

James A. Dunnigan proposes the following substitute bill:

County Growth Planning and Annexation Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: James A. Dunnigan

Senate Sponsor: Ronald M. Winterton

LONG TITLE

General Description:

This bill modifies provisions relating to planning for growth in certain counties of the second and third class.

Highlighted Provisions:

This bill:

- modifies definitions;
- requires certain unincorporated islands in a county of the second class to automatically annex into a bordering municipality;
- permits a legislative body of a county of the second class to exempt certain unincorporated islands from automatic annexation;
- permits a final local entity plat for an annexation to depict non-contiguous areas; and
- requires certain counties of the third class to include an element in the county's general plan and impact facilities plan related to urban growth areas.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

10-2-814, as renumbered and amended by Laws of Utah 2025, Chapter 399

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

11-36a-301, as last amended by Laws of Utah 2025, First Special Session, Chapter 15

17-73-507, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 13

29 **17-79-403**, as renumbered and amended by Laws of Utah 2025, First Special Session,
30 Chapter 14

31 ENACTS:

32 **17-79-409**, Utah Code Annotated 1953

33

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

35 Section 1. Section **10-2-814** is amended to read:

36 **10-2-814 . Automatic annexations in counties of the first class and second class.**

37 (1) As used in this section:

38 (a) "Most populous bordering municipality" means the municipality with the highest
39 population of any municipality that shares a common border with an unincorporated
40 island.

41 (b) "Unincorporated island" means~~[-an area that is]~~:

42 (i) within a county of the first class~~[-]~~ , an area that is:

43 ~~[(ii)]~~ (A) not within a municipality; and

44 ~~[(iii)]~~ (B) completely surrounded by land that is within one or more municipalities
45 within the county of the first class~~[-]~~ ; or

46 (ii) within a county of the second class with a population of 350,000 or less, an area
47 that is:

48 (A) 55 acres or smaller;

49 (B) not within a municipality;

50 (C) completely surrounded by land that is within one municipality within the
51 county of the second class; and

52 (D)(I) provided sanitary sewer service or culinary water service by the most
53 populous bordering municipality; or

54 (II) not provided sanitary sewer service or culinary water service.

55 (2)(a) Notwithstanding any other provision of this part, on July 1, 2027, an
56 unincorporated island is automatically annexed to:

57 (i) the most populous bordering municipality, except as provided in Subsection
58 (2)(a)(ii) or (3); or

59 (ii) a municipality other than the most populous bordering municipality if:

60 (A) the other municipality shares a common border with the unincorporated
61 island; and

62 (B) the other municipality and the most populous bordering municipality each

63 adopt a resolution agreeing that the unincorporated island should be annexed to
64 the other municipality.

65 (b) The effective date of an annexation under Subsection (2)(a) is governed by Section
66 10-2-813.

67 (3) A legislative body of a county of the second class may exempt an unincorporated island
68 or a portion of an unincorporated island from the requirements of this section by
69 adopting a resolution on or before May 1, 2027, that includes a description or map of
70 each exempted unincorporated island or portion of an unincorporated island.

71 Section 2. Section **10-20-404** is amended to read:

72 **10-20-404 . General plan preparation.**

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

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

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

83 (d) Except as otherwise provided by law or with respect to a municipality's power of
84 eminent domain, when the plan of a municipality involves territory outside the
85 boundaries of the municipality, the municipality may not take action affecting that
86 territory without the concurrence of the county or other municipalities affected.

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

90 (i) a land use element that:

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

96 (B) includes a statement of the projections for and standards of population density

