



## AGENDA – Planning Commission Meeting

Planning Commissioner Kirk Wilkins, Chair  
Planning Commissioner Bryan Chapman, Vice Chair  
Planning Commissioner Bryce Anderson  
Planning Commissioner Christopher Carn  
Planning Commissioner Troy Cunningham  
Planning Commissioner Ken Kilgore  
Planning Commissioner Sandra Steele

### CITY OF SARATOGA SPRINGS

Thursday, March 14, 2019 at 6:00 pm

City of Saratoga Springs Council Chambers

1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input: Time has been set aside for any person to express ideas, concerns, comments, questions, or issues that are not listed as a public hearing on the agenda. Comments are limited to three minutes.
4. Work Session: Camp Williams Presentation.
5. Work Session: Discussion of City Code: Title 19.02.
6. Approval of Minutes:
  - a. February 28, 2019
7. Commission Comments.
8. Director's Report.
9. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
10. Adjourn.

# CAMP<sup>W</sup><sub>G</sub> WILLIAMS JOINT LAND USE STUDY

October 2012



## A SPECIAL THANKS

A special thanks to the participating communities that assisted in the development of the Camp Williams Joint Land Use Study and Background Report.

- Bluffdale City
- Cedar Fort Town
- Eagle Mountain City
- Herriman City
- Lehi City
- Salt Lake County
- Saratoga Springs
- Utah County

## POLICY COMMITTEE

The Policy Committee served an active and important role in providing policy direction during the development of the Camp W.G. Williams Joint Land Use Study (JLUS). The Policy Committee was comprised of the following individuals:

Name	Title	Entity
Derek Timothy	Mayor	Bluffdale City
Mark Reid	City Manager	Bluffdale City
LTC Tyler Smith	LTC / Base Operations Manager	Camp Williams (Alternate)
Heather Jackson	Mayor	Eagle Mountain City
Steve Mumford	Planning Director	Eagle Mountain City (Alternate)
Coralee Moser	Councilmember	Herriman City
Raquel DeLuca	Former Councilmember	Herriman City
Gordon Haight	Assistant City Manager	Herriman City (Alternate)
Bert Wilson	Mayor	Lehi City
Doug Meldrum	Econ. Dev. Director	Lehi City (Alternate)
Nicole Dunn	Deputy Mayor	Salt Lake County
Rolen Yoshinaga	Planning Director	Salt Lake County
Travis Van Ekelenburg	Urban Planner	Salt Lake County (Alternate)
Shellie Baertsch	Councilmember	City of Saratoga Springs
Jim McNulty	Planning Director	City of Saratoga Springs (Alternate)
COL Matt Price	CFMO Director	Utah Army National Guard
Gary Anderson	County Commissioner	Utah County
Bryce Armstrong	Asst. Planning Director	Utah County (Alternate)

# Acknowledgments



## TECHNICAL COMMITTEE

The Technical Committee also served a key role in the development of the Camp W.G. Williams JLUS. They provided the overall technical support, review and guidance of the study. The Technical Committee was comprised of the following individuals

Name	Title	Entity
Paul Hill	Board Member	Alpine School District (ASD)
James Bledsoe	LTC	Army Aviation
Grant Crowell	Community Dev. Dir.	Bluffdale City
Nancy Lord	Volunteer	Bluffdale City
Shawn Fullenbach	MAJ/Project Officer	Camp Williams (Alternate)
Matt Branham	LTC / Design and PM	Camp Williams
Tyler Smith	LTC	Camp Williams
Chris Filoso	MAJ/Base Operations Super	Camp Williams
Scot Olsen	Representative	Department of Defense
Steve Mumford	Planning Director	Eagle Mountain City
Fionnuala Kofoed	City Recorder	Eagle Mountain City
Ikani Taumoepeau	Project Manager	Eagle Mountain City
Gordon Haight	Assistant City Manager	Herriman City
Heather Upshaw	Planner III	Herriman City
Luann Leavitt	Representative	Jordan School District (JSD)
Kim Struthers	Planning Director	Lehi City
Frankie Christofferson	Planner II	Lehi City (Alternate)
Bob Allen	Community Planner	Mountainland Association of Governments (MAG)
Travis Van Ekelenburg	Urban Planner	Salt Lake County
Angelo Calacino	Park Development PM	Salt Lake County
Jim McNulty	Planning Director	City of Saratoga Springs
Bryce Armstrong	Asst. Planning Director	Utah County
Laura Ault	Forest Legacy Coordinator	Utah Department of Natural Resources (DNR)
Shane Marshall	Director-Region 3	Utah Department of Transportation (UDOT)
Elise Erler	Project Manager	Utah School and Institutional Trust Lands Administration (SITLA)
Scott Festin	Transportation Planner	Wasatch Front Regional Council (WFRC)

## JLUS CONSULTANT



- Celeste Werner, AICP
- Richard Rust, AICP
- Michael Hrapla
- Michele Parlett

*This study was prepared under contract with Eagle Mountain City, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the key partners involved in the development of this study including Cities of Bluffdale, Eagle Mountain, Herriman, Lehi, and Saratoga Springs, the Counties of Salt Lake and Utah and Camp Williams and does not necessarily reflect the views of the Office of Economic Adjustment.*

## A

Acq – Acquisition  
 ACUB – Army Compatible Use Buffer  
 AE- Alternative Energy  
 AQ – Air Quality  
 APO – Agriculture Protection Overlay Zone  
 ASD – Alpine School District  
 AT – Anti-Terrorism / Force Protection  
 AT / FP – Anti-Terrorism / Force Protection  
 ATC – Aviation Troop Command

## B

BLM – Bureau of Land Management

## C

CIP – Capital Improvement Plan  
 CL – Competition for Land and Air Space  
 Comm – Communication  
 CR – Cultural Resources

## D

Disc – Real Estate Disclosure  
 DNR – Division of Natural Resources  
 DoD – Department of Defense  
 DPG – Dugway Proving Ground  
 DS – Dust and Smoke

## F

FAA – Federal Aviation Administration  
 FC – Frequency Spectrum Capacity  
 FFSL – Utah Division of Forestry, Fire and State Lands  
 FI – Frequency Spectrum Interference  
 FY – fiscal year

## H

HA – Housing Availability

Hab – Habitat Management Plan

## I

I-15 – U.S. Interstate 15  
 IC – Intergovernmental Coordination/Communication  
 IE – Infrastructure Extensions  
 IED – Improvised Explosive Device  
 ICRMP – Integrated Cultural Resources Management Plan  
 INRMP – Integrated Natural Resource Management Plan  
 IWFMP – Integrated Wildfire Management Plan

## J

JLUS – Joint Land Use Study  
 JSD – Jordan School District

## L

Leg – Legislative Initiative  
 LG – Light and Glare  
 LI – Legislative Initiatives  
 LU – Land Use

## M

MAG – Mountainland Association of Governments  
 MCA – Military Compatibility Area  
 MCAOD – Military Compatibility Area Overlay District  
 MOU – Memorandum of Understanding

## N

NAAQS – National Ambient Air Quality Standards  
 NR – Scarce Natural Resources  
 NVD – Night Vision Device

## O

OEA – Office of Economic Adjustment

## P

Plans – Plans and Programs  
 PC – Policy Committee

PM-10 – Particulate matter 10 micrometers in diameter

PT – Public Trespassing

## R

RC – Roadway Capacity  
 REPI – Readiness Environmental Protection Initiative  
 RMP – Resource Management Plan

## S

SA – Safety  
 SITLA – Utah School and Institutional Trust Lands Administration  
 SLCIA – Salt Lake City International Airport

## T

TC – Technical Committee  
 TE – Threatened and Endangered Species

## U

UDC – Utah Data Center  
 UDOT – Utah Department of Transportation  
 U.S. – United States  
 UTARNG – Utah Army National Guard  
 UTNG AGCW – Utah National Guard Army Garrison Camp Williams  
 USFWS – United States Fish and Wildlife Service

## V

VO – Vertical Obstructions

## W

WFRC – Wasatch Front Regional Council  
 WOD – Wildfire Overlay District  
 WS – Water Supply and Quality

## Z

Zon – Zoning

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*A Joint Land Use Study (JLUS) is a collaborative planning process that balances the needs of communities and Camp Williams to promote compatible and sustainable growth.*

## JLUS PROJECT OVERVIEW

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The Camp Williams Joint Land Use Study (JLUS) is a joint effort between the cities of Bluffdale, Eagle Mountain, Herriman, Lehi and Saratoga Springs, the counties of Salt Lake and Utah, and Camp Williams. The Joint Land Use Study was undertaken in an effort to guide planning and development in local governments surrounding Camp Williams. Camp Williams is the primary training site for Utah National Guard troops, and is used as supplemental training space for Fort Bragg (California) troops. These activities are vital to continuing the military mission in Utah, and the land used for the activities must be protected. Landowners with property near Camp Williams, and residents and business owners on property surrounding Camp Williams must also be protected from adverse impacts that could occur due to training activities associated with Camp Williams. Joint planning efforts on the part of the local governments and Camp Williams will establish recommended strategies that will equally protect all interested parties.

The Joint Land Use Study for Camp Williams has resulted in a set of strategy recommendations in the areas of policy, planning and zoning, coordination and communication, and outreach. A set of strategies was provided to address each Camp Williams Compatibility Factor. Each Compatibility Factor was assigned a priority of importance (high, medium, low, and awareness) for implementation. **One of the key recommendations is for the formation of a JLUS Implementation Team that will be responsible for overseeing the progress on implementation in the months and years after the JLUS is completed.** The recommended strategies are outlined in more detail in Section 5 of this report. Additionally, a Background Report was prepared in conjunction with the JLUS that details the compatibility issues and process that went into the development of the strategies.

These recommendations address the need for increased coordination and communication between the Camp Williams staff, local governments, regional agencies and the public. They also seek to address public health, safety, and welfare, and protection of quality of life in the areas surrounding Camp Williams. The collaborative spirit of the Joint Land Use Study is an effective starting point for a continued collaborative planning and communication effort between all involved parties.

## WHY DO A JLUS?

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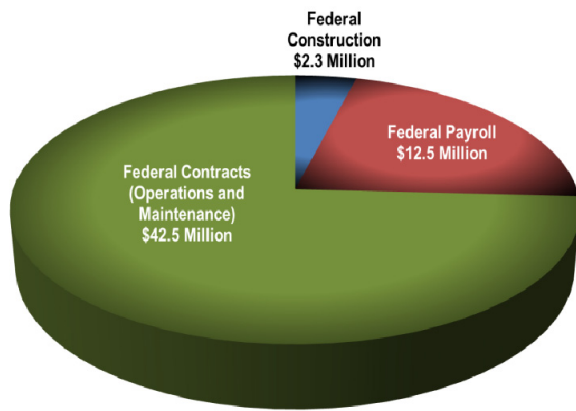
A JLUS is necessary to ensure the future compatibility between land uses necessary to support the continuation of the military mission at Camp Williams and the increasing civilian development occurring near the installation.

Camp Williams operates in a dual-mission capacity – State and Federal. The State mission is authorized by the Governor of Utah in times of emergency, including the preservation of peace, order, and public safety. The Federal mission is enforced by the President of the United States (U.S.) requiring the Utah Army National Guard (UTARNG) to provide well-equipped and well-trained military units to support the U.S. government in times of war and national emergencies.

### Economic Benefit to the Region

In addition to being a critical Utah National Guard training facility, Camp Williams is also an important economic engine contributing to the regional economy through sustained direct employment, indirect spending, and construction. The JLUS assists in preserving the continued economic benefit that Camp Williams provides. In 2011, Camp Williams served an important role in the regional economy. Operations at Camp Williams employ federal and federally-reimbursed state employees as well as National Guard members. In fiscal year 2011 (FY11), Camp Williams employed a total of 2,385 personnel, 148 of which are non-military positions. Camp Williams alone employs 27% of the total positions within the UTARNG. In addition, military and civilian personnel who are not in-training or transient-status must reside off-base; therefore, the revenue associated with housing and the purchase of goods and services is directly distributed into the local economies. In FY11, Camp Williams generated over \$57.3 million in economic impact for the local economy. This \$57.3 million impact is broken into three categories: federal construction at \$2.5 million, federal contracts procured at \$42.5 million, and annual payroll at \$12.5 million (see chart on next page).

# 1. JLUS Project Overview



## Community Support

As a community presence, Camp Williams contributes much more than economic benefit to the area. The installation is an important asset to the civilian community, as it is used by federal and local law enforcement for training, local youth groups for team-building retreats, and the public for a variety of special events. The Camp is also valuable through the many community services they support.

Some of the regular public users of Camp Williams include the Honorary Colonels Corps, the Boy Scouts, Civil Air Patrol, and the Freedom Academy along with more than 75 youth groups. The most popular facilities include the rappel tower and Leadership-Reaction Course.

In addition, the units at Camp Williams assist the State of Utah and the local communities during natural disasters and other incidents. For example, the 211th Aviation Battalion assisted the Unified Fire Authority and Utah Forestry, Fire and State Lands in fighting the Herriman Fire in 2010. Thus, the UTARNG and Camp Williams have an important civil role for which they provide numerous services for in the region.

## Compatibility Concerns

At Camp Williams, the compatibility concerns relate to the growing population and the expansion of developed land taking place in the incorporated communities surrounding the installation. Over the past 10 years, the local communities surrounding Camp Williams have increased in population by approximately 260%, from a population base of nearly 29,000 in the year 2000 to over

103,000 by the year 2010. By the year 2020, the region is expected to surpass 236,000, representing a ten-year growth rate of nearly 130%. Such growth has the potential to cause development and infrastructure to be located in areas that are adjacent to or proximate to Camp Williams. While adjacent development exists in selected locations along the Camp perimeter, without proper oversight and guidance, this continued pattern of development could unintentionally jeopardize the UTARNG's ability to train its resident and visiting personnel at Camp Williams.

## WHAT IS A JOINT LAND USE STUDY?

A JLUS is a planning process accomplished through the collaborative efforts of all key stakeholders in a defined study area. These stakeholders include local, county, regional, state, and federal officials, residents, business owners, non-governmental organizations, and both installation and state military representatives. The purpose of a JLUS is to identify compatible land uses and growth management guidelines within, and adjacent to, active military installations, such as Camp Williams. The intent of the process is to establish and foster a working relationship among a military installation and its proximate local jurisdictions to act as a team to prevent and / or curtail encroachment issues associated with achieving existing mission objectives, allowing mission expansion (no boundary expansion) and fostering community economic development goals.

The Camp Williams JLUS was funded through a grant from the Department of Defense (DoD), Office of Economic Adjustment (OEA), and contributions by Eagle Mountain City. Eagle Mountain City was the administrator for the grant and managed the development of this JLUS.

## JLUS Goal and Objectives

The goal of the Camp Williams JLUS is to protect the viability of current and future training operations at Camp Williams while simultaneously guiding compatible community growth, sustaining the environmental and economic health of the region, and protecting public health, safety, and welfare in the areas surrounding Camp Williams.

The primary objectives of the Camp Williams JLUS are the following:

- **Understanding** – Convene community and military representatives to identify, confirm, and understand the issues in an open forum, taking into consideration both community and UTARNG perspectives and needs. This includes public awareness, education, and input organized in a cohesive outreach program.
- **Collaboration** – Encourage cooperative land use and resource planning among Camp Williams and surrounding communities so that future community growth and development is compatible with the training and operational missions at the installation, while at the same time seeking ways to reduce operational impacts on adjacent lands within the study area.
- **Actions** – Provide a set of mutually supported actions (tools, activities, and procedures) to be implemented by the jurisdictions, agencies, and Camp Williams / UTARNG involved in this JLUS. The actions proposed include both operational measures to mitigate installation impacts on surrounding communities and local government and agency approaches to reduce community impacts on military operations. These tools will help both civilian and military decision makers resolve compatibility issues and prioritize projects within the annual budgeting process of their respective military entity / jurisdiction.

## JLUS PARTNERS

As highlighted in the objectives stated previously, the JLUS process was designed to create a locally relevant study that builds consensus and obtains support from the various stakeholders involved. To achieve the stated JLUS goal and objectives, the planning process included a public outreach program that utilized a variety of opportunities for interested parties to contribute to the development of this study.

Stakeholders include individuals, groups, organizations, and governmental entities interested in, affected by, or affecting the outcome of the JLUS project. An early step in any planning process is the identification of stakeholders. Informing or involving them early in the project is instrumental in the identification of their most

important issues to address and resolve through the development of integrated strategies and measures. Stakeholders identified for the Camp Williams JLUS included, but were not limited to, the following:

- Camp Williams and UTARNG personnel
- Local jurisdictions (towns, cities, counties and Metropolitan Planning Organizations).
- Other partner agencies and organizations, such as local, regional, and state planning, regulatory, and land management agencies; landholding and regulatory federal agencies; landowner and realty associations; and other special interest groups (including local educational institutions and school districts).
- The general public, including residents and landowners.

These groups of stakeholders played a critical role in the development of the Camp Williams JLUS and Background Report. Their input provided comprehensive, technical guidance relevant to their jurisdiction's policies, regulations, culture, and values. The Camp Williams stakeholder groups helped shape the various strategies identified in this document.

