



RESOURCE GUIDE FOR PURCHASING
YOUR DREAM HOME LOT/LAND
IN HEBER VALLEY & SURROUNDING AREAS

Purchasing property in scenic Wasatch County or Summit County for building your dream mountain home can seem like an exciting opportunity. With breathtaking panoramic views of Timpanogos Mountain and other majestic peaks, it's easy to think you can't go wrong. But as experienced residents and custom builders in the area, SoLux Home urges you to take the time to be well-informed before making this significant investment. There are many factors to consider when exploring potential lots, and nothing is as straightforward as it may initially seem.

There are various nuances when it comes to the viability and practicality of homesites, which is why we have developed this comprehensive resource guide for those looking to purchase property in Wasatch and Summit Counties, Utah.

OVERVIEW OF WASATCH AND SUMMIT COUNTIES

WASATCH COUNTY

- **Location:** Located in central Utah, Wasatch County is bordered by the Wasatch Mountains to the east and Utah Lake to the west.
- **Population:** Approx. 33,000 (as of 2023).
- **Major Cities:** Heber City (county seat), Midway, Charleston, and Independence.
- **Outdoor Recreation:** Known for its outdoor activities such as skiing (Deer Valley Resort and Sundance Mountain Resort), hiking, mountain biking, flyfishing, cross-country skiing, and boating on Jordanelle and Deer Creek Reservoirs.
- **Climate:** High desert climate with cold, snowy winters and warm, dry summers.

SUMMIT COUNTY

- **Location:** Located in northeastern Utah, Summit County is home to two of the state's most renowned ski resorts, Deer Valley Resort and Park City Mountain.
- **Population:** Approx. 42,000 (as of 2023).
- **Major Cities:** Park City, Kamas, Coalville (county seat), and Oakley.
- **Outdoor Recreation:** Famous for world-class skiing (Park City Mountain, and Deer Valley), mountain biking, hiking, and the Jordanelle and Echo Reservoirs for water activities.
- **Climate:** Mountain climate with snowy winters and moderate, pleasant summers.

REAL ESTATE MARKET OVERVIEW

WASATCH COUNTY REAL ESTATE MARKET

- **Land Prices:** Prices range from \$100,000 to \$2,000,000-plus depending on proximity to popular areas like Heber City or Jordanelle Reservoir.
- **Zoning and Land Use:** Residential, recreational, agricultural, and mixed-use areas. Research zoning laws in areas such as Jordanelle Estates or Midway for building regulations.
- **Types of Lots Available:** Rural acreage, lakefront properties, and mountain view properties.

SUMMY COUNTY REAL ESTATE MARKET

- **Land Prices:** Prices can vary greatly, with rural lots starting at around \$150,000, while prime locations near Park City can exceed \$5,000,000 for premium real estate.
- **Zoning and Land Use:** Mixed zoning for residential, recreational, and agricultural use. Some areas, like Old Ranch Road near Park City, may have stricter zoning regulations due to their proximity to urban areas.
- **Types of Lots Available:** Larger estates, ski-in/ski-out properties, and lots near national forests or reservoirs.



WHY CHOOSING THE RIGHT LOT IS CRUCIAL

The decision to purchase a lot in Heber Valley involves more than just falling in love with the views. As custom home builders, SoLux Home has seen firsthand how different factors impact the construction process, costs, and enjoyment of the property over time. Here's a closer look at what you should consider before moving forward with a land purchase.

1. KEY CONSIDERATIONS FOR CHOOSING THE RIGHT LOT

A. Platted Lots vs. Unincorporated Land

- **Platted Lots:** These lots are ideal for building a home. They have clear, pre-established boundaries and legal titles. With a lot number and block identifier, these properties make the buying process simpler and more predictable. They also offer more certainty when it comes to future land transactions and zoning.
- **Unincorporated Rural Land:** Rural land may have fewer restrictions but often lacks clear boundaries or infrastructure. Be aware that rural land can complicate the construction process, requiring more detailed surveys that possibly lead to delays or unexpected costs.

B. Understanding Terrain and Topography

- **Slope and Grade of the Lot:** The terrain of your lot significantly influences building costs and design options. Steep lots can require more excavation, increased foundation work, and, in some cases, more expensive structural solutions. If you want a walkout basement, steep grades will increase excavation costs. A flatter lot is typically easier and less costly to build on.

- **Panoramic Views vs. Sun Exposure:**

Many buyers focus on mountain views, particularly of Mount Timpanogos. However, it's essential to consider the sun's trajectory. Western-facing views provide beautiful vistas but also intense afternoon sun, making homes hotter and harder to cool in the summer. This can also limit outdoor living space enjoyment until the sun sets.

For a more balanced experience, consider southern-facing lots, which offer a better combination of sunlight, warmth, and view enjoyment throughout the day. There are also various other views in Heber Valley that avoid the drawbacks of western sun exposure. Take time to explore all the available perspectives before deciding where to build.

- **Building Envelope and Drainage:**

Many communities have pre-established building envelopes that determine where homes can be placed on a lot. However, these envelopes may not account for natural drainage patterns. Be sure to have a professional survey done before purchasing the property to ensure the building area is suitable for construction.

C. Access to Utilities

- **Water Access:** One of the most important aspects of any property is water access.

If municipal water is available, the costs for connection are generally lower than if you need to install a private water well. Installing a water well can range from \$40,000 to \$80,000, depending on the depth. Consider this significant cost when evaluating a potential lot.

- **Gas, Electricity, and Internet:** Access to gas lines, electricity, and reliable internet is essential. For gas, the cost of running lines from the road to the home varies based on distance. Off-grid solutions for electricity or internet can add complexity and costs. Be sure to inquire about the infrastructure of a property before purchasing.

D. Homeowners Associations (HOAs) and Architectural Review Committees

- **HOA Rules and Regulations:** HOAs play an important role in maintaining property values within a community. However, not all HOAs are the same. Some enforce strict guidelines, while others are more relaxed. A well-managed HOA can ensure that your neighborhood remains aesthetically appealing, but it's essential to understand the specific rules of any development you are considering.
- **Architectural Review Committees:** Many areas in Heber Valley have an Architectural Review Committee (ARC) to ensure that homes adhere to specific design guidelines. These committees can sometimes be rigid in their review processes. As an experienced builder, SoLux Home can help you understand which communities are more flexible and easier to work with, preventing future design headaches.

E. Community or Solitude?

- **Social and Community Preferences:** Some people seek out a community where they can engage with neighbors and enjoy a sense of belonging. Others prefer solitude, wanting their mountain home to offer privacy and peace. Before making a purchase, evaluate whether the community is welcoming to newcomers or more isolated. Work with a local realtor or consult with us to understand the culture of the development you are considering.

F. Accessibility and Safety

- **Access Roads:** Ensure that the lot has proper access via public or private roads. Remote lots may require the construction of new roads, which can add unexpected costs and delays. Also, be sure to consider whether or not access to your property is impacted by winter storms. Some developments do not provide snow plowing in the winter. This means you need a vehicle capable of traveling in hazardous conditions.
- **Safety and Emergency Services:** Consider the accessibility of emergency services. In remote locations, response times for fire, medical, or police services could be slower.

2. ARCHITECTURAL DESIGN & COSTS

When purchasing land, consider how the terrain and view orientation will impact your architectural design. Building on a steep lot with a westward-facing view will require

additional investment in cooling solutions and possibly modifying rooflines to create shaded outdoor spaces. On the other hand, a lot with more moderate terrain and an ideal view orientation could save on construction costs and create a better long-term living experience.

3. FUTURE VALUE

- **Market Trends and Development:**

Before purchasing land, research whether the area is poised for future growth or development. Heber Valley and parts of Wasatch and Summit Counties have seen substantial appreciation in property values in recent years, but this can vary

depending on the specific area. It's important to consider the long-term resale value and the overall direction the region is heading.

4. FINDING THE RIGHT BUILDER

Once you've selected your lot, finding the right builder is essential. SoLux Home specializes in custom luxury mountain homes in Heber Valley and surrounding areas. We can guide you through every step, ensuring that you make the best decisions and work with an experienced team that understands local building codes, terrain challenges, and community guidelines.

CONCLUSION

Purchasing land for a luxury mountain home in Wasatch County or Summit County is an exciting venture, but it's crucial to approach it with knowledge and foresight. By considering factors such as lot type, terrain, utilities, community, and future value, you can make a more informed decision and avoid costly surprises. The SoLux Home team is committed to helping you navigate these complexities and ensure that your dream home becomes a reality.

CONTACT US

CLAUDE BETHEA

PARTNER

225-413-5715

claude@soluxhome.com

MICHAEL BETHEA

PARTNER

225-202-2763

mike@soluxhome.com

NORM CANNON

PARTNER

714-292-7860

norm@soluxhome.com



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www.soluxhome.com

We look forward to answering any additional questions you may have. Solux Home is fully operational, fully funded, and ready to build your next home.