- 97 and building intensity recommended for the various land use categories
98 covered by the plan;
- 99 (C) except for a city of the fifth class or a town, is coordinated to integrate the
100 land use element with the water use and preservation element; and
- 101 (D) except for a city of the fifth class or a town, accounts for the effect of land use
102 categories and land uses on water demand;
- 103 (ii) a transportation and traffic circulation element that:
- 104 (A) provides the general location and extent of existing and proposed freeways,
105 arterial and collector streets, public transit, active transportation facilities, and
106 other modes of transportation that the planning commission considers
107 appropriate;
- 108 (B) for a municipality that has access to a major transit investment corridor,
109 addresses the municipality's plan for residential and commercial development
110 around major transit investment corridors to maintain and improve the
111 connections between housing, employment, education, recreation, and
112 commerce;
- 113 (C) for a municipality that does not have access to a major transit investment
114 corridor, addresses the municipality's plan for residential and commercial
115 development in areas that will maintain and improve the connections between
116 housing, transportation, employment, education, recreation, and commerce; and
- 117 (D) correlates with the population projections, the employment projections, and
118 the proposed land use element of the general plan;
- 119 (iii) a moderate income housing element that meets the requirements of Section
120 10-21-201; and
- 121 (iv) except for a city of the fifth class or a town, a water use and preservation element
122 that addresses:
- 123 (A) the effect of permitted development or patterns of development on water
124 demand and water infrastructure;
- 125 (B) methods of reducing water demand and per capita consumption for future
126 development;
- 127 (C) methods of reducing water demand and per capita consumption for existing
128 development; and
- 129 (D) opportunities for the municipality to modify the municipality's operations to
130 eliminate practices or conditions that waste water.

- 131 (b) In drafting the land use element, the planning commission shall:
- 132 (i) identify and consider each agriculture protection area within the municipality;
- 133 (ii) avoid proposing a use of land within an agriculture protection area that is
- 134 inconsistent with or detrimental to the use of the land for agriculture; and
- 135 (iii) consider and coordinate with any station area plans adopted by the municipality
- 136 if required under Section 10-21-203.
- 137 (c) In drafting the transportation and traffic circulation element, the planning
- 138 commission shall:
- 139 (i)(A) consider and coordinate with the regional transportation plan developed by
- 140 the municipality's region's metropolitan planning organization, if the
- 141 municipality is within the boundaries of a metropolitan planning organization;
- 142 or
- 143 (B) consider and coordinate with the long-range transportation plan developed by
- 144 the Department of Transportation, if the municipality is not within the
- 145 boundaries of a metropolitan planning organization; and
- 146 (ii) consider and coordinate with any station area plans adopted by the municipality if
- 147 required under Section 10-21-203.
- 148 (d) In drafting the water use and preservation element, the planning commission:
- 149 (i) shall consider:
- 150 (A) applicable regional water conservation goals recommended by the Division of
- 151 Water Resources; and
- 152 (B) if Section 73-10-32 requires the municipality to adopt a water conservation
- 153 plan in accordance with Section 73-10-32, the municipality's water
- 154 conservation plan;
- 155 (ii) shall include a recommendation for:
- 156 (A) water conservation policies to be determined by the municipality; and
- 157 (B) landscaping options within a public street for current and future development
- 158 that do not require the use of lawn or turf in a parkstrip;
- 159 (iii) shall review the municipality's land use ordinances and include a
- 160 recommendation for changes to an ordinance that promotes the inefficient use of
- 161 water;
- 162 (iv) shall consider principles of sustainable landscaping, including the:
- 163 (A) reduction or limitation of the use of lawn or turf;
- 164 (B) promotion of site-specific landscape design that decreases stormwater runoff

- 165 or runoff of water used for irrigation;
- 166 (C) preservation and use of healthy trees that have a reasonable water requirement
167 or are resistant to dry soil conditions;
- 168 (D) elimination or regulation of ponds, pools, and other features that promote
169 unnecessary water evaporation;
- 170 (E) reduction of yard waste; and
- 171 (F) use of an irrigation system, including drip irrigation, best adapted to provide
172 the optimal amount of water to the plants being irrigated;
- 173 (v) shall consult with the public water system or systems serving the municipality
174 with drinking water regarding how implementation of the land use element and
175 water use and preservation element may affect:
- 176 (A) water supply planning, including drinking water source and storage capacity
177 consistent with Section 19-4-114; and
- 178 (B) water distribution planning, including master plans, infrastructure asset
179 management programs and plans, infrastructure replacement plans, and impact
180 fee facilities plans;
- 181 (vi) shall consult with the Division of Water Resources for information and technical
182 resources regarding regional water conservation goals, including how
183 implementation of the land use element and the water use and preservation
184 element may affect the Great Salt Lake;
- 185 (vii) may include recommendations for additional water demand reduction strategies,
186 including:
- 187 (A) creating a water budget associated with a particular type of development;
- 188 (B) adopting new or modified lot size, configuration, and landscaping standards
189 that will reduce water demand for new single family development;
- 190 (C) providing one or more water reduction incentives for existing development
191 such as modification of existing landscapes and irrigation systems and
192 installation of water fixtures or systems that minimize water demand;
- 193 (D) discouraging incentives for economic development activities that do not
194 adequately account for water use or do not include strategies for reducing
195 water demand; and
- 196 (E) adopting water concurrency standards requiring that adequate water supplies
197 and facilities are or will be in place for new development; and
- 198 (viii) for a town, may include, and for another municipality, shall include, a

