



Wales, Utah

# GENERAL Plan 2025

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# Acknowledgements

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Thank you to all who have contributed to this General Plan, as it is through your collective efforts that we have created a comprehensive roadmap for our community's future.

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# **PLAN BACKGROUND**

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*Question*

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## WHAT IS A GENERAL PLAN?

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As stated in the Workforce  
Services General Plan  
Writing Guide:

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“A GENERAL PLAN IS  
SOMETIMES  
REFERRED TO AS A  
“MASTER PLAN” OR  
“COMPREHENSIVE  
PLAN.”

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*Workforce Services  
General Plan  
Writing Guide*

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is a community’s general guide for making land use decisions and is a reflection of the community’s values.

At the large-scale level, the General Plan describes how the community wants to grow, i.e., where the community wishes various land uses to take place and what the community wants to look like. The Plan covers the area within the city limits as well as land anticipated to be annexed into the city in the future (planning area).

At a more detailed scale, the General Plan provides direction for the many detailed decisions made every week concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the residents’ quality of life.

In between large scale and small scale decisions, the General Plan is the document that coordinates with other city plans, such as the Transportation Master Plan, the Parks and Recreation Master Plan and Water and Sewer Plans and others. It is also a basic tool to guide zoning, budgeting, capital improvement decisions and policy-making.

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# PLAN BACKGROUND

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Utah state law requires that all municipalities have a general plan. Not only is this general plan intended to fulfill the requirements of the State, but it should provide the Town with a valuable resource to help guide current and future decisions.

Previous to this update, certain steps were taken to ensure that the adopted general plan will continue to hold the best interest of the citizens of the Town.

Residents have been involved in creating the goals and visions that shaped this general plan. In order to establish the values and opinions of the residents of the Town, a survey was sent through the mail and online to each household within town boundaries. The survey results have helped to shape the general plan to portray the great values of the Town. You can view the survey questions in the appendix.

Throughout this process, there were multiple public hearings held. Any public input gathered was then used to help shape a series of goals and action steps, which reflect the direction chosen by city officials and residents. The created goals are end points, which are intended to be met through the specific steps provided in the action steps. Further, the town policies show how the action steps might take place in a fashion that will allow goals to be met.

Finally, the general plan will be reviewed in a town council meeting to adopt the final draft of the General Plan. The goals and action steps provided in this general plan are general in nature, with the intention to allow flexibility in how the Town might achieve them.

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# PLAN AUTHORITY

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The Utah State Municipal Code states what is required for a General Plan:

Utah Municipal Code

10-9a-403. General plan preparation.

(1)(a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

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

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

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

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

(i) a land use element that:

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

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

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.

# TOWN HISTORY

TOWN HISTORY



Settlement of Coalbed (Wales, Utah)  
Daughters of the Utah Pioneers--No.133  
Coalbed Camp, Sanpete County

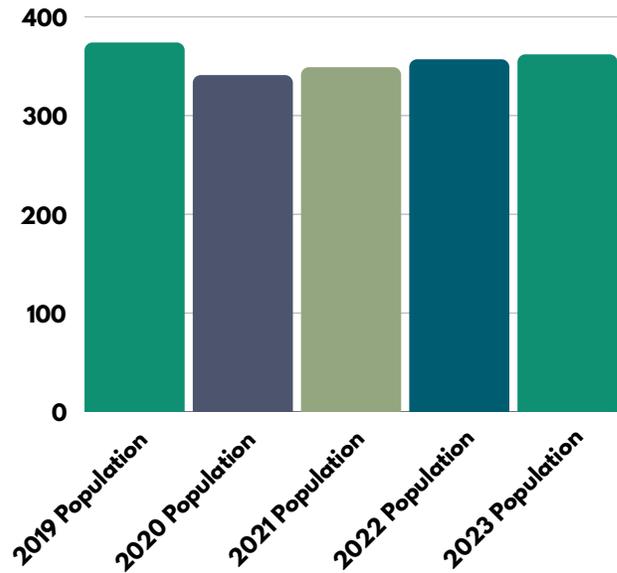
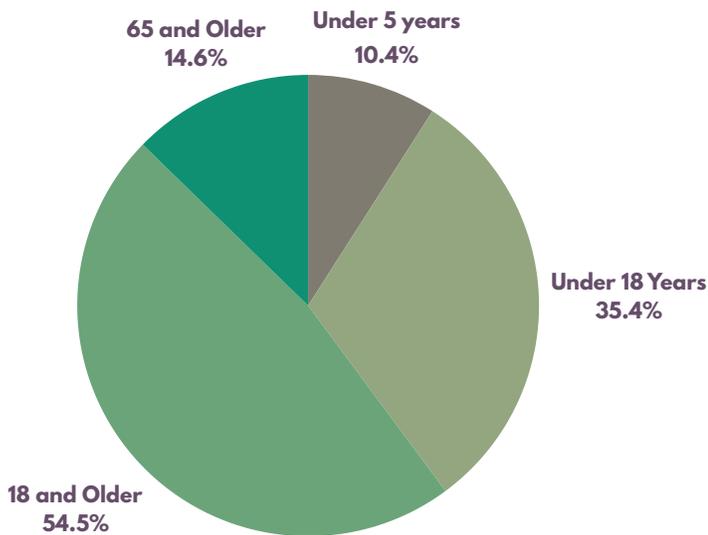
## FIRST COAL MINE IN UTAH

In 1854, at Fort Ephraim, an Indian Tabiona gave Pres. Brigham Young a black rock, saying "heap burn". Two Welsh coalminers, John Rees and John Price, were sent with the Indian to locate the coal vein, which was found in New Canyon and later found in Coal Canyon about 1 mile south and 1 1/2 miles west of this marker. Until 1860 Welsh pioneers were directed to settle near Coalbed (Wales) to develop the mine. In 1872 twelve coke ovens were erected. In 1875 a branch railroad line was extended from Nephi to ship coal to market. It carried US mail for all Sanpete County.

Monument erected in 1854, now located at Wales Town Park.