## Local Communities

This JLUS could not have been possible without the many hours and efforts provided by the eight JLUS communities affected by this study (see Figure 1 on page 5 for the location of each community):

- Bluffdale City
- Cedar Fort Town
- Eagle Mountain City
- Herriman City
- Lehi City
- Salt Lake County
- Saratoga Springs
- Utah County

## Other Agency / Organization Partners

In addition to the partners listed above, the Camp Williams JLUS partnered with other agencies and organizations that provide a state, regional and / or community perspective. These partners brought to the study a vast, expert knowledge base in varying disciplines, including state land use management practices, regional transportation practices, natural resources and fire management, and a local “on-the-ground” perspective relevant to the unique land features as well as land ownership patterns. A complete listing of the affiliated stakeholder groups that played a vital role in the development of the Camp Williams JLUS follows:

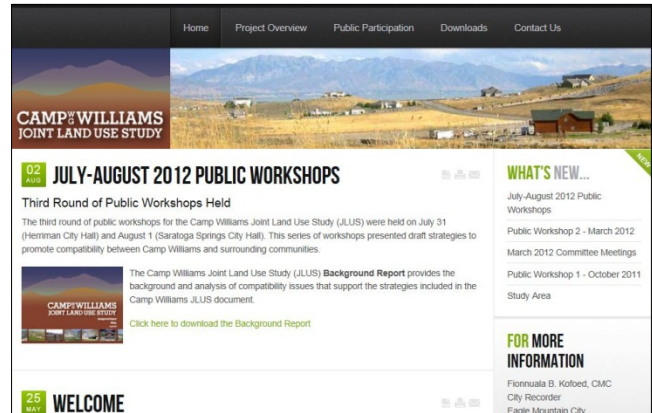
- Alpine School District
- Bureau of Land Management (BLM)
- Jordan School District
- Mountainland Association of Governments
- Utah Department of Natural Resources
- Utah Department of Transportation
- Utah Division of Forestry, Fire, and State Lands
- Utah Division of Water Resources
- Utah Schools and Institutional Trust Lands Administration
- Wasatch Front Regional Council

These partners provided invaluable insights and perspectives to the development of the JLUS and the Background Report.



## Public Participation

The general public was instrumental in the development of this JLUS and its strategies by providing their perspective and feedback, both in the public forums and through the use of the interactive project website ([www.campwilliamsjlus.com](http://www.campwilliamsjlus.com)). During the development of the JLUS, three public workshops were held to solicit public input on the direction and content of the JLUS.



## JLUS Committees

Two committees, comprised of city, county, military, and other partner agencies and organizations, guided the development of the Camp Williams JLUS. These committees were:

- **Policy Committee (PC).** This committee was responsible for leading the direction of the JLUS; its members are listed in the Acknowledgments section of this report.
- **Technical Committee (TC).** The TC identified and addressed technical issues, provided feedback on report development, and assisted in the development and evaluation of implementation strategies. The TC members are listed in the Acknowledgments section of this report.

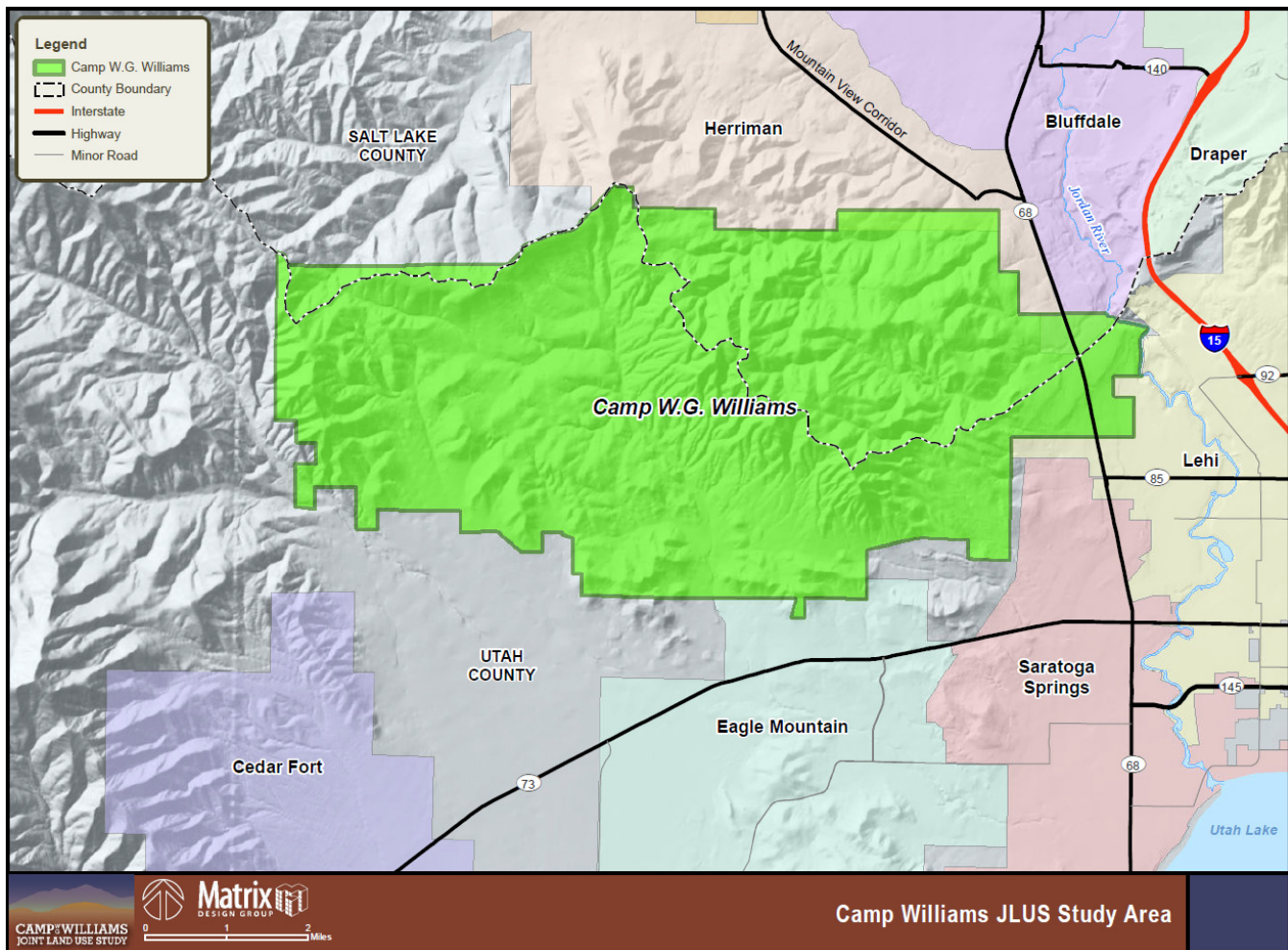
## PROJECT STUDY AREA

Camp Williams is located in north central Utah, 26 miles south of Salt Lake City, is situated to the west of Interstate 15 (I-15) and straddles the boundaries of Salt Lake and Utah Counties.

Jurisdictions within the Study Area are the Cities of Bluffdale, Eagle Mountain, Herriman, Lehi, and Saratoga Springs, and the Counties of Salt Lake and Utah.

The Camp Williams JLUS Study Area has been identified to address the surrounding lands proximate to Camp Williams that may impact current or future military operations or be impacted by those operations. The Camp Williams JLUS Study Area encompasses a 2.0- to 3.5-mile area around the boundaries of the installation (depending on the direction) and encompasses approximately 135 square miles (see Figure 1).

**Figure 1. Camp Williams Study Area**



## 2. JLUS Study Area Profile

### CAMP WILLIAMS

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Camp Williams provides training facilities for the Utah Army National Guard and Utah Air National Guard, U.S. Army and Army Reserve, U.S. Marine Corps and Marine Corps Reserve, U.S. Air Force and U.S. Air Force Reserve, and the Reserve Officers Training Corps. Camp Williams is also an important training site for local law enforcement agencies and is frequently used by youth groups. The UTARNG maintains 30 armories in 27 communities within the State of Utah, and of these, Camp Williams is the main training site. With over 24,000 acres, Camp Williams is one of the largest training facilities for the National Guard in the western U.S.

Camp Williams offers a wide variety of training environments to soldiers, airmen, and marines, such as small arms training, artillery firing and maneuvering, basic airborne, demolitions training, land navigation, and helicopter maneuvering. Camp Williams is considered a premier training facility because of the wide array of live-fire and ground maneuvering training ranges it contains and its similarity to the terrain in Afghanistan.

In addition to the live-fire and demolition ranges, Camp Williams has numerous support facilities, such as administration buildings, mess halls, classrooms, and a complex of warehouses, workshops, and maintenance facilities. Camp Williams has a billeting capacity of 2,800 troops. Camp Williams provides facilities, logistical support, and personnel help to military units training at the installation. Camp Williams has the facilities that allow soldiers to train in weapons live-fire familiarization and qualification, basic airborne and jump master refresher courses, military academic courses (including field exercises), battalion-sized field training exercises, group and brigade-sized command post exercises, urban assault and defense training, mobilization processing exercises, artillery battalion live-fire exercises, individual training, and primary leadership development courses. Of the lands designated for training, Camp Williams' 44 training areas encompass a total of 17,603 acres.

The facilities at Camp Williams provide for wide-range training at a single installation. Any training exercises that cannot be conducted at Camp Williams can be scheduled and completed at Dugway Proving Ground (DPG), which is located approximately 100 miles west of

the Camp. Training occurs year-round, approximately 50 weekends per year and 10 to 12 annual training periods of up to 14 days each. The number of personnel who train at Camp Williams can vary from year to year.

### LOCAL JURISDICTIONS IN STUDY AREA

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Camp Williams is situated between two large metropolitan areas, Salt Lake City and Provo, and is located within two counties, Salt Lake County and Utah County. The cities immediately adjacent to Camp Williams are Bluffdale, Eagle Mountain, Herriman, Lehi and Saratoga Springs. Even though the Town of Cedar Fort is not immediately adjacent to Camp Williams it is within the JLUS Study Area and its annexation boundaries touch the installation. The area surrounding Camp Williams has been rapidly growing in the recent past. High growth rates are likely to continue due to the supply of undeveloped or unincorporated land and the provision of adequate public facilities and services.

### STUDY AREA GROWTH TRENDS

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Between the Census conducted in 2000 and 2010, Salt Lake County grew by 131,243 persons and Utah County grew by 148,028 persons. While similar in numbers, the growth in Utah County was substantially higher on an annual percentage basis due to its smaller total population in the year 2000. Salt Lake County grew by an annual rate of 1.4% over this time period while Utah County grew at an annual rate of 3.4%. Together, these two counties represented a large percent of the total growth throughout the state.

Within Utah County, the biggest hubs of growth were in the JLUS Study Area and the Provo area. The annual growth rates between 2000 to 2010 in the incorporated communities was greatest in the Utah County cities of Eagle Mountain and Saratoga Springs, which saw annual growth rates of 25.8% and 33.3%, respectively. In Salt Lake County, the greatest percent change in population was seen in Herriman, which had an annual growth rate of 30.5%.

## ASSESSMENT PROCESS

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The development of the Camp Williams JLUS included three steps (which are described further in the following paragraphs):

- 1) Study Area identification and data collection
- 2) Issue identification
- 3) Evaluation of existing tools

### ① Study Area Identification and Data Collection

At the start of the JLUS process, the PC and TC were engaged to assist in the identification of the JLUS Study Area and to assist in collecting data concerning compatibility issues.

In terms of a JLUS, the Study Area defines the geographic area used for data collection in support of the study (the area of analysis) and the areas that are used for implementation strategies. During a JLUS, the Study Area usually starts out covering a larger area for data collection, and then is refined to a smaller area once more information on areas of concern are identified. The Study Area for the Camp Williams JLUS was identified by working with committee members to identify areas that (1) may impact current or future military operations, or (2) may be impacted by military operations at Camp Williams.

From the local jurisdictions, information on planning processes, particularly as they relate to issues of compatibility, were collected and assessed. This includes general and specific plans, zoning regulations, and applicable ordinances / codes. Information was also collected relevant to current growth trends and current development applications.

From applicable state and federal land or resource management agencies, information was collected on current plans and planning efforts, resource documents, applications for use of managed lands, and identification of areas of concern.

From Camp Williams, information was collected concerning current and planned facilities, training areas, and operations. This information covered quantifiable use as well as geographic locations for these items.

### ② Issue Identification

Compatibility, in relation to military readiness, is defined as the balance or compromise between community and military needs and interests. The goal of compatibility planning is to promote an environment where both entities communicate, coordinate, and implement mutually supportive actions that allow them to achieve their respective objectives.

Numerous factors influence whether community and military plans, programs, and activities are compatible or in conflict. For the Camp Williams JLUS, a list of 23 standard compatibility factors was used to confirm the presence of, and establish priorities for, the key Study Area issues.

#### Issues

At the initial committee workshops and public meetings, these groups were asked to identify the location and type of compatibility issues they thought existed today, or could occur in the future, using the 23 factor areas as a guide. Of the 23 standard compatibility factors, a number of individual issues were identified under each of the 23 factors. However, it was determined that the issues under the Vibration Factor should be integrated with the issues under the Noise Factor, thereby reducing the total number of compatibility factors to 22. Additional technical issues were also added by the consulting team, based on their evaluation of available information and relevant experience on similar projects.

#### Setting Priorities

For the compatibility factors and issues identified, the public and committees provided input on setting priorities. Priorities were used to determine the type of response and the timing of that response. Three criteria were utilized to prioritize the compatibility factors:

- **Is it a Current Impact?** Each issue was considered based on its current impact to the compatibility of either Camp Williams or the surrounding areas. Issues posing the most extensive operational constraints or community concerns constitute the highest priority.
- **Location.** This criterion assesses the proximity of each issue in relation to activities occurring on Camp Williams and surrounding areas. Issues occurring near the installation are often more critical than those occurring remotely.

### 3. Assessment Methodology

- **Potential Impact.** Although an issue may not present a current threat to the installation or the community, it may possess the ability to become an issue in the future. Should conditions change, adjacent or proximate development increase, or other issues become apparent, new conflicts with existing or future missions and operational activities at Camp Williams could arise. Issues were considered based on their future potential using the same criteria that were established for current impact.

With a complete list of issues to be addressed in the JLUS, the public and TC were asked to identify the relative priority of each compatibility factor. Based on public and TC inputs on issues, the PC finalized the prioritization of the list of issues, dividing the factors into four categories:

- **High-Priority.** Due to the nature of these issues, an immediate response is warranted. Issues identified as High Priority are to be addressed during the next 1-2 years with a completion date of 2014. (2014).
- **Medium-Priority.** To be addressed 3-5 years after completion of the JLUS (complete by 2017).
- **Low-Priority.** To be addressed within 10 years of completion of the JLUS.
- **Awareness Factors.** Awareness factors are those issues that pose a minor threat to Camp Williams and/or the surrounding jurisdictions and are documented in this JLUS for the purpose of maintaining an operational awareness. These items do not require action to address at the current time, but should be monitored long-term.

#### ③ Evaluation of Existing Tools

In order to develop a plan of action to address compatibility issues, it is important to fully understand the tools already available that can be used. During this part of the JLUS development, existing plans and programs (tools) were reviewed for their applicability to the issues identified. Based on this review, there were three outcomes:

- 1) **Adequate Tool.** The tool is appropriate as currently implemented. This does not mean that the tool fully addresses an issue, but the tool is appropriate in how it addresses the issue.
- 2) **Modify Existing Tool.** If an existing tool can be modified to better address compatibility, this is preferable to the development of a completely new tool.
- 3) **Develop New Tool.** In this case, the existing tools are either inadequate or simply not designed to address the issue at hand.



### COMPATIBILITY FACTORS

The previous section described the process used to identify compatibility factors and assign priorities to these factors. During this process, the committees and public also identified a range of individual issue statements under each factor. For instance, under the compatibility factor of “Infrastructure Extensions”, three issue statements were identified/developed: 1) Transportation Infrastructure Extensions, 2) Electrical Infrastructure Extensions, and 3) Water Infrastructure Extensions.

In the remainder of this section, each of the 22 compatibility factors will be briefly described (by priority), followed by a list of the issues identified under that factor. More information on this analysis can be found in Section 3 of the Camp Williams JLUS Background Report.

### High Priority Issues

**Infrastructure Extensions** represent compatibility issues for Camp Williams based on their proposed or planned location. Transportation routes and electrical and water infrastructure impact land uses differently based on location, magnitude of the improvements, and the resulting outcome of the extensions. The result of infrastructure extensions tends to encourage and increase development in the surrounding communities. This development can represent incompatibilities with Camp Williams’ military operations.

#### Issues

- Transportation Infrastructure Extensions
- Electrical Infrastructure Extensions
- Water Infrastructure Extensions

**Interagency Coordination** is the communication and collaboration between multiple agencies engaged in a common goal. For the Camp Williams JLUS, interagency coordination represents several challenges for both Camp Williams and the surrounding communities. The lack of interagency coordination in fire response management and planning activities to include infrastructure extensions and development can result in incompatibilities for the sustainment of the Camp Williams mission and the growth of the surrounding communities.

#### Issues

- Increased Coordination on Fire Management and Response
- Land Ownership on Camp Williams
- Engage Military to Address Mutual Issues
- Noise Complaints

**Land Use** is the impetus for the Camp Williams JLUS. The JLUS assesses various components of land uses to determine compatibility between unique military missions and the economic vision of the surrounding jurisdictions. This assessment is conducted to attain mutual goals and benefits to enable the military to continue to train its military personnel to achieve optimal readiness, while still allowing for economic development in the adjacent communities. Certain land uses are sensitive to noise, vibration, and other outcomes generated by military training exercises. In contrast, certain land uses employed by communities can limit military training activities.

