existing water resources are exhausted

¹⁹ <https://parkcity.gov/Home/ShowDocument?id=37053>

²⁰ <https://www.kpcw.org/local-news/2019-04-02/summit-water-distribution-company-planning-for-the-future>

and additional supplies are needed, Weber Basin Water Conservancy District becomes responsible for building an additional water importation project into the Basin.

Mountain Regional – which functions as both a retail and wholesale provider in the Basin - is the only Basin provider that is projecting additional water demand and a need for significantly expanded treatment capacity. Mountain Regional is currently updating its Signal Hill Treatment Plant in Promontory – which draws water from Rockport Reservoir – to increase treatment capacity from 2.6 million gallons per day to 5.5 million gallons per day, more than double the current capacity. Given the District’s reported current GPCD of 104 and 14% water loss, this additional capacity is equivalent to the water demands of 24,300 residents. The project will reportedly support new growth and create system redundancy, allowing Mountain Regional to take its full allocation from the Weber River.²¹

Beyond the Signal Hill Treatment Plant, there isn’t an anticipated need for additional storage or supply acquisition in the Basin according to the water providers’ current planning horizons. In Park City, this is likely due to the City’s robust water supply portfolio which exceeds current demands. The Gorgoza and High Valley water service areas consider themselves fully built out, and thus unlikely to experience new demands.²² Gorgoza, Summit Water, and Mountain Regional (on the retail provider-side) have established water conservation targets to reduce overall system demands in 2030 and 2050. They aim to achieve these targets through a variety of water conservation strategies such as water loss control and conservation-oriented water rates²³. This is further outlined in Section IV. If these targets come to fruition, it would mean that there is little – if any - anticipated increase in water demands amongst these three providers.

As shown in Figure 8, WBWCD’s 2024 Supply and Demand Study provides Snyderville Basin-wide water supply and demand scenarios through 2070. Based on this analysis, under a low-supply scenario (left), demand would exceed supply unless the Basin was able to achieve ambitious state water conservation goals. This is represented by the Demand 6 line where conservation trends are strong, and climate and population trends are baseline. Under a high-supply scenario (right), demand would *only* exceed supplies in a high demand scenario. This is represented by the Demand 1 line where both climate change trends and population projections are high and water conservation trends are weak.

²¹ <https://www.kpcw.org/summit-county/2025-07-08/summit-countys-largest-water-company-says-43m-bond-will-double-capacity>