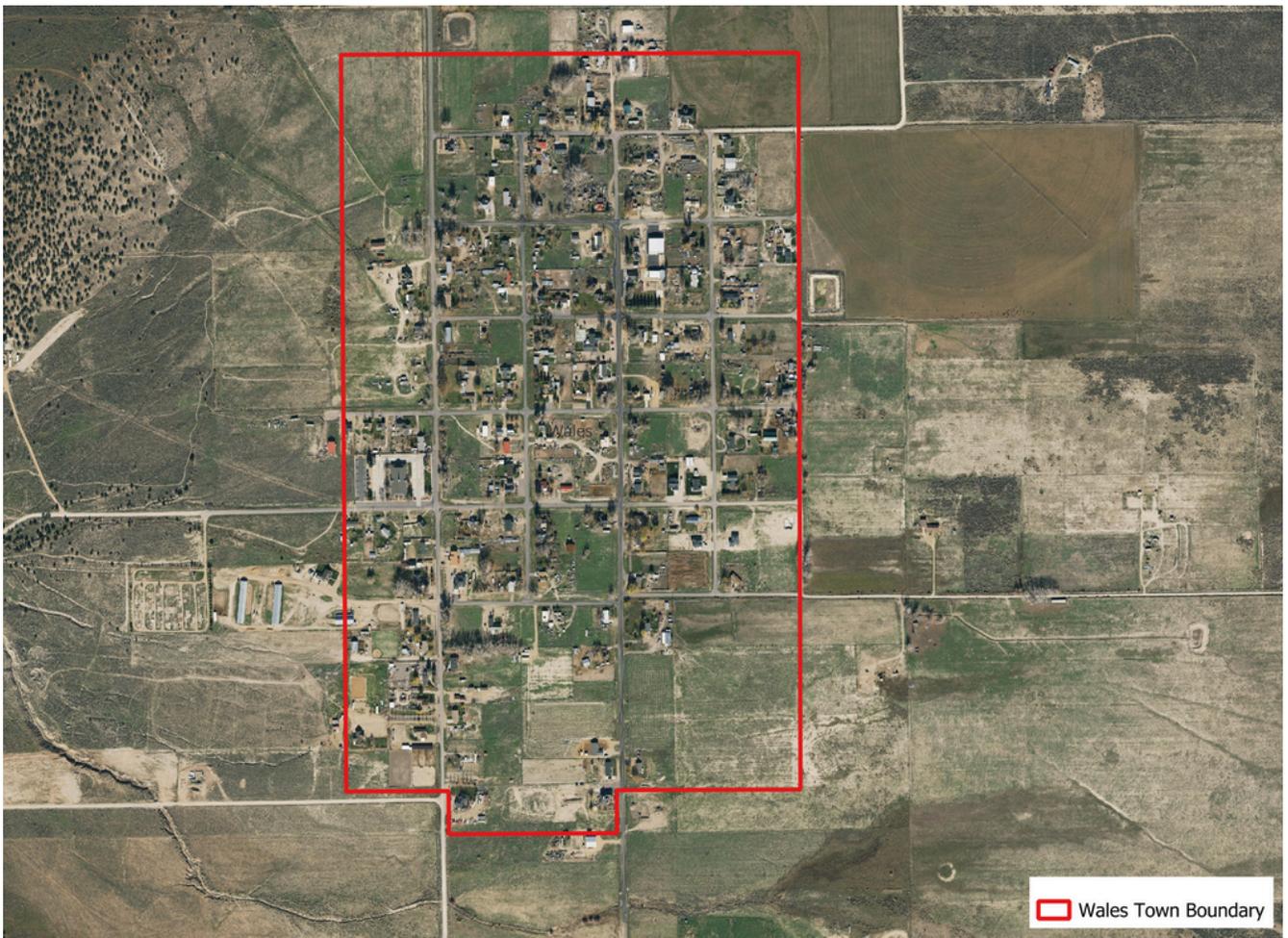
# DEMOGRAPHICS

<b>Population</b>	<b>338</b>
<b>Median Income</b>	<b>\$75,625</b>
<b>Employment Rate</b>	<b>49.4%</b>
<b>Housing Units</b>	<b>119</b>



Source: 2020 Census and 2020 ACS Estimates

# LAND ANALYSIS



**The majority of land within town limits and surrounding Wales Town is privately owned.**

### **Anticipated Challenges**

**Challenges facing the future of the community are similar to those faced in growing rural communities and some that are unique to Wales. These challenges include but are not limited to:**

- Establishment and enforcement of new land use regulations.
- The development pressure is expected to continue to worsen existing issues, particularly affordable housing.
- Lack of employment opportunities and potentially declining economic diversity.
- Slowly growing, but aging population.
- Anticipated less funding from state and federal programs
- Continued drought and other water resource concerns.

### **Guiding Principles**

**A series of methods to gauge public opinion were used to better understand where the community is today and where it needs to try to be in the future. Most public input can be summarized into the following goals:**

- Improve infrastructure conditions and access.
- Promote regional economic development initiatives.
- Establish impact fee structure and fiscal guidelines for unforeseen needs
- Empower residents to make catalyst changes in their community.
- Improve the quality of life for residents.

# LAND USE

## **Existing Conditions:**

The extent and general location of standard land-uses within the Town of Wales are noted below;

**Residential:** The Town's residential uses are characterized almost exclusively as low-density, single-family detached housing. Residential development is found north of 300 South, east of 200 West, south of 400 North, and west of 200 East.

**Agricultural and open space:** Approximately 60% of the land area within Wales town Boundaries is devoted to agricultural uses and open space. The standard lot size is approximately one acre with animal rights.

**Commercial and Industrial:** There is one industrial Company and a few home occupations.

**Public Facilities:** Town Hall, Fire Department Building, and Town Park, which are located in the center of town, constitute the only public facilities in Wales.

## **Community Goals and Desires:**

The citizens of Wales have expressed their views regarding the future of land-use within the community:

These desires will provide the basis for goals, policies, and decisions regarding land-use within Wales.

It is recognized that Wales will become subject to increasing pressures for development and change in the coming years. The major desire of the residents is that Wales should maintain its present rural character:

Only compatible uses should be permitted or conditionally allowed.

Agricultural uses should be encouraged. Prime agricultural land should be identified and reserved for continued agricultural use or for low density, residential-agricultural development.

Residential uses should be limited primarily to low-density, single-family dwellings.

Commercial uses should be kept to a minimum and, where permitted, should be compatible with the rural character of the area. All commercial uses should be conditional and subject to review and approval by the town governing body.

Industrial or manufacturing uses should be restricted to only those enterprises which are compatible with acceptable cottage industry standards. Industries which cause air, water, noise, visual or other forms of pollution will not be permitted.

# PLANNING POLICIES

The following policies will guide the implementation of the stated community goals regarding land use.

Enact zoning ordinances and a corresponding zoning map which reflect the stated community goals and desires.

Develop site design, landscaping, and sign standards which will enhance the Town's appearance and be reasonably affordable and flexible to landowners.

