

Local Planning and Regulation Impacts on Wildlife Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Doug Owens

Senate Sponsor:

LONG TITLE

General Description:

This bill modifies provisions relating to local government land use plans and regulations.

Highlighted Provisions:

This bill:

- requires municipalities and counties to consider development impacts on wildlife in the process of considering and adopting general plans and land use regulations;
- requires the Department of Natural Resources to provide information relevant to a municipality's or county's consideration of the development impacts on wildlife; and
- makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

10-20-401, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 15

10-20-402, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 15

10-20-404, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 15

10-20-501, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 15

17-79-401, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 14

17-79-402, as enacted by Laws of Utah 2025, First Special Session, Chapter 14

17-79-403, as renumbered and amended by Laws of Utah 2025, First Special Session,

31 Chapter 14

32 **17-79-501**, as renumbered and amended by Laws of Utah 2025, First Special Session,

33 Chapter 14

34 ENACTS:

35 **17E-7-402**, Utah Code Annotated 1953

37 *Be it enacted by the Legislature of the state of Utah:*

38 Section 1. Section **10-20-401** is amended to read:

39 **10-20-401 . General plan required -- Content.**

40 (1) To accomplish the purposes of this chapter, a municipality shall prepare and adopt a
41 comprehensive, long-range general plan for:
42 (a) present and future needs of the municipality; and
43 (b) growth and development of all or any part of the land within the municipality.

44 (2) The general plan ~~[may provide for]~~ shall address:
45 (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic
46 activities, aesthetics, and recreational, educational, and cultural opportunities;
47 (b) the reduction of the waste of physical, financial, or human resources that result from
48 either excessive congestion or excessive scattering of population;
49 (c) the efficient and economical use, conservation, and production of the supply of:
50 (i) food and water; and
51 (ii) drainage, sanitary, and other facilities and resources;
52 (d) the maintenance and enhancement of wildlife habitat connectivity and migration
53 corridors;
54 (e) the use of energy conservation and solar and clean energy resources;
55 [~~(e)~~] (f) the protection of urban development;
56 [~~(f)~~] (g) if the municipality is a town, the protection or promotion of moderate income
57 housing;
58 [~~(g)~~] (h) the protection and promotion of air quality;
59 [~~(h)~~] (i) historic preservation;
60 [~~(i)~~] (j) identifying future uses of land that are likely to require an expansion or
61 significant modification of services or facilities provided by an affected entity; and
62 [~~(j)~~] (k) an official map.

63 (3)(a) Subject to Section 10-20-404, the municipality may determine the
64 comprehensiveness, extent, and format of the general plan.

65 (b) In preparing and adopting a general plan, the municipality shall, to the extent the
66 municipality determines advisable, consider:
67 (i) the impacts of development on wildlife, wildlife movement, and wildlife habitat;
68 and
69 (ii) how impacts of development on wildlife, wildlife movement, and wildlife habitat
70 may be mitigated.

71 (4) Except for a city of the fifth class or a town, on or before December 31, 2025, a
72 municipality that has a general plan that does not include a water use and preservation
73 element that complies with Section 10-20-404 shall amend the municipality's general
74 plan to comply with Section 10-20-404.

75 Section 2. Section **10-20-402** is amended to read:

76 **10-20-402 . Information and technical assistance from the state.**

77 (1) Each state official, department, and agency shall:

78 [(1)] (a) promptly deliver any data and information requested by a municipality unless
79 the disclosure is prohibited by Title 63G, Chapter 2, Government Records Access
80 and Management Act; and
81 [(2)] (b) furnish any other technical assistance and advice that they have available to the
82 municipality without additional cost to the municipality.

83 (2) Upon request, the Department of Natural Resources shall provide a municipality or a
84 municipal legislative body with information relevant to the consideration described in
85 Subsection 10-20-401(3)(b) or 10-20-501(3)(b).