- 199 recommendation for low water use landscaping standards for a new:
200 (A) commercial, industrial, or institutional development;
201 (B) common interest community, as defined in Section 57-25-102; or
202 (C) multifamily housing project.
- 203 (3) The proposed general plan may include:
204 (a) an environmental element that addresses:
205 (i) the protection, conservation, development, and use of natural resources, including
206 the quality of:
207 (A) air;
208 (B) forests;
209 (C) soils;
210 (D) rivers;
211 (E) groundwater and other waters;
212 (F) harbors;
213 (G) fisheries;
214 (H) wildlife;
215 (I) minerals; and
216 (J) other natural resources; and
217 (ii)(A) the reclamation of land, flood control, prevention and control of the
218 pollution of streams and other waters;
219 (B) the regulation of the use of land on hillsides, stream channels and other
220 environmentally sensitive areas;
221 (C) the prevention, control, and correction of the erosion of soils;
222 (D) the preservation and enhancement of watersheds and wetlands; and
223 (E) the mapping of known geologic hazards;
- 224 (b) a public services and facilities element showing general plans for sewage, water,
225 waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for
226 them, police and fire protection, and other public services;
- 227 (c) a rehabilitation, redevelopment, and conservation element consisting of plans and
228 programs for:
229 (i) historic preservation;
230 (ii) the diminution or elimination of a development impediment as defined in Section
231 17C-1-102; and
232 (iii) redevelopment of land, including housing sites, business and industrial sites, and

- 233 public building sites;
- 234 (d) an economic element composed of appropriate studies and forecasts, as well as an
 235 economic development plan, which may include review of existing and projected
 236 municipal revenue and expenditures, revenue sources, identification of basic and
 237 secondary industry, primary and secondary market areas, employment, and retail
 238 sales activity;
- 239 (e) recommendations for implementing all or any portion of the general plan, including
 240 the adoption of land and water use ordinances, capital improvement plans,
 241 community development and promotion, and any other appropriate action;
- 242 (f) provisions addressing any of the matters listed in Subsection 10-20-401(2) or Section
 243 10-20-403; and
- 244 (g) any other element the municipality considers appropriate.

245 (4) A municipality located within a county described by described in Section 17-79-409
 246 may review as part of the development of the municipality's general plan an urban
 247 reserve area, as defined in Section 17-79-409, that the county identifies in the county's
 248 general plan.

249 Section 3. Section **11-36a-301** is amended to read:

250 **11-36a-301 . Impact fee facilities plan.**

- 251 (1) Before imposing an impact fee, each local political subdivision or private entity shall,
 252 except as provided in Subsection (3), prepare an impact fee facilities plan to determine
 253 the public facilities required to serve development resulting from new development
 254 activity.
- 255 (2) A municipality or county need not prepare a separate impact fee facilities plan if the
 256 general plan required by Section 10-20-401 or 17-79-401, respectively, contains the
 257 elements required by Section 11-36a-302.
- 258 (3) A local political subdivision or a private entity with a population, or serving a
 259 population, of less than 5,000 as of the last federal census that charges impact fees of
 260 less than \$250,000 annually need not comply with the impact fee facilities plan
 261 requirements of this part, but shall ensure that:
- 262 (a) the impact fees that the local political subdivision or private entity imposes are based
 263 upon a reasonable plan that otherwise complies with the common law and this
 264 chapter; and
- 265 (b) each applicable notice required by this chapter is given.
- 266 (4) A county described in Section 17-79-409 shall include in the county's impact fee

267 facilities plan the information described in Subsection 17-79-409(7).

268 Section 4. Section **17-73-507** is amended to read:

269 **17-73-507 . Final plats of local entity boundary actions -- County surveyor**
270 **approval of final plat -- Plat requirements.**

271 (1) Upon request and in consultation with the county recorder, the county surveyor of each
272 county in which property depicted on a plat is located shall determine whether the plat is
273 a final local entity plat.