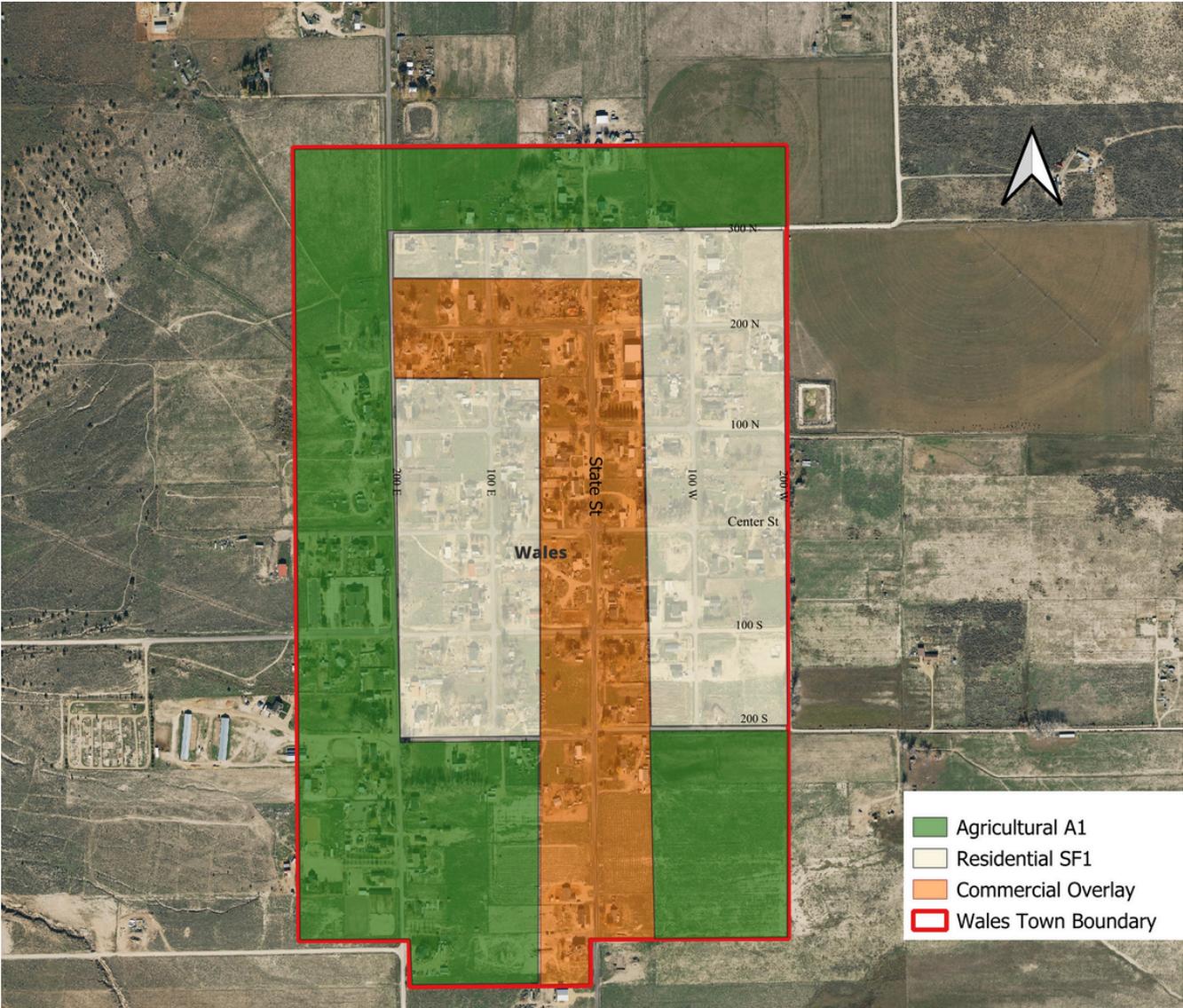
Establish and utilize a development application and-review process which includes pre-application checklists for both developers and Town officials.

Adopt a development impact fee structure which assures the Town that future development projects will bear the costs of internal improvements and a fair share of increased centralized service needs.

Educate residents and developers concerning the master plan and the enacted land-use ordinances and development procedures.

Development proposals will be reviewed for their compatibility with the Master Plan and community goals and policies.

# CURRENT LAND USE



WALES TOWN ZONING MAP

# GOALS AND DESIRES

The citizens of the community have voiced the following preferences regarding housing:

Single-family, low-density housing should remain the predominant type.

High-quality construction standards should be upheld.

Mobile homes are allowed on approved lots, but must meet all county and city building requirements. Mobile home parks May be allowed only if strict appearance and structural criteria are met and are subject to a conditional use permit.

Condominiums and multi-dwelling units should be restricted and should be subject to a conditional use permit.

Efforts should be made to improve or eliminate blighted properties.

New construction should be encouraged to conform to the general character of the existing community, be energy efficient, and have adequate public facilities.

# PLANNING POLICES

The following policies should be pursued in order to ensure community housing goals:

Zone all residential land for single-family use. Enact zoning ordinances which will ensure the appropriate density and character of future development.

In accordance with judicial guide lines, manufactured housing which meets uniform code standards will be considered the same as site-built housing, but will be subject to certain structural and appearance requirements which will be part of the Townland-use ordinance.

Multi-family units, condominiums, and other high-density residential developments will be subject to a conditional use permit process.

Enact a comprehensive mobile home ordinance which strictly outlines where and under which conditions mobile homes may be allowed.

Adopt the Uniform Building Code as the standard by which structures should be built.

Establish general architectural guidelines for voluntary compliance in order to encourage an harmonious community appearance.

Establish a nuisance ordinance which-includes visual as well as other forms of nuisance.

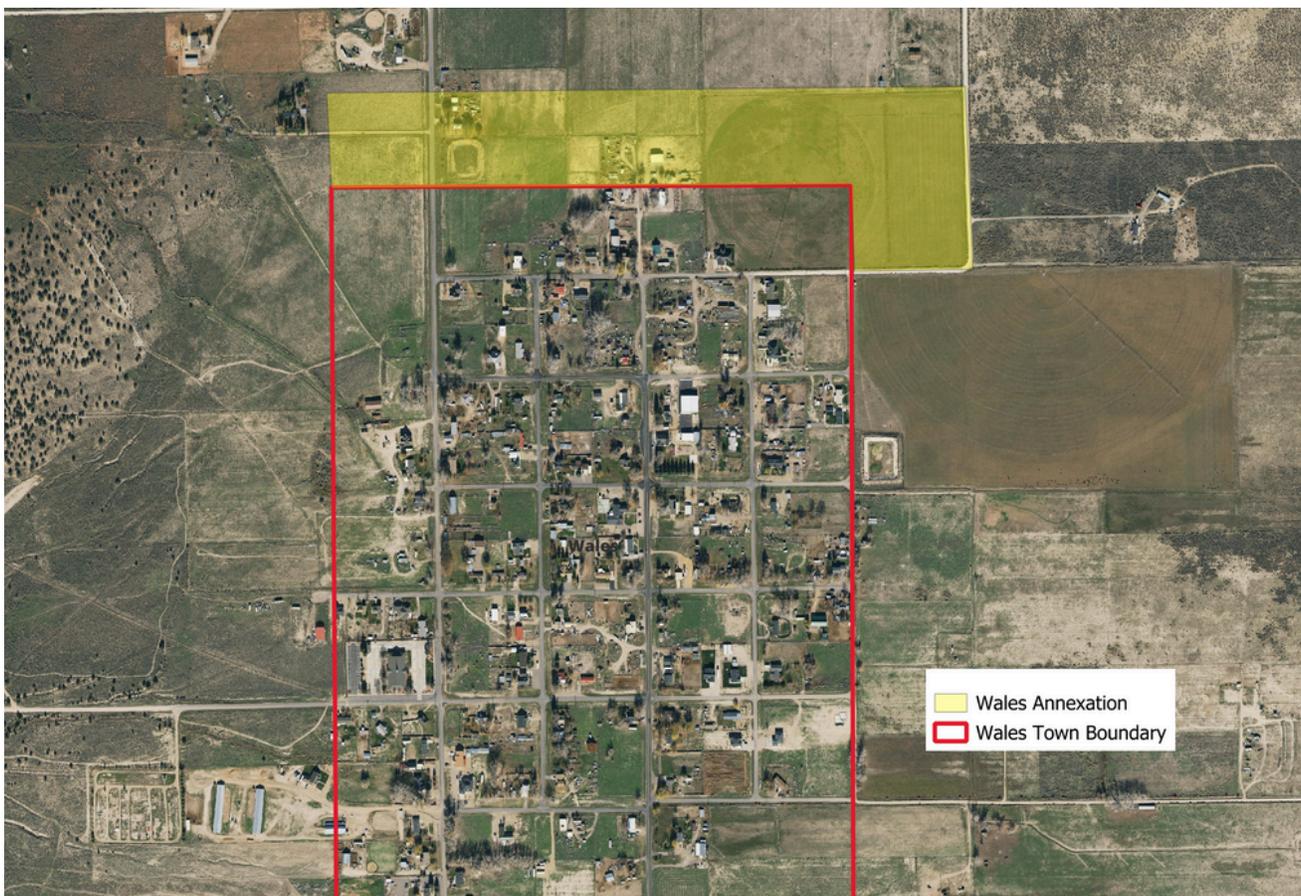
Establish a beautification committee to educate and inspire the community in creating and maintaining aesthetically pleasing homes, yards, farm areas, and vacant lots.