#### Issues

- Inappropriate Internal and External Land Use Designations
- Proximate Future Development Projects

**Noise and Vibration** are the results of both military training exercises as well as construction and development activities. These factors can present as incompatibilities with sensitive land uses. Noise that is loud and extends into the night hours can disrupt the lives of the public in adjacent communities. Also, vibration can disrupt daily living activities. This JLUS strives to understand the needs of the communities to enable quality of life and continue to prepare and ready military personnel for years to come.

#### Issues

- Demolition and Artillery Firing Grenade Off-Base Noise and Vibration
- Military Helicopter Noise and Vibration Impacts
- Military Operations Noise and Vibration Impacts

**Public Trespassing** is the unauthorized entry onto lands belonging to other landowners. Camp Williams annually experiences several instances of public trespassing due to the lack of an adequate perimeter fence around the

## 4. Compatibility Assessment

entire installation, as well as the geography that occurs in the area. The geography encourages hikers and nature enthusiasts to explore and experience the natural world. Trespassing on Camp Williams represents safety concerns for both the public and the military. The installation conducts live-fire training exercises. Trespassing can pose a threat to human life and impede military training due to unauthorized entry into the Camp.

### Issue

- An Inadequate Perimeter Boundary Encourages Trespassing

**Safety** issues are generated by both military and civilian land uses. Safety concerns relevant to military operations include live-fire training exercises and the impacts of those training activities, i.e., wildfires started by live-fire. Safety issues are also evaluated based on the land uses that fall within the military training routes relative to aircraft corridors and the accident potential. In addition, wildfires and trespassing can potentially represent a safety concern for the military.

### Issues

- Protection and Maintenance from Mission-Related Hazards
- High Potential for Urban Wildland Fires

### Medium Priority Issues

**Anti-Terrorism / Force Protection (AT / FP)** is the protection and security of the nation's defense and national security. These issues exist when there is a breach of security in relation to the nation's defense. It is important for the UTARNG to address these issues to ensure the military readiness for the State of Utah and the country.

### Issue

- Intentional Trespassing

**Dust and Smoke** is another factor evaluated in this JLUS. Dust and smoke is a by-product generated by both military and civilian activities. Dust and smoke is not only a nuisance relative to visibility, but it is also an issue for the State of Utah as it relates to air quality in Salt Lake and Utah Counties. Dust and Smoke was assessed in this

JLUS in the sense of the nuisance it creates for the general public.

### Issue

- Dust and Smoke Generation by Military Training Activities

**Roadway Capacity** can create incompatibilities between military operations and civilian activities due to limited availability of roadway. Roadway Capacity in the Camp Williams JLUS was evaluated on the basis of public roadways meeting the needs of both military and civilian uses.

### Issues

- Military Use of Public Roadways
- Limited Mobility of Future Roadway Network

**Vertical Obstructions** are structures that impede navigable airspace for both military and civilian aircraft operations. Structures that pose a threat to the airspace for military and civilian aviation include tall windmills and cell phone towers. It is important to ensure the communities adjacent to Camp Williams plan accordingly to safeguard against unintended safety concerns relative to structures that obstruct navigable airspace.

### Issues

- Potential for Military Aircraft Collisions with Tall Structures
- Aviation Corridors

### Low Priority Issues

**Competition for Land and Air Space** is defined as multiple uses of both land and air spaces. The Camp Williams JLUS evaluated the land and the air space uses between military and civilian activities. There are several civilian airports in the region that communicate and collaborate to use the airspace. In addition, the military must collaborate with regional airports as well as the Federal Aviation Administration due to the restricted airspace that exists over the Camp Williams installation.

### Issues

- Shared Military and Civilian Airspace
- General and Commercial Overflight Route Competition

**Frequency Spectrum Capacity** is the ability for the military to function and carry out missions based on the availability of bandwidth. This factor presents incompatibilities with the communities in the sense of similar commercial operations using the same communications lines for transmitting operations. For example, the increased development of data centers in communities tends to cause strain on local, available bandwidth.

### Issue

- Specific Business and Employment Types Can Attract and Expand Utilization of Bandwidth Utilized by the Military

**Frequency Spectrum Impedance** is the interruption of electronic signals due to the existence of a structure or object between the source of the signal and its destination (receptor). The Camp Williams JLUS analyzed the existing obstructions to determine compatibility, as well as the likelihood of future incompatibilities with these structures. Such obstructions can include wind turbines and cell towers. There are two structures within the flight corridors that represent potential incompatibilities with both military operations and civilian communications.

### Issue

- Wideband Use and Vertical Obstructions Can Restrict or Degrade Communications

**Light and Glare** can be generated by both military and civilian uses. Typically, light and glare issues represent incompatibilities due to commercial lighting affecting nighttime military training – both on-the-ground and air training exercises. Military uses night vision devices to train in realistic, combat environments. New commercial development can employ unshielded, or non-cutoff lighting that produces ambient urban sky glow; this can degrade the effectiveness of night vision devices.

### Issues

- Urban Development Generated Glare
- Improvised Explosive Device (IED) Course Generated Glare

## Awareness Issues

**Air Quality** presents as an awareness issue for Camp Williams through the dust and smoke generated by live-fire training exercises and / or a prescribed fires issue of debris and particulate matter air emissions. Conversely, wildland fires and development activities can also emit air debris, causing the air quality to diminish in Utah.

Salt Lake and Utah Counties are currently designated as a non-attainment area by the National Ambient Air Quality Standards (NAAQS). The man-made and natural activities that generate dust and smoke that contribute to air quality were assessed in the Camp Williams JLUS.

### Issue

- Non-Attainment Area Designation.

**Alternative Energy** is the likelihood of development of alternative energy conversion units within the Camp Williams JLUS Study Area. Alternative energy includes wind and solar energy facilities in the Camp Williams JLUS. Currently, there are two wind turbine facilities in the study area. More specifically, they are located in the flight corridors, which can represent as a vertical obstruction. The uncoordinated placement of these facilities can lead to incompatibilities with the military mission at Camp Williams.

### Issue

- Siting of Wind-to-Electricity Turbines



## 4. Compatibility Assessment

**Cultural Resources** are those cultural and historic resources that require management and preservation under the National Historic Preservation Act. Camp Williams hosts many cultural and historical sites on the installation that require coordination and compliance with state and federal laws.

### Issue

- Cultural Resources Management and Preservation

**Housing Availability** is the availability of eligible and qualified housing units to the UTARNG. By law, the UTARNG permanent party is required to live off-post in eligible community housing provided by the local jurisdictions.

### Issue

- On-Base Housing Inventory for Military Personnel in Training and Transient Population

**Legislative Initiatives** are those issues that require legislative action or amendments to ensure compatibility factors are addressed within the local jurisdictions. The Camp Williams JLUS process discovered that the jurisdictions do not possess the authority to incorporate military compatibility guidelines and elements in their general and comprehensive plans.

### Issue

- Absence of State Legislation Addressing Compatible Planning Around Military Installations

**Scarce Natural Resources** are the natural resources, such as water, land, and air that must compete with both military operations and community development. As development increases and / or changes, or expansions in UTARNG missions occur, natural resources become increasingly utilized and are not always considered in planning.

### Issue

- Mining Operations



**Threatened and Endangered Species** constitutes a minor threat for Camp Williams and the surrounding communities in this JLUS process. UTARNG complies with the Endangered Species Act by mitigating impacts of various species, including the Bald Eagle. There is a known golden eagle's nest on the installation to which training is off-limits. In addition, Camp Williams and the adjacent communities must collaborate in natural events, such as wildland fires, to ensure the survival of species and their habitats.

### Issue

- Habitat Management

**Water Supply and Quality** is the factor that assesses the quantity and quality of water resources in the Camp Williams JLUS Study Area. This factor evaluates the amount of water that is utilized by the installation relative to the available supply of water and then compares that with the demand and supply that is utilized by the surrounding jurisdictions to provide for the necessary public services. In addition to evaluating the water supply, this factor also reviews the overall quality of public water uses in the JLUS Study Area. Water Quality can be affected by military operations, public recreation use, and stormwater drainage.

### Issue

- Stormwater Retention/Drainage

### IMPLEMENTATION PLAN

This section identifies and organizes the recommended courses of action (strategies) that have been developed through a collaborative effort between representatives of applicable local jurisdictions, the UTARNG, state and federal agencies, local organizations, the general public and other stakeholders that own or manage land or resources in the region. Because the Camp Williams JLUS is the result of a collaborative planning process, the recommendations in this section represent a true consensus plan; a realistic and coordinated approach to compatibility planning developed with the support of stakeholders involved throughout the process.

JLUS strategies incorporate a variety of actions that can be taken to promote compatible land use and resource planning. Upon implementation, existing and potential compatibility issues arising from the civilian / military interface can be removed or significantly mitigated. As such, the recommended strategies function as the heart of the JLUS document and are the culmination of the planning process.

*It is important to note that the JLUS is not an adopted plan, but rather a recommended set of strategies which should be implemented by the JLUS participants in order to address current and potential future compatibility issues.*

The key to the implementation of the strategies presented in this JLUS is the establishment of the JLUS Coordinating Committee that oversees the execution of the JLUS. Through this Committee, local jurisdictions, Camp Williams, and other interested parties will be able to continue their initial work together to establish procedures, recommend or refine specific actions for member agencies, and make adjustments to strategies over time to ensure the JLUS continues to resolve key compatibility issues through realistic strategies and implementation.

### Implementation Plan Guidelines

The key to a successful plan is balancing the different needs of all involved stakeholders. In working towards a balanced plan, several guidelines became the basis upon which the strategies were developed. These guidelines included:

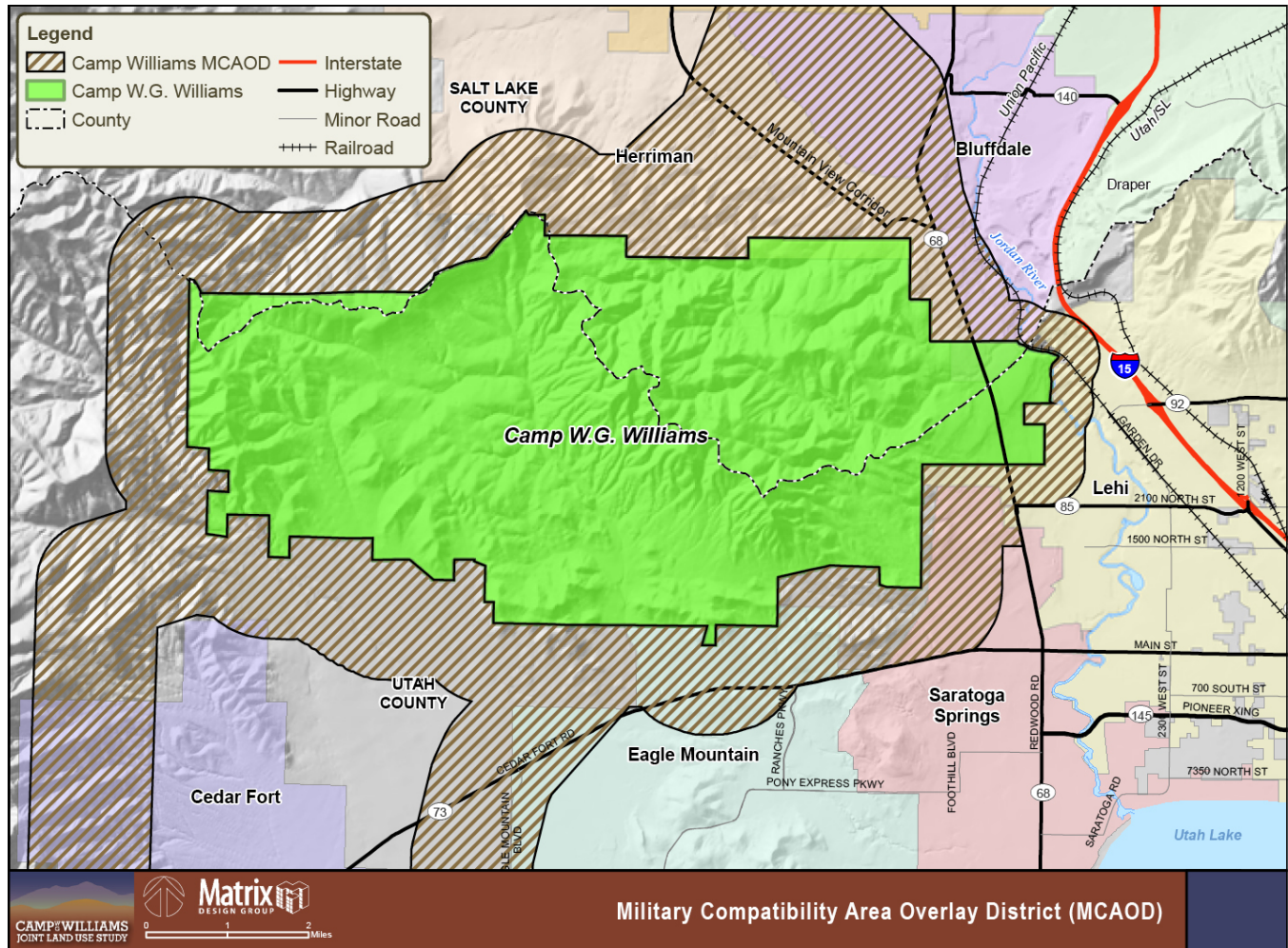
- In concert with the Utah state laws, the Implementation Plan was developed with the understanding that the recommended strategies must not result in a taking of property value. In some cases, the recommended strategies can only be implemented with new enabling legislation.
- In order to minimize regulation, where appropriate, strategies were recommended only for specific geographic areas to resolve the compatibility issue.
- Similar to other planning processes that include numerous stakeholders, the challenge is to create a solution or strategy that meets the needs of all parties. In lieu of eliminating strategies that do not have 100% buy-in by all stakeholders, it was determined that the solution / strategy may result in the creation of multiple strategies that address the same issue but would be tailored to individual agencies.

### Compatibility Areas

In compatibility planning, the generic term “Military Compatibility Area” (MCA) is the term used to formally designate a geographic area where military operations may impact local communities, and conversely, where local activities may affect the military’s ability to carry out its mission. The MCAs are geographic areas where the majority of the recommended strategies apply. The proposed Camp Williams Military Compatibility Area Overlay District (MCAOD) is an area that incorporates all subzones.

The MCAOD and MCAs are used to define the geographic areas where the JLUS strategies are to be applied. This technique ensures the strategies are applied to the appropriate areas, and that locations deemed to not be subject to a specific compatibility issue are not adversely impacted by regulations that are not appropriate for their location or circumstance.

**Figure 2. Military Compatibility Area Overlay District (MCAOD)**



### Camp Williams Military Compatibility Area Overlay District

An MCAOD is proposed as the zoning tool used for implementing the policies and regulations associated with each Camp Williams MCA. The MCAOD is designed to reflect the area comprised of all the MCAs combined (see Figure 2).

### Camp Williams Military Compatibility Areas

An MCA is a formally designated geographic planning area where military operations may impact local communities and conversely, where local activities may affect the military’s ability to carry out its mission. An MCA is designated to accomplish the following purposes:

- 1) Promote an orderly transition between community and military land uses so that land uses remain compatible.
- 2) Protect public health, safety, and welfare.
- 3) Maintain operational capabilities of military installations and areas.
- 4) Promote an awareness of the size and scope of military training areas to protect areas separate from the actual military installation (i.e., critical air space) used for training purposes.
- 5) Establish compatibility requirements within the designated area, such as requirements for sound attenuation, real estate disclosure, and aviation easements.

An MCA delineates a geographical area where strategies are recommended to support compatibility planning and the JLUS goal and objectives.

To better reflect the area of interest and focus implementation, several MCAs are further divided into subareas.