274 (2)(a) If a county surveyor determines that a plat meets the requirements of Subsection
275 (3), the county surveyor shall approve the plat as a final local entity plat.

276 (b) The county surveyor shall indicate the approval of a plat as a final local entity plat on
277 the face of the final local entity plat.

278 (3) A plat may not be approved as a final local entity plat unless the plat:

279 (a) contains a graphical illustration depicting:

280 (i) in the case of a proposed creation or incorporation of a local entity, the boundary
281 of the proposed local entity;

282 (ii) in the case of a proposed annexation of an area into an existing local entity, the
283 boundary of the area proposed to be annexed, which may include non-contiguous
284 areas;

285 (iii) in the case of a proposed adjustment of a boundary between local entities, the
286 boundary of the area that the boundary adjustment proposes to move from inside
287 the boundary of one local entity to inside the boundary of another local entity;

288 (iv) in the case of a proposed withdrawal or disconnection of an area from a local
289 entity, the boundary of the area that is proposed to be withdrawn or disconnected;

290 (v) in the case of a proposed consolidation of multiple local entities, the boundary of
291 the proposed consolidated local entity; and

292 (vi) in the case of a proposed division of a local entity into multiple local entities, the
293 boundary of each new local entity created by the proposed division;

294 (b) is created on reproducible material that is:

295 (i) permanent in nature; and

296 (ii) the size and type specified by the county recorder;

297 (c) is drawn to a scale so that all data are legible;

298 (d) contains complete and accurate boundary information, including, as appropriate,
299 calls along existing boundary lines, sufficient to enable:

300 (i) the county surveyor to establish the boundary on the ground, in the event of a

- 301 dispute about the accurate location of the boundary; and
- 302 (ii) the county recorder to identify, for tax purposes, each tract or parcel included
- 303 within the boundary;
- 304 (e) depicts a name for the plat, approved by the county recorder, that is sufficiently
- 305 unique to distinguish the plat from all other recorded plats in the county;
- 306 (f) contains:
- 307 (i) the name of the local entity whose boundary is depicted on the plat;
- 308 (ii) the name of each county within which any property depicted on the plat is located;
- 309 (iii) the date that the plat was prepared;
- 310 (iv) a north arrow and legend;
- 311 (v) a signature block for:
- 312 (A) the signatures of:
- 313 (I) the professional land surveyor who prepared the plat; and
- 314 (II) the local entity's approving authority; and
- 315 (B) the approval of the county surveyor; and
- 316 (vi) a three-inch by three-inch block in the lower right hand corner for the county
- 317 recorder's use when recording the plat;
- 318 (g) has been certified and signed by a professional land surveyor licensed under Title 58,
- 319 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
- 320 and
- 321 (h) has been reviewed and signed by the approving authority of the local entity whose
- 322 boundary is depicted on the plat.
- 323 (4) The county surveyor may charge and collect a reasonable fee for the costs associated
- 324 with:
- 325 (a) the process of determining whether a plat is a final local entity plat; and
- 326 (b) the approval of a plat as a final local entity plat.
- 327 Section 5. Section **17-79-403** is amended to read:
- 328 **17-79-403 . General plan preparation.**
- 329 (1)(a) The planning commission shall provide notice, as provided in Section 17-79-203,
- 330 of the planning commission's intent to make a recommendation to the county
- 331 legislative body for a general plan or a comprehensive general plan amendment when
- 332 the planning commission initiates the process of preparing the planning commission's
- 333 recommendation.
- 334 (b) The planning commission shall make and recommend to the legislative body a

- 335 proposed general plan for:
- 336 (i) the unincorporated area within the county; or
- 337 (ii) if the planning commission is a planning commission for a mountainous planning
- 338 district, the mountainous planning district.
- 339 (c)(i) The plan may include planning for incorporated areas if, in the planning
- 340 commission's judgment, they are related to the planning of the unincorporated
- 341 territory or of the county as a whole.
- 342 (ii) Elements of the county plan that address incorporated areas are not an official
- 343 plan or part of a municipal plan for any municipality, unless the county plan is
- 344 recommended by the municipal planning commission and adopted by the
- 345 governing body of the municipality.
- 346 (2)(a) At a minimum, the proposed general plan, with the accompanying maps, charts,
- 347 and descriptive and explanatory matter, shall include the planning commission's
- 348 recommendations for the following plan elements:
- 349 (i) a land use element that:
- 350 (A) designates the long-term goals and the proposed extent, general distribution,
- 351 and location of land for housing for residents of various income levels,
- 352 business, industry, agriculture, recreation, education, public buildings and
- 353 grounds, open space, and other categories of public and private uses of land as
- 354 appropriate;
- 355 (B) includes a statement of the projections for and standards of population density
- 356 and building intensity recommended for the various land use categories
- 357 covered by the plan;
- 358 (C) is coordinated to integrate the land use element with the water use and
- 359 preservation element; and
- 360 (D) accounts for the effect of land use categories and land uses on water demand;
- 361 (ii) a transportation and traffic circulation element that:
- 362 (A) provides the general location and extent of existing and proposed freeways,
- 363 arterial and collector streets, public transit, active transportation facilities, and
- 364 other modes of transportation that the planning commission considers
- 365 appropriate;
- 366 (B) addresses the county's plan for residential and commercial development
- 367 around major transit investment corridors to maintain and improve the
- 368 connections between housing, employment, education, recreation, and

- 369 commerce; and
- 370 (C) correlates with the population projections, the employment projections, and
- 371 the proposed land use element of the general plan;
- 372 (iii) for a specified county as defined in Section 17-80-101, a moderate income
- 373 housing element that meets the requirements of Section 17-80-202;
- 374 (iv) a resource management plan detailing the findings, objectives, and policies
- 375 required by Section 17-79-402; and
- 376 (v) a water use and preservation element that addresses:
- 377 (A) the effect of permitted development or patterns of development on water
- 378 demand and water infrastructure;
- 379 (B) methods of reducing water demand and per capita consumption for future
- 380 development;
- 381 (C) methods of reducing water demand and per capita consumption for existing
- 382 development; and
- 383 (D) opportunities for the county to modify the county's operations to eliminate
- 384 practices or conditions that waste water.
- 385 (b) In drafting the land use element, the planning commission shall:
- 386 (i) identify and consider each agriculture protection area within the unincorporated
- 387 area of the county or mountainous planning district;
- 388 (ii) avoid proposing a use of land within an agriculture protection area that is
- 389 inconsistent with or detrimental to the use of the land for agriculture; and
- 390 (iii) consider and coordinate with any station area plans adopted by municipalities
- 391 located within the county under 10-21-203.
- 392 (c) In drafting the transportation and traffic circulation element, the planning
- 393 commission shall:
- 394 (i)(A) consider and coordinate with the regional transportation plan developed by
- 395 the county's region's metropolitan planning organization, if the relevant areas
- 396 of the county are within the boundaries of a metropolitan planning
- 397 organization; or
- 398 (B) consider and coordinate with the long-range transportation plan developed by
- 399 the Department of Transportation, if the relevant areas of the county are not
- 400 within the boundaries of a metropolitan planning organization; and
- 401 (ii) consider and coordinate with any station area plans adopted by municipalities
- 402 located within the county under Section 10-21-203.

- 403 (d) In drafting the water use and preservation element, the planning commission:
- 404 (i) shall consider applicable regional water conservation goals recommended by the
- 405 Division of Water Resources;
- 406 (ii) shall consult with the Division of Water Resources for information and technical
- 407 resources regarding regional water conservation goals, including how
- 408 implementation of the land use element and water use and preservation element
- 409 may affect the Great Salt Lake;
- 410 (iii) shall notify the community water systems serving drinking water within the
- 411 unincorporated portion of the county and request feedback from the community
- 412 water systems about how implementation of the land use element and water use
- 413 and preservation element may affect:
- 414 (A) water supply planning, including drinking water source and storage capacity
- 415 consistent with Section 19-4-114; and
- 416 (B) water distribution planning, including master plans, infrastructure asset
- 417 management programs and plans, infrastructure replacement plans, and impact
- 418 fee facilities plans;
- 419 (iv) shall consider the potential opportunities and benefits of planning for
- 420 regionalization of public water systems;
- 421 (v) shall consult with the Department of Agriculture and Food for information and
- 422 technical resources regarding the potential benefits of agriculture conservation
- 423 easements and potential implementation of agriculture water optimization projects
- 424 that would support regional water conservation goals;
- 425 (vi) shall notify an irrigation or canal company located in the county so that the
- 426 irrigation or canal company can be involved in the protection and integrity of the
- 427 irrigation or canal company's delivery systems;
- 428 (vii) shall include a recommendation for:
- 429 (A) water conservation policies to be determined by the county; and
- 430 (B) landscaping options within a public street for current and future development
- 431 that do not require the use of lawn or turf in a parkstrip;
- 432 (viii) shall review the county's land use ordinances and include a recommendation for
- 433 changes to an ordinance that promotes the inefficient use of water;
- 434 (ix) shall consider principles of sustainable landscaping, including the:
- 435 (A) reduction or limitation of the use of lawn or turf;
- 436 (B) promotion of site-specific landscape design that decreases stormwater runoff

- 437 or runoff of water used for irrigation;
- 438 (C) preservation and use of healthy trees that have a reasonable water requirement
- 439 or are resistant to dry soil conditions;
- 440 (D) elimination or regulation of ponds, pools, and other features that promote
- 441 unnecessary water evaporation;
- 442 (E) reduction of yard waste; and
- 443 (F) use of an irrigation system, including drip irrigation, best adapted to provide
- 444 the optimal amount of water to the plants being irrigated;
- 445 (x) may include recommendations for additional water demand reduction strategies,
- 446 including:
- 447 (A) creating a water budget associated with a particular type of development;
- 448 (B) adopting new or modified lot size, configuration, and landscaping standards
- 449 that will reduce water demand for new single family development;
- 450 (C) providing one or more water reduction incentives for existing landscapes and
- 451 irrigation systems and installation of water fixtures or systems that minimize
- 452 water demand;
- 453 (D) discouraging incentives for economic development activities that do not
- 454 adequately account for water use or do not include strategies for reducing
- 455 water demand; and
- 456 (E) adopting water concurrency standards requiring that adequate water supplies
- 457 and facilities are or will be in place for new development; and
- 458 (xi) shall include a recommendation for low water use landscaping standards for a
- 459 new:
- 460 (A) commercial, industrial, or institutional development;
- 461 (B) common interest community, as defined in Section 57-25-102; or
- 462 (C) multifamily housing project.
- 463 (3) The proposed general plan may include:
- 464 (a) an environmental element that addresses:
- 465 (i) to the extent not covered by the county's resource management plan, the
- 466 protection, conservation, development, and use of natural resources, including the
- 467 quality of:
- 468 (A) air;
- 469 (B) forests;
- 470 (C) soils;

- 471 (D) rivers;
- 472 (E) groundwater and other waters;
- 473 (F) harbors;
- 474 (G) fisheries;
- 475 (H) wildlife;
- 476 (I) minerals; and
- 477 (J) other natural resources; and
- 478 (ii)(A) the reclamation of land, flood control, prevention and control of the
- 479 pollution of streams and other waters;
- 480 (B) the regulation of the use of land on hillsides, stream channels and other
- 481 environmentally sensitive areas;
- 482 (C) the prevention, control, and correction of the erosion of soils;
- 483 (D) the preservation and enhancement of watersheds and wetlands; and
- 484 (E) the mapping of known geologic hazards;
- 485 (b) a public services and facilities element showing general plans for sewage, water,
- 486 waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for
- 487 them, police and fire protection, and other public services;
- 488 (c) a rehabilitation, redevelopment, and conservation element consisting of plans and
- 489 programs for:
- 490 (i) historic preservation;
- 491 (ii) the diminution or elimination of a development impediment as defined in Section
- 492 17C-1-102; and
- 493 (iii) redevelopment of land, including housing sites, business and industrial sites, and
- 494 public building sites;
- 495 (d) an economic element composed of appropriate studies and forecasts, as well as an
- 496 economic development plan, which may include review of existing and projected
- 497 county revenue and expenditures, revenue sources, identification of basic and
- 498 secondary industry, primary and secondary market areas, employment, and retail
- 499 sales activity;
- 500 (e) recommendations for implementing all or any portion of the general plan, including
- 501 the adoption of land and water use ordinances, capital improvement plans,
- 502 community development and promotion, and any other appropriate action;
- 503 (f) provisions addressing any of the matters listed in Subsection 17-79-401(2) or
- 504 17-79-402(1); and