Efforts should be made to improve or eliminate blighted properties.

New construction should be encouraged to meet recommended guidelines for design and appearance conforming to the general character of the existing community.

# FUTURE GROWTH

**Annexation is the process through which properties outside the Town's boundaries are incorporated as part of the Town. This process includes an application by property owners to the Town and a public meeting process where stakeholders can discuss the issue. Petitions for property to be annexed into the Town are initiated by property owners and are often started with the intent of receiving services.**



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# ANNEXATION

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Annexation, or the incorporation of additional lands into Wales, isn't currently expected in large amounts in the near future. If annexation does take place, the boundaries of the town would be expanded. Those living on land that might be annexed into Wales can expect to enjoy the benefits of being in a town, while they can also expect to contribute to the community through property tax.

Future annexation will be considered on a case by case basis. Annexation proposals must go through the correct processes in order to be considered for annexation by the proper authorities, which include the Mayor, the Town Council, and the Planning Commission. Every annexation proposal submitted to the town will be evaluated based on its own qualifications and considerations. Local areas that are already using town resources may be potential candidates for annexation in the future. Annexation shouldn't create islands or peninsulas, but should maintain the contiguous flow of the current town boundaries. As a final note, all annexation processes should follow Utah State Code. Please refer to the annexation policy plan for further details about annexation.

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# LAND PRESERVATION

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As a note of redundancy and to further the point of maintaining a rural atmosphere in Wales, land preservation must also be highly considered. When considering annexation, or simply when considering changes to land already within the community, it is vital that any changes align with the vision and goals that have been described in this general plan. Wales must be prepared to maintain individual land owner rights, while also making sure to insist on doing what is best for the town as a whole. Ultimately, land preservation decisions should take into account the vision, goals, and action steps reviewed in this general plan. Wales is surrounded by rugged cliffs, gentle hillsides, bench lands, canyons, washes, and plains. The relatively unmarred nature of these features is an integral part of the character of Wales. Pressures for development with Wales could have negative impacts on the quality of the environment if not strictly controlled.

## **Community Goals and Desires**

The following natural areas and features, especially those west of the town limits should be afforded a high degree of protection and should be subject to special development controls.

In general, all elevated areas such as hillsides, hilltops, benches, and mountains should be protected.

In general all drainage areas such as flood plains, riparian zones, watercourses, and washes should be protected.

Other areas which should be protected and subject to strict development controls are noted as follows:

Water supply/aquifer recharge areas and unstable soils.

# CRITICAL LANDS

Critical lands are those that are deemed to be unsafe or unsuitable for development. The Hazard Mitigation Plan for the Town should be considered when involving any critical lands areas. The Town Council and the Planning Commission should continue to monitor the town for areas that aren't safe to live, develop, or occupy. Future decisions on critical lands will ultimately be decided by the Mayor, the Town Council, and the Planning Commission. If an individual or group is to attempt to develop critical lands, they must take all necessary precautions to ensure their own safety and the safety of others. These requirements are not exclusive in such situations, but are only in addition to any other relevant regulations that may already exist.

In addition to lands that are unsafe or unsuitable, the water source protection zone is considered critical lands and development should not take place within this zone. That being said, no building permits will be issued within the water source protection zone.

Wales is favored with a beautiful physical setting. Detrimental impacts on the physical environment within the limits of Wales have been minimal.

**The following policies will guide the stated community goals regarding environmental features of natural, historical, and cultural significance:**

Establish a comprehensive review for hillside development in the county area west of town.

The town should retain the right to require a geotechnical/soils report and any other studies deemed necessary, prepared by an individual with appropriate credentials to undertake such studies, for any major developments.

All septic tank drain fields should continue to be subject to on-site investigation and approval by the Utah State Department of Health. Major developments should be planned anticipating possible future connection to a sewer system.

Riparian zones, flood plains, and washes should be designated as parkway or open space, and should be used only for flood control, agricultural and recreation purposes.

The Town should encourage the protection and enhancement of significant historical features.

# CRITICAL LANDS

## FEMA FLOOD MAP



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

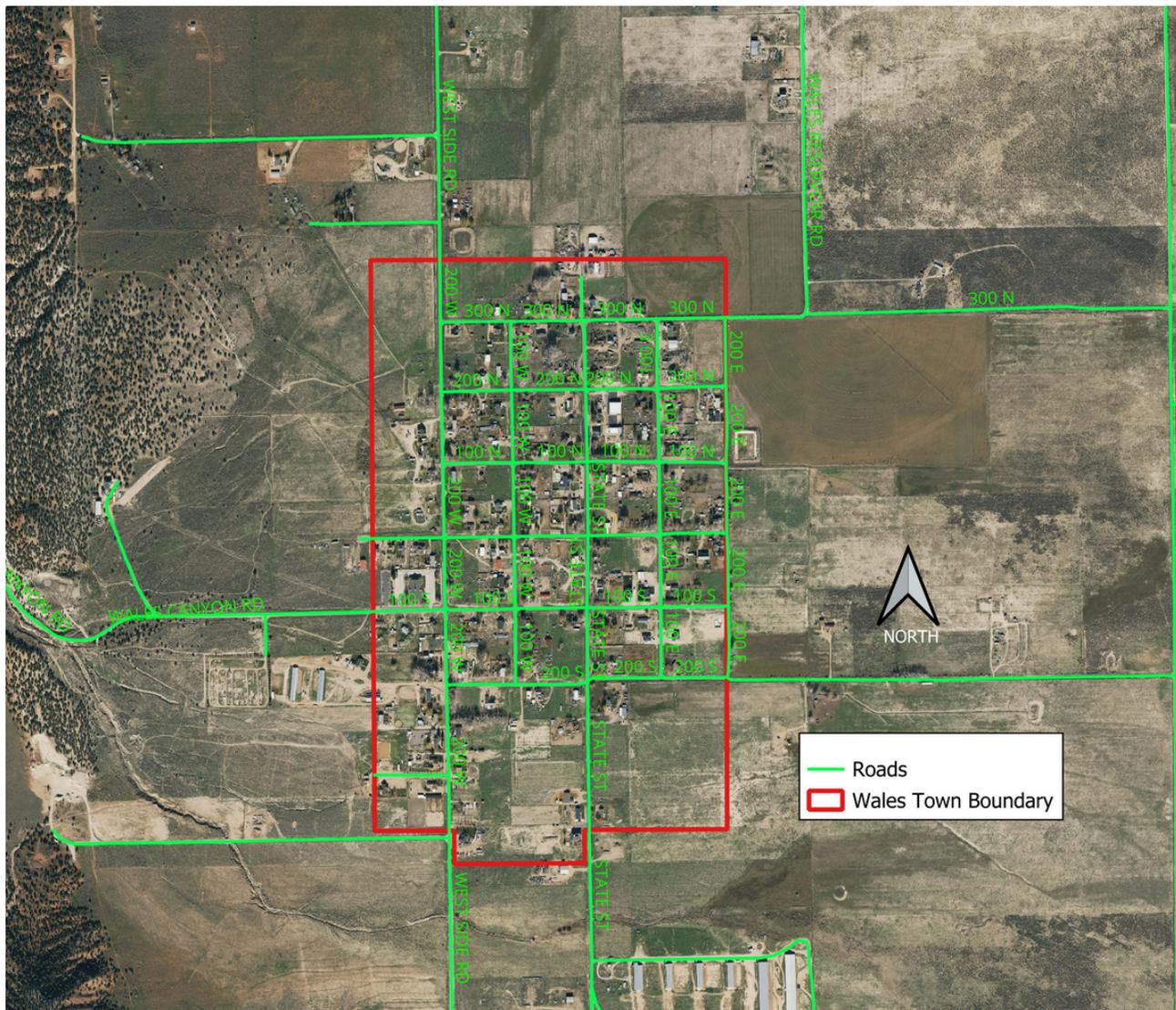
Powered by Esri

<b>PIN</b> 📍 Approximate location based on user input and does not represent an authoritative property location	<b>SPECIAL FLOOD HAZARD AREAS</b> 🟦 Without Base Flood Elevation (BFE) Zone A, V, AE 🟦 With BFE or Depth 🔴 Regulatory Floodway Zone AE, AO, AH, VE, AR	📏 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 📏 17.5 Water Surface Elevation 📏 Coastal Transect 📏 Base Flood Elevation Line (BFE) 📏 Limit of Study
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**THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 49039C0450C EFFECTIVE ON 5/2/2012**

# TRANSPORTATION

The purpose of the Transportation Chapter is to comprehensively address all modes of transportation utilizing public rights-of-way within the town and its surrounding areas. This includes motor vehicles, pedestrians, and bicyclists. Transportation planning is inherently linked to other aspects of the General Plan, as land located near transportation corridors often has greater development potential due to its accessibility. Strategic investments in transportation infrastructure can enhance development opportunities while ensuring safe and efficient mobility for all users.



## **Community Goals and Desires:**

The citizens have expressed the following preferences concerning transportation and circulation in Wales.

Ensure the safe accommodation of traffic on all the streets within Wales through proper maintenance, signs and controls.

Maintain wide roads following the original town layout.

Avoid cul-de-sacs and dead-end streets.

## **Planning Policies:**

The following policies will guide the stated community goals regarding transportation and circulation:

Monitor traffic flow within the town to identify potential problems and trouble spots.

Establish a transportation element within a Capital Improvement Program for the maintenance and phased improvement of existing access roads and other transportation needs.

# FUTURE TRANSPORTATION

## **Future Transportation**

**The goals and policies relative to the local transportation system are based on core assumptions about the next 5 years, including:**

Wales is intersected by State Road 117, which serves as the town's Main Street. The street layout surrounding Main Street generally follows a grid system, with the majority of roads outside of Main Street being paved but lacking sidewalks and gutters. While the existing road infrastructure is functional, there is significant potential for improvement throughout the town. To address these needs, the town may seek funding through state and federal grant programs or other financial resources.

Efforts should focus on maintaining State Road 117 as the primary thoroughfare, minimizing through-traffic on residential side streets to preserve the quiet character of the community.

Enhancing the aesthetics of Main Street could positively impact the town's overall appearance and perception, potentially increasing both community pride and property values.

Additionally, regular maintenance and improvement of secondary streets will contribute to resident satisfaction with road conditions. Securing sustainable funding sources, such as infrastructure grants or local partnerships, will be critical to ensuring ongoing road maintenance and improvement.

# HOUSING

*High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.*

## **Existing Conditions:**

The housing stock in Wales primarily consists of single-family, site-built homes located on large, rural lots. While mobile homes and modular housing are present, they make up a smaller portion of the housing inventory. The town currently lacks multi-family dwellings, with only a limited number of single-family homes available for rent. Most homes are in fair to good condition, though approximately 35% of Wales' housing units were constructed before 1940. Many of these older homes are in deteriorating condition, with some remaining vacant and in need of rehabilitation.

## **Assumptions for the Future:**

With anticipated growth in Sanpete County, Wales is expected to see increased demand for residential housing. The most significant growth is likely to occur in the single-family home sector, in keeping with the town's current rural character. However, broader housing trends suggest that alternative housing types, such as recreational vehicle parks, mobile homes, and manufactured housing, may become more sought after as affordable housing options. Wales will need to plan for a balance between maintaining its rural, single-family home character and accommodating a diversity of housing options to meet future needs.

## MODERATE INCOME HOUSING

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as when an occupant pays no more than 30% of their gross income for housing costs, including utilities.

Affordable and high-quality housing is essential to maintaining the quality of life in a community. Housing conditions significantly impact economic development, making it a crucial part of any community's long-term planning. This section offers guidance on how community leaders can influence their local housing market to promote both stability and growth.

According to recent Census Bureau data (2022 American Community Survey), in Wales, Utah, the median property value is lower than that of surrounding areas, with many homes falling below the state median. The median household income for Wales is approximately \$53,750, which is somewhat lower than neighboring cities. However, housing costs remain affordable for many residents, with the median monthly housing cost estimated at around \$1,000 for mortgage holders.

As per state guidelines, Wales completed its moderate-income housing assessment, focusing on ensuring affordable housing options for households earning 80% of the area median income (AMI). In Sanpete County, the AMI is approximately \$68,000, and 80% of this is \$54,400. Housing costs for these households should not exceed \$1,360 per month. Wales aims to support the development of affordable housing options to meet this benchmark, ensuring a range of housing opportunities to accommodate different income levels in the community.

Wales recognizes the need to preserve existing affordable housing while encouraging the construction of new, cost-effective housing units that maintain the rural character of the town. As part of this effort, Wales is committed to exploring opportunities for state and federal housing programs that can aid in funding and development efforts, especially for moderate-income families.

# GOALS

## **Goal 1: Facilitate Housing Variety and Affordability**

Provide a reasonable opportunity for a variety of housing types, including moderate-income housing, to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of community life. The primary focus will remain on single-family, low-density homes, including modular options, as this aligns with the current character of Wales.

### **Implementation Strategies:**

- Encourage single-family site-built or modular homes as the predominant type of housing.
- Mobile homes may be permitted on approved lots but must meet all county and town building requirements. Mobile home parks may only be allowed if they adhere to strict appearance, safety, and structural standards and are subject to a conditional use permit.
- Condominiums and multi-dwelling units should be limited and subject to a conditional use permit, ensuring they meet specific design and location criteria that blend with the town's rural feel.

## **Goal 2: Protect Residential Investments and Quality**

Continue to enforce building codes and zoning ordinances that protect residential investments and maintain the high-quality standards of housing in Wales.

### **Implementation Strategies:**

- Zoning and ordinance enforcement will remain key to protecting residential areas from non-residential encroachment.
- Housing rehabilitation will be supported by providing property owners with information on safety inspections, resources, and rehabilitation methods.
- Efforts will be made to improve or eliminate blighted properties, ensuring that the town remains well-maintained and visually appealing.