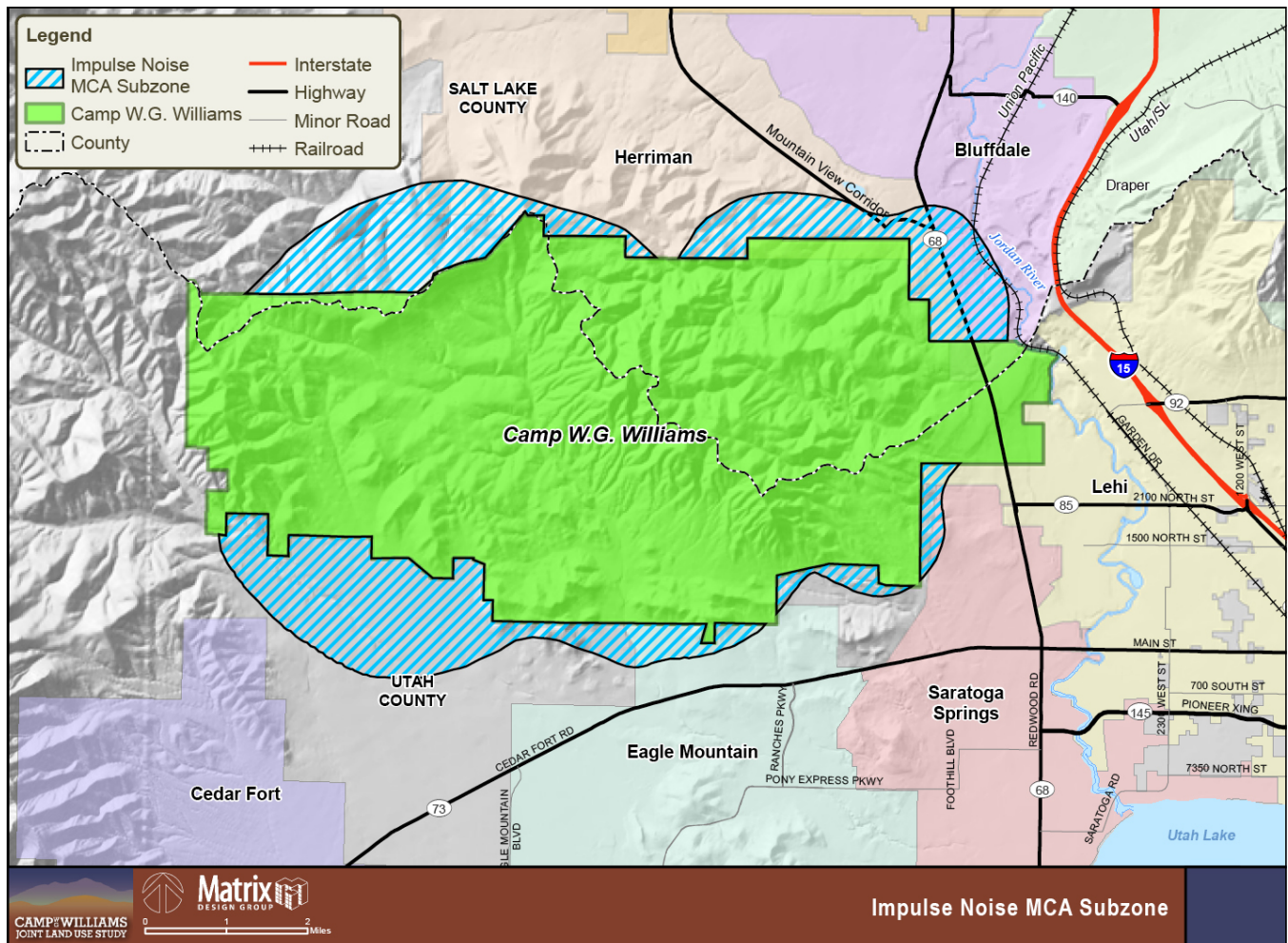
The four MCAs used in the Camp Williams JLUS Implementation Plan are listed below, and shown and described on the following pages.

- 1) Impulse Noise MCA
- 2) Light MCA
- 3) Aviation Safety MCA
- 4) Land Use MCA

### Impulse Noise MCA

The Impulse Noise MCA includes all lands located off-installation that fall within the 60-65 dB DNL noise contour for live-fire ranges (see Section 3 of the Background Report for details). Residential developments and other sensitive land uses within this MCA may be subject to sound attenuation measures to reduce noise impacts. Figure 3 illustrates this MCA.

**Figure 3. Impulse Noise MCA**



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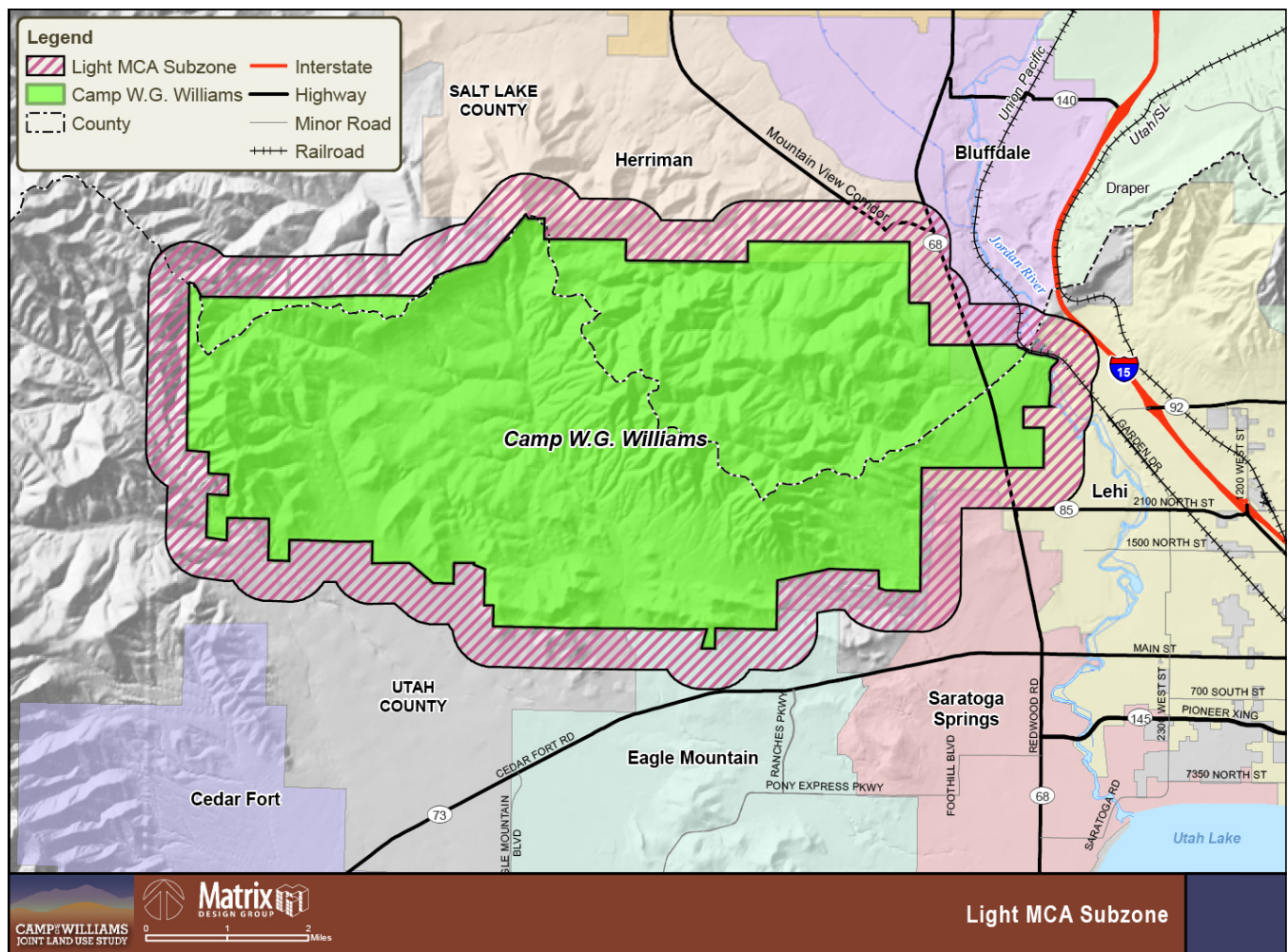
## Light MCA

The Light MCA addresses areas that may generate lighting levels that may affect night training missions and operations at Camp Williams (see Figure 4). As described in Section 3 of the Background Report, there are two types of light pollution that can impact military operations: point source lighting, which directly impacts Night Vision Device (NVD) use and training, and ambient lighting or background lighting, where the cumulative effect of light pollution diminishes the capability of NVDs and NVD training. Light intensity decreases with distance, therefore, the more distance between the light source and the military installation, the greater the reduction of light pollution impacts.

## LIGHT MCA SUBZONE

This subzone represents a buffer of less than one-half mile from the perimeter of the installation (see Figure 4). New development that falls within this MCA may be subject to lighting regulations that include fully-shielded and / or full-cutoff light fixtures. Additional strategies also include the development of a retrofit program for existing lighting fixtures. For the technical background information, see Chapter 3 of the Background Report.

Figure 4. Light MCA

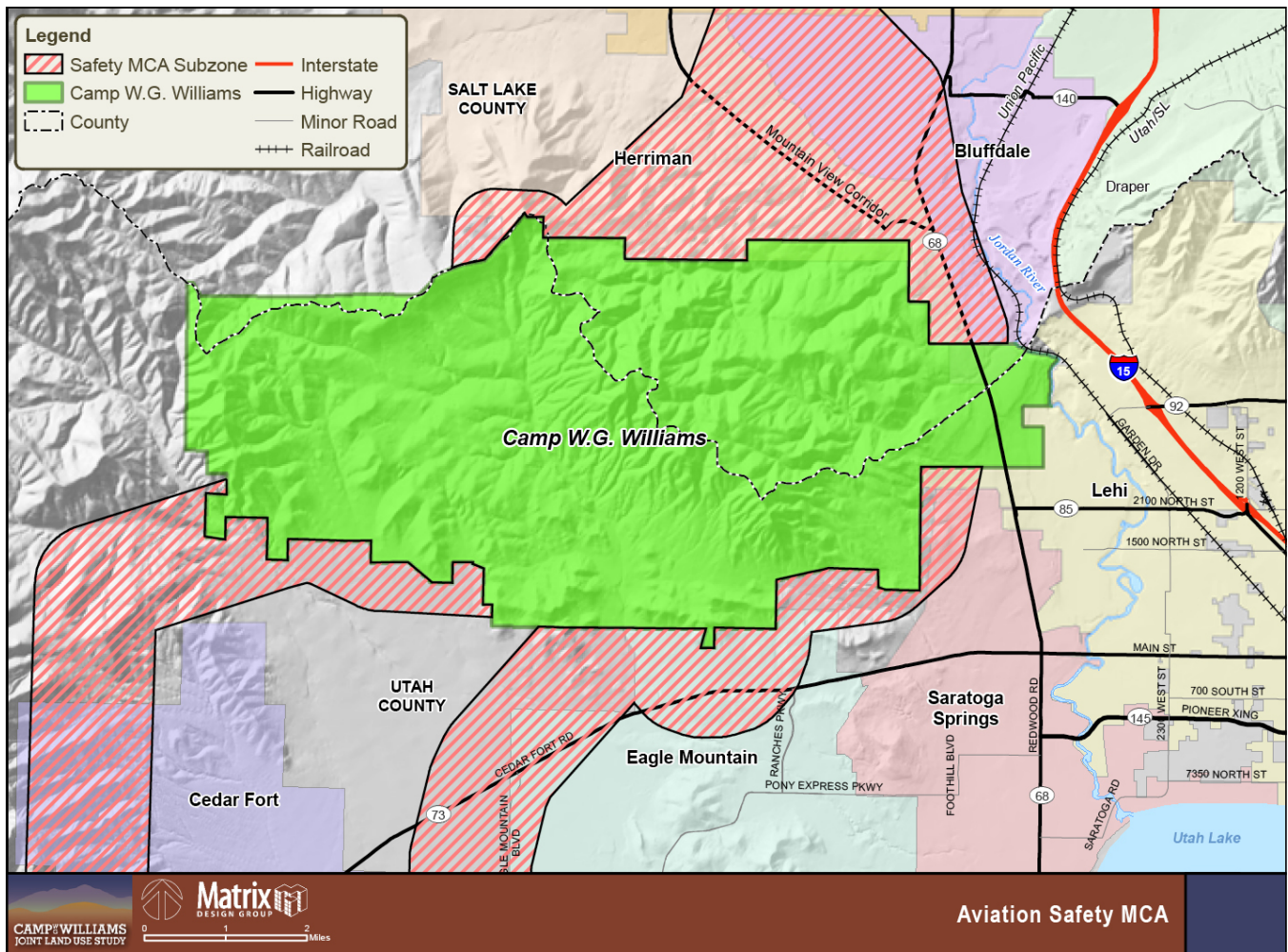


## Aviation Safety MCA

Safety associated with rotary-wing flight operations is a major concern to both the military and the communities surrounding Camp Williams. The Aviation Safety MCA defines an area of increased concern as an area that is one-half mile on each side of the rotary-wing flight corridors (see Figure 5).

The strategies associated with the Aviation Safety MCA are related to land use planning as it considers accident potential from rotary-wing aircraft, as well as vertical obstructions such as wind turbines and cell towers and their potential impacts on flight safety.

**Figure 5. Aviation Safety MCA**



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## Land Use MCA

This MCA encompasses the land area within one mile of the boundary of Camp Williams. The land use MCA consists of two subzone areas (see Figure 6) designed to provide a transitional area relative to land use density and intensity transitioning from a less dense area nearer the installation to a denser area further from the installation boundary.

Strategies attached to this MCA are related to land use planning and disclosure requirements (as a part of real estate transactions).

### Land Use MCA Subzone A

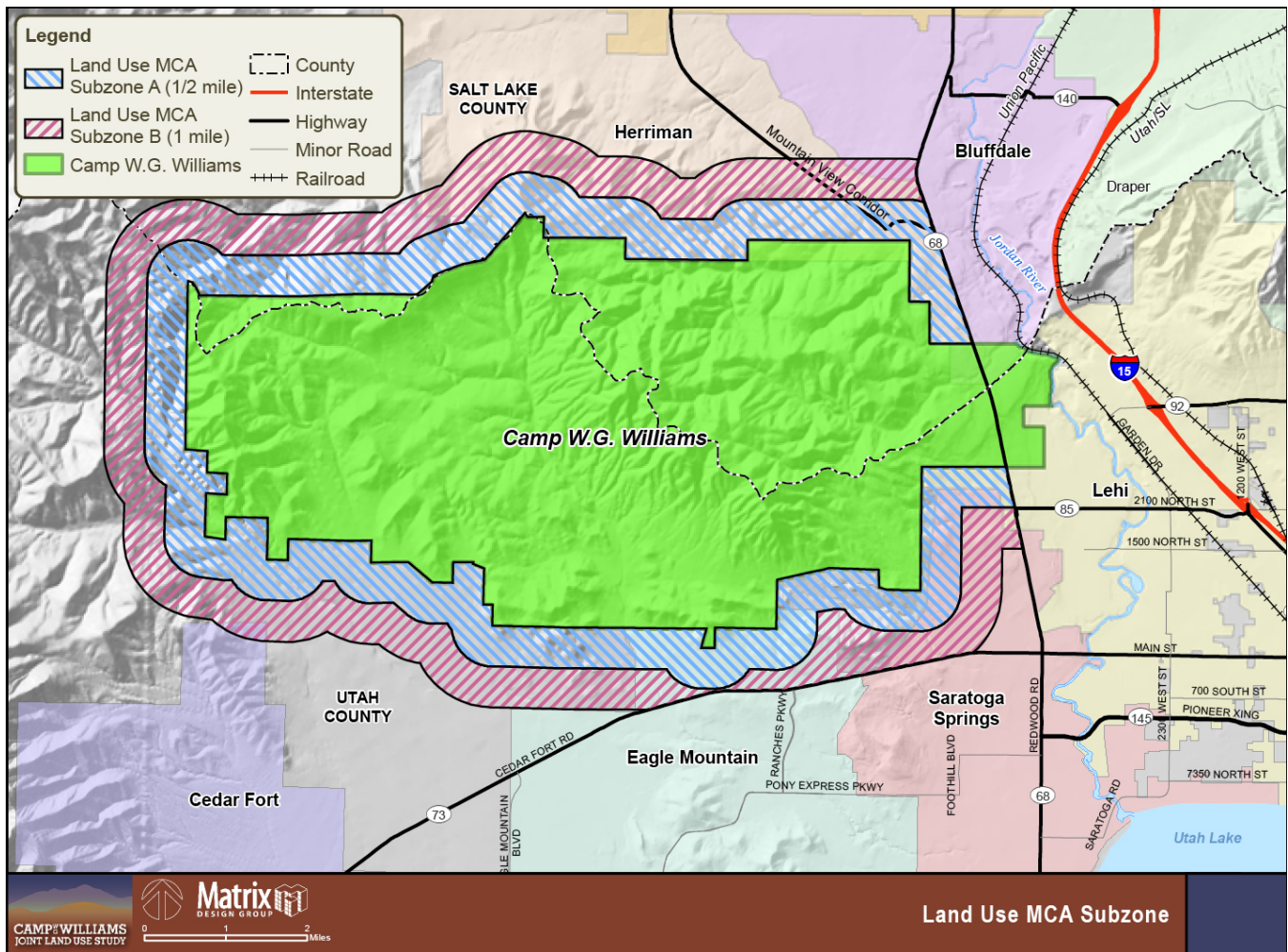
The Land Use MCA Subzone A represents ½ mile area around the perimeter of Camp Williams. This area shall be characterized by lower density / intensity

development to consider the military training operations that occur on Camp Williams. Strategies for this area recommend a development density of one dwelling unit per acre, but no more than two dwelling units per acre. Intensities in this area shall not be more than 0.25 in floor area ratio.

### Land Use MCA Subzone B

The Land Use MCA Subzone B represents the area ½ mile to one mile from the installation boundary. This subzone area is designed to be a transitional area where higher densities / intensities than allowed in Subzone A may be considered. Allowable densities would be one to six dwelling units per acre except where the Aviation Safety MCA overlays the Land Use MCA subzone. Where this occurs, the recommended density is one to two dwelling units per acre.

**Figure 6. Land Use MCA**



## How to Read the Implementation Plan

The strategies developed were designed to address the issues identified during preparation of the JLUS. The purpose of each strategy is to:

- 1) Avoid future actions, operations, or approvals that would cause a compatibility issue,
- 2) Eliminate an existing compatibility issue,
- 3) Reduce the adversity of an existing issue, or
- 4) Provide for on-going communications and collaboration.