²² Personal Communication, Andy Garland, Mountain Regional

²³

4.3.6 Snyderville Basin

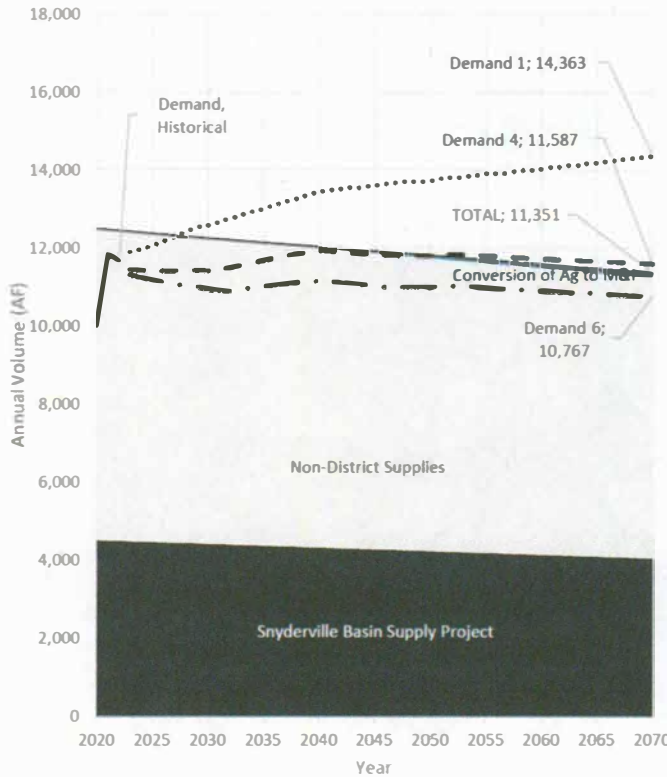


Figure 4-25. Supply (Low) and Demand, Snyderville Basin, Total

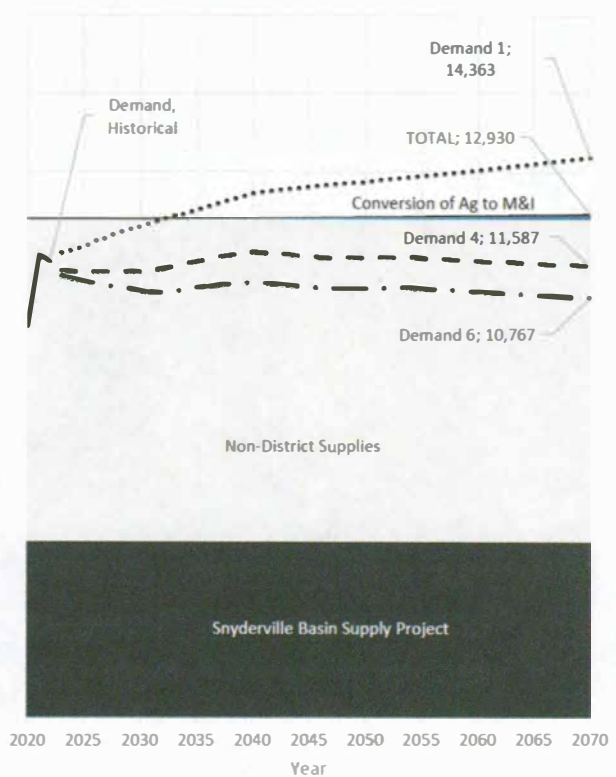


Figure 4-26. Supply (High) and Demand, Snyderville Basin, Total

Figure 8 WBWCD’s Supply & Demand Scenarios for the Snyderville Basin²⁴

| | |
|--------------------------|------------|
| Scenario 1 – high demand | |
| Scenario 4 – baseline | ----- |
| Scenario 6 – State goals | .-.-.-.-.- |

As demonstrated by this analysis, a key factor that could influence future water security is the impact of more persistent multi-year droughts on both supply (i.e., snowpack, reservoir storage, groundwater levels) and demand (i.e., more water used for cooling and irrigation when temperatures rise). If Utah’s drought conditions in 2021-2022 offer any indication,²⁵ future

²⁴ In Figure 8, the “Snyderville Basin Supply Project” is an agreement that allowed Weber Basin Water Conservancy District to acquire the use of 5,000 AF of East Canyon Reservoir water from Davis and Weber Counties Canal Co. (DWCCC) for use in the Snyderville Basin. This supply is prioritized for use in the Snyderville Basin through 2040.

²⁵ <https://www.drought.gov/states/utah>

droughts could result in mandatory water use restrictions, drought-related rate increases, and even building moratoriums (as seen in Eastern Summit County). Given this uncertainty, it's critical to invest in long-term, demand-side efficiencies for new and existing development that can improve the Basin's resilience to drought.

An additional factor that may influence water security is the impact of the 2025 Statewide Strategic Housing Plan on the Basin's current planned growth and development.²⁶ Possible tactics under consideration – such as eliminating or limiting impact fees for new Accessory Dwelling Units (ADUs) or implementing flexible parking requirements – may result in additional development pressure in Summit County.²⁷ While this growth will not necessarily equate to additional water use, if it's allowed to occur without enacting strong water efficiency policy and requirements in Summit County then it could lead to additional water supply pressure.

Stormwater Management in Summit County

In addition to this General Plan, the County has a Stormwater Management Plan reviewed and updated annually, as needed, that outlines the County's stormwater system and goal to reduce the amount of pollutants entering streams, lakes and rivers as a result of runoff from residential, commercial, industrial, and community areas.²⁸ The Summit County Stormwater Division works diligently to protect waterways by promoting practices that reduce stormwater runoff and pollutants entering waterways. This work includes both regulatory and permitting aspects as well as community education and outreach, such as through fairs, events and tabling activities.

Groundwater Source Protection in Summit County

In 2019, The Summit County Board of Health adopted a groundwater source protection ordinance to prevent contaminants like chemicals and bacteria from entering public groundwater supplies. The ordinance identifies groundwater source protection zones surrounding a groundwater source of drinking water. New development within these zones is subject to additional review from the relevant public water supplier to help determine whether the development could result in potential pollution or contamination.

²⁶ The Statewide Strategic Housing Plan was in development at the time this Plan was written.

²⁷ <https://www.utah.gov/pmn/files/1277599.pdf>

²⁸ <https://www.summitcountyutah.gov/DocumentCenter/View/19235/SWMP-Unincorporated-Summit-County-2021-Final>

IV. Water Conservation

Summit County and Snyderville Basin water providers have taken important steps in recent years to conserve water and reduce water waste. The four largest providers – Mountain Regional, Park City, SWDC, and Gorgoza – all have Water Conservation Plans, as mandated by Utah’s Water Conservation Act.²⁹ The four plans were last updated in 2020 and are due to be updated again in 2025.³⁰

Each of these four providers has established unique water use efficiency targets. Three of them – Mountain Regional, Summit Water, and Gorgoza – target overall system demand reductions which means they have established a goal to use less water systemwide in the future than they’re currently using. Three providers – Mountain Regional, Summit Water, and Park City - have water loss reduction targets.

- Mountain Regional’s goal for its retail system is to reduce overall system demands by 10% by 2050, to reduce system wide water loss to 10% by 2026, and to see 66% engagement with their Advanced Metering Infrastructure Application³¹ by 2026.
- Park City’s goal is to achieve the State’s 25% GPCD reduction goal between 2000 and 2025 and to reduce system water loss by 33% with water losses no higher than 22% by 2030.
- SWDC’s goal is to reduce overall system demand by 10% by 2030 and to reduce system water loss to 13% by 2030.
- Gorgoza’s goal is to reduce total water use by 20% by 2050.

In the State’s Regional Water Conservation Report, the Weber River Region – which includes Summit County – has a goal to reduce overall water use by 20% by 2030 and to lower regional GPCD from 250 in 2015 to 200 by 2030.³² While Snyderville Basin water providers have already exceeded this GPCD goal, they have not established targets that would achieve 20% overall water use reduction by 2030.

The most common water conservation strategies employed in the Snyderville Basin are inclining block rate structures and water loss control programs. Four of the providers – Gorgoza, Mountain Regional, Park City, and High Valley Water have inclining block rate structures for culinary water that financially incentivize water conservation by charging more per gallon as consumption increases. As of 2016, the State mandates that retail water providers establish an inclining block

²⁹ <https://le.utah.gov/xcode/Title73/Chapter10/73-10-S32.html>

³⁰ Utah’s Water Conservation Act mandates that Water Conservation Plans are updated every 5 years

³¹ Advanced metering infrastructure offers frequent (e.g., hourly) water usage data that can be monitored to better understand water use.

³² <https://www.hansenallenluce.com/wp-content/uploads/2019/11/RWCG-Final-Report-ES.pdf>

rate structure and a 2025 update requires retail providers to consider water conservation when setting rates.³³ All of the providers emphasized the importance of reducing water loss through investments in strategies such as leak detection equipment, smart metering systems with associated customer portals to provide information on water use to customers (such as Eye on Water and WaterSmart Software), and investments in replacing aging pipes and infrastructure.

Water providers also leverage WBWCD's incentive programs and educational materials to support their water conservation goals, with a particular emphasis on reducing outdoor water demand. All water customers in the Snyderville Basin are eligible to participate in the state's landscape incentive program, managed by WBWCD.³⁴ The program incentivizes the replacement of turf with water-efficient landscaping. Between 2022 and 2025, 11 applicants received a total of \$105,780 in funding and removed 42,312 square feet - or approximately 1 acre - of turf. WBWCD also provides rebates for toilets and smart irrigation controllers. Between 2018 and 2025, Basin applicants received 61 toilet rebates and 161 smart irrigation controllers rebates. Summit County, Mountain Regional Water, and Park City Municipal partner every year to bring the Rain Harvest program to the community. Since 2022, close to 200 rain barrels have been purchased by residents.³⁵ Additional incentives and educational materials are available through Utah's Division of Water Resources.³⁶

Several of the providers – along with Summit County - also have recommended or required watering schedules – such as allowing watering 2-3 times per week and restricting watering in the heat of the day. Mountain Regional and Park City have Drought Response Plans that include additional water use restrictions during drought periods.

Finally, Summit County and the Snyderville Basin water providers are actively engaged in educating residents and visitors about water conservation. Organizations share water conservation information and programs on their webpages and through social media. As a water provider, Park City presents on water conservation at various forums such as Rotary, schools, property management firms, the Summit County | Park City Green Business Program, Recycle Utah events, and Homeowners Associations. Staff also conduct physical tours of their water treatment plant.

³³ <https://le.utah.gov/%7E2016/bills/static/SB0028.html#73-10-32.5>

³⁴ Landscape incentives are only available to those in communities that have adopted qualifying water efficient landscape ordinances for new constructions. Qualifying ordinances have been adopted in Park City and Snyderville Basin.

³⁵ <https://utahrivers.org/rainharvest>

³⁶ <https://conservewater.utah.gov/>

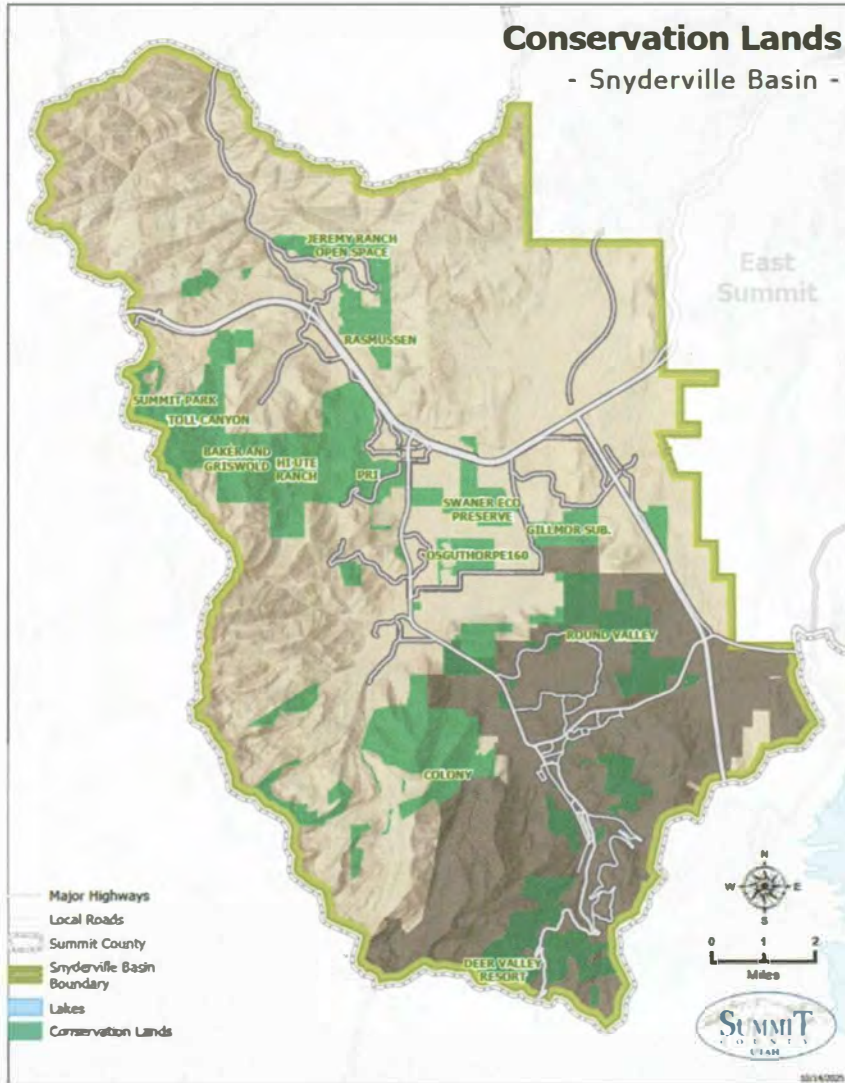


Figure 9 Conservation Lands in Snyderville Basin

V. Water Smart New Development

Summit County is committed to ensuring water resiliency, water quality, and the efficient use of water in new development. In 2016, the County adopted a Water Concurrency Ordinance for the Basin that requires water providers to demonstrate sufficient water to support new growth.³⁷ It applies to all unincorporated areas of the Basin for connections of more than 15 units. Water providers are required to submit a will-serve letter that asserts they have adequate water available to serve new development proposals. The ordinance also requires providers to submit

³⁷ <https://summitcountyhealth.org/wp-content/uploads/2024/12/Water-Concurrency-Ordinance-FINAL.pdf>

annual water supply, demand, and water loss data and to submit Water Conservation plans to the County to remain in good standing.³⁸

Summit County's current development code is intended to protect the rural nature of the Basin, with low densities of one unit per twenty acres, and up to one unit per ten acres in certain instances. Town, village, and resort centers that allow for higher density and compactness – and result in lower water demand per unit - are permitted and encouraged in designated locations.

Clustered development is also encouraged to protect wetlands, riparian areas, steep slopes, ridgelines, and other environmentally sensitive areas wherever practicable. In some zones, a density incentive is provided for developments with units that are clustered on the development site plan and preserve at least seventy-five percent (75%) of the parcel as meaningful open space. Clustered development reduces water demand per unit, reduces infrastructure needs, and prevents sprawling developments, thus tempering unmitigated growth.

Both the Snyderville Basin and Park City have adopted landscaping codes in recent years that reduce outdoor water demand in new development and are aligned with State requirements. Summit County's code limits turf to 15% of the landscape area; restricts turf in narrow areas, sloped areas, and parking lots; and requires high-efficiency irrigation systems.³⁹ Park City limits turf to 20% of the landscape area, requires 50% of the landscape to be water-wise, and requires Water Sense irrigation controllers.⁴⁰

The development code also ensures watershed protection by prohibiting any development within 1,500 feet above and 100 feet below each spring used for culinary use or public water supply where the development could possibly pollute the water source. No structure can be located within 40 feet of a wetland or within 100 feet of a year-round naturally occurring stream, a reservoir, lake, or pond.

³⁸ Gorgoza and High Valley are exempt from providing annual water use data per section 1-5-2(D)(k) which allows exemptions for providers in service areas that are near full build-out and have adequate reserve source capacity.

³⁹ <https://www.summitcountyutah.gov/DocumentCenter/View/24971/Summit-County-Code-PDF> Section 10-4-20, starts on page 374 of the above PDF

⁴⁰ [Park City : Municipal Code](#) Section 15-5-5 Architectural Design Guidelines

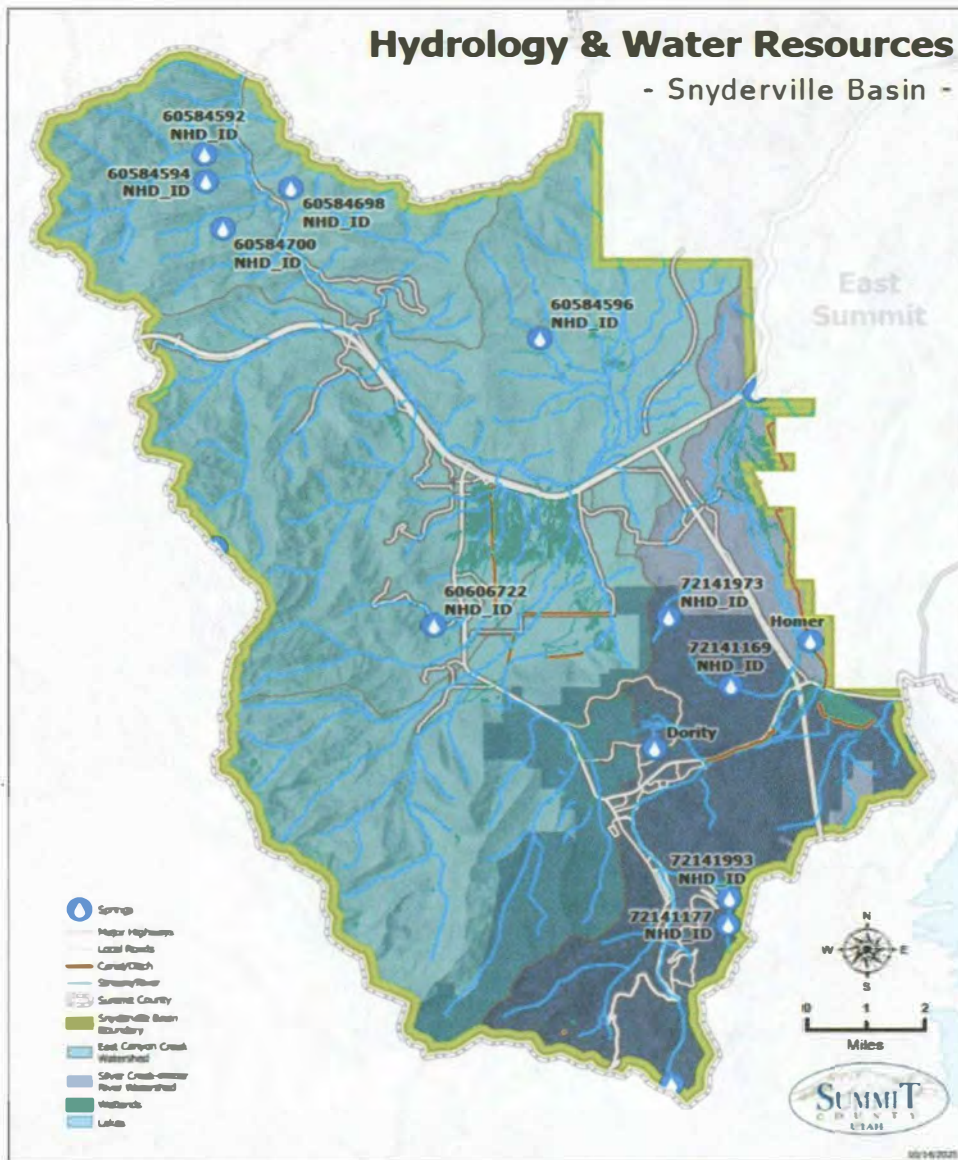


Figure 10 Hydrology and Water Resources

VI. Sustainable Development and Water Use Goals, Policies, & Strategies

Goal 1: Accelerate Residential, Commercial, and Institutional Water Efficiency

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

Policy: Summit County will convert turfgrass landscapes at County facilities to water wise landscapes.

Strategy: Utilize County facilities to showcase water-wise landscaping.