**Goal 3: Promote Sustainable and Affordable Housing**

Encourage energy-efficient and sustainable construction that conforms to the character of the community while ensuring housing affordability for moderate-income households.

**Implementation Strategies:**

- Ensure that new construction blends with the existing character of the community and incorporates energy-efficient practices.
- Encourage lower-cost development by reducing or simplifying design standards in line with state laws.

# PLANNING POLICIES

**To support the community's housing goals and ensure that future developments align with the town's rural character, the following policies are proposed:**

## **Zoning for Single-Family Residential Use**

- All residential land in Wales should be zoned primarily for single-family homes. Zoning ordinances should ensure that future development maintains low-density, single-family use, and retains the small-town charm and rural character of the community.

## **Manufactured Housing Regulations**

- In compliance with judicial guidelines, manufactured housing that meets uniform code standards should be treated the same as site-built homes. However, these homes must adhere to additional structural and appearance criteria, which will be outlined in the town's land-use ordinance. These requirements should ensure that manufactured homes blend aesthetically with existing single-family homes.

## **Conditional Use Permit for High-Density Housing**

- Multi-family units, condominiums, and other high-density residential developments should be subject to a conditional use permit (CUP) process. This allows the town to evaluate each proposal on a case-by-case basis, ensuring that any approved development aligns with Wales' aesthetic and density goals.

## **Mobile Home Ordinance**

- A comprehensive mobile home ordinance should be enacted to strictly define where mobile homes are permitted and the conditions under which they may be installed. This ordinance should specify lot requirements, safety standards, and aesthetic guidelines to preserve the town's visual appeal.

## **Adoption of the Uniform Building Code (UBC)**

- Wales should formally adopt the Uniform Building Code as the standard for all construction within town limits. This ensures that all new structures meet safety and quality standards, promoting high-quality housing throughout the community.

## **Architectural Guidelines for Harmonious Community Appearance**

- The town should establish general architectural guidelines, encouraging voluntary compliance. These guidelines should emphasize compatibility with the rural character of Wales, promoting design features that enhance the town's aesthetic cohesion.

# PLANNING POLICIES

## **Nuisance Ordinance**

- A comprehensive nuisance ordinance should be established to address visual and other forms of nuisance. This ordinance would help maintain property standards by preventing issues such as excessive clutter, dilapidated structures, and other conditions that negatively impact the community's appearance and quality of life.

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## **Beautification Committee**

- A beautification committee should be formed to educate residents and encourage the maintenance of an aesthetically pleasing living environment. This committee can promote efforts to improve home exteriors, yards, farm areas, and vacant lots, enhancing the overall appearance of the town.

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## **Addressing Blighted Properties**

- Efforts should be made to improve or eliminate blighted properties. Wales should adopt measures, possibly including grants or incentives, to assist property owners in rehabilitating dilapidated structures or removing unsafe and unsightly buildings.

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## **Encouragement of New Construction Conforming to Community Character**

- All new construction should conform to the recommended design and appearance guidelines that reflect the general character of Wales. Builders should be encouraged to adopt energy-efficient and sustainable building practices, further enhancing the town's appeal while preserving its rural atmosphere.

**By implementing these policies, Wales can ensure that future housing developments will meet the needs of its residents while maintaining the town's rural charm, quality standards, and cohesive aesthetic. These actions also align with state housing policies and provide a framework for orderly, sustainable growth.**

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# INFRASTRUCTURE AND PUBLIC FACILITIES

*The purpose of the public facilities chapter is to explain the various public facilities and services within the town, such as water, sewage, electrical and natural gas services. These services represent the public's investment in the development and operation of Wales Town. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the area.*

## **Culinary Water**

The culinary water system in Wales, Utah, is owned and operated by the Town of Wales. The town sources its water from two local wells. According to the most recent water quality data available, the water meets the Utah Division of Drinking Water's standards but may still require periodic improvements to meet growing demand and ensure long-term safety and sustainability. Regular testing and maintenance are recommended to maintain high-quality drinking water standards.

## **Sewer System**

Wales, Utah, does not have a municipal sewer system. Instead, residents and businesses utilize individual septic systems for wastewater management. Given the rural nature of the town and its development patterns, the implementation of a public sewer system is not anticipated within the time frame of this general plan. Consequently, larger-lot development should continue to ensure that septic systems function properly and comply with Utah State health regulations for wastewater management.

## **Solid Waste & Landfill**

Solid waste collection in Wales is provided by a third-party contractor, often through arrangements similar to those of nearby towns like Manti or Mt. Pleasant. Sanpete County manages public waste transfer stations and landfills, with a landfill location available for public use east of the county seat. Wales residents are encouraged to participate in community recycling and waste reduction programs to ensure that solid waste management remains efficient and environmentally responsible.

By ensuring proper management of these systems, Wales can maintain a safe and sustainable environment for current and future residents.

## **ELECTRICITY & NATURAL GAS UTILITIES**

In Wales, Utah, electricity services are provided by Rocky Mountain Power, the primary electricity provider for most rural areas in central Utah. The town benefits from reliable electrical infrastructure, though ongoing coordination with Rocky Mountain Power ensures that upgrades are made as needed to accommodate growth and maintain consistent service.

Natural gas services are provided by Dominion Energy, which supplies natural gas to much of Utah. Residents and businesses in Wales can connect to natural gas for heating and other energy needs. As with other rural communities, regular maintenance and infrastructure upgrades may be necessary to meet future demand.

## **TOWN FACILITIES**

Public facilities in Wales include the Wales Town Hall, which serves as a central location for administrative functions and community gatherings. Other important facilities include the Wales Town Park, a valued recreational space for residents, the town cemetery, and the fire station. These facilities provide essential services and enhance the quality of life for the community. Efforts to maintain and improve these assets should continue to ensure they meet the evolving needs of Wales' residents.



## Infrastructure Goals

**Goal 1:** Prioritize Infrastructure Investments for Current and Future Growth  
Wales will focus on enhancing its existing infrastructure and services to meet the needs of current residents. As the town grows, careful planning will ensure that public facilities and services can be expanded to accommodate new developments. Any new developments will be required to contribute their fair share to the costs associated with expanding infrastructure, ensuring that growth is sustainable and does not overburden the town's existing resources.

**Goal 2:** Ensure Adequate Water and Stormwater Systems

Wales will prioritize the development and maintenance of robust systems for culinary water and stormwater management. These systems must be able to safely and effectively support the community's current and future needs, ensuring public health and safety. Regular assessments of the town's water infrastructure will ensure that it can handle increasing demand and environmental challenges.

**Goal 3:** Capital Improvements Program

The town will develop and maintain a Capital Improvements Program (CIP) to guide future investments in infrastructure. This program will include a schedule for updating infrastructure master plans, ensuring that the town can continuously assess and adjust its investment priorities. The CIP will help Wales make informed decisions on when and where to allocate resources, supporting long-term sustainability.

**Goal 4:** Water Conservation

Water conservation will be a priority for Wales, recognizing the region's limited water resources. The town will identify and implement strategies to reduce water consumption, including public education campaigns and incentive programs. These efforts will ensure that residents are aware of best practices for conserving water, helping to reduce overall usage and protect this vital resource for future generations.

# ECONOMIC DEVELOPMENT

*Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area. The intent of the local economy element of the general plan is to explore community priorities, but not necessarily outline a tactical economic development plan.*

## Economic Priorities for Wales

### **Sustainable Economy**

- **Wales will support a local economy that aligns with its rural lifestyle, avoiding large-scale growth and focusing on small businesses.**

### **Local Amenities**

- **The town will enhance existing services, such as parks and public spaces, to improve the quality of life for residents without attracting large growth.**

### **Affordable Housing**

- **Housing development will remain low-density and affordable for current residents, respecting the community's preference for minimal expansion.**

### **Job Opportunities**

- **Wales will promote local job growth that aligns with the median income, focusing on industries that meet the needs of current residents.**

### **Retail and Recreation**

- **The town will support small-scale retail and recreational businesses that serve the community without encouraging significant population growth.**

# APPENDIX

## Wales Town

### General Plan Public Survey 59

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**Thank you for taking time out of your day to complete this survey. The results of this survey will help the town as we review and potentially update the current General Plan. The General Plan is designed to be used as a guide for the current and future decision-making processes of the town. The Planning Commission and Town Council ask that you respond to the survey questions thoughtfully. The answers you give will guide the future of Wales. Your participation is vital and greatly appreciated.**

Land Use

Currently, Wales General Plan allows for low-density residential and agricultural land uses while limiting home-based businesses. These questions address residents' opinions about land use in the community.

Future Growth

Wales's Current population is approximately 338. Like any small community with a limited tax base, we provide only the most basic of services.

What do you think Wales's ideal population should be in the next ten years?

<sup>23%</sup> 200-350    
  <sup>56%</sup> 351-499    
  <sup>17%</sup> 500-750  
 751-1000+    
  <sup>4%</sup> 1000+

**79% FOR POPULATION UNDER 500**

Transportation

The primary function of Wales roads is to service existing residential and agricultural uses.

What recommendations do you have for the Town's streets with regard to safety, layout, and other conditions?

29% THINK ROADS ARE GOOD.

8% PROBLEM W/ REG. VEHICLES

8% MAINTENANCE & UP-KEEP

Sense of Community

Your thoughts on Wales are important to us and your feedback is appreciated. Rate your agreement with the statements on a 1-5 scale (1 = strong disagreement, 5 = strong agreement). Please mark your choice.

	1	2	3	4	5
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">56</span> 1. Challenges in Wales Town can be effectively addressed by its residents.	<input type="checkbox"/>	<input type="checkbox"/> 4%	<input type="checkbox"/> 30%	<input type="checkbox"/> 12%	<input type="checkbox"/> 54%
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">53</span> 2. I expect to live in Wales for a long time.	<input type="checkbox"/> 4%	<input type="checkbox"/>	<input type="checkbox"/> 7%	<input type="checkbox"/> 6%	<input type="checkbox"/> 83%
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">64</span> 3. It is important to participate in Town events.	<input type="checkbox"/>	<input type="checkbox"/> 4%	<input type="checkbox"/> 22%	<input type="checkbox"/> 24%	<input type="checkbox"/> 50%
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">55</span> 4. Town officials, board members, and other officials are doing a good job.	<input type="checkbox"/> 2%	<input type="checkbox"/> 4%	<input type="checkbox"/> 27%	<input type="checkbox"/> 22%	<input type="checkbox"/> 45%
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">55</span> 5. It is important that I volunteer for Town activities and service.	<input type="checkbox"/> 4%	<input type="checkbox"/> 4%	<input type="checkbox"/> 24%	<input type="checkbox"/> 25%	<input type="checkbox"/> 38%
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">56</span> 6. Do you feel involved in the decision making processes of the town?	<input type="checkbox"/> 20%	<input type="checkbox"/> 7%	<input type="checkbox"/> 30%	<input type="checkbox"/> 27%	<input type="checkbox"/> 16%
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">55</span> 7. Do you want to be more involved in the decision making processes of the town?	<input type="checkbox"/> 9%	<input type="checkbox"/> 4%	<input type="checkbox"/> 38%	<input type="checkbox"/> 25%	<input type="checkbox"/> 24%

## APPENDIX

**Planning Issues**

The Wales Planning Commission faces several decisions related to development in the coming years. We need community input to set planning priorities.

Please rate the importance of the issues listed below on a 5-point scale. 1 represents "not important" and 5 represents "urgently important."

- |   | 1                            | 2                            | 3                            | 4                            | 5                            |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| 1. Plan for growth (56)   | <input type="checkbox"/> 13% | <input type="checkbox"/> 2%  | <input type="checkbox"/> 13% | <input type="checkbox"/> 26% | <input type="checkbox"/> 46% |
| 2. Increase regulations for town beautification (57)  | <input type="checkbox"/> 24% | <input type="checkbox"/> 16% | <input type="checkbox"/> 36% | <input type="checkbox"/> 18% | <input type="checkbox"/> 12% |
| 3. Improvements to community center and town park (55)  | <input type="checkbox"/> 14% | <input type="checkbox"/> 16% | <input type="checkbox"/> 42% | <input type="checkbox"/> 24% | <input type="checkbox"/> 4%  |
| 4. Upgrade street lights (58)   | <input type="checkbox"/> 29% | <input type="checkbox"/> 21% | <input type="checkbox"/> 24% | <input type="checkbox"/> 12% | <input type="checkbox"/> 14% |
| 5. Cemetery improvements (57)   | <input type="checkbox"/> 11% | <input type="checkbox"/> 19% | <input type="checkbox"/> 37% | <input type="checkbox"/> 21% | <input type="checkbox"/> 12% |
| 6. Allow mobile homes in designated areas (55)  | <input type="checkbox"/> 40% | <input type="checkbox"/> 15% | <input type="checkbox"/> 18% | <input type="checkbox"/> 15% | <input type="checkbox"/> 12% |
| 7. Preserve historic buildings and features (55)  | <input type="checkbox"/> 7%  | <input type="checkbox"/> 12% | <input type="checkbox"/> 24% | <input type="checkbox"/> 24% | <input type="checkbox"/> 33% |
| 8. New growth pays its own way (54)   | <input type="checkbox"/> 9%  | <input type="checkbox"/> 9%  | <input type="checkbox"/> 17% | <input type="checkbox"/> 17% | <input type="checkbox"/> 48% |
| 9. Seek culinary water to address future growth (57)  | <input type="checkbox"/> 5%  | <input type="checkbox"/> 5%  | <input type="checkbox"/> 18% | <input type="checkbox"/> 18% | <input type="checkbox"/> 54% |
| 10. Seek funding to upgrade fire protection infrastructure (57)   | <input type="checkbox"/> 12% | <input type="checkbox"/> 9%  | <input type="checkbox"/> 23% | <input type="checkbox"/> 25% | <input type="checkbox"/> 31% |
| 11. Increase regulations on development (54)  | <input type="checkbox"/> 13% | <input type="checkbox"/> 20% | <input type="checkbox"/> 22% | <input type="checkbox"/> 19% | <input type="checkbox"/> 26% |
| 12. Decrease regulations on development (55)  | <input type="checkbox"/> 33% | <input type="checkbox"/> 27% | <input type="checkbox"/> 24% | <input type="checkbox"/> 7%  | <input type="checkbox"/> 9%  |
| 13. Charge impact fees for new construction (55)  | <input type="checkbox"/> 4%  | <input type="checkbox"/> 4%  | <input type="checkbox"/> 22% | <input type="checkbox"/> 25% | <input type="checkbox"/> 45% |
| 14. Pay additional fees to fund capital improvements (51)   | <input type="checkbox"/> 15% | <input type="checkbox"/> 18% | <input type="checkbox"/> 35% | <input type="checkbox"/> 18% | <input type="checkbox"/> 14% |
| 15. Preserve Wales' natural landscape (57)  | <input type="checkbox"/> 9%  | <input type="checkbox"/> 5%  | <input type="checkbox"/> 18% | <input type="checkbox"/> 33% | <input type="checkbox"/> 35% |
| 16. Recreation facilities for youth programs (56)   | <input type="checkbox"/> 29% | <input type="checkbox"/> 9%  | <input type="checkbox"/> 32% | <input type="checkbox"/> 23% | <input type="checkbox"/> 13% |
| 17. Increase law enforcement (57)   | <input type="checkbox"/> 21% | <input type="checkbox"/> 14% | <input type="checkbox"/> 32% | <input type="checkbox"/> 17% | <input type="checkbox"/> 16% |
| 18. Develop pressurized irrigation system (55)  | <input type="checkbox"/> 18% | <input type="checkbox"/> 9%  | <input type="checkbox"/> 18% | <input type="checkbox"/> 22% | <input type="checkbox"/> 33% |
| 19. Increase animal control (55)  | <input type="checkbox"/> 18% | <input type="checkbox"/> 8%  | <input type="checkbox"/> 27% | <input type="checkbox"/> 20% | <input type="checkbox"/> 27% |
| 20. Improve road maintenance (56)   | <input type="checkbox"/> 7%  | <input type="checkbox"/> 7%  | <input type="checkbox"/> 56% | <input type="checkbox"/> 16% | <input type="checkbox"/> 20% |
| 21. Do you support having small businesses move to your town? (56)  | <input type="checkbox"/> 27% | <input type="checkbox"/> 2%  | <input type="checkbox"/> 28% | <input type="checkbox"/> 27% | <input type="checkbox"/> 16% |
| 22. Do you support having larger businesses move to your town? (57)   | <input type="checkbox"/> 65% | <input type="checkbox"/> 18% | <input type="checkbox"/> 10% | <input type="checkbox"/> 10% | <input type="checkbox"/> 2%  |
| 23. Are you supportive of encouraging tourism in your town? (55)  | <input type="checkbox"/> 35% | <input type="checkbox"/> 16% | <input type="checkbox"/> 15% | <input type="checkbox"/> 16% | <input type="checkbox"/> 18% |
| 24. Are you supportive of maintaining the rural atmosphere of your town? (56)   | <input type="checkbox"/> 2%  | <input type="checkbox"/> 2%  | <input type="checkbox"/> 9%  | <input type="checkbox"/> 23% | <input type="checkbox"/> 64% |
| 25. Increase water rates to expand the water system? (57)   | <input type="checkbox"/> 19% | <input type="checkbox"/> 11% | <input type="checkbox"/> 33% | <input type="checkbox"/> 25% | <input type="checkbox"/> 12% |
| 26. Should the Town allow apartment building, duplexes, or triplexes to be built? (59)  | <input type="checkbox"/>     |
| 27. Should the Town allow existing homes to create rental apartments within if the foot print of the home is not enlarged? (57)   | <input type="checkbox"/>     |
| 28. Should the Town allow a secondary pre-existing building on an owner's property to be used as a rental? (58)   | <input type="checkbox"/>     |
| 29. Should the Town allow a secondary pre-existing building on an owner's property to be used as a guest or living quarters for family and friends? (58)  | <input type="checkbox"/>     |
| 30. Should the Town allow the use of secondary dwellings, such as RVs, camp trailers, tiny homes, and similar structure, as a permanent residential spaces on the property owned by residents? (57) | <input type="checkbox"/>     |
| 31. Should the Town allow high density housing developments? (57)   | <input type="checkbox"/>     |
| 32. Should the Town allow residents to raise farm animals in residential zoned areas? (57)  | <input type="checkbox"/>     |

# APPENDIX

**General Information**

Please indicate whether you are...

49  Resident Property Owner <sup>86%</sup>  Non-Resident Property Owner <sup>14%</sup>  Tenant or Renter

64 What is Wales's greatest appeal? SMALL QUIET TOWN - 56%  
AGRICULTURAL - RURAL ATMOSPHERE - 20%

50 What is one thing you would change about Wales? NOTHING - 18%  
BEAUTIFY PROPERTY - 16%

62 What do you think will be Wales's most significant challenge in the future? GROWTH - 45%  
WATER - 47%

49 Should Wales continue to be governed as a rural, agricultural and residential town with limited home-based businesses?  
 Yes  No  Don't Know  
88% 6% 6%

Why? Why not?

15 STAY SMALL FARM TOWN - 33%  
KEEP RURAL FEEL - 53%  
DON'T CHANGE - 7%  
PROMOTE BUSINESS & INDUSTRY - 7%

If you wish to provide additional information in your responses, have inquiries regarding our questions, or desire to actively contribute to influencing the decision-making processes in your town, kindly include the pertinent contact details here.

Please return completed survey to Wales Town, HC 13 Box 4274, 150 N. State Street, Wales, Utah, 846667

# APPENDIX

## Wales Town Community Survey 2024 Overview and Directions

The Town of Wales has operated with a Master Plan since 1998. As required by Utah State law and at the direction of the Town Council, the Planning Commission has been asked to conduct a community survey to determine if property owners' ideas about land use in Wales have changed.

The General Plan (Master Plan) is the official document for Wales legislative body. It provides a long-term guide for decision-making. It documents the legal basis for land-use ordinances and establishes major policy issues regarding future development within the Town of Wales. To be effective, a General Plan must reflect the attitudes and desires of the community.

The enclosed survey is intended to provide Wales officials with information about current property owner's attitudes and beliefs. This is your opportunity to let us know how you feel about the Wales of today; it's your chance to express your thoughts about the type of community you envision for Wales in the future.

Presently, Wales is governed as a rural, agricultural, low-density, single-family residential community that expresses a strong desire to maintain a small-town atmosphere. In the past, citizens have chosen to disallow commercial or industrial uses within the city limits. There are a limited number of home-based businesses operating in town.

Increased pressure to develop is fast approaching towns like Wales, as Sanpete County and surrounding areas continue to grow. For obvious reasons, Wales is seen as a desirable residential community.

The Planning Commission and Town Council ask that you respond to the survey questions thoughtfully. The answers you give will guide the future of Wales. Your answers are anonymous and invaluable as a planning guide. Thank you for your time and support.

### Other Important Information About the Survey

Each survey has a control number. The control number is not connected to an address or a person. Your answers remain anonymous.

The current General Plan and Land-Use Code are available for review at the Wales Town Hall, 150 North State Street, during normal business hours.

The person completing this survey must be at least 18 years of age.

Please return the completed survey to: Wales Town, HC 13 Box 4274, Wales, Utah, 84667 by JULY 1, 2024. A prepaid postage return envelope is enclosed for your convenience. Thank you.