

# INDUSTRIAL PROTECTION AREAS

2024



# INDUSTRIAL PROTECTION AREA

Utah Code 17-41-401

## Definitions

(12) “Industrial Protection Area” means a geographical area created under the authority of this chapter that is granted the specific legal protections contained in this chapter.

# IPA ADVISORY BOARD (17-41-201)

- (1) (a) (ii) Each county legislative body shall appoint an industrial protection area advisory board.
- (b) A county legislative body may appoint the advisory board before or after a proposal to create an agriculture protection area or industrial protection area is filed.
- (2) Each member of an advisory board shall serve without salary, but a county legislative body may reimburse members for expenses incurred in the performance of their duties.
- (3) Each advisory board shall: (a) evaluate proposals for the establishment of ... industrial protection areas and make recommendations to the applicable legislative body about whether or not the proposal should be accepted;

# NUISANCES (17-41-403)

- (1) Each political subdivision shall ensure that any of its laws or ordinances that define or prohibit a public nuisance exclude from the definition or prohibition:
- (b) for an industrial protection area, any industrial use of the land within the industrial protection area that is consistent with sound practices applicable to the industrial use, **unless that use bears a direct relationship to public health or safety.** (emphasis added)

# NOTICE ON PLATS

17-41-403 (4)(b)

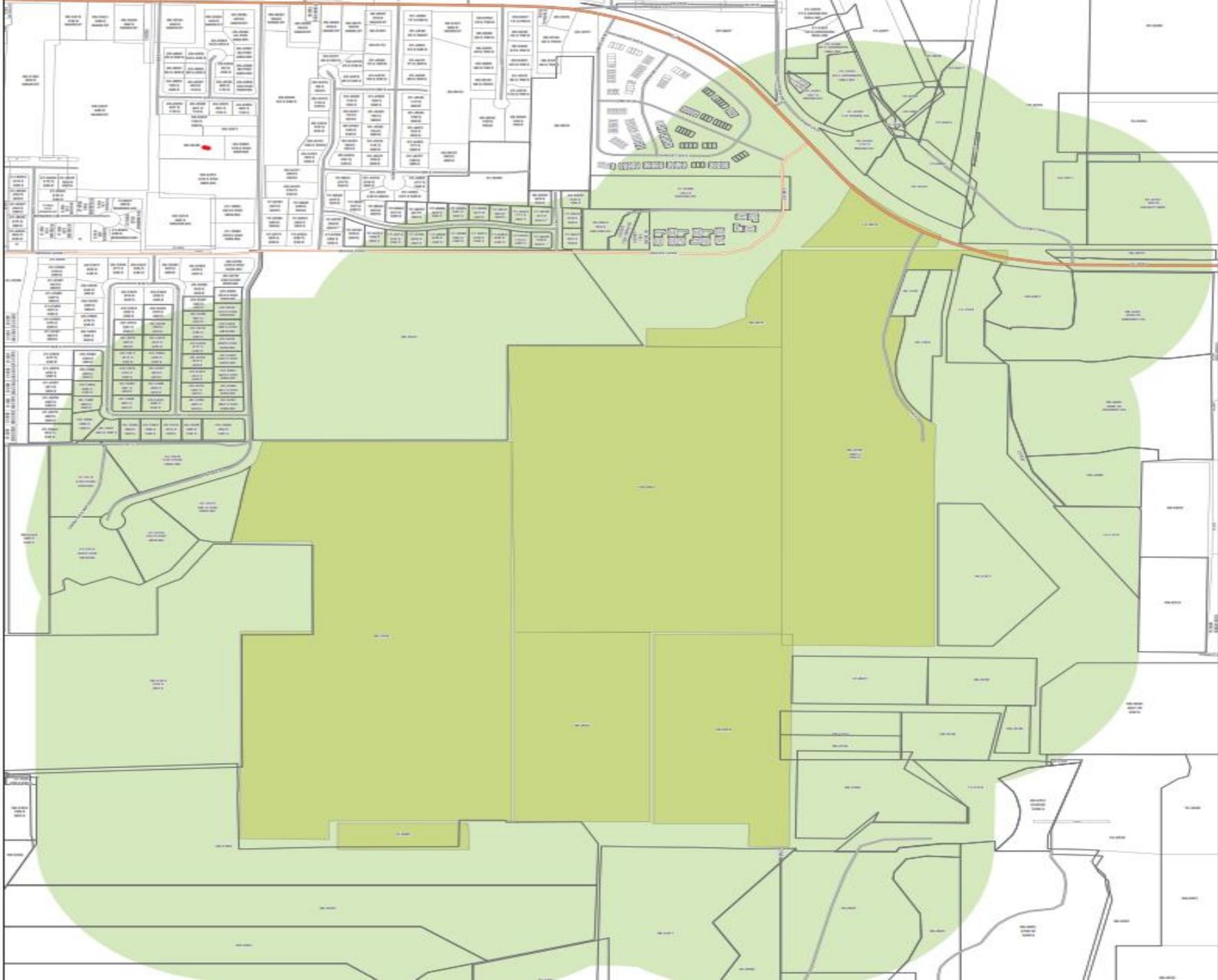
- For any new subdivision within 1,000 feet of IPA, the developer shall record the following notice:
- "Industrial Protection Area: This property is located in the vicinity of an established industrial protection area in which normal industrial uses and activities have been afforded the highest priority use status. It can be anticipated that such industrial uses and activities may now or in the future be conducted on property included in the industrial protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal industrial uses and activities."

# HVSSD

- Wasatch County Council established the Heber Valley Special Services District in 1978 to oversee wastewater treatment services in the Valley.
- Consideration by County of creation of IPA in and around sewage treatment facility and ponds located at 300 South 950 East Midway Lane within unincorporated Wasatch County.
- Acreage of proposed IPA: 223.46 acres, all owned by HVSSD
- Limitations on Use: proposed IPA will be for operation of public sewage treatment facility and waste disposal.

# PLAT MAP OF PROPOSED IDA

- Showing overlay of 1000 surrounding foot protection zone.
- All parcels included in proposed IPA are currently zoned PF for Public Facility Use.
- Code 17-41-301-305 authorizes creation of IPAs and sets forth the procedure



# OVERHEAD PHOTOGRAPH OF PROPOSED IDA

The following photo depicts current uses in the proposed IPA, which include:

- Mechanical Treatment Facilities
- Administrative Buildings
- Treatment Lagoons
- Crop Area for Water Disposal



Mechanical  
Treatment facilities

Administrative  
Buildings

Treatment  
Lagoons

Crop area  
for water  
disposal

08-5022

08-4975

17-2143

16-4447

09-4538

08-4942

20-2537

08-5014

12-8657

08-4702

08-4967

08-4969

08-4710  
08-4736

08-4743

08-4769

12-8665

17-2135

08-4751

19-3014

08-5030

20-0991

19-01

08-4835

08-5436

08-5451

08-501