Policy: Summit County will reduce water waste and improve indoor and outdoor efficiency at County facilities.

Strategy: Install EPA Water Sense weather-based irrigation controllers with flow sensors, master control valves, and rain sensors at all County facilities.

Strategy: Participate in Weber Basin Water Conservancy District training to understand how to program and use smart controllers to achieve greater savings.

Strategy: Conduct irrigation audits each Spring to identify leaks and other inefficiencies.

Strategy: Identify and support the implementation of water conservation and efficiency strategies for the county's most water intensive buildings and facilities.

Strategy: Partner with the Summit County| Park City Green Business program to promote and support the County's water conservation efforts in County-owned businesses and facilities.

Policy: Summit County will support water providers in water loss control efforts.

Strategy: Summit County will work with partners such as WBWCD and DWRe to provide training on system audits and to apply for funding to support water leak detection and repair, among other water loss reduction efforts.

Policy: Summit County and water providers will strengthen and formalize coordination and collaboration around water conservation strategies and programs.

Strategy: The County will create a "conservation committee", consisting of County departments, water providers, Weber Basin Water Conservancy District, and others, that meets quarterly to coordinate outreach on available programs, co-create water conservation educational events and programs, and to share lessons learned from program implementation.

Strategy: The conservation committee will consider the development and adoption of a "Regional Water Conservation Plan" to better align water efficiency goals, programming, and resources.

Strategy: Promote WBWCD rebate programs across the Basin through website, social media, and other outreach methods.

Strategy: Continue and promote the Rain Harvest program across the Basin.

Strategy: Promote the State's weekly lawn watering guide

Park City & Summit County's Green Business Program

The Summit County | Park City Green Business program helps businesses in the community take sustainable action across the areas of energy, water, materials & waste, transportation, and thriving community & equity through education, evaluation, support, and recognition. The Summit County Health Department is the first county department to be a certified Green Business.

Goal 2: Improve County-wide drought resilience and preparedness

Objective: To prepare for more severe droughts and support a climate resilient community.

Policy: Summit County will provide support and resources to water providers to develop coordinated drought response plans.

Strategy: Support and resources could include funding for drought plan development and/or a technical workshop supported by consultants. The County will aim to collaborate on this effort with WBWCD and DWRe.

Strategy: The County will encourage water providers to coordinate their drought response tiers and actions with other county water providers and with WBWCD to prevent confusion during times of drought. Specific strategies may include watering restrictions and drought block rates.

Policy: Summit County will provide county-wide drought messaging during drought periods, particularly when water use restrictions are in place.

Strategy: The County will work with water providers to maintain accurate and up-to-date drought conditions and water use restrictions information on the County's website and to conduct outreach on water use restrictions.

Goal 3: Improve understanding of water supply adequacy for new development

Objective: To improve understanding of water resource availability in the unincorporated Snyderville Basin.

Policy: Summit County will improve communication with water providers during the development review process.

Strategy: The County will resume service provider meetings, holding meetings at least quarterly with Basin providers to share information about development proposals and solicit input.

Policy: Summit County will encourage water providers to adopt water allocation policies that distribute specific amounts of remaining water resources to specific types of new development that align with key community values, based on community input (such as attainable housing and schools).

Goal 4: Protect local water sources

Objective: Preserve the County’s limited water resources and support the protection of the Great Salt Lake.

Policy: The County will partner with relevant state agencies and organizations to conduct education and outreach to water rights holders, ditch shareholders, and other water users in the County around instream flow dedication.

Policy: The County will assess its own water rights portfolio and consider whether any water rights should be dedicated to instream flows.

Policy: Review and consider amendments to centralized wastewater treatment tie-in requirements to return more treated, reclaimed water to local streams.

Goal 5: Strengthen Summit County departmental coordination and collaboration to advance integrated water and land use priorities

Objective: Support the successful implementation of the identified goals, policies and strategies of this water element through robust coordination and collaboration between Summit County departments and key external stakeholders.

Policy: Establish a Water Element Implementation Working Group of representatives from relevant County departments and key external stakeholders that meets regularly.

Strategy: Water Element Implementation Working Group will assign responsibilities for Water Element strategies to various departments and individuals and provide relevant updates on assignments.

Policy : Summit County will assess the need for additional staff capacity and expertise in integrated water and land use planning to drive successful Water Element implementation.

Instream Flow Dedication in Utah

Much in the way that some of our water resources are dedicated to agricultural or municipal uses, in Utah, water rights can be dedicated to instream flows in order to keep sufficient water flowing in the river channel throughout the season to support wildlife, the aquatic environment, and water levels in the Great Salt Lake. In 2022, the Utah Legislature passed HB 33 – Instream Flow Amendments - which significantly expanded the scope of Utah’s instream flow laws. Under the current law, the Division of Wildlife Resources, Division of State Parks, and the Division of Forestry, Fire, and State Lands as well as any person, subject to the approval of a cooperating Division, can apply for instream flow change applications. HB 33 allows any division or person to file a change application seeking to use a water right for “an instream flow within a specified section of a natural or altered stream” or “on sovereign lands” (including the Great Salt Lake). The State Engineer’s Office provides pre-consultations for any proposed change application. And environmental organizations like Trout Unlimited, The Nature Conservancy, and Western Resource Advocates may also be a resource to water rights holders that are interested in dedicating their rights as instream flows.

Goal 6: Build Water Efficient New Development

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

Policy: Summit County will strengthen the County’s waterwise landscaping code.

Strategy: Reduce the amount of water turf allowed at single family home developments, prohibit new water-intensive turf for new golf courses, and include living plant material requirements to combat urban heat island effect.

Policy: Summit County will update zoning codes to allow for development patterns that are more water efficient.

Strategy: Develop a clustered development overlay zone to allow for and encourage clustered development in infill areas, environmentally sensitive or hazard-prone areas, and in areas adjacent to town centers to promote a gradual transition to more rural development.

Strategy: Revise NMU-1 zoning standards to allow smaller single-family detached housing including reviewing lot size and minimum dwelling size.

Policy: Summit County will improve the water efficiency of new county-owned facilities.

Strategy: Develop targeted building and develop standards for new county-owned facilities that reduce water demand, exceeding current countywide code requirements.

VII. Agricultural Water Goals, Policies and Strategies

Goal 1: Protect Agricultural Lands and Water Resources

Objective: Maintain the visual and ecological benefits of remaining agricultural lands while prioritizing water-wise land management.

Policy: Protect agricultural lands, using conservation easements with secured water encumbrances, where they provide agricultural, wildlife, scenic, heritage, open space, or water resource benefits.

Strategy: Coordinate with land trusts and community organizations to preserve agricultural lands with high scenic or watershed value.

Strategy: Explore incentives for property owners who adopt water-efficient irrigation systems or participate in water conservation programs.

Goal 2: Support Limited, Community-Scale Agriculture That is Compatible With the Existing Development Pattern

Objective: Encourage small scale local food production and agricultural uses that conserve water.

Policy: Encourage community gardens, school gardens, and small agricultural uses that are low impact, compatible with surrounding areas and demonstrate efficient irrigation and drought-tolerant practices.

Strategy: Identify sites for community gardens with access to efficient irrigation infrastructure.

Strategy: Partner with schools, HOAs, nonprofits, and community groups to promote education about water-wise gardening, agriculture, and 4-H programs.

Goal 3: Promote Water Stewardship Across All Large Parcels

Objective: Ensure that remaining agricultural lands contribute to watershed health, landscape resilience and climate adaptation.

Policy: Encourage soil health, efficient landscaping, turf reduction and drought tolerant vegetation across large parcels, agricultural, institutional or residential.

Strategy: Integrate agricultural areas, open space areas, and natural lands into community education efforts emphasizing watershed function and water conservation.