86 Section 3. Section **10-20-404** is amended to read:

87 **10-20-404 . General plan preparation.**

88 (1)(a) The planning commission shall provide notice, as provided in Section 10-20-203,
89 of the planning commission's intent to make a recommendation to the municipal
90 legislative body for a general plan or a comprehensive general plan amendment when
91 the planning commission initiates the process of preparing the planning commission's
92 recommendation.

93 (b) The planning commission shall make and recommend to the legislative body a
94 proposed general plan for the area within the municipality.

95 (c) The plan may include areas outside the boundaries of the municipality if, in the
96 planning commission's judgment, those areas are related to the planning of the
97 municipality's territory.

98 (d) Except as otherwise provided by law or with respect to a municipality's power of

99 eminent domain, when the plan of a municipality involves territory outside the
100 boundaries of the municipality, the municipality may not take action affecting that
101 territory without the concurrence of the county or other municipalities affected.

102 (2)(a) At a minimum, the proposed general plan, with the accompanying maps, charts,
103 and descriptive and explanatory matter, shall include the planning commission's
104 recommendations for the following plan elements:

105 (i) a land use element that:

106 (A) designates the long-term goals and the proposed extent, general distribution,
107 and location of land for housing for residents of various income levels,
108 business, industry, agriculture, recreation, education, public buildings and
109 grounds, open space, and other categories of public and private uses of land as
110 appropriate;

111 (B) includes a statement of the projections for and standards of population density
112 and building intensity recommended for the various land use categories
113 covered by the plan;

114 (C) except for a city of the fifth class or a town, is coordinated to integrate the
115 land use element with the water use and preservation element; ~~and~~

116 (D) except for a city of the fifth class or a town, accounts for the effect of land use
117 categories and land uses on water demand; and

118 (E) considers how land use categories and land uses will impact hunting
119 opportunities, wildlife habitat connectivity, and wildlife migration corridors;

120 (ii) a transportation and traffic circulation element that:

121 (A) provides the general location and extent of existing and proposed freeways,
122 arterial and collector streets, public transit, active transportation facilities, and
123 other modes of transportation that the planning commission considers
124 appropriate;

125 (B) for a municipality that has access to a major transit investment corridor,
126 addresses the municipality's plan for residential and commercial development
127 around major transit investment corridors to maintain and improve the
128 connections between housing, employment, education, recreation, and
129 commerce;

130 (C) for a municipality that does not have access to a major transit investment
131 corridor, addresses the municipality's plan for residential and commercial
132 development in areas that will maintain and improve the connections between

housing, transportation, employment, education, recreation, and commerce; and

(D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

(iii) a moderate income housing element that meets the requirements of Section 10-21-201; and

(iv) except for a city of the fifth class or a town, a water use and preservation element that addresses:

(A) the effect of permitted development or patterns of development on water demand and water infrastructure;

(B) methods of reducing water demand and per capita consumption for future development;

(C) methods of reducing water demand and per capita consumption for existing development; and

(D) opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

(b) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the municipality;

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and

(iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.

(c) In drafting the transportation and traffic circulation element, the planning commission shall:

(i)(A) consider and coordinate with the regional transportation plan developed by the municipality's region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or

(B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization; and

(ii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.

(d) In drafting the water use and preservation element, the planning commission:

(i) shall consider:

167 (A) applicable regional water conservation goals recommended by the Division of
168 Water Resources; and

169 (B) if Section 73-10-32 requires the municipality to adopt a water conservation
170 plan in accordance with Section 73-10-32, the municipality's water
171 conservation plan;

172 (ii) shall include a recommendation for:

173 (A) water conservation policies to be determined by the municipality; and

174 (B) landscaping options within a public street for current and future development
175 that do not require the use of lawn or turf in a parkstrip;

176 (iii) shall review the municipality's land use ordinances and include a
177 recommendation for changes to an ordinance that promotes the inefficient use of
178 water;

179 (iv) shall consider principles of sustainable landscaping, including the:

180 (A) reduction or limitation of the use of lawn or turf;

181 (B) promotion of site-specific landscape design that decreases stormwater runoff
182 or runoff of water used for irrigation;

183 (C) preservation and use of healthy trees that have a reasonable water requirement
184 or are resistant to dry soil conditions;

185 (D) elimination or regulation of ponds, pools, and other features that promote
186 unnecessary water evaporation;

187 (E) reduction of yard waste; and

188 (F) use of an irrigation system, including drip irrigation, best adapted to provide
189 the optimal amount of water to the plants being irrigated;

190 (v) shall consult with the public water system or systems serving the municipality
191 with drinking water regarding how implementation of the land use element and
192 water use and preservation element may affect:

193 (A) water supply planning, including drinking water source and storage capacity
194 consistent with Section 19-4-114; and

195 (B) water distribution planning, including master plans, infrastructure asset
196 management programs and plans, infrastructure replacement plans, and impact
197 fee facilities plans;

198 (vi) shall consult with the Division of Water Resources for information and technical
199 resources regarding regional water conservation goals, including how
200 implementation of the land use element and the water use and preservation

201 element may affect the Great Salt Lake;

202 (vii) may include recommendations for additional water demand reduction strategies,
203 including:

204 (A) creating a water budget associated with a particular type of development;
205 (B) adopting new or modified lot size, configuration, and landscaping standards
206 that will reduce water demand for new single family development;

207 (C) providing one or more water reduction incentives for existing development
208 such as modification of existing landscapes and irrigation systems and
209 installation of water fixtures or systems that minimize water demand;

210 (D) discouraging incentives for economic development activities that do not
211 adequately account for water use or do not include strategies for reducing
212 water demand; and

213 (E) adopting water concurrency standards requiring that adequate water supplies
214 and facilities are or will be in place for new development; and

215 (viii) for a town, may include, and for another municipality, shall include, a
216 recommendation for low water use landscaping standards for a new:

217 (A) commercial, industrial, or institutional development;

218 (B) common interest community, as defined in Section 57-25-102; or

219 (C) multifamily housing project.

220 (3) The proposed general plan may include:

221 (a) an environmental element that addresses:

222 (i) the protection, conservation, development, and use of natural resources, including
223 the quality of:

224 (A) air;

225 (B) forests;

226 (C) soils;

227 (D) rivers;

228 (E) groundwater and other waters;

229 (F) harbors;

230 (G) fisheries;

231 (H) wildlife, habitat connectivity, and migration corridors;

232 (I) minerals; and

233 (J) other natural resources; and

234 (ii)(A) the reclamation of land, flood control, prevention and control of the

235 pollution of streams and other waters;

236 (B) the regulation of the use of land on hillsides, stream channels and other
237 environmentally sensitive areas;

238 (C) the prevention, control, and correction of the erosion of soils;

239 (D) the preservation and enhancement of watersheds and wetlands; and

240 (E) the mapping of known geologic hazards;

241 (b) a public services and facilities element showing general plans for sewage, water,
242 waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for
243 them, police and fire protection, and other public services;

244 (c) a rehabilitation, redevelopment, and conservation element consisting of plans and
245 programs for:

246 (i) historic preservation;

247 (ii) the diminution or elimination of a development impediment as defined in Section
248 17C-1-102; and

249 (iii) redevelopment of land, including housing sites, business and industrial sites, and
250 public building sites;

251 (d) an economic element composed of appropriate studies and forecasts, as well as an
252 economic development plan, which may include review of existing and projected
253 municipal revenue and expenditures, revenue sources, identification of basic and
254 secondary industry, primary and secondary market areas, employment, and retail
255 sales activity;

256 (e) recommendations for implementing all or any portion of the general plan, including
257 the adoption of land and water use ordinances, capital improvement plans,
258 community development and promotion, and any other appropriate action;

259 (f) provisions addressing any of the matters listed in Subsection 10-20-401(2) or Section
260 10-20-403; and

261 (g) any other element the municipality considers appropriate.

