

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 1004**

**AN ORDINANCE AMENDING THE EASTERN SUMMIT COUNTY 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 Eastern Summit County 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 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. **EASTERN SUMMIT COUNTY GENERAL PLAN** The Eastern Summit County 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, Chair

APPROVED AS TO FORM:

David L. Thomas
David L. Thomas
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

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



EXHIBIT A PROPOSED AMENDMENTS

Chapter 9: 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 Eastern Summit County 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 August 2025, 100% of Summit County was experiencing drought conditions with 65% 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. A growth rate of approximately 0.78% per year.⁷ According to the Mountainland Association of Governments, the Eastern Summit is expected to grow more quickly. Through 2050, annual growth rates ranging from 2.12% to 2.97% are anticipated in

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/>

Coalville City, Kamas City, Henefer Town, Oakley Town, and Francis Town.⁸ This population growth does not account for an anticipated increase in second homes and vacation rentals which will also add pressure to the region's water resources.

According to the Woodwell report's water scarcity index, much of the County faces high water scarcity, driven by unsustainable groundwater pumping in Eastern Summit County and high projected water stress throughout the County, defined as the ratio of water withdrawals to available renewable water.⁹ Groundwater risk refers to how long it takes for groundwater pumping to start harming natural streamflow. When pumping is too high and recharge is too low, the system reaches what's called the environmental flow limit. At that point, the normal flow of groundwater into streams begins to drop, reverse direction, or stop entirely, which can damage stream ecosystems. Approximately 5% of Summit County's population live in the far Eastern region of the County where the environmental flow limit was exceeded in 2012.

Summit County residents have already faced challenges associated with water scarcity. In October 2021, a prolonged drought brought Echo Reservoir and Rockport Reservoir down to 10% and 26% of their total capacity, respectively. Two cities in Eastern Summit County, Henefer and Oakley, put building moratoriums in place due to low water supplies in 2021.¹⁰

Seated at the headwaters of the Weber Basin, Summit County is committed to ensuring a resilient water future for its residents, businesses, farmers, and visitors while protecting the County's critical rivers, streams, and wildlife, and doing its part to support 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, and stakeholder engagement. The following polished water element outlines Eastern Summit County's existing water conditions, important actions that have already been taken in Eastern Summit County to improve water resiliency, and new goals and strategies for reducing water demand in existing and new development and in agricultural use.

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.

⁸ <https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/>

⁹ <https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0->

¹⁰ <https://www.kpcw.org/summit-county/2024-12-11/henefer-lifts-3-year-moratorium-on-new-water-hookups>

II. Stakeholder Engagement

This water element – and the identified goals and strategies – were developed with significant input from state agencies, Eastern Summit County 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 following the workshop to develop this water element. The County also received 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.

Eastern Summit County community members were also engaged in this process. In 2024, approximately 200 Eastern Summit County residents provided input through an *Our Summit* visioning survey. Additionally, in 2024, the County held two General Plan Community Open Houses to solicit input on General Plan priorities, including those related to water conservation and preservation.

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 development pressure, protecting the community's rural character, and water security. When asked what issues respondents were most concerned about when considering Summit County's future, availability of water supply ranked second out of eighteen responses, only behind the preservation of open space. Water ranked #1 - with 45% ranking water first - when asked which resources needed the most attention in order to improve or maintain the quality of life in Eastern Summit County. And 80% of respondents said the rate of growth in Eastern Summit County was too fast or faster than they'd like.