- 505 (g) any other element the county considers appropriate.
- 506 (4) A county of the third class that is adjacent to a county of the first class is subject to the
507 specific general plan requirements described in Section 17-79-409.
- 508 Section 6. Section **17-79-409** is enacted to read:
- 509 **17-79-409 . Metropolitan growth county.**
- 510 (1) As used in this section:
- 511 (a) "Metropolitan growth county" means a county of the third class that is adjacent to a
512 county of the first class.
- 513 (b) "Urban reserve area" means an area designated under Subsection (3).
- 514 (2) A metropolitan growth county's general plan shall include:
- 515 (a) a county population projection that:
- 516 (i) is based on population projections published by the Utah Population Committee
517 created in Section 63C-20-103; and
- 518 (ii) is at least a 20-year population projection; and
- 519 (b) applicable employment projections published by the Department of Workforce
520 Services.
- 521 (3) A metropolitan growth county's general plan shall designate one or more areas within
522 the metropolitan growth county that is able to accommodate the residential and
523 employment growth projections described in Subsection (2).
- 524 (4) For each urban reserve area, a metropolitan growth county shall:
- 525 (a) identify land suitable for future residential and employment uses;
- 526 (b) plan for future transportation corridors and utility alignments;
- 527 (c) identify potential locations for future schools, parks, public safety facilities, and
528 other public uses;
- 529 (d) evaluate the capacity of water, sewer, and other public utility facilities necessary to
530 support the projected population and employment growth described in Subsection
531 (2); and
- 532 (e) contain land use policies supporting the orderly transition from rural to urban
533 development patterns.
- 534 (5) A metropolitan growth county may not, in the metropolitan growth county's general
535 plan, designate an area with an urban density for primarily residential development,
536 unless the metropolitan growth county demonstrates the reasonable availability of
537 culinary water, wastewater treatment capacity, transportation access, and public safety
538 services for the area.

- 539 (6)(a) A metropolitan growth county's general plan shall include policies that support
540 eventual incorporation or annexation of an urban reserve area when sufficient
541 demand develops for a variety of municipal services.
- 542 (b) The policies described in Subsection (6)(a) shall encourage logical municipal
543 boundaries and efficient municipal services.
- 544 (c) A metropolitan growth county shall coordinate with each municipality that is
545 adjacent to an urban reserve area to determine the longterm feasibility of the
546 municipality annexing all or a portion of the urban reserve area.
- 547 (7) A metropolitan growth county shall include in an impact fee facilities plan under
548 Section 11-36a-301 an evaluation of the public facilities required to serve new
549 development within an urban reserve area.
- 550 (8)(a) A metropolitan growth county shall coordinate with each school district that
551 includes all or a portion of an urban reserve area.
- 552 (b) A metropolitan growth county's general plan shall identify anticipated school sites, if
553 feasible.
- 554 (9) A metropolitan growth county may include in the metropolitan growth county's general
555 plan:
- 556 (a) a corridor preservation element that identifies future transportation routes, utility
557 corridors, and regional infrastructure alignments necessary to support projected
558 growth; and
- 559 (b) a specific plan for using the metropolitan growth county's authority to preserve
560 transportation corridors under Title 71, Chapter 5, Part 4, Transportation corridor
561 preservation powers.
- 562 (10) This section does not:
- 563 (a) require a metropolitan growth county to approve a specific land use application;
564 (b) limit a metropolitan growth county's authority to adopt reasonable land use
565 regulations; or
- 566 (c) create a private right of action.
- 567 (11) A metropolitan growth county may not amend the metropolitan growth county's
568 general plan to materially reduce the development capacity of an urban reserve area
569 unless the metropolitan growth county includes written findings in the general plan
570 demonstrating that:
- 571 (a) water resources are deficient;
572 (b) the capacity of public infrastructure is deficient;

- 573 (c) there is a threat to public health or safety; or
- 574 (d) the reduction of development capacity in the urban area is necessary to comply with
- 575 a specific state or federal resource protection law.

576 Section 7. **Effective Date.**

577 This bill takes effect on May 6, 2026.