262 Section 4. Section **10-20-501** is amended to read:

263 **10-20-501 . Enactment of land use regulation, land use decision, or development
264 agreement.**

265 (1) Only a legislative body, as the body authorized to weigh policy considerations, may
266 enact a land use regulation.

267 (2)(a) Except as provided in Subsection (2)(b), a legislative body may enact a land use
268 regulation only by ordinance.

269 (b) A legislative body may, by ordinance or resolution, enact a land use regulation that
270 imposes a fee.

271 (3)(a) A legislative body shall ensure that a land use regulation is consistent with the
272 purposes set forth in this chapter.

273 (b) In considering and adopting a land use regulation, a legislative body shall, to the exte
274 nt the legislative body determines advisable, consider:

275 (i) the impacts of development on wildlife, wildlife movement, and wildlife habitat;
276 and

277 (ii) how the impacts of development on wildlife, wildlife movement, and wildlife
278 habitat may be mitigated.

279 (4)(a) A legislative body shall adopt a land use regulation to:

280 (i) create or amend a zoning district under Subsection 10-20-503(1)(a); and

281 (ii) designate general uses allowed in each zoning district.

282 (b) A land use authority may establish or modify other restrictions or requirements other
283 than those described in Subsection (4)(a), including the configuration or modification
284 of uses or density, through a land use decision that applies criteria or policy elements
285 that a land use regulation establishes or describes.

286 (5) A municipality may not adopt a land use regulation, development agreement, or land
287 use decision that restricts the type of crop that may be grown in an area that is:

288 (a) zoned agricultural; or

289 (b) assessed under Title 59, Chapter 2, Part 5, Farmland Assessment Act.

290 (6) A municipal land use regulation pertaining to an airport or an airport influence area, as
291 that term is defined in Section 72-10-401, is subject to Title 72, Chapter 10, Part 4,
292 Airport Zoning Act.

293 Section 5. Section **17-79-401** is amended to read:

294 **17-79-401 . General plan required -- Content -- Resource management plan --**

295 **Provisions related to radioactive waste facility.**

296 (1) To accomplish the purposes of this chapter, a county shall prepare and adopt a
297 comprehensive, long-range general plan:

298 (a) for present and future needs of the county;

299 (b)(i) for growth and development of all or any part of the land within the
300 unincorporated portions of the county; or

301 (ii) if a county has designated a mountainous planning district, for growth and
302 development of all or any part of the land within the mountainous planning

district; and

- (c) as a basis for communicating and coordinating with the federal government on land and resource management issues.

(2) To promote health, safety, and welfare, the [-]general plan [may provide for] shall address:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the maintenance and enhancement of wildlife habitat connectivity and migration corridors;

(e) the use of energy conservation and solar and clean energy resources;

[e)] (f) the protection of urban development;

[f] (g) the protection and promotion of air quality;

[**(g)**] (h) historic preservation;

[4h] (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by an affected entity; and
[4i] (j) an official map.

(3) The general plan may define the county's local customs, local culture, and the components necessary for the county's economic stability.

(4)(a) Subject to Section 17-79-403, the county may determine the comprehensiveness, extent, and format of the general plan.

(b) In preparing and adopting a general plan, the county shall, to the extent the county determines advisable, consider:

(i) the impacts of development on wildlife, wildlife movement, and wildlife habitat;

(ii) how the impacts of development on wildlife, wildlife movement, and wildlife habitat may be mitigated

(5) Nothing in this part may be construed to limit the authority of the state to manage and protect wildlife under Title 23A, Wildlife Resources Act.

(6) On or before December 31, 2035, a county that has a general plan that does not include

337 a water use and preservation element that complies with Section 17-79-403 shall amend
338 the county's general plan to comply with Section 17-79-403.

339 Section 6. Section **17-79-402** is amended to read:

340 **17-79-402 . Specific provisions for general plan.**

341 (1)(a) The general plan of a specified county, as defined in Section 17-80-101, shall
342 include a moderate income housing element that meets the requirements of Section
343 17-80-201.

344 (b)(i) This Subsection (1)(b) applies to a county that does not qualify as a specified
345 county as of January 1, 2023.

346 (ii) As of January 1, if a county changes from one class to another or grows in
347 population to qualify as a specified county, the county shall amend the county's
348 general plan to include a moderate income housing element that meets the
349 requirements of Section 17-80-201 on or before August 1 of the first calendar year
350 beginning on January 1 in which the county qualifies as a specified county.

351 (iii) A county described in Subsection (1)(b)(ii) shall send a copy of the county's
352 amended general plan to the association of governments, established in
353 accordance with an interlocal agreement under Title 11, Chapter 13, Interlocal
354 Cooperation Act, of which the county is a member.

355 (2)(a) All county general plans shall contain a resource management plan for the public
356 lands, as defined in Section 63L-6-102, within the county.

357 (b) The resource management plan described in Subsection (2)(a) shall address:

358 (i) mining;
359 (ii) land use;
360 (iii) livestock and grazing;
361 (iv) irrigation;
362 (v) agriculture;
363 (vi) fire management;
364 (vii) noxious weeds;
365 (viii) forest management;
366 (ix) water rights;
367 (x) ditches and canals;
368 (xi) water quality and hydrology;
369 (xii) flood plains and river terraces;
370 (xiii) wetlands;

371 (xiv) riparian areas;
372 (xv) predator control;
373 (xvi) wildlife, habitat connectivity, and migration corridors;
374 (xvii) fisheries;
375 (xviii) recreation and tourism;
376 (xix) energy resources;
377 (xx) mineral resources;
378 (xxi) cultural, historical, geological, and paleontological resources;
379 (xxii) wilderness;
380 (xxiii) wild and scenic rivers;
381 (xxiv) threatened, endangered, and sensitive species;
382 (xxv) land access;
383 (xxvi) law enforcement;
384 (xxvii) economic considerations; and
385 (xxviii) air.

386 (c) For each item listed under Subsection (2)(b), a county's resource management plan
387 shall:
388 (i) establish findings pertaining to the item;
389 (ii) establish defined objectives; and
390 (iii) outline general policies and guidelines on how the objectives described in
391 Subsection (2)(c)(ii) are to be accomplished.

392 (3)(a)(i) All county general plans shall include specific provisions related to an area
393 within, or partially within, the exterior boundaries of the county, or contiguous to
394 the boundaries of a county, which are proposed for the siting of a storage facility
395 or transfer facility for the placement of high-level nuclear waste or greater than
396 class C radioactive nuclear waste, as these wastes are defined in Section 19-3-303.
397 (ii) The provisions described in Subsection (3)(a)(i) shall address the effects of the
398 proposed site upon the health and general welfare of citizens of the state, and shall
399 provide:
400 (A) the information identified in Section 19-3-305;
401 (B) information supported by credible studies that demonstrates that Subsection
402 19-3-307(2) has been satisfied; and
403 (C) specific measures to mitigate the effects of high-level nuclear waste and
404 greater than class C radioactive waste and guarantee the health and safety of

405 the citizens of the state.

406 (b) A county may, in lieu of complying with Subsection (3)(a), adopt an ordinance
407 indicating that all proposals for the siting of a storage facility or transfer facility for
408 the placement of high-level nuclear waste or greater than class C radioactive waste
409 wholly or partially within the county are rejected.

410 (c) A county may adopt the ordinance listed in Subsection (3)(b) at any time.

411 (d) The county shall send a certified copy of the ordinance described in Subsection (3)(b)
412 to the executive director of the Department of Environmental Quality by certified
413 mail within 30 days of enactment.

414 (e) If a county repeals an ordinance adopted under Subsection (3)(b), the county shall:
415 (i) comply with Subsection (3)(a) as soon as reasonably possible; and
416 (ii) send a certified copy of the repeal to the executive director of the Department of
417 Environmental Quality by certified mail within 30 days after the repeal.

418 (4) If a county has designated a mountainous planning district, the general plan for the
419 mountainous planning district is the controlling plan.

420 Section 7. Section **17-79-403** is amended to read:

421 **17-79-403 . General plan preparation.**

422 (1)(a) The planning commission shall provide notice, as provided in Section 17-79-203,
423 of the planning commission's intent to make a recommendation to the county
424 legislative body for a general plan or a comprehensive general plan amendment when
425 the planning commission initiates the process of preparing the planning commission's
426 recommendation.

427 (b) The planning commission shall make and recommend to the legislative body a
428 proposed general plan for:
429 (i) the unincorporated area within the county; or
430 (ii) if the planning commission is a planning commission for a mountainous planning
431 district, the mountainous planning district.

432 (c)(i) The plan may include planning for incorporated areas if, in the planning
433 commission's judgment, they are related to the planning of the unincorporated
434 territory or of the county as a whole.

435 (ii) Elements of the county plan that address incorporated areas are not an official
436 plan or part of a municipal plan for any municipality, unless the county plan is
437 recommended by the municipal planning commission and adopted by the
438 governing body of the municipality.

439 (2)(a) At a minimum, the proposed general plan, with the accompanying maps, charts,
440 and descriptive and explanatory matter, shall include the planning commission's
441 recommendations for the following plan elements:
442 (i) a land use element that:
443 (A) designates the long-term goals and the proposed extent, general distribution,
444 and location of land for housing for residents of various income levels,
445 business, industry, agriculture, recreation, education, public buildings and
446 grounds, open space, and other categories of public and private uses of land as
447 appropriate;
448 (B) includes a statement of the projections for and standards of population density
449 and building intensity recommended for the various land use categories
450 covered by the plan;
451 (C) is coordinated to integrate the land use element with the water use and
452 preservation element;[and]
453 (D) accounts for the effect of land use categories and land uses on water demand;
454 and
455 (E) considers how land use categories and land uses will impact hunting
456 opportunities, wildlife habitat connectivity, and migration corridors;
457 (ii) a transportation and traffic circulation element that:
458 (A) provides the general location and extent of existing and proposed freeways,
459 arterial and collector streets, public transit, active transportation facilities, and
460 other modes of transportation that the planning commission considers
461 appropriate;
462 (B) addresses the county's plan for residential and commercial development
463 around major transit investment corridors to maintain and improve the
464 connections between housing, employment, education, recreation, and
465 commerce; and
466 (C) correlates with the population projections, the employment projections, and
467 the proposed land use element of the general plan;
468 (iii) for a specified county as defined in Section 17-80-101, a moderate income
469 housing element that meets the requirements of Section 17-80-202;
470 (iv) a resource management plan detailing the findings, objectives, and policies
471 required by Section 17-79-402; and
472 (v) a water use and preservation element that addresses:

473 (A) the effect of permitted development or patterns of development on water
474 demand and water infrastructure;
475 (B) methods of reducing water demand and per capita consumption for future
476 development;
477 (C) methods of reducing water demand and per capita consumption for existing
478 development; and
479 (D) opportunities for the county to modify the county's operations to eliminate
480 practices or conditions that waste water.

481 (b) In drafting the land use element, the planning commission shall:
482 (i) identify and consider each agriculture protection area within the unincorporated
483 area of the county or mountainous planning district;
484 (ii) avoid proposing a use of land within an agriculture protection area that is
485 inconsistent with or detrimental to the use of the land for agriculture; and
486 (iii) consider and coordinate with any station area plans adopted by municipalities
487 located within the county under 10-21-203.

