



“Code of the West”

Famous western writer Zane Grey first chronicled the Code of the West. The men and women who came to this country during the United States westward expansion were bound by an unwritten code of conduct. The values of integrity and self-reliance guided their decisions, actions and interactions.

In keeping with that same spirit, we offer this information to help citizens and future citizens of Wasatch County to make informed decisions as they contemplate living or moving to rural areas like Wasatch County. Rural counties all over the country have adopted the “Code of the West” usually by resolution for information purposes only.



Introduction

- ❖ This document is intended to inform you that life in remote rural areas is very different from life in the city.
- ❖ County governments are not able to provide the same level of service in undeveloped, rural and remote areas as cities do inside urban or developed areas.
- ❖ To that end, we are providing you with the following information to help you make an informed decision when choosing to purchase or develop land outside the boundaries of incorporated cities or towns.





Access

- ❏ Emergency response times for Sheriff, Fire, medical etc., cannot be guaranteed. Under some extreme conditions, you may find that emergency response is extremely slow and costly.
- ❏ It is wise to obtain legal advice and understand the easements that may be necessary, especially when crossing privately owned property, easements and access roads to gain access to your property.





Access

- ❖ Wasatch County only maintains public roads. Some public roads are only maintained on a seasonal basis and some public roads have very limited maintenance. Many rural properties are accessed through private roads that are only maintained by the property owners. Make sure you know how access is maintained to your property during all seasons of the year.
- ❖ Extreme weather conditions can have negative impacts on roads. Some public and private roads may not be built to current standards and may not be sufficient to withstand adverse weather conditions.





Access

- ❏ Large construction vehicles may find it difficult to navigate small, narrow roads. If you plan to build, it is prudent to check out construction access.
- ❏ School buses have limited routes. If you live in a remote area it may be necessary to drive your children to the nearest bus stop. Be sure to check with the local school district.





Access

- ❖ Natural disasters, especially floods, can destroy roads. Wasatch County will repair and maintain County roads. Private roads, including private subdivision roads, are the responsibility of the property owners who use those roads.
- ❖ Unpaved roads in Wasatch County generate dust. The County does not treat the roads to suppress dust.
- ❖ Mail delivery is limited to certain areas of the County and not guaranteed. Ask the Postmaster.





Access

- ❏ Newspaper delivery is unavailable in some areas of the County.
- ❏ All parcels must have access before a building permit can be issued. You may want to check with the Fire Marshall and Planning Department if access to your property is questionable.





Utility Services

- ❖ Water, sewer, electrical, telephone and other services may have limited availability in certain areas of the County or may not operate at urban standards.
- ❖ Cellular phones may not receive reception in some areas of the County.
- ❖ If sewer is not available it will be necessary for you to use a septic system. Check with the County Health Department if the property you are interested in buying is suitable for a septic system, prior to purchase.





Utility Services

- ❑ Often times, treated culinary water is unavailable and you must have an alternative supply. The most common source of water in rural areas is a well. Make sure that you have the necessary water rights to get a permit for a well from the State of Utah, and that the amount of water you have will be adequate for a building permit to be issued.
- ❑ Many wells cannot be used for watering landscaping or livestock. Make sure that the needs that you have can be provided by the water rights that you have secured.
- ❑ Electrical service may not be available in the more remote areas of the County.





Utility Services

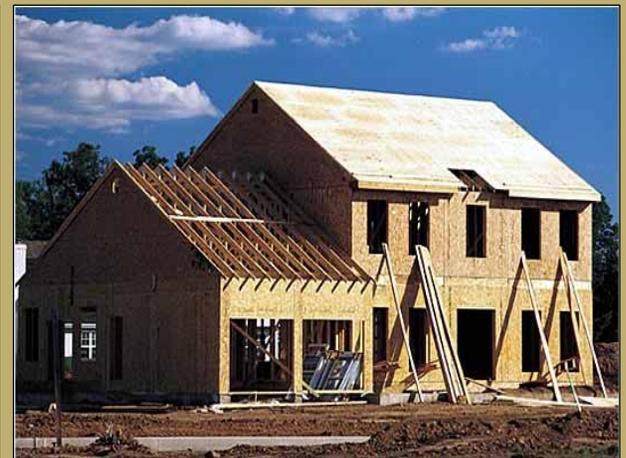
- ❗ It may be necessary to cross property owned by others in order to extend services to your site in the most cost efficient manner. It is important to make sure that you have the proper easements in place to allow access through other properties.
- ❗ Power outages can occur in outlying areas with more frequency than urban areas. A loss of electric power can interrupt your supply of water from a well as well as refrigerators and freezers.
- ❗ Trash removal may not be available in the more remote areas of the County. Be sure and check with the Public Works Department to determine if you have trash pickup.





The Property

- ❑ Permits and approvals: Construction of dwellings and most buildings require permits and inspections in Wasatch County. Before construction you must have the required permits.
- ❑ Some lots are not buildable. The Wasatch County Assessor has many lots that are separate for the purpose of taxation but are not legal lots in the sense that a building permit can be issued. You must verify with the Planning, Building and Health Departments to ensure that a parcel is buildable.





The Property

- ❏ Do not assume that fences accurately delineate property boundaries. Fences are not necessarily in the same location as the property lines.
- ❏ Easements may require you to allow construction of roads and other infrastructure through your property. Be sure to check this carefully.
- ❏ You may be provided with a plat of your property, but unless the land has been surveyed and pins placed by a licensed surveyor, you cannot assume that the plat is accurate.





The Property

- ❖ The County does not get involved in enforcing private CC&R's or homeowner's association rules.
- ❖ The beautiful view or open spaces adjacent to your home are not guaranteed in perpetuity. Check with the Planning Department to determine the types of uses that are allowed on adjacent properties.
- ❖ Water rights sold with your property may not give you the right to use water from streams or other sources crossing your land. Check with the County Water Resource Director.





Mother Nature

- Due to the vegetation and mountainous terrain in many areas of Wasatch County the risk of wild land fire is a threat that property owners need to be aware of. Some areas of the county are remote and located in areas not accessible by fire apparatus. There are also subdivisions that would not meet today's ingress egress standards for evacuation during a wild fire.
- There are areas in the County that have landslide potential. Be aware of your surroundings and make sure you check with the County Planning Department regarding slope stability in your property's immediate area.





Mother Nature

- ❖ Be aware of snow and ice accumulation on north facing slopes and roads.
- ❖ Development encroaches on the traditional habitat of a variety of wild animals. Be aware that domestic animals may not be compatible with the wild animals that are indigenous to the area. Domestic dogs and cats may end up missing if left to roam unchecked.





Agricultural

- ❖ Wasatch County is historically an agricultural area. Much of the rural land is actively used for agricultural pursuits.
- ❖ Wasatch County is a "Right to Farm" County.
- ❖ Farmers often work around the clock, especially during planting and harvest time. Dairy operations sometimes milk without stopping and hay is often swathed or baled at night. It is very possible that agricultural uses will disturb your peace and quiet. Do not expect the County to intervene in the day-to-day operations of your agri-business neighbors.





Agricultural

- ❑ Land preparation can cause dust especially during windy periods.
- ❑ Animals and their manure can cause objectionable odors. What else can we say?
- ❑ Agriculture is an important business in Wasatch County. If you choose to live among the farms and ranches in rural areas.





Conclusion

❏ This list is by no means exhaustive. There are other issues that you may encounter that we have overlooked. We encourage you to do as much research as possible before committing to a rural lifestyle.