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

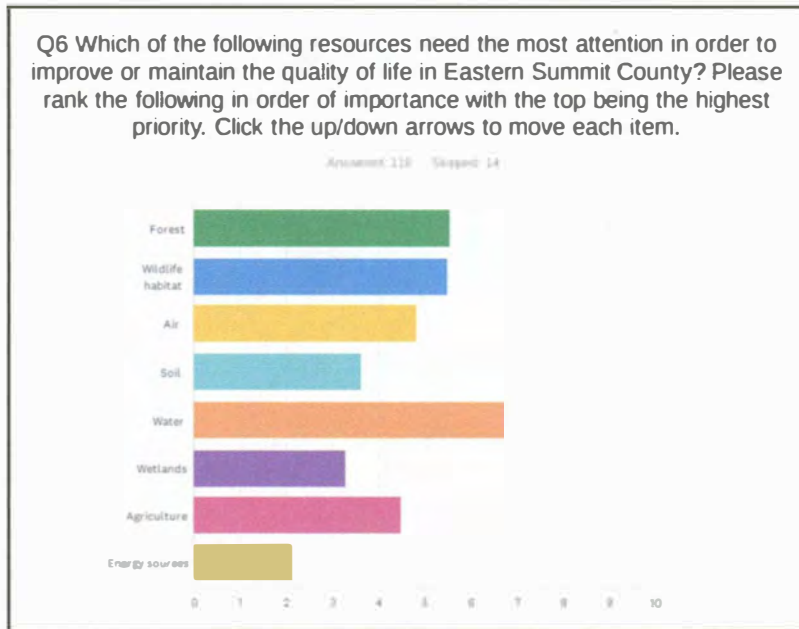


Figure 1. Priority Ranking of Eastern Summit County Resources

Additionally, when presented with strategies for reducing water use, the most popular strategies were incentivizing homeowners to install water efficient irrigation systems (75%), requiring water-wise landscaping for new and existing development (69%), and incentivizing water efficient agricultural irrigation (53%). County staff also solicited feedback on specific strategies and educational opportunities from Utah State University Extension staff in Summit County.

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 twenty-five Eastern Summit County public water providers via email and phone calls to complete a short survey with information about their water system, water supply planning, and water conservation efforts.¹²

Staff received responses from five water providers representing 21% of the population served in Eastern Summit County. Additional water provider data was gathered from available Water Conservation Plans, water provider websites, and through the Utah Division of Water Rights. Collated responses and data are available in Appendix B.

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 provided with staff contact information. 1 out of 23 providers responded with comments as of December 10th. Below is a list of all irrigation and canal companies in Eastern Summit County.

Company Name	Inv Status	Company Name	Inv Status
Beaver and Shingle Creek Irrigation Company	Mapped	Aspen Springs Nonprofit Private Water Corp. (Culinary)	Piped
Boulderville Ditch Company	Mapped	Chalk Creek Hoytsville Water Users Corporation	Piped
Echo Ditch Company	Mapped	Chalk Creek Narrows	Piped
Gibbons & Pace Ditch - no address available	Mapped	Coalville City Ditch	Piped
Hilliard East Fork Canal Company	Mapped	Cool Springs Mutual Water Company	Piped
Hoop Lake Reservoir & Irrigation Company- no address available	Mapped	Cottonwood Water Pipeline Company Inc.	Piped
Island Ditch Company 1	Mapped	Deep Springs Water Company Inc.	Piped
Marchant Extension Irrigation Company	Mapped	Extension Middle Chalk Creek Irrigation Company	Piped
Marion Lower Ditch Co.	Mapped	Francis Water Works Company	Piped - Inactive
Marion Upper Ditch Co.	Mapped	Henefer Pipeline	Piped
New Field & North Bench Irrigation Company	Mapped	Henefer Upper Ditch Company	Piped

¹² The twenty-four Eastern providers include Woodenshoe Water Company (“Woodenshoe”), Bridge Hollow Water (“Bridge Hollow”), Hoytsville Pipe Water Company (“Hoytsville Pipe”), Coalville City Water Company (“Coalville”), Kamas City Water System (“Kamas”), Cluff Ward Pipeline (“Cluff Ward”), Peoa Pipeline (“Peoa”), Deep Springs Water Company (“Deep Springs”), Echo Manual Water System (“Echo”), Henefer Town Water System (“Henefer”), Marion Waterworks Company (“Marion”), Weber Meadowview Ranch (“Weber Meadowview”), Woodland Hills Subdivision (“Woodland Hills”), Woodland Mutual Water (“Woodland Mutual”), Wanship Water Company (“WWC”), Oakley Town Water System (“Oakley”), Wanship Mutual Water Company (“Wanship Mutual”), Pine Meadow Mutual Water Company (“Pine Meadow”), Francis Town Water System (“Francis”), Cool Springs Water Mutual Company (“Cool Springs”), Hidden Lake Association (“Hidden Lake”), Lake Rockport Estates Property Owners (“Lake Rockport Estates”), Samak County Estates Water Association (“Samak County Estates”), and Mountain West Pipeline – Coalville (“MWPC”).

New Washington Irrigation Company	Mapped - Inactive	Hoytsville Pipe Water Company	Piped
Peoa South Bench Canal & Irrigation Company	Mapped	Manor Lands Water District 1 Company (culinary)	Piped
Sage Bottom Ditch Company	Mapped	Marion Waterworks Company	Piped
South Boulderville Ditch Company	Mapped	Middle Chalk Creek Irrigation Company	Piped
South Kamas Irrigation Company	Mapped - Inactive	North Narrows Irrigation Company	Piped
Fort Creek Irrigation Company, a Mutual Association	Need Attributes	Peoa Pipeline Company	Piped - Inactive
Henefer Irrigation Company 1	Need Maps	Pine Mountains Mutual Water Company	Piped
Carmen-Richins Farms	Other Exempt	Pine Plateau Water System	Piped
Chalk Creek Water Distributors	Other Exempt	Pineview Irrigation Company 1- no address available	Piped
Echo Mutual Water Company	Other Exempt	Robinson Brothers Ditch Company	Piped
Fish Lake Reservoir Company	Other Exempt	Rodeback Irrigation Company	Piped
Huff Creek Irrigation Company	Other Exempt	Samak County Estates Water Association Inc.	Piped
Smith and Morehouse Reservoir Company	Other Exempt	South Upper Chalk Creek Irrigation Company- no address available	Piped
Anderton Brothers Company- no address available	Under 5 CFS	Uinta Drive Water Users Association	Piped
Banner & Deming Ditch Company- no address available	Under 5 CFS	Upper Chalk Creek Irrigation Company	Piped
Birch & Garn Ditch Company- no address available	Under 5 CFS	Upton Waterworks Company	Piped
Boyer Ditch Company	Under 5 CFS	Wanship Cottage Water Company	Piped - Inactive
Brown-Williams Ditch Company	Under 5 CFS	Wanship Irrigation Company No. 2	Piped
Chalk Creek Irrigation Company	Under 5 CFS	Wanship Mutual Water Company	Piped
Daniels, Winters & McMichael Ditch Co.	Under 5 CFS	West Hoytsville Irrigation Company	Piped
East Wanship Irrigation Company (Mutual Association)	Under 5 CFS	Woodenshoe Pipeline Company	Piped - Inactive
Hobson & Bullock Ditch Company	Under 5 CFS	Woodland Hills Mutual Water Company	Piped
Hoyt Ditch Company	Under 5 CFS	Woodland Mutual Water Company	Piped
Iver Water Company- no address available	Under 5 CFS		
Mill Canal Water Company	Under 5 CFS		
Shill & Davis Irrigation Company- no address available	Under 5 CFS		
Wilde A. Ditch Company	Under 5 CFS		

Figure 2. Irrigation Companies Eastern Summit County

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. This outreach helped shape strategies that protect water resources while supporting the long-term viability of agriculture in Eastern Summit County.

A draft water element was sent to internal and external stakeholders for review and analysis. An updated draft was presented to the Eastern Summit County Planning Commission on October 16, 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 four public comments regarding the Eastern Summit County water element as well as feedback from the Eastern Summit County Planning Commission. Another public comment was received between October 24 and November 5. All of the suggestions that could be implemented have been added to the plan. Comments also revealed some areas in which additional data is needed. Please see Appendix A for the public feedback.

III. Existing Conditions

In Eastern Summit County, water services are provided by 24 public water providers to a population of 11,011 people through 4,692 metered connections. The number of connections per water provider ranges from 2 connections to 773 connections, with the median provider serving 94 connections. The five largest providers are Kamas City with 773 connections, Francis Town Water System with 709 connections, Oakley Town Water System with 591 connections, Pine Meadow Mutual Water Company with 504 connections, and Coalville City Water Co with 414 connections.

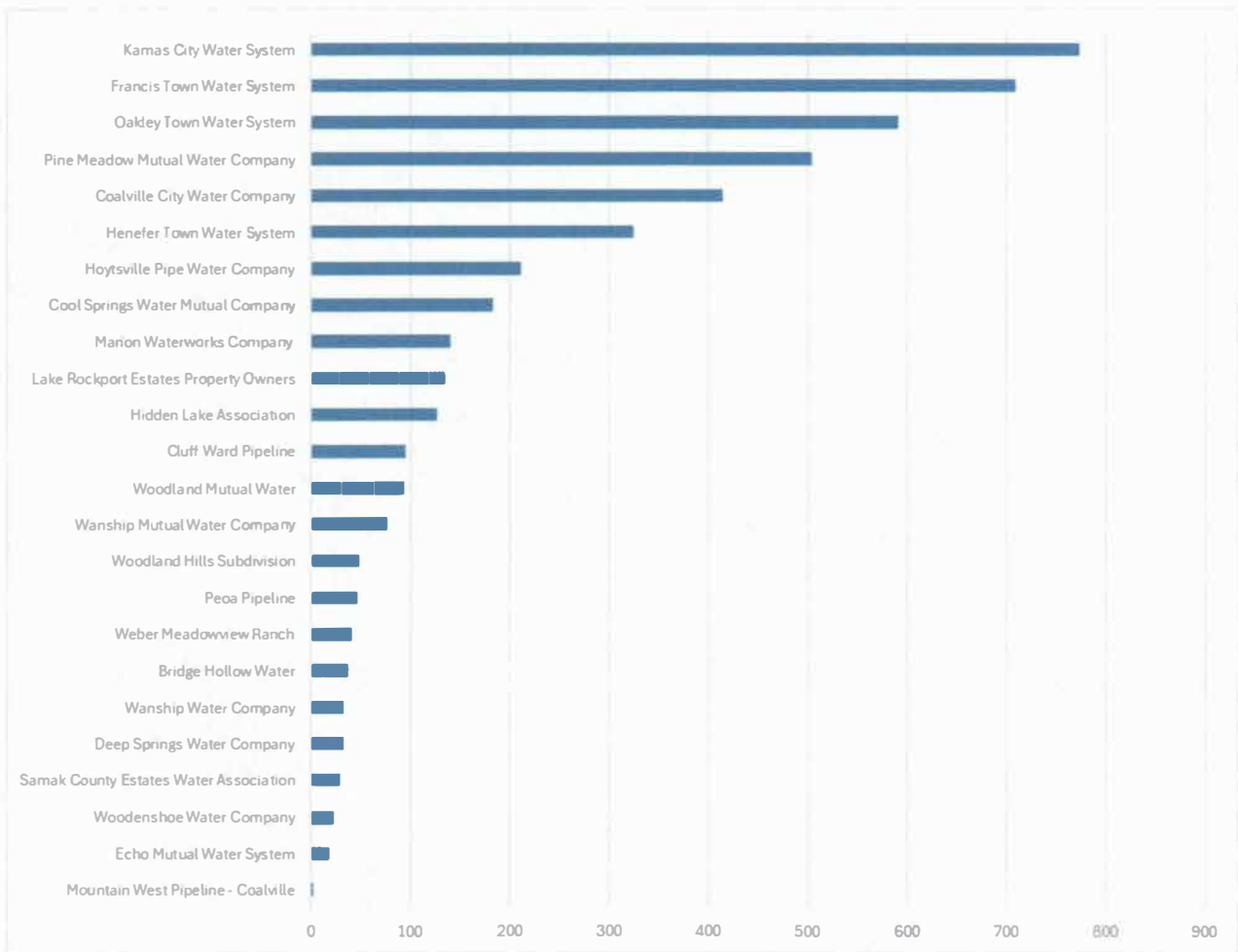


Figure 3 Eastern Summit County Water Provider Number of Connections

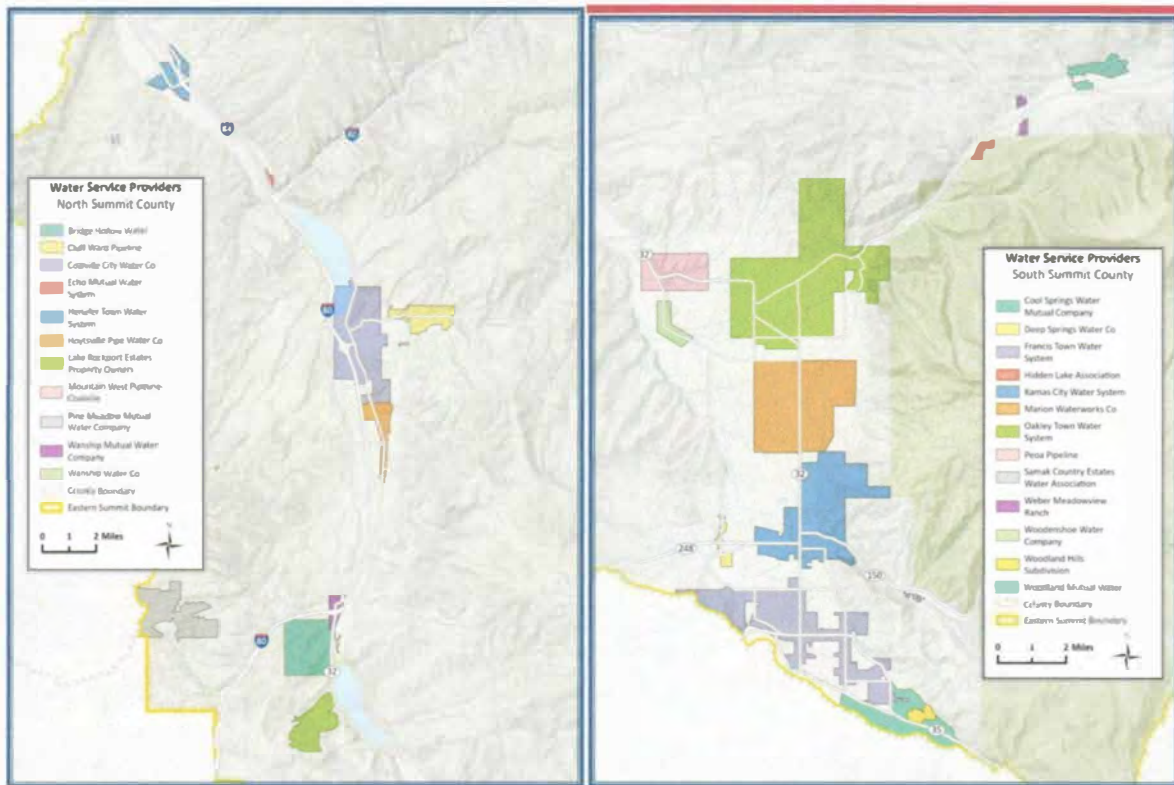


Figure 4: Map of Eastern Summit Service Providers

According to data from the Division of Water Rights, there are four private wells for industrial use, two private wells for secondary use and one management system with two active wells in Eastern Summit County. For those wells that reported in 2024, there was an estimated 228.32 acre-feet total usage. Refer to the table below for usage per well.

Table 1. Private Wells for secondary water use in Eastern Summit County

System Name	Type	Source Name	2024 usage (acre-feet)
Citation Oil Company (Champlin Petroleum Company)	Industrial	Pineview Water Well No. 1	0.034
Paskett3p Farm	Industrial	Paskett3p Well	0.108
Summit County	Industrial	3-Mile Landfill Well	0.154
Beaver and Shingle Creek Irrigation Company	Secondary	Grist Mill Well	227
Big Canyon Ranch, Inc.	Management System	Primary Camp Well	0.426

Big Canyon Ranch, Inc.	Management System	Zwahlen House Well	0.598
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There are many smaller privately owned wells that do not currently report to the DWRe within Eastern Summit County and for which we do not have data.

Approximately 2,310 acre-feet of water is provided annually in Eastern Summit based on data from 2018-2024. The providers’ total annual supply in that same period was 7,004 acre-feet. Much of this excess supply is held by Kamas City which reported a 3,232 acre-feet supply surplus in 2018.

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.

In areas of concentrated housing, most water resources are used by the residential sector (92%), followed by the commercial sector (4%), institutional sector (3%), and the industrial sector (1%). In Eastern Summit County, drinking water is sourced from either well water (52%) or spring water (48%). 14 providers rely on well water, 3 providers rely on spring water, and 5 providers have both well water and spring water. Only one water provider - Coalville City - reported having secondary irrigation water. Coalville City uses surface water from Chalk Creek for secondary irrigation (242-acre feet) and plans to have the secondary system fully metered by the 2025 irrigation season. Additionally, one provider – Hoytsville Pipe Water Company – indicated that their customers are required to use secondary irrigation water provided by North Summit Pressurized Irrigation Company from May to October. Per Utah Division of Water Rights, other secondary water providers in Eastern Summit include Wanship Irrigation Company #2, Beaver and Shingle Creek Irrigation Company, and New Washington Irrigation Company.

Gallons per capita per day (GPCD) was reported by three providers for an average of 241 GPCD. This is higher than Utah’s 2019 statewide average of 223 GPCD. However, GPCD reporting methodologies often vary between water providers and the State’s methodology.¹³

¹³ <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.

Water Rights in Summit County

Water rights are essential for the Summit County government 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 Plan, Summit County is actively working toward that goal for all County-owned water rights.

IV. Future Water Supply and Demand

The available data on future capacity and projected demands in Eastern Summit County is limited. For the six providers that provided their projected water demand and system capacity, five did not anticipate any significant changes in future water demand with one provider,

Woodenshoe Water Company, indicating that they are currently at capacity and do not have additional water resources to serve new customers. The exception is Kamas City, with projected water demands of 1,676 acre-feet in 2050, approximately 250% of their annual demand in 2018, which was 633 acre-feet.¹⁴ This increased demand is based on projected population growth and Kamas reports having sufficient supplies to meet the anticipated demand. However, meeting those increased demands would require the City to invest in significant and costly infrastructure upgrades. Providers did not report any anticipated sector changes (for example, a greater percentage of growth in the commercial sector).

Additionally, in 2021, Pine Meadow requested annexation into Mountain Regional Water Special Service District's - a wholesale and retail provider primarily in the Snyderville Basin - water service area to ensure a long-term sustainable supply of drinking water in the community.¹⁵ Pine Meadow expects to double to approximately 800 connections once Forest Meadow Ranch is fully built-out and their existing groundwater wells have been replaced due to lowered productivity caused by drought over time. Already, the community is restricted to only using water for indoor, domestic purposes and not for landscape irrigation. Currently, Pine Meadow and Mountain Regional have an interconnect where they can share water resources periodically.

Similarly, in 2024 Lake Rockport Estates asked to be considered for annexation into Mountain Regional. The community, which was originally designed as a summer home destination, only receives water services in 6-months of the year (May - October) and would like to secure a reliable year-round supply. However, the project costs to establish and interconnect with Mountain Regional may not be feasible for the community.

Based on current supply and demand data, half of the providers (12/24) reported having annual supplies that currently exceed annual demands by at least 10%. The remaining providers (11/24) have annual supplies that are nearly equivalent to annual demands.¹⁶ This may indicate some water security risk if these providers experience increased demands or supply limitations.

While Summit County as a whole is projected to grow by 0.78% annually,¹⁷ higher growth rates are anticipated in certain municipalities in Eastern Summit County and without investments in water efficiency for new development and existing customers, this growth will likely result in increased water demands. According to the Mountainland Association of Governments, through

¹⁴ <https://conserwater.utah.gov/wp-content/uploads/SubmittedWaterPlans/Kamas-City-Water-System-2019.pdf>

¹⁵ <https://pinemeadowwater.com/mountain-regional/mr-annexation-info/>

¹⁶ No annual supply or demand data was available for one provider, Deep Springs Water Co.

¹⁷ <https://gardner.utah.edu/utah-demographics/population-projections/state-and-county-projections-tableau/>

2050, annual growth rates ranging from 2.12% to 2.97% are anticipated for Coalville City, Kamas City, Henefer Town, Oakley Town, and Francis Town.¹⁸

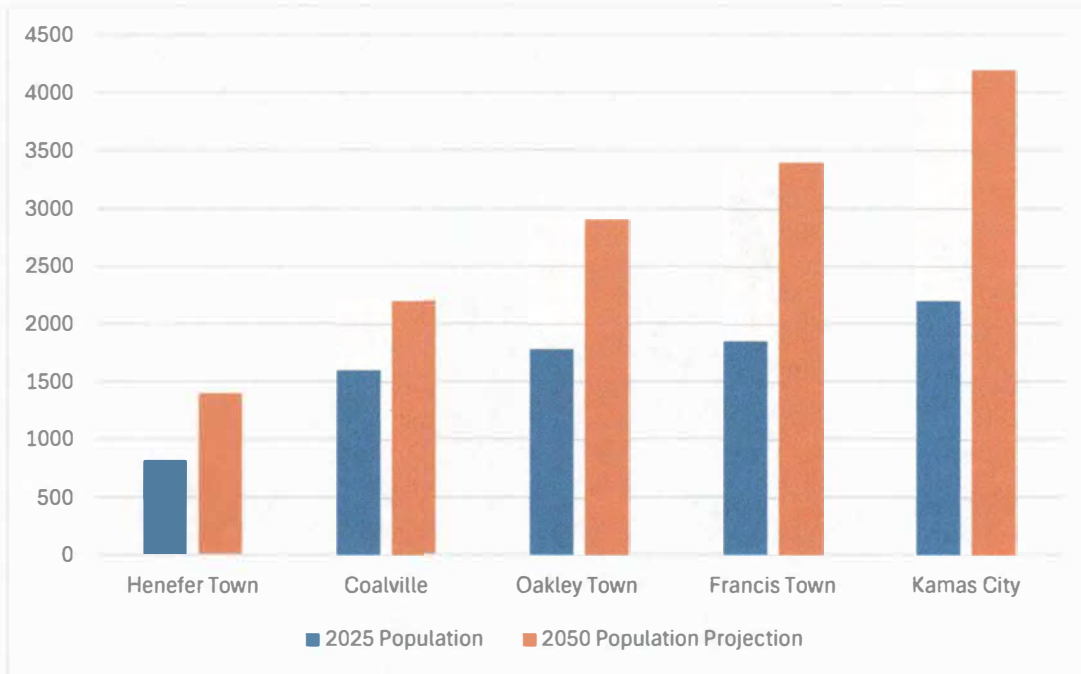


Figure 5 Eastern Summit County Towns Current and Projected 2050 Population

An additional factor that may influence growth and water security in Eastern Summit County is the impact of the 2025 Statewide Strategic Housing Plan on Eastern Summit County’s current growth and development pattern.¹⁹ Possible tactics under consideration – such as eliminating or limiting impact fees for new Accessory Dwelling Units (ADUs)– may result in additional development pressure in Summit County.²⁰ 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.

Another critical factor affecting future water security is the impact of more persistent multi-year droughts on both supply (i.e., snowpack, groundwater levels) and demand (i.e., more water used for cooling and irrigation when temperatures rise). Residents who rely on well water have experienced lower water quality as wells dry due to drought.²¹ If Utah’s 2021-2022 drought conditions offer any indication,²² future droughts could result in serious water security risks. In 2021, Echo Mutual Water Company resorted to shipping water via fire truck from neighboring

¹⁸ <https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/>

¹⁹ The Statewide Strategic Housing Plan was in development at the time this Plan was written.

²⁰ <https://www.utah.gov/pmn/files/1277599.pdf>

²¹ <https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0->

²² <https://www.drought.gov/states/utah>

towns due to very low water flows at their spring. Francis Town and Kamas restricted outdoor irrigation. And Henefer Town and Oakley Town made national headlines when they banned new water hookups citing concerns over drought conditions and the towns' water supplies. Oakley also experienced severe wildfire in 2020 which nearly drained the City's water tank, a situation that may become more common in the future given the projected increase in wildfire danger in Summit County.²³

Oakley lifted its building moratorium in November 2023 after completing construction on a new groundwater well which will more than double their available water supply.²⁴ This project experienced a setback due to a gas explosion at its pump house in April 2025 but has officially come online as of August 2025.²⁵

Henefer lifted its building moratorium in December 2024 after beginning the development of a new secondary irrigation system which would supply water from Weber River and irrigation ditches and relieve the burden on the Town's culinary system. Henefer's project was expected to come online in Summer 2025 but work on this project was started without securing the required permits, so construction was paused at the time of this Plan.²⁶ In October 2024, Henefer Town Council adopted new water impact fees of \$23,000 for single-family homes based on a study of Henefer's current and future infrastructure and supply needs.²⁷ Some councilmembers expressed concern about how these higher water impact fees might impact housing affordability in the community.

Given the impacts of projected future growth, drought, and wildfire conditions – and the financial and logistical challenges associated with establishing new water supplies - it's critical for Eastern Summit County to invest in long-term, demand-side efficiencies for new and existing development that can improve water resilience.

²³ <https://drive.google.com/drive/u/0/folders/1t7MOCITjMmhZc9MI2nf-HjOe4tEBYA0->

²⁴ <https://www.kpcw.org/summit-county/2023-10-02/oakleys-new-well-exceeds-expectations-water-could-flow-into-town-next-spring>

²⁵ <https://www.kpcw.org/summit-county/2025-04-07/explosion-at-oakley-wells-pump-house-injures-one-no-water-service-interruption>

²⁶ <https://www.kpcw.org/summit-county/2025-04-22/new-henefer-water-system-delayed-for-lack-of-county-permits>

²⁷

<https://www.henefer.gov/media/1106>

Wastewater Treatment in Eastern Summit County

Eastern Summit County municipalities, including Kamas, Francis, Oakley, Coalville, and Henefer, collect and treat wastewater at water reclamation facilities before placing it back in local streams and rivers. Properties that are not connected to municipal 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.²⁸

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. Within city limits, new development is required to tie into public sewer connections.

V. Water Conservation

Eastern Summit County water providers are small and resources available to dedicate towards proactive water conservation have been limited. Two of the larger water providers – Kamas and Coalville – have Water Conservation Plans, as mandated by Utah's Water Conservation Act which requires Water Conservation Plans for providers with more than 500 connections. Coalville's plan was updated in 2022, and Kamas' plan was last updated in 2019, meaning it is now past due to be updated.²⁹ Oakley, Francis, and Pine Meadow Mutual Water Company all exceed 500 connections, but they have yet to adopt Water Conservation Plans as required by the State. Outside of Kamas and Coalville's Water Conservation Plans, details on current water conservation programming are limited and this water element may not be inclusive of all existing conservation efforts amongst Eastern Summit providers.

Both Kamas and Coalville have established water efficiency targets. Coalville's goal is to reduce per capita water use by 5% over 5 years from approximately 246 GPCD to 233 GPCD.³⁰ Kamas' goal is also to reduce per capita water use by 5% in 5 years – from 258 GPCD in 2019 to 245 GPCD in 2024. In the State's 2019 Regional Water Conservation Report, the Weber River Region – which includes Summit County – has a goal of reducing overall water use by 20% by 2030 and to lower regional GPCD from 250 in 2015 to 200 by 2030.³¹ Kamas and Coalville's current water

²⁸ <https://summitcountyhealth.org/permitting-new-septic-system/>

²⁹ Utah's Water Conservation Act mandates that Water Conservation Plans are updated every 5 years.

³⁰ Current GPCD in Coalville is not available. This figure was estimated based on reported demands divided by the population served.

³¹ <https://www.hansenallenluce.com/wp-content/uploads/2019/11/RWCG-Final-Report-ES.pdf>

efficiency goals do not put them on track to meet the state's GPCD reduction goal or the overall water use reduction goal.

Kamas and Coalville have invested in water loss control, infrastructure upgrades, and early leak detection. In Kamas, some of the older water lines are shallow so residents are asked to leave their water running in homes and flush valves during the winter months to keep the water lines from freezing, which results in water loss.

Kamas, Coalville, and Oakley 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 rate structure and a 2025 update requires retail providers to consider water conservation when setting rates.³² Additionally, Oakley, Coalville, and Francis town all have summer watering restrictions in place that limit watering during the heat of the day and/or on certain days of the week. Kamas and Coalville reported educating residents about water conservation through bill stuffers, newspaper articles, brochures, and other media.

Summit County offers discounted rain barrels to Eastern Summit County community members through the RainHarvest program and residents are also eligible for Weber Basin Water Conservancy District's toilet and smart irrigation controller rebates. Between 2018 and 2025, applicants received 45 smart controller rebates and 6 toilet rebates.

Three additional providers – Bridge Hollow Water, Peoa Pipeline, and Hoytsville Pipe Water Company (HPWC) – reported that each of their connections receive a water allotment and are fined when that allotment is exceeded. According to HPWC, their water allocation is 15,000 gallons per household per month and very few users exceed the allocation because their customers have access to separate secondary water.

While none of the providers currently have drought response plans, Coalville reported that it was developing a new water shortages plan.

³² <https://le.utah.gov/%7E2016/bills/static/SB0028.html#73-10-32.5>

VI. Water Efficient New Development

Summit County is committed to ensuring water resiliency, water quality, and the efficient use of water in new development. Eastern Summit County's current development code is intended to protect the rural nature of the region and to promote and encourage the preservation of agricultural lands. Only low densities are permitted in agricultural areas and the base density in residential areas is one unit per 2.5-acres at its highest. The Village Overlay Zone allows for higher density and compactness in unincorporated communities which results in lower water demand per unit.

Clustered development is also encouraged to protect wetlands, riparian areas, steep slopes, ridgelines, and other environmentally sensitive areas wherever practicable. In some zones, an incentive density is provided for developments with units that are clustered on the development site plan and preserve a percentage of the parcel as meaningful open space. Cluster development reduces water demand per unit and prevents sprawling developments, thus tempering unmitigated growth.

The development code ensures watershed protection by prohibiting any development within 1,500ft above and 100ft 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 40ft of a wetland or within 100ft of a year-round naturally occurring stream, a reservoir, lake or pond.

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.³³ 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, such as 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

³³ <https://www.summitcountyutah.gov/DocumentCenter/View/19235/SWMP-Unincorporated-Summit-County-2021-Final>

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.

VII. 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 reduce water waste and improve indoor and outdoor water efficiency at county facilities.

Strategy: Install EPA WaterSense 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 trainings 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 convert turfgrass landscapes at County facilities to water wise landscapes.

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

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 the RainHarvest program across Eastern Summit County.

Strategy: The County and local providers will explore new partnership opportunities with WBWCD to support water efficiency funding and resources.

Strategy: Promote the State’s weekly lawn watering guide

Park City & Summit County’s Green Business Program

The Green Business program allows businesses in Park City and Summit County to earn bronze, silver, or gold certification levels to showcase their environmental action, including water efficiency. The Summit County Health Department is the first county in the state to receive a Bronze-level Green Business certification.

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 and align 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.