488 (c) In drafting the transportation and traffic circulation element, the planning
489 commission shall:
490 (i)(A) consider and coordinate with the regional transportation plan developed by
491 the county's region's metropolitan planning organization, if the relevant areas
492 of the county are within the boundaries of a metropolitan planning
493 organization; or
494 (B) consider and coordinate with the long-range transportation plan developed by
495 the Department of Transportation, if the relevant areas of the county are not
496 within the boundaries of a metropolitan planning organization; and
497 (ii) consider and coordinate with any station area plans adopted by municipalities
498 located within the county under Section 10-21-203.

499 (d) In drafting the water use and preservation element, the planning commission:
500 (i) shall consider applicable regional water conservation goals recommended by the
501 Division of Water Resources;
502 (ii) shall consult with the Division of Water Resources for information and technical
503 resources regarding regional water conservation goals, including how
504 implementation of the land use element and water use and preservation element
505 may affect the Great Salt Lake;
506 (iii) shall notify the community water systems serving drinking water within the

507 unincorporated portion of the county and request feedback from the community
508 water systems about how implementation of the land use element and water use
509 and preservation element may affect:

510 (A) water supply planning, including drinking water source and storage capacity
511 consistent with Section 19-4-114; and

512 (B) water distribution planning, including master plans, infrastructure asset
513 management programs and plans, infrastructure replacement plans, and impact
514 fee facilities plans;

515 (iv) shall consider the potential opportunities and benefits of planning for
516 regionalization of public water systems;

517 (v) shall consult with the Department of Agriculture and Food for information and
518 technical resources regarding the potential benefits of agriculture conservation
519 easements and potential implementation of agriculture water optimization projects
520 that would support regional water conservation goals;

521 (vi) shall notify an irrigation or canal company located in the county so that the
522 irrigation or canal company can be involved in the protection and integrity of the
523 irrigation or canal company's delivery systems;

524 (vii) shall include a recommendation for:

525 (A) water conservation policies to be determined by the county; and

526 (B) landscaping options within a public street for current and future development
527 that do not require the use of lawn or turf in a parkstrip;

528 (viii) shall review the county's land use ordinances and include a recommendation for
529 changes to an ordinance that promotes the inefficient use of water;

530 (ix) shall consider principles of sustainable landscaping, including the:

531 (A) reduction or limitation of the use of lawn or turf;

532 (B) promotion of site-specific landscape design that decreases stormwater runoff
533 or runoff of water used for irrigation;

534 (C) preservation and use of healthy trees that have a reasonable water requirement
535 or are resistant to dry soil conditions;

536 (D) elimination or regulation of ponds, pools, and other features that promote
537 unnecessary water evaporation;

538 (E) reduction of yard waste; and

539 (F) use of an irrigation system, including drip irrigation, best adapted to provide
540 the optimal amount of water to the plants being irrigated;

541 (x) may include recommendations for additional water demand reduction strategies,
542 including:
543 (A) creating a water budget associated with a particular type of development;
544 (B) adopting new or modified lot size, configuration, and landscaping standards
545 that will reduce water demand for new single family development;
546 (C) providing one or more water reduction incentives for existing landscapes and
547 irrigation systems and installation of water fixtures or systems that minimize
548 water demand;
549 (D) discouraging incentives for economic development activities that do not
550 adequately account for water use or do not include strategies for reducing
551 water demand; and
552 (E) adopting water concurrency standards requiring that adequate water supplies
553 and facilities are or will be in place for new development; and
554 (xi) shall include a recommendation for low water use landscaping standards for a
555 new:
556 (A) commercial, industrial, or institutional development;
557 (B) common interest community, as defined in Section 57-25-102; or
558 (C) multifamily housing project.

559 (3) The proposed general plan may include:
560 (a) an environmental element that addresses:
561 (i) to the extent not covered by the county's resource management plan, the
562 protection, conservation, development, and use of natural resources, including the
563 quality of:
564 (A) air;
565 (B) forests;
566 (C) soils;
567 (D) rivers;
568 (E) groundwater and other waters;
569 (F) harbors;
570 (G) fisheries;
571 (H) wildlife, habitat connectivity, and migration corridors;
572 (I) minerals; and
573 (J) other natural resources; and
574 (ii)(A) the reclamation of land, flood control, prevention and control of the

575 pollution of streams and other waters;

576 (B) the regulation of the use of land on hillsides, stream channels and other
577 environmentally sensitive areas;

578 (C) the prevention, control, and correction of the erosion of soils;

579 (D) the preservation and enhancement of watersheds and wetlands; and

580 (E) the mapping of known geologic hazards;

581 (b) a public services and facilities element showing general plans for sewage, water,
582 waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for
583 them, police and fire protection, and other public services;

584 (c) a rehabilitation, redevelopment, and conservation element consisting of plans and
585 programs for:

586 (i) historic preservation;

587 (ii) the diminution or elimination of a development impediment as defined in Section
588 17C-1-102; and

589 (iii) redevelopment of land, including housing sites, business and industrial sites, and
590 public building sites;

591 (d) an economic element composed of appropriate studies and forecasts, as well as an
592 economic development plan, which may include review of existing and projected
593 county revenue and expenditures, revenue sources, identification of basic and
594 secondary industry, primary and secondary market areas, employment, and retail
595 sales activity;

596 (e) recommendations for implementing all or any portion of the general plan, including
597 the adoption of land and water use ordinances, capital improvement plans,
598 community development and promotion, and any other appropriate action;

599 (f) provisions addressing any of the matters listed in Subsection 17-79-401(2) or
600 17-79-402(1); and

601 (g) any other element the county considers appropriate.

602 Section 8. Section **17-79-501** is amended to read:

603 **17-79-501 . Enactment of land use regulation.**

604 (1) Only a legislative body, as the body authorized to weigh policy considerations, may
605 enact a land use regulation.

606 (2)(a) Except as provided in Subsection (2)(b), a legislative body may enact a land use
607 regulation only by ordinance.

608 (b) A legislative body may, by ordinance or resolution, enact a land use regulation that

609 imposes a fee.

610 (3)(a) A land use regulation shall be consistent with the purposes set forth in this chapter.

611 (b) In considering and adopting a land use regulation, a legislative body shall, to the
612 extent the legislative body determines advisable, consider:

613 (i) the impacts of development on wildlife, wildlife movement, and wildlife habitat;
614 and

615 (ii) how the impacts of development on wildlife, wildlife movement, and wildlife
616 habitat may be mitigated.

617 (4)(a) A legislative body shall adopt a land use regulation to:

618 (i) create or amend a zoning district under Subsection 17-79-503(1)(a); and

619 (ii) designate general uses allowed in each zoning district.

620 (b) A land use authority may establish or modify other restrictions or requirements other
621 than those described in Subsection (4)(a), including the configuration or modification
622 of uses or density, through a land use decision that applies criteria or policy elements
623 that a land use regulation establishes or describes.

624 (5) A county may not adopt a land use regulation, development agreement, or land use
625 decision that restricts the type of crop that may be grown in an area that is:

626 (a) zoned agricultural; or

627 (b) assessed under Title 59, Chapter 2, Part 5, Farmland Assessment Act.

628 (6) A county land use regulation pertaining to an airport or an airport influence area, as that
629 term is defined in Section 72-10-401, is subject to Title 72, Chapter 10, Part 4, Airport
630 Zoning Act.

631 Section 9. Section **17E-7-402** is enacted to read:

632 **17E-7-402 . Impacts of development on wildlife.**

633 Upon request from a county, the Department of Natural Resources shall provide the
634 county or county legislative body with information relevant to the consideration of the impact
635 of development on wildlife, wildlife movement, and wildlife habitat, as described in Sections
636 17-79-401 and 17-79-501.

637 Section 10. **Effective Date.**

638 This bill takes effect on May 6, 2026.