To make the strategies easier to use, they are presented in a table format that provides the strategy and information on when and how that strategy will be implemented. Figure 7 highlights the format and content of the strategy table, and the following paragraphs provide an overview of how to read the information presented for each strategy in the JLUS.

**Issue #** – The issue # is an alpha-numeric number that provides a unique reference for each specific issue and strategy.

**Type of Strategy.** This column identifies the type of strategy being recommended. The column contains one of the following acronyms to represent the tool type:

- Acq – Acquisition
- CIP – Capital Improvement Program
- Comm – Communication and Coordination
- Disc – Real Estate Disclosures
- Hab – Habitat Conservation Tools
- Leg – Legislative Tools
- MOA – Memorandum of Agreement
- MOU – Memorandum of Understanding
- MCA – Military Compatibility Area
- Plans – Comprehensive / General / Master / Hazard / Airport Plans
- Zon – Zoning Ordinance / Subdivision Regulations

**Military Compatibility Area (MCA)** – This column indicates the applicable MCA, if the strategy relates to an area outside Camp Williams. Please see the heading “Compatibility Areas” for more details.

**Strategy** – In bold type is a title that describes the strategy. This is followed by the complete strategy statement that describes the action needed.

**Timeframe** – This column indicates the projected timeframe of each strategy. The timeframes are described below:

- 2014 Strategy to be completed by 2014 (within 1-2 years of JLUS completion)
- 2017 Strategy to be completed by 2017 (3 to 5 years from JLUS completion)
- On-going An on-going implementation action

**Responsible Party** – At the right end of the strategy table are a set of columns, one for each jurisdiction, military entity, agency, and organization with responsibilities relevant to implementation of the Camp Williams JLUS strategies. If an entity has responsibility relative to implementing a strategy, a mark is shown under their name. This mark is one of two symbols that represent their role. A solid square (■) designates that the entity identified is responsible for implementing the strategy. A hollow square (□) designates that the entity plays a key supporting role, but is not directly responsible for implementation.

The responsible parties are identified by their assigned acronym in the heading at the top of each page.

- BLM Bureau of Land Management
- DNR Utah Department of Natural Resources
- FFSL Utah Division of Forestry, Fire and State Lands
- MAG Mountainland Association of Governments
- SITLA Utah Schools and State Institutional Trust Lands Administration
- UDOT Utah Department of Transportation
- UTARNG Utah Army National Guard, the agency that provides oversight and administers the budget to all National Guard units in the State of Utah.
- UFA Unified Fire Authority
- WFRC Wasatch Front Regional Council

**Figure 7. Sample Strategy Table**

Issue #	Type of Strategy	Military Compatibility Area (MCA)	Strategy	Timeframe	Local										
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC
<b>INFRASTRUCTURE EXTENSIONS</b>															
<b>IE-1</b>	<b>ISSUE</b>	<b>Cost Effective Infrastructure Extensions.</b> The implementation of the JLUS may foster a lower density/intensity of land uses, which would foster an inefficient and expensive infrastructure system if left unchecked.													
IE-1A	Comm	MCA	<b>Enhance Regional Transportation Planning Input.</b> Develop a Memorandum of Agreement (MOA) among the UTARNG, MAG, and WFRC to formalize Camp Williams as an active member in the development of regional transportation plans and updates.	2014									□	■	

**Issue / Strategy Number:** Alpha-numeric identifier used for reference.

**Type of Strategy:** An abbreviated description of the type of strategy used.

**Military Compatibility Area:** Where each strategy applies. For example, if only MCA is indicated, then that strategy only applies to areas within the MCA.

**Strategy:** Description of the strategy.

**Timeframe:** The expected completion date for strategy implementation.

**Responsible Party:** The primary and partner responsible agencies. For example, the ■ denotes the primary agency who will take the lead in implementation. The □ denotes partner agency who will assist the primary agency in implementation.

## JLUS Strategies

The following pages list the issues and associated strategies broken down by priority level.

- Table 1. High Priority Issues and Strategies (see page 21)
- Table 2. Medium Priority Issues and Strategies (see page 31)
- Table 3. Low Priority Issues and Strategies (see page 34)
- Table 4. Awareness Issues and Strategies (see page 37)



# 5. Recommended Plan

Table 1. High Priority Issues and Strategies

Issue or Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local Jurisdictions										Other		
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL	Legislature
<b>INTERAGENCY COORDINATION</b>																	
<b>IC-1</b>	<b>ISSUE</b>		<b>Risk of Wildland Fires Occurring Within the Camp Williams Region.</b> Wildland Fires are a risk to both Camp Williams and the surrounding communities. Historically, wildland fires have initiated from both on-installation (in some cases fires have migrated off-installation) as well as from off-installation (where fires have migrated onto the installation).														
IC-1A	MOA	MCA	<b>Review And Amend Existing Inter-Jurisdictional Agreements / Memorandum Of Agreements.</b> Utilize the existing MOA (between the UTARNG and the Utah Department of Natural Resources) as a model to execute MOAs with local jurisdictions surrounding Camp Williams to enhance coordination for fire suppression and mitigate hazardous fuels.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
IC-1B	Plans	MCA	<b>Review And Update The Integrated Wildfire Management Plan (IWFMP).</b> When major changes occur in policy, organizational structure, interagency coordination, emergency operations, risk factors, natural resource conditions and / or mission changes in and around Camp Williams, this plan should be updated.	On-going									<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
IC-1C	MOU	MCA	<b>Execute Reciprocal Mutual Aid Agreements (MAA) And Update Biannually.</b> Identify mutual objectives and authority and reimbursement protocols among Camp Williams and adjacent local jurisdictions to lend fire suppression assistance to one another. Include the option for Camp Williams' firefighters to assist jurisdictions in fighting fires throughout the year in order for them to complete their required total hours of fighting fires.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
IC-1D	Comm	Study Area	<b>Foster Interagency Fire Suppression Training.</b> Leverage local jurisdiction, DNR / FFSL, Unified Fire Authority (UFA), and federal resources to conduct fire suppression and training exercises with Camp Williams' firefighters. Other agencies: UFA	2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
IC-1E	Comm	MCA	<b>Develop A Joint Fire Management Awareness Program For The General Public.</b> Leverage federal and local resources to develop Fire Management Awareness Educational brochures and other tools to inform the public on how to recognize the beginning of a fire and steps to take to alert the appropriate authorities. Work with local TV stations to air special editions on Fire Management Awareness during wildland fire season. Other agencies: JLUS Implementation Task Force, UFA	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		



# 5. Recommended Plan

**Table 1. High Priority Issues and Strategies**

Issue or Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local Jurisdictions								Other				
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRM	DNR / FFSL	Legislature
IC-3D	Comm	MCAOD	<b>Foster Enhanced Public Awareness Through Accurate Mapping.</b> Provide all of the surrounding local, county, regional, and state governments with an accurate geographic information system (GIS) data layer of the installation boundaries for inclusion on all land use, transportation, park and recreation, public facilities, and other related planning efforts.  Other agencies: SITLA, UDOT, Rocky Mountain Power	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IC-4</b>	<b>ISSUE</b>	<b>Noise Complaints.</b> Camp Williams receives noise complaints when significant live-fire or artillery-fire training schedules extend into evening hours and / or due to weather conditions.															
IC-4A	Comm	Study Area	<b>Increase Public Notification Of High Activity Night Training Schedules.</b> Review and enhance existing website, newspaper, television, and press conference protocols to increase public knowledge in advance of major training / live-fire exercises.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
IC-4B	Comm	MCAOD	<b>Enhance Public Education Of The Camp Williams Mission.</b> Develop factsheets or brochures which outline the mission and the community benefits that accrue from the training activities that take place on Camp Williams. Public education materials should be made available on the Camp Williams website.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
IC-4C	Comm	Study Area	<b>Consider Hosting Open House Events.</b> Utilizing open house and installation tours and visits can provide enhanced insight on the military mission to educate all groups (i.e., building and development, community, and general public) about the unique mission at Camp Williams.  Other agencies: UDOT	On-going	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
<b>LAND USE</b>																	
<b>LU-1</b>	<b>ISSUE</b>	<b>Incompatible Future Land Use Designations.</b> The jurisdiction's future land use designations around Camp Williams may be incompatible with Camp Williams' missions and thus may not protect the public health, safety, and welfare.															
LU-1A	Zon	Land Use	<b>Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of - Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And - Light MCA Subzone.</b> The MCA would propose compatible land uses, height restrictions, light and glare standards, and other compatibility regulations.	2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					









# 5. Recommended Plan

**Table 1. High Priority Issues and Strategies**

Issue or Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local Jurisdictions								Other					
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRM	DNR / FFSL	Legislature	BLM
SA-1F	MOU	MCAOD	<b>Formalize Interagency Coordination By Developing Reciprocal Agreements For Surrounding Jurisdictions.</b> Reciprocal agreements for mutual aid will assist in delineating responsibilities in the event of fires, as well as provide a protocol for reimbursing local agencies for suppression assistance, as necessary. Other agencies: Unified Fire Authority		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
SA-1G	Plans	MCAOD	<b>Develop Noxious Weed Management Plans.</b> UTARNG / Camp Williams and surrounding jurisdictions should consider developing invasive weed and vegetation management plans to lessen the risks of fire events within their jurisdictional boundaries.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>PUBLIC TRESPASSING</b>																		
PT-1	ISSUE	<b>On-Base Trespassing Due To A Lack Of A Perimeter Boundary Fence Along Portions Of The Boundary.</b> Camp Williams can be an attractive recreational destination for outdoor enthusiasts for hunting and hiking. Members of the public have unintentionally and intentionally trespassed (hiked, biked or hunted) on Camp Williams. The public's health, safety, and welfare are at risk, since live-fire training occurs on-base.																
PT-1A	Comm	MCAOD	<b>Increase Situational Awareness At The Installation Boundary.</b> Construct "No Trespassing – DANGER Live-Fire Area" signs along the horizontal distance every 100 feet along the perimeter of the installation for the public's health, safety, and welfare. Other Agencies: JLUS Implementation Task Force	2014										<input checked="" type="checkbox"/>	<input type="checkbox"/>			
PT-1B	Plans	MCAOD	<b>Enhance Perimeter Security From The Air.</b> Utilize surveillance drones and consider scheduling additional flight time by UTARNG aviators to conduct partial or complete perimeter passes (prior to or at the conclusion of mission training and within the boundary) around the installation during typical day and night missions and report any suspected trespass activity. Increase such surveillance during high activity periods (summer, hunting season, etc.).	2014										<input checked="" type="checkbox"/>	<input type="checkbox"/>			
PT-1C	Plans	MCAOD	<b>Construct A Partial Fence.</b> In partnership with the UTARNG, construct a physical fence barrier along the installation perimeter where the risk of trespassing is high, while taking major wildlife corridors into consideration. Other Agencies: JLUS Implementation Task Force	2014										<input checked="" type="checkbox"/>	<input type="checkbox"/>			
PT-1D	Comm	MCAOD	<b>Apprehend Trespassing Offenders.</b> Conduct inter-jurisdictional training with other public safety agencies and UTARNG to coordinate perimeter surveillance and trespasser apprehension using police power.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
PT-1E	Comm	MCAOD	<b>Visual Reference for the Public.</b> Hang red flags and signage along the perimeter of the installation informing the public when the Range is "Hot" to alert citizens that live-fire training exercises are occurring.	On-going										<input checked="" type="checkbox"/>	<input type="checkbox"/>			

# 5. Recommended Plan

**Table 1. High Priority Issues and Strategies**

Issue or Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local Jurisdictions										Other				
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL	Legislature	BLM	
PT-1F	Comm	MCAOD	<b>Develop Awareness Program For “Visual Reference For The Public.”</b> Utilize public service announcements, websites, and e-mail notifications to inform and alert the public on the significance of the red flags along the installation. (Ref. strategy PT-1E)	On-going	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

# 5. Recommended Plan

**Table 2. Medium Priority Issues and Strategies**

Issue and Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local Jurisdictions							Other				
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRM	UDOT
<b>ANTI-TERRORISM / FORCE PROTECTION</b>																
AT-1	<b>ISSUE</b>		<b>Potential For Increased Trespassing.</b> Continued growth in the surrounding communities to the north and south of the installation may increase the potential of trespassing or overt acts of terror.													
AT-1A	<b>Comm</b>	MCAOD	<b>Initiate “Eyes On Camp Williams” Program.</b> Engage local community groups and jurisdictions to work with law enforcement agencies to create a voluntary vigilance program, whereby citizens and public safety officers that witness trespassing onto Camp Williams inform a designated point of contact at the UTARNG. Other Agencies: JLUS Implementation Task Force	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
AT-1B	<b>Comm</b>	MCAOD	<b>Leverage Local Funds For Interagency AT / FP Training.</b> Utilize local law enforcement and non-government organizational funding to provide multi-agency AT / FP training to surrounding law enforcement agencies.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
AT-1C	<b>Plans</b>	MCAOD	<b>Incorporate And Budget For AT / FP Design Standards, Stand-Off Distances, And Perimeter Fence In Base Plans.</b> Utilize, incorporate, and budget for the AT / FP unified facilities criteria using DoD minimum standards for construction of installation perimeter fence, with appropriate stand-off distances.	2017								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>DUST AND SMOKE</b>																
DS-1	<b>ISSUE</b>		<b>Dust And Smoke Generated By Military Training Activities.</b> Frequent travel on unpaved roads, use of the IED Defeat Lane, and urban wildland fires generate dust and smoke on Camp Williams and surrounding lands that create nuisances for sensitive uses and air quality concerns.													
DS-1A	<b>Plans</b>	Land Use	<b>Consider Vegetative Dust Barriers.</b> Camp Williams should consider the use of vegetation that does not contribute to wildfire hazards and adhere to the AT / FP regulations to provide a dust barrier along the northern and southern boundaries of the installation.	2017								<input checked="" type="checkbox"/>	<input type="checkbox"/>			

# 5. Recommended Plan

**Table 2. Medium Priority Issues and Strategies**

Issue and Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local Jurisdictions							Other						
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	UDOT	BLM	
DS-1B	Plans	MCAOD	<b>Update Fugitive Dust Plan.</b> Although Utah Administrative Code R307-309-6 does not set requirements for updates to fugitive dust plans, Camp Williams should consider updating their 2003 Fugitive Dust Plan to include best management practices and to incorporate the strategic directions of the integrated wildfire management plan.	2014										<input checked="" type="checkbox"/>	<input type="checkbox"/>			
DS-1C	Comm	MCAOD	<b>Inform Local Communities Of Potential High Dust Activities.</b> To enable the public to prepare in advance, utilize public relations officers, public service announcements, and websites to inform the general public of instances (i.e., days, times) where high dust trespass is likely.	On-Going	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<b>ROADWAY CAPACITY</b>																		
RC-1	<b>ISSUE</b>	<b>Military Use Of Public Roadways.</b> Military units travel between Camp Williams and Dugway Proving Ground (DPG) on high-traffic civilian roadways, such as State Route (SR)-73, which can increase congestion and present safety risks.																
RC-1A	Plans	MCAOD	<b>Reduce The Convergence Of Military And Civilian Traffic.</b> To the extent possible, UTARNG should consider scheduling convoys avoiding peak hours of civilian traffic along SR-73 and other public roadways.	On-going											<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RC-1B	MOU	Study Area	<b>Allow For Review Of Transportation Plans And Expansions By Camp Williams.</b> Establish an MOU that invites a Camp Williams representative to participate as a stakeholder to enable military comment and feedback on pertinent transportation plans and expansions.	2014										<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>VERTICAL OBSTRUCTIONS</b>																		
VO-1	<b>ISSUE</b>	<b>Potential For Military Aircraft Collisions With Tall Structures.</b> The presence of tall structures, such as telecommunication towers, transmission lines, and wind turbines, may pose a vertical obstruction within the helicopter flight corridors and could increase the potential for collisions, endangering the safety of the public and the military personnel.																
VO-1A	Zon	Aviation Safety MCA	<b>Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.</b> Using the known ingress and egress helicopter flight routes, establish a Safety MCA.	2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					







# 5. Recommended Plan

**Table 3. Low Priority Issues and Strategies**

Issue or Strategy #	Type of Strategy	Military Compatibility Area (MCA) or Geographic Area	Strategy	Timeframe	Local							Other									
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL	Legislature	BLM			
LG-1C	Plans	Light	<b>Develop Retrofit Program With Utility Providers.</b> Work with utility providers to develop a light fixture retrofit program for commercial and residential development in an effort to conserve energy, limit wasteful lighting and energy practices, and reduce urban sky glow.  Other Agencies: Rocky Mountain Power Authority, other utility providers, JLUS Implementation Task Force	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
LG-2	<b>ISSUE</b>	<b>IED Course Generated Glare.</b> Use of the IED Defeat Lane during nighttime hours generates intense light flashes that may be visible off-base and considered a nuisance.																			
LG-2A	Plans	Light	<b>Minimize Military Glare For Civilians.</b> Camp Williams should evaluate the off-installation occurrence of light generated by night training conducted along the - IED Defeat Course and determine appropriate measures to reduce any extensive light trespass nuisances.	2017													<input checked="" type="checkbox"/>	<input type="checkbox"/>			
LG-2B	Plans	MCAOD	<b>Leverage Daytime Training.</b> To the extent possible, use of the IED Defeat Course should be maximized during daytime hours to minimize the nuisance of light trespass generated by night training.	2014													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
LG-2C	Plans	Camp Williams	<b>Review, Alter, And Update Training Schedules For IED Defeat Course.</b> UTARNG / Camp Williams should consider altering training schedules utilizing the IED Defeat Course on days where light trespass is minimal to the neighboring communities based on weather conditions.	2014													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			



# 5. Recommended Plan

Table 4. Awareness Issues and Strategies

Issue #	Type of Strategy	Military Compatibility Area (MCA)	Strategy	Timeframe	Local							Other						
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL	Legislature	BLM
<b>CULTURAL RESOURCES</b>																		
CR-1	<b>ISSUE</b>		<b>Cultural Resources Management And Preservation.</b> The presence of cultural and historic resources on the training areas and cantonment require compliance with state and federal laws. The cultural resources management process will continue to influence where training and construction occur.															
CR-1A	<b>Hab</b>	MCAOD	<b>Implement The Integrated Cultural Resources Management Plan (ICRMP).</b> Continue to implement the best practices prescribed in the ICRMP.	On-going									■	□				
<b>HOUSING AVAILABILITY</b>																		
HA-1	<b>ISSUE</b>		<b>On-Base Housing Inventory Is Utilized By Military Personnel In Training And Transient Population, Which Places The Burden Of Providing Housing To Permanent-Party Military On The Surrounding Communities.</b> Due to the nature of the mission, permanent stationed military personnel live in off-base housing.															
HA-1A	<b>Comm</b>	Study Area	<b>Coordinate Housing Needs.</b> Develop partnership with local realtors, realtor associations, and local planning departments to share information regarding military housing needs.	On-going	□	□	□	□	□	□	□	□	■	■				
HA-1B	<b>Plans</b>	Study Area	<b>Incorporate Military Housing Needs In Local Plans.</b> Understand the quality and type of housing the military requires and incorporate eligible, qualified housing units into comprehensive, general, and master plans.	2014	■	■	■	■	■	■	■	■	□					
<b>LEGISLATIVE INITIATIVES</b>																		
LI-1	<b>ISSUE</b>		<b>Absence Of State Legislation Addressing Compatible Planning Around Military Installations Encourages Unregulated/Uncontrolled Development Near Military Installations.</b> Utah State Land Use Planning Laws do not consider the impacts of military training operations on the general public, nor do they account for the community growth impacts and activities on military mission readiness and training.															
LI-1A	<b>Leg</b>	MCAOD	<b>Military Compatible Planning Legislation.</b> Develop legislation that requires local jurisdictions within a defined distance from military installations to establish formal notice / comment process on submitted development plans, impacts associated with general / comprehensive plans, and their compatibility with the installation's mission.	2017	□	□	□	□	□	□	□	□						■

# 5. Recommended Plan

**Table 4. Awareness Issues and Strategies**

Issue #	Type of Strategy	Military Compatibility Area (MCA)	Strategy	Timeframe	Local							Other						
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL	Legislation	BLM
LI-1B	Leg	MCAOD	<b>Amend Utah Administrative Code R307-309-6 To Mandate Updates Of Dust Plans.</b> Develop legislation to amend the Nonattainment, and Maintenance Areas for PM10: Fugitive Emissions and Fugitive Dust Rule, to require a five-year update of dust plans to ensure that the use of current technology and dust mitigating practices are employed in planning and construction.	2017										<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SCARCE NATURAL RESOURCES</b>																		
NR-1	<b>ISSUE</b>	<b>Mining Operations Can Represent Incompatibilities For Military Operations.</b> The Army Corps of Engineers is the primary owner of the lands on Camp Williams; however, SITLA and the BLM own property within and immediately surrounding the installation. Uncoordinated extraction of natural resources both within and adjacent to Camp Williams could present activities that are incompatible with military operations.																
NR-1A	Plans	MCAOD	<b>Develop / Update Salt Lake Field Office Resource Management Plan (RMP).</b> The BLM Salt Lake Field Office does not currently show a RMP on its website that delineates responsibilities and management practices of the federal land and natural resources in the study area.	2017										<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
NR-1B	Comm	MCAOD	<b>Coordinate Mining Development.</b> Coordinate the approval of all mining operations in the MCAOD with Camp Williams to ensure conformance with military training operations.	2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>
NR-1C	Plans	MCAOD	<b>Continue / Enhance Vegetation Mitigation.</b> Camp Williams shall continue to thin vegetation on the installation to enhance mission readiness and mitigate fire hazards.	On-going										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
NR-1D	Plans	MCAOD	<b>Develop A Vegetation Mitigation Program In Nearby Communities.</b> In collaboration with the Utah UFA, the Utah Division of Forestry Fire and State Lands, and surrounding jurisdictions, communities should develop a plan (including the use of goats) to thin overgrown vegetation to reduce the risks of natural wildland fires and control and manage the existing ecosystems.	2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		

# 5. Recommended Plan

**Table 4. Awareness Issues and Strategies**

Issue #	Type of Strategy	Military Compatibility Area (MCA)	Strategy	Timeframe	Local								Other							
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL	Legislature	BLM		
NR-1E	MOA	MCAOD	<b>Develop Formal Procedures to Control Cattle / Wildlife Trespass onto Camp Williams.</b> Camp Williams shall collaborate with private landowners, jurisdictions, and local law enforcement to control livestock trespass by impoundment or other measures to assist in the management of livestock and reduce the destruction of Camp Williams Fence. (See PT-1C for Construction of Camp Williams Perimeter Fence)		■	■	■	■	■	■	■	■	■	□	□					
<b>THREATENED AND ENDANGERED SPECIES</b>																				
TE-1	ISSUE		<b>Habitat Management Can Potentially Reduce Effective Training On Camp Williams.</b> While Camp Williams does not contain any federally or state listed species at the present time, several non-listed species and sensitive habitat are known to occur on the installation. Camp Williams engages in habitat management for these species, which could have an impact on training activities.																	
TE-1A	Plans	MCAOD	<b>Plan And Budget For the 2012-2017 Update of the Integrated Natural Resources Management Plan (INRMP).</b> As authorized and outlined in the Sikes Act, the INRMP shall be updated every five years to ensure current natural resources control methods are employed in the management plans.	On-going										■	□					
TE-1B	Plans	MCAOD	<b>Develop a Noxious Weed Management Plan for Each Jurisdiction (using the Camp Williams plan as a Model).</b> Invasive weeds attack native plant species thus destroying habitat. Camp Williams currently manages weeds through their plan. Surrounding jurisdictions, in collaboration with U.S. Fish and Wildlife Service (USFWS) and using the Counties Coordinated Weed Management Area programs, should develop and implement noxious weed management programs on state and private lands to reduce destruction of habitat and natural ecosystems near Camp Williams. Other Agencies: BLM, USFWS	2017	■	■	■	■	■	■	■	■	■	□	□					

# 5. Recommended Plan

**Table 4. Awareness Issues and Strategies**

Issue #	Type of Strategy	Military Compatibility Area (MCA)	Strategy	Timeframe	Local							Other				
					Bluffdale	Cedar Fort	Eagle Mountain	Herriman	Lehi	Saratoga Springs	Salt Lake County	Utah County	Camp Williams	UTARNG	MAG / WFRC	DNR / FFSL
<b>WATER SUPPLY AND QUALITY</b>																
WS-1	<b>ISSUE</b>		<b>Inadequate Storm Water Retention And Drainage On-Installation Can Potentially Adversely Affect Private Lands Off-Installation.</b> Tickville Channel / Gulch on Camp Williams drains storm and intermittent surface flows to the south of and off the installation across private lands, which could cause erosion and sediment transport.													
WS-1A	<b>Plans</b>	MCAOD	<b>Revise Storm Drainage Plans.</b> Integrate Camp Williams' storm water surface flows and erosion control practices into Utah County and Eagle Mountain storm water management plans. Develop plans for increasing off-installation storm water drainage infrastructure on land south of the Tickville Gulch/Channel.	2017	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
WS-1B	<b>Plans</b>	MCAOD	<b>Recommend install Earth Berms In The Tickville Channel / Gulch.</b> With the installation of berms, reseeding of the berms and other disturbed areas with desirable adapted plant species is recommended, to prevent (or minimize) establishment of noxious species, rather than just 'enable new vegetative growth'.	2017								<input checked="" type="checkbox"/>	<input type="checkbox"/>			
WS-1C	<b>Plans</b>	MCAOD	<b>Monitor Cattle / Wildlife Trespass.</b> Tickville Channel / Gulch continues to be trampled, making vegetation re-growth minimal. Cattle grazing officially ceased in 2001; however, cattle / wildlife trespass still occurs.	On-going	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Strategy Summaries by Jurisdiction

The tables on the following pages provide a quick guide to the strategies each jurisdiction, agency and organization has a primary responsibility.

### Bluffdale City

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.

Strategy #	Page #	Strategy Title
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.

### Medium Priority Strategies

VO-1A	32	Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Discourage Placement of Tall Structures within Safety Flight Corridors.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Aviation Safety MCA Subzone.

### Low Priority Strategies

FC-1A	34	Monitor Bandwidth Capacity To Prevent Disruption of Military / Civilian Operations.
FI-1A	35	Encourage structures that generate and provide frequency services (i.e. radio towers) be located outside the Aviation Safety and Land Use MCA.
FI-1B	35	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.

### Awareness Priority Strategies

AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.

## 5. Recommended Plan

### Town of Cedar Fort

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.

Strategy #	Page #	Strategy Title
<b>Medium Priority Strategies</b>		
VO-1A	32	Establish A Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Restrict Height To No More Than 200 Feet Within The Safety MCA.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Safety MCA Subzone.
<b>Low Priority Strategies</b>		
CL-2B	34	Establish A Military-Community Airport / Airspace Advisory Committee.
FC-1A	34	Monitor Radio Frequency Capacity To Prevent Frequency Encroachment.
FI-1A	34	Encourage frequency impedance type of structures (i.e. radio towers) be located outside the Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.

## 5. Recommended Plan

### Eagle Mountain City

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3A	23	Establish a JLUS Implementation Task Force.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.

Strategy #	Page #	Strategy Title
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.
<b>Medium Priority Strategies</b>		
VO-1A	32	Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Discourage Placement of Tall Structures within Safety Flight Corridors.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Aviation Safety MCA Subzone.
<b>Low Priority Strategies</b>		
CL-2B	34	Establish A Military-Community Airport / Airspace Advisory Committee.
FC-1A	34	Monitor Bandwidth Capacity To Prevent Disruption of Military / Civilian Operations.
FI-1A	34	Encourage frequency structures that generate and provide frequency services (i.e. radio towers) be located outside the Aviation Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.

# 5. Recommended Plan



## Herriman City

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.

Strategy #	Page #	Strategy Title
<b>Medium Priority Strategies</b>		
VO-1A	32	Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Discourage Placement of Tall Structures within Safety Flight Corridors.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Aviation Safety MCA Subzone.
<b>Low Priority Strategies</b>		
FC-1A	34	Establish A Military-Community Airport / Airspace Advisory Committee.
FI-1A	34	Encourage structures that generate and provide frequency services (i.e. radio towers) be located outside the Aviation Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1C	37	Restrict Wind Energy Facilities.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.

## 5. Recommended Plan

### Lehi City

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.

Strategy #	Page #	Strategy Title
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.
<b>Medium Priority Strategies</b>		
VO-1A	33	Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Discourage Placement of Tall Structures within Safety Flight Corridors.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Aviation Safety MCA Subzone.
<b>Low Priority Strategies</b>		
FC-1A	34	Monitor Bandwidth Capacity To Prevent Disruption to Military / Civilian Operations.
FI-1A	34	Encourage structures that generate and provide frequency services (i.e. radio towers) be located outside the Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.

## 5. Recommended Plan

### City of Saratoga Springs

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.

Strategy #	Page #	Strategy Title
<b>Medium Priority Strategies</b>		
VO-1A	33	Establish A Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Restrict Height To No More Than 200 Feet Within The Safety MCA.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Safety MCA Subzone.
<b>Low Priority Strategies</b>		
FC-1A	34	Monitor Radio Frequency Capacity To Prevent Frequency Encroachment.
FI-1A	34	Encourage frequency impedance type of structures (i.e. radio towers) be located outside the Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.

## 5. Recommended Plan

### Salt Lake County

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Services Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCAOD And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.
NV-1G	27	Leverage The Federal Aviation Administration (FAA) Noise Abatement Program.
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.

Strategy #	Page #	Strategy Title
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.
<b>Medium Priority Strategies</b>		
VO-1A	33	Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Discourage Placement of Tall Structures within Safety Flight Corridors.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Aviation Safety MCA Subzone.
<b>Low Priority Strategies</b>		
FC-1A	34	Monitor Bandwidth Capacity To Prevent Disruption to Military / Civilian Operations.
FI-1A	34	Encourage structures that generate and provide frequency services (i.e. radio towers) be located outside the Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.
WS-1C	41	Monitor Cattle / Wildlife Trespass.

# 5. Recommended Plan



## Utah County

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1B	21	Encourage Proposed Overhead Utility and Service Lines To Be Located Within Existing Utility Corridors.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1D	22	Foster Interagency Fire Suppression Training.
IC-3B	23	Invite A Camp Williams' Representative To Serve As An Ex-Officio Member Of The Jurisdiction Planning Commission.
IC-3C	23	Incorporate Camp Williams As One Of The Agencies That Review Pre-Development Applications / Proposals.
LU-1A	24	Create Zoning Overlay District Titled Military Compatibility Area (MCAOD), Comprised Of A Land Use MCA Subzone, Noise MCA Subzone, Safety MCA Subzone, And Light MCA Subzone.
LU-1B	25	Update City And County General Plans To Include Military Compatibility Policies That Support The MCA And Promote Compatible Land Uses.
LU-2A	25	Update Jurisdiction Zoning Codes.
LU-2C	26	Consider A Multi-Jurisdictional Agriculture Protection Overlay (APO) Zone.
LU-2F	26	Amend Zoning Code Setback Requirements For Property Adjacent To Camp Williams.
NV-1B	26	Amend / Prepare Supportive Design Guidance and Standards.
NV-1C	26	Conduct Proactive Information Program With Agencies That Manage Land Uses.
NV-1D	27	Require Real Estate Disclosures.
NV-1E	27	Recommend and Amend Local Jurisdiction to Require Sound Attenuation Building Standards For New Construction.
NV-1F	27	Develop A Voluntary Sound Attenuation Retrofit Program For Residential Uses.
NV-1G	27	Leverage The Federal Aviation Administration (FAA) Noise Abatement Program.
SA-1A	28	Establish Wildfire Overlay District (WOD).
SA-1B	28	Create A Wildfire Management Ordinance.
SA-1C	28	Federal Programs.

Strategy #	Page #	Strategy Title
SA-1D	28	Review And Update Neighborhood Emergency Response Design Standards.
<b>Medium Priority Strategies</b>		
VO-1A	33	Establish An Aviation Safety MCA Subzone As Part Of The MCA Overlay District.
VO-1B	33	Discourage Placement of Tall Structures within Safety Flight Corridors.
VO-1C	33	Amend Zoning Code To Include Height Restrictions Within The Aviation Safety MCA Subzone.
<b>Low Priority Strategies</b>		
FC-1A	34	Monitor Bandwidth Capacity To Prevent Disruption to Military / Civilian Operations.
FI-1A	34	Encourage structures that generate and provide frequency services (i.e. radio towers) be located outside the Aviation Safety and Land Use MCA.
FI-1B	34	Coordinate Frequency Spectrum Plans.
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
LG-1C	36	Develop Retrofit Program With Utility Providers.
<b>Awareness Priority Strategies</b>		
AE-1B	37	Adopt Wind Energy Ordinance.
HA-1B	38	Incorporate Military Housing Needs In Local Plans.
NR-1B	39	Coordinate Mining Development.
WS-1A	41	Revise Storm Drainage Plans.
WS-1C	41	Monitor Cattle / Wildlife Trespass.

## 5. Recommended Plan

### Camp Williams

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IE-1C	21	Coordinate And Update Regional And Local Utility Service Plans With Camp Williams.
IE-1D	21	Construct All Street Light Poles With Downward Shielded Lighting Fixtures And Within The Height Restrictions.
IC-1A	22	Review And Amend Existing Inter-Jurisdictional Agreements / Memorandum Of Agreements.
IC-1B	22	Review And Update The Integrated Wildfire Management Plan (IWFMP).
IC-1C	22	Execute Reciprocal Mutual Aid Agreements (MAA) And Update Biannually.
IC-2B	23	Leverage Army Compatible Use Buffer (ACUB) And Readiness and Environmental Protection Initiative (REPI) Funds To Acquire Easements Of Non-Federal Lands That Are High Priority To Preserving The Mission At Camp Williams.
IC-3A	23	Establish a JLUS Implementation Task Force.
IC-3D	24	Foster Enhanced Public Awareness Through Accurate Mapping.
IC-4A	24	Increase Public Notification Of High Activity Night Training Schedules.
IC-4B	24	Enhance Public Education Of The Camp Williams Mission.
IC-4C	24	Consider Hosting Open House Events.
LU-1C	25	Camp Williams Should Develop An Installation Master Plan Illustrating Existing Land Uses And Any Future Land Use Changes.
LU-1D	25	Acquire Lands That Would Provide An Additional Buffer Between Camp Williams And The Community To Promote Compatible Development.
LU-1E	25	Develop An Army Compatibility Use Buffer Plan (ACUB).
LU-2B	25	Evaluate The Potential For A Conservation Easement Program.
LU-2E	26	Coordinate School District Master Plans With Camp Williams.
NV-1A	26	Update the Intensity And Frequency Of Military Generated Noise in the data collected.

Strategy #	Page #	Strategy Title
NV-2A	27	Enforce And Inform About The "Fly Neighbor-Friendly" Protocol.
NV-3A	28	Minimize Noise Disturbance On The Local Community.
SA-1E	28	Implement Integrated Wildfire Management Plan (IWFMP).
SA-1F	29	Formalize Interagency Coordination By Developing Reciprocal Agreements For Surrounding Jurisdictions.
PT-1A	29	Increase Situational Awareness At The Installation Boundary.
PT-1B	29	Enhance Perimeter Security From The Air.
PT-1C	29	Construct A Partial Fence.
PT-1D	29	Apprehend Trespassing Offenders.
PT-1E	29	Visual Reference for the Public.
PT-1F	30	Develop Awareness Program For "Visual Reference For The Public."
<b>Medium Priority Strategies</b>		
AT-1A	31	Initiate "Eyes On Camp Williams" Program.
AT-1B	31	Leverage Local Funds For Interagency AT / FP Training.
AT-1C	31	Incorporate And Budget For AT / FP Design Standards, Stand-Off Distances, And Perimeter Fence In Base Plans.
DS-1A	31	Consider Vegetative Dust Barriers.
DS-1B	32	Update Fugitive Dust Plan.
DS-1C	32	Inform Local Communities Of Potential High Dust Activities.
RC-1A	32	Reduce The Convergence Of Military And Civilian Traffic.
VO-1D	33	Foster Enhanced Public Awareness Of Military Flight Paths Through Accurate Mapping.
VO-1E	33	Educate Pilots To Conduct Flight Training Operations Within The JLUS Noise And Aviation Safety MCA Areas.
<b>Low Priority Strategies</b>		
CL-1A	34	Regularly Review And Update Flight Schedules To Provide Sufficient Availability Of Airspace For Both Military And Civilian Aviators.
CL-2A	34	Coordinate The Long-Term Use Of Artillery With The FAA And Other Airport Operations.
CL-2B	34	Establish A Military-Community Airport / Airspace Advisory Committee.
FC-1A	34	Monitor Bandwidth Capacity To Prevent of Military / Civilian Operations.
LG-2A	36	Minimize Military Glare For Civilians.

## 5. Recommended Plan

Strategy #	Page #	Strategy Title
LG-2B	36	Leverage Daytime Training.
LG-2C	36	Review, Alter, And Update Training Schedules For IED Defeat Course.
<b>Awareness Priority Strategies</b>		
AE-1A	37	DoD Clearinghouse Review.
CR-1A	38	Implement The Integrated Cultural Resources Management Plan (ICRMP).
HA-1A	38	Coordinate Housing Needs.
NR-1C	39	Continue / Enhance Vegetation Mitigation.
TE-1A	40	Plan And Budget For the 2012 – 2017 Update of the 2007 Integrated Natural Resources Management Plan (INRMP).
TE-1B	40	Develop a Noxious Weed Management Plan for Each Jurisdiction (using the Camp Williams plan as a Model).
WS-1B	41	Recommend Install Earth Berms In The Tickville Channel / Gulch.
WS-1C	41	Monitor Cattle / Wildlife Trespass.

### UTARNG

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IC-2A	23	Advocate and Transfer SITLA and BLM Lands Within Camp Williams Boundary to the Army Corps of Engineers.
IC-2B	23	Leverage Army Compatible Use Buffer (ACUB) And Readiness Environmental Protection Initiative (REPI) Funds To Acquire Easements Of Non-Federal Lands That Are High Priority To Preserving The Mission At Camp Williams.
IC-4B	24	Enhance Public Education Of The Camp Williams Mission.
IC-4C	24	Consider Hosting Open House Events.
NV-2A	27	Enforce And Inform About The "Fly Neighbor-Friendly" Protocol.
NV-3A	28	Minimize Noise Disturbance On The Local Community.
<b>Medium Priority Strategies</b>		
AT-1B	31	Leverage Local Funds For Interagency AT / FP Training.
AT-1C	31	Incorporate And Budget For AT / FP Design Standards, Stand-Off Distances, And Perimeter Fence In Base Plans.
VO-1D	33	Foster Enhanced Public Awareness Of Military Flight Paths Through Accurate Mapping.

Strategy #	Page #	Strategy Title
VO-1E	33	Educate Pilots To Conduct Flight Training Operations Within The JLUS Noise And Safety MCA Areas.
<b>Low Priority Strategies</b>		
CL-1A	34	Regularly Review And Update Flight Schedules To Provide Sufficient Availability Of Airspace For Both Military And Civilian Aviators.
CL-2A	34	Coordinate The Long-Term Use Of Artillery With The FAA And Other Airport Operations.
LG-2B	36	Leverage Daytime Training.
LG-2C	36	Review, Alter, And Update Training Schedules For IED Defeat Course.
<b>Awareness Priority Strategies</b>		
AE-1A	37	DoD Clearinghouse Review.
HA-1A	38	Coordinate Housing Needs.
NR-1C	39	Continue / Enhance Vegetation Mitigation.

## 5. Recommended Plan

### MAG WFRC

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
SA-1C	28	Federal Programs.
<b>Medium Priority Strategies</b>		
RC-1B	32	Allow For Review Of Transportation Plans And Expansions By Camp Williams.

### DNR FFSL

Strategy #	Page #	Strategy Title
<b>High Priority Strategies</b>		
IE-1A	21	Include Camp Williams As A Stakeholder For All Regional And Local Transportation Planning Activities.
IC-1E	22	Develop A Joint Fire Management Awareness Program For The General Public.
<b>Low Priority Strategies</b>		
SA-1G	29	Develop Noxious Weed Management Plans.
<b>Awareness Priority Strategies</b>		
NR-1D	39	Develop A Vegetation Mitigation Program In Nearby Communities.

### Legislature

Strategy #	Page #	Strategy Title
<b>Low Priority Strategies</b>		
LG-1A	35	Create A Dark Skies Ordinance To Minimize Ambient Light Generation.
<b>Awareness Priority Strategies</b>		
AQ-1A	37	Amend Utah Administrative Code R307-309-6 To Require Latest Measures / Best Practices In Dust Plans.
LI-1A	38	Military Compatible Planning Legislation.
LI-1B	39	Amend Utah Administrative Code R307-309-6 To Mandate Updates Of Dust Plans.

### BLM

Strategy#	Page #	Strategy Title
<b>High Priority Strategies</b>		
LU-2D	26	Include Camp Williams In Reviewing Any Type Of BLM Development Applications Within The MCA.
<b>Low Priority Strategies</b>		
LG-1B	35	Develop Standard Military Compatibility Lighting Standards.
<b>Awareness Priority Strategies</b>		
NR-1A	39	Develop / Update Salt Lake Field Office Resource Management Plan (RMP).
NR-1B	39	Coordinate Mining Development.

### UDOT

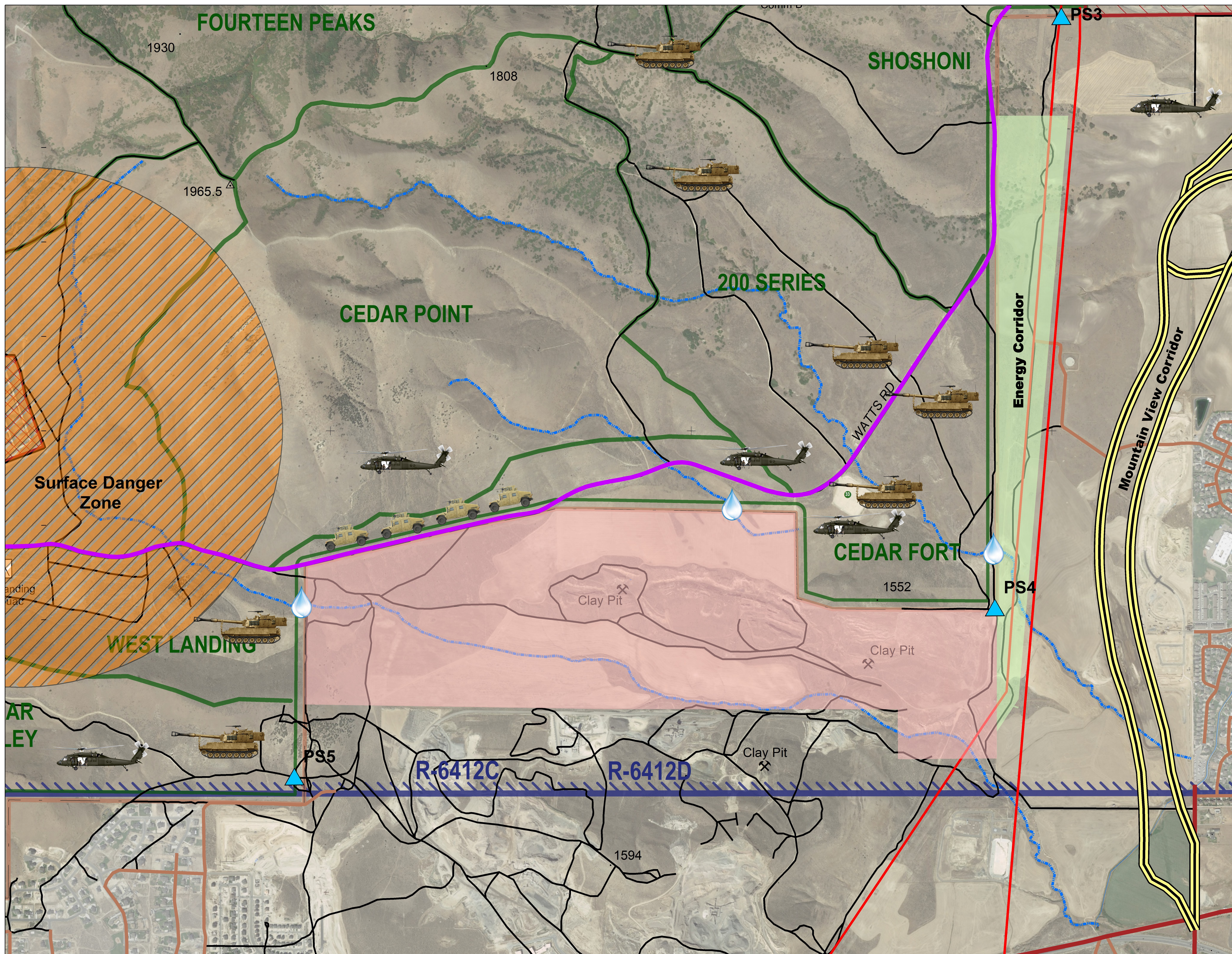
Strategy #	Page #	Strategy Title
<b>Medium Priority Strategies</b>		
RC-1B	32	Allow For Review Of Transportation Plans And Expansions By Camp Williams.

*End of JLUS*

For Additional Information Contact:

Eagle Mountain City  
1650 East Stagecoach Run  
Eagle Mountain City, Utah 84005





**NOISE**

- 104– 130 dB
- Day and Night fire

**WILDLAND FIRE MITIGATION**

- Fuel Mitigation measures in place on the Installation side of the fence
- Ignition Mitigation policies in place
- UFA Fire suppression contract

 **WATER RUN-OFF**

- Three main drainages run-off
- Multiple drainages that only have run-off during high intensity storm events
- Sheet flow possible during spring melt and high intensity storm events

 **MAIN SUPPLY ROUTE (MSR)**

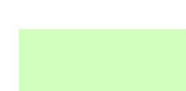

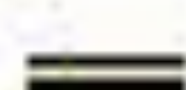
- Main munition transportation route
- Transportation of 270,000 + soldiers to ranges and training areas per year
- Fugitive Dust Control Plan in place

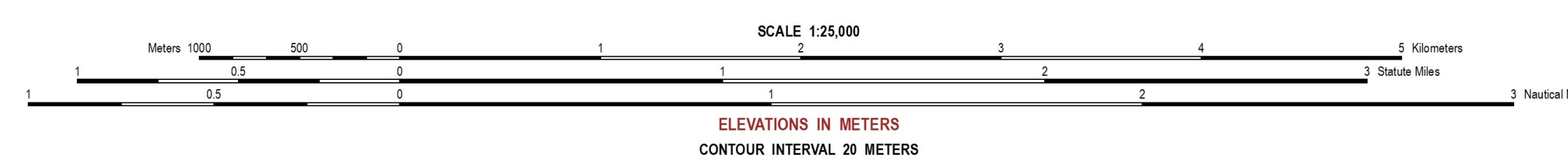
**TYPES OF TRAINING**

- Heavy Artillery Fire
- Heavy Sniper Fire
- Tactical Assembly Site
- Tactical Operations Center
- Forward Aviation Refueling Point
- Landing Zones
- Main flight corridor for tactical approaches of military aviation resources

 **EXTERNAL GATES**

- Utilized for emergency ingress/egress
- Maintained as alternate access points in case of emergency and main gates becoming inaccessible

-  Energy Corridor
-  Buffer Encroachment Area
-  Mountain View Corridor



## Chapter 19.02. Definitions

### Sections:

**19.02.01. Interpretation.**

**19.02.02. Definitions.**

**19.02.01. Interpretation.**

For the purposes of interpreting this Title, the Rules of Construction in City Code Section 1.02.11 shall apply. Where a use may be interpreted to fall under more than one definition, the more restrictive definition shall apply.

**19.02.02. Definitions.**

As used in this Title:

1. **“Accent Material or Color”** means a building material or color that is used to supplement or contrast the primary materials and colors of a building and is typically less than 10% of a façade. Examples include window and door treatment, awnings, roof eaves, wainscots, and contrasting trim.
2. **“Accessory Building”** means a building that:
  - a. is clearly incidental to and found in connection with a principal or main building;
  - b. is subordinate to and serves a principal or main building;
  - c. is subordinate in area, extent, or purpose to the principal or main building served;
  - d. is located on the same lot as the principal or main building served; and
  - e. contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal or main building, and
  - f. does not include storage containers.
3. **“Agriculture”** means the use of land for tree farming or growing or producing field crops, livestock, and livestock products, excluding feedlots or mink operations.
  - a. “Field crops” include, among others, barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, and sunflowers.
  - b. “Livestock” includes, among others, dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds, and other animals including dogs, ponies, deer, and rabbits.
  - c. “Livestock products” include, among others, milk, butter, cheese, eggs, meat, fur, and honey.
4. **“Agricultural Building”** means any structure used for agriculture.
5. **“Alcoholic Beverage Package Agency”** means a liquor location operated under contractual agreement with the Department of Alcoholic Beverage Control, by a person other than the State, who is authorized by the Utah Alcoholic Beverage Control Commission to sell package liquor for consumption off the premises of the agency.

6. **“Alcoholic Beverage State Liquor Store”** means a facility for the sale of package liquor on premises owned or leased by the State of Utah and operated by State employees. This term does not apply to restaurants, private clubs, or package agencies
7. **“Ancillary Use”**:
  - a. means a use that:
    - i. is clearly incidental to and found in connection with a principal or main use;
    - ii. is subordinate to and serves a principal or main use;
    - iii. is subordinate or less than in extent, area, or purpose to the principal or main use;
    - iv. is located on the same lot as the principal or main use; and
    - v. contributes to the comfort, convenience, or necessity of occupants, business, or industry of the principal or main use; and
  - b. Home Occupations are deemed an ancillary use.
8. **“Animal Hospital (Large), Large Veterinary Office”** means an establishment at which all types of farm animals (large, medium, or small) or household pets may be treated or boarded.
9. **“Animal Hospital (Small), Small Veterinary Office”** means an establishment at which small farm animals only or household pets are treated or boarded within a completely enclosed building, and large animals such as horses are not treated or boarded.
10. **“Apiary”** means a place in which a colony or colonies of bees are kept, such as a stand or shed for beehives or a bee house containing a number of beehives.
11. **“Applicable Building Code”**: see “Building code”
12. **“Applicable Fire Code”**: see “Fire code”
13. **“Applicant”**:
  - a. means the owner of land proposed to be developed, or the owner’s duly authorized agent if that agent has written authorization from the owner, who submits a complete application for consideration by the City; and
  - b. includes an individual or entity who is under contract to purchase land proposed to be developed so long as the individual or entity closes on the project before any land use application is brought before the planning commission for consideration at a public meeting or hearing.
14. **“Arts and Crafts Sales”**:
  - a. means an establishment that produces articles for sale of artistic quality or effect or handmade workmanship; and
  - b. includes candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and their associated activities.
15. **“Automobile Rental and Leasing Agency”** includes rental of passenger vehicles, light trucks, and vans, including incidental parking and servicing of vehicles for rent or lease.

16. **“Automobile Repair, Major”** means an establishment, not meeting the definition of Automobile Repair, Minor, primarily engaged in the major repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender, major engine and engine part overhaul, and tire repair and sales, provided it is conducted within a completely enclosed building.
17. **“Automobile Repair, Minor”** means an establishment that is located no closer than 300 feet (as measured from the property lines) to any residential zone, is primarily engaged in the minor repair or minor maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication, oil changes, tune-ups, safety inspections and emissions testing, and detailing, is conducted entirely within a completely enclosed building, and does not include paint work, body and fender work, or major engine and engine part overhaul. “Minor repair” or “minor maintenance” is defined as a routine service that requires no more than 8 total hours of service.
18. **“Automobile Sales”** means the premises on which new or used passenger automobiles, non-motorized trailers, or trucks in operating condition are displayed in the open for sale or trade.
19. **“Back Yard”**: see “Yard, rear”
20. **“Bakery, Retail”** means an establishment primarily engaged in the retail sale of baked products for consumption off site.
  - a. A bakery’s products may be prepared either on or off site.
  - b. A bakery’s use may include incidental food service.
  - c. A bakery shall be considered a general retail use.
21. **“Bakery, Commercial”** means a place for preparing, cooking, baking, and selling of products intended for off-premise distribution only.
22. **“Basement House”** means a one-story dwelling of which fifty percent or more of the floor area is below the finished grade.
23. **“Bed and Breakfast”** means a transient lodging establishment, generally in a single family dwelling or detached guesthouses which is owner or operator occupied, primarily engaged in providing overnight or otherwise temporary lodging for the general public for compensation, and where meals may or may not be provided.
24. **“Big Box Retail”** See **“Retail, Big Box”**
25. **“Block”** means:
  - a. the land surrounded by streets and other rights-of-way, other than alleys; or
  - b. land which is designated or shown as a block on any recorded subdivision plat or official map or plat adopted by the City.
26. **“Bond Agreement”** means an agreement between the developer and the City, on forms approved by the City, wherever a performance bond or warranty bond is required by this

Title to install improvements secured by an escrow agreement with funds on deposit in a reputable, federally-insured financial institution, a cash bond deposited with the City, or a letter of credit from a reputable, federally-insured financial institution in an amount as specified in this Title.

27. **“Bond”**:

- a. “Bond” means a document that:
  - i. complies with the standards contained in this Title and the Utah Code; and
  - ii. binds the parties thereto to take certain action if particular conditions are not met.
- b. The terms “Performance Bond” and “Warranty Bond” are more specifically defined in this Section.

28. **“Bookstore”** means a retail establishment whose primary purpose is the sale of books and periodicals.

29. **“Buildable”**:

- a. means:
  - i. that portion of a building lot not included within any required yard or open space upon which a main building may be located;
  - ii. an area that must be defined on subdivision plats in areas of thirty percent slope or less; and
- b. does not include any area of an “A Zone” (100-year flood area) as defined in FEMA’s Flood Insurance Rate Map of the City of Saratoga Springs.

30. **“Building”** means a structure having a roof supported by columns or walls, intended or used for the shelter, housing, or enclosure of any person, animal, chattel, or property of any kind.

31. **“Building, Accessory”**: see **“Accessory Building”**

32. **“Building, Agriculture”**: see **“Agriculture Building”**

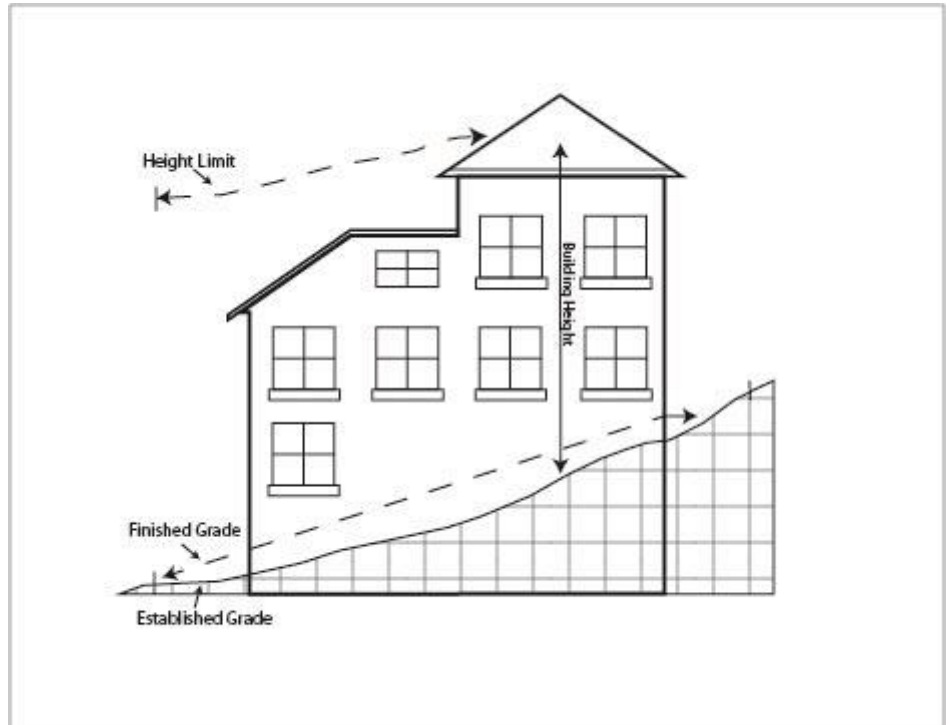
33. **“Building Code”** means the codes adopted by the City by ordinance and codified in 18.01.01.

34. **“Building Inspector”** means an individual appointed by the City of Saratoga Springs to enforce the provisions of the building code.

35. **“Building Height”** or **“Structure Height”** means:

the vertical distance from the established grade surface at the building wall, as shown in the drawing below, to either:

- a. the highest point of the coping of a flat roof or to the deck line of a mansard roof directly above the point of measurement; or
- b. the mean height level between eaves and ridge for gable, hip, or gambrel roofs directly above the point of measurement.



36. **“Building Lot”:**

- a. “Building lot” means a parcel of land:
  - i. which is of such dimensions as to comply with the minimum requirements of this Title for area, width, and depth applicable to the zone in which it is located; and
  - ii. having frontage on a public or approved private street which shall be extended the full required frontage of the lot and improvements installed as required by the City.
- b. No building lot shall utilize any part of the temporary end or dead end of a street for frontage.

37. **“Building, Main”:** see **“Main Building”**

38. **“Building Material Sales (with outdoor storage)”:**

- a. “Building material sales (with outdoor storage)” means a facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold.
- b. Facilities covered under the definition in Subsection a. may also:
  - i. process lumber by performing millwork, planning, cutting, and other customizing processes; and
  - ii. provide for the sale of associated products including tools and fasteners.

39. **“Building Material Sales (without outdoor storage)”** means a facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are sold.

40. **“Building Official”** or **“City Building Official”** means the City of Saratoga Springs Building Official.
41. **“Building, Public”** means a building owned and operated or owned and intended to be operated by a public agency of the United States of America, or the State of Utah or any of its subdivisions including counties and municipalities, in connection with a public use.
42. **“Bus Lot”** means any lot or land area used for the storage or layover of passenger buses or motor coaches.
43. **“Car Wash (full service)”** means a car wash with facilities for the washing or waxing of automobiles, light trucks, and vans, which may include drying equipment, vacuums, and other incidental uses. Full service car washes shall not include open self-service bays.
44. **“Car Wash (self-service)”** means a business establishment which provides car cleaning services where part or all of the cleaning is performed by the patron with the aid of coin operated devices.
45. **“Cemetery”** means the use or intended use of land for the burial of the dead and dedicated for cemetery purposes, including a columbarium, crematorium, mausoleum, and mortuary when operated in conjunction with and within the boundaries of such cemetery.
46. **“Charter School”** see **“School, Charter”**
47. **“Child Care Center”** means a non-residential building or structure where care, protection, and supervision are provided for children on a regular schedule for a fee.
48. **“Church”** means a building, together with its accessory buildings and uses, where persons regularly assemble for worship and that is maintained and controlled by a religious body organized to sustain public worship.
49. **“City Engineer”**: see **“Engineer, City”**
50. **“City of Saratoga Springs Standard Technical Specifications and Drawings”** means the City’s construction standards and specifications regarding the installation of public improvements as established or to be established by the City Engineer and includes the conditions, standards, and other related technical requirements necessary to development approval under this ordinance as stipulated by the authority of the City Engineer.
51. **“Collector Street (major and minor)”** means a street which provides for movement between arterial and local streets and direct access to abutting property.
52. **“Commercial”** means an activity conducted with the intent of generating revenue from the sale or collection of goods and services.

53. **“Commercial Center”** means a development which contains at least twelve acres of commercial land and at least 100,000 square feet of commercial floor space.
54. **“Commercial Recreation”** means any commercial enterprise which receives a fee in return for the provision of some recreational activity including racquet clubs, health facilities, and amusement parks, but not including amusement centers.
55. **“Commercial and Industrial Laundries”** means an establishment:
- a. which launders or dry cleans articles on site; and
  - b. where all articles are dropped off on the premises by multiple laundry services and not the individual customers.
56. **“Commuter/Light Rail Station”** means a place designated for commuter or light rail trains or cars to stop to allow for boarding of passengers including park-and-ride stations and transfer stations.
57. **“Concept Plan”** means a sketch or concept application created prior to the Preliminary Plat for subdivisions or prior to Site Plan for non residential development to enable the City to verify that the developer is in general compliance with the City’s ordinances and development regulations and policies.
58. **“Conditional use”** means a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
59. **“Condominium”** means the ownership of a single unit in a multi-family structure or structure combined with an undivided interest in the common areas and facilities of the property and that meets all requirements of the Utah Condominium Ownership Act.
60. **“Contract Construction Services Establishments”** means establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.
- a. The definition provided in this Section specifically excludes automobile or equipment supplies otherwise classified in this Chapter.
  - b. Typical uses under this definition include building material stores and home supply establishments.
61. **“Contract Services Office”** means an enclosed space containing the permanent business office for a landscape, plumbing, painting, construction, or similar contractor, and used for the housing and operating of company machinery, the provision of services, the storage of materials and equipment, and the maintenance of company equipment, but that does not include outdoor storage other than the parking of company and passenger vehicles. Equipment such as backhoes and front loaders are considered as equipment, not vehicles.
62. **“Convenience Store”** means a building or use which is primarily engaged in the provision of frequently needed, day to day retail goods including gasoline, food, and non-food products.

63. **“Convenience Store/Fast Food Combination”** means a building that houses a Convenience Store and either a Fast Food (Restaurant, Casual or Restaurant, Deli) establishment or a Restaurant, Sit-Down.
64. **“Copy Center”** means a retail establishment that provides duplicating services using photocopying, blueprint, and offset printing equipment and may include the collating and binding of booklets and reports.
65. **“Corner Lot”** means a building lot situated within a corner created by the intersecting lines of a street or streets.
66. **“Crematory/Embalming Facility”** means a building used for the cremation and/or embalming of deceased persons but not including facilities for burial, internment, body viewing, or funeral services.
67. **“Dairy”**:
- a. means a farming operation for the production of milk in commercial quantities and which is required to be regularly inspected by the State Department of Agriculture or its cooperating agencies; and
  - b. includes the raising of the natural increase to the dairy herd but does not include the feeding and fattening of livestock for slaughter in conjunction therewith.
68. **“Depth”**:
- a. when measuring an **inside lot**, means the distance from the front lot line and rear lot line as measured from the center line; or
  - b. when measuring a **multi-frontage** or **corner lot**, means the horizontal distance between opposite boundaries of the lot when measured along the lot’s centerline.
69. **“Destination Oriented Development”** means a building or group(s) of buildings with facilities to accommodate the needs of residents, visitors, or tourists with large portions of the site devoted to recreational opportunities.
70. **“Detached”** means freestanding with open space on all four sides.
71. **“Developer”** or **“Subdivider”** means a person who:
- a. having interest in land, causes it, directly or indirectly, to be divided into a subdivision;
  - b. directly or indirectly sells, leases, develops, or advertises for sale, lease or development, any interest, lot, parcel, site, dwelling, unit, or plat in a subdivision; or
  - c. engages directly or through an agent in the business of selling, leasing, developing, or offering for sale the lease or development of a subdivision.
72. **“Development Agreement”** means a written contractual agreement between the City and the developer which sets forth the respective obligations of the City and the developer relative to a proposed project.

73. **“Development Review Committee” (“DRC”)** means an informal committee or group of City staff or City consultants whose responsibility is to review all development requests, process all development applications, and make recommendations with respect to development applications to the Planning Commission, City Council, applicants, and Mayor. The DRC’s membership includes the City Manager, City Engineer, Planning Department, Public Works Director, City Fire Chief, City Building Official, City Attorney, and any other person or agent that the City Manager deems appropriate to function as a member of the Committee.
74. **“District Area Plan”** means a document, containing the information set forth in Section 19.26.13, that is required at the time property within a proposed Large-scale Planned Community District under Section 19.26.13 is assigned the designation of Planned Community Zone.
75. **“Double Access”:**
- a. “Double access” means driveway access on public streets from the front and the rear.
  - b. This definition does not apply to corner lots.
76. **“Driveway, Single”** means a private roadway that is owned and maintained by one property owner and provides direct vehicular access between a public or private roadway and a parking space, garage, dwelling, or other structure on a single lot or parcel.
77. **“Driveway, Shared”** means a private roadway that is owned and maintained by one or more than one property owner and provides direct vehicular access between a public or private roadway and a parking area, garage, or other structure to serve more than one dwelling or on more than one lot or parcel.
78. **“Dry Cleaner”** means an establishment:
- a. which launders or dry cleans articles dropped off on the premises directly by the customer; or
  - b. where articles are dropped off, sorted, and picked up, but where laundering or cleaning is done elsewhere.
79. **“Dwelling”** means a structure designed for and occupied by one family, including provisions for living, sleeping, eating, cooking, and sanitation. This definition does not include hotels, apartment hotels, boardinghouses, rooming houses, and tourist courts.
80. **“Dwelling, Above Commercial”** means a building which contains dwellings located above the ground floor of a commercial, office, or retail use.
81. **“Dwelling, Live/Work”** means a dwelling unit designed to be used jointly for commercial and residential purposes, not including Home Occupations.
82. **“Dwelling, Multi-family”** means a building or buildings sharing common walls or common interior floors and containing four or more dwellings.
83. **“Dwelling, Single-family”** means a residential dwelling:

- a. not attached to any other dwelling;
  - b. on a single lot that is arranged for, designed for, and occupied by not more than one family (as defined herein); and
  - c. containing at least one bathroom, at least one kitchen, and living and sleeping facilities.
84. **“Dwelling, Three-family”** means a single residential building under a continuous roof, the structure containing only three dwellings sharing common interior walls or common interior floors.
85. **“Dwelling, Two-family”** means a single residential building under a continuous roof, the structure containing only two dwellings sharing common interior walls or common interior floors.
86. **“Easement”** means that portion of a property reserved for present or future use under, on, or above the property by a person or agency other than the legal fee owner or owners of the property.
87. **“Edge Use”** means a use allowed on the outside boundary of a specific land use zone that also has frontage on the collector or arterial roadway, which use is allowed up to a maximum of 300 feet into the land use zone from the outside boundary.
88. **“Educational Center”** means an institution for the teaching of children or adults, including colleges, professional schools, dance schools, business schools, trade schools, and art schools.
89. **“Electronic Media Rental and Sales”** means a retail establishment whose primary function is the sale or rental of videos, CDs, or DVDs.
90. **“Electronic Sales and Repair”** means a retail establishment that deals in the sale and repair of electronics.
91. **“Enclosed Parking”**:
- a. “Enclosed parking” means a fully-enclosed attached or detached residential accessory building designed or used for the storage of private passenger automobiles owned and used by the occupants of the building to which it is accessory.
  - b. A private garage designed and constructed as an architectural and integral part of the main building shall be subject to all the requirements of this Title applicable to main buildings.
92. **“Engineer, City”** means the appointed official or consultant who is responsible for the Engineering functions of the City as described in this Chapter and other ordinances and policies of the City.
93. **“Equestrian Center”**:
- a. means an establishment engaged in the boarding, feeding, or general care of horses or other large animals for personal or commercial purposes; and

- b. includes uses such as agriculturally oriented gatherings, assemblies and shows, and the sale of feed, tack, and other agricultural products.
94. **“Equipment Sales and Service”** means an establishment located no closer than 300 feet (as measured from the property lines) to any residential zone that is primarily engaged in the sale or rental of tools, lawn and garden equipment, including outdoor storage and incidental maintenance.
95. **“Equivalent Residential Unit (ERU)”**:
- a. means a unit of measurement used to measure and evaluate development impacts on public infrastructure such as water, sewer, storm drainage, parks, roads, and public safety of proposed residential and non-residential land uses; and
  - b. is intended to represent the equivalent impact on public infrastructure of one single family residence.
96. **“Established Grade”** means the measured grade of a piece of land at time of subdivision or site plan approval, shown on the final subdivision or site plan, and from which height of future structures will be measured.
97. **“Family”** means:
- a. any number of individuals, related by blood, marriage, or adoption, and domestic servants for such family; or
  - b. a group of not more than four persons who are not so related, living together.
98. **“Farm Animals”** mean animals kept or raised primarily for, or incidental to, livestock or agricultural operations, which are grouped into the following categories:
- a. Large Farm Animals: Large farm animals include the following:
    - i. cow;
    - ii. horse (mule-ass, pony, or similar species not listed);
    - iii. ostrich (or other similar sized or closely related species);
    - iv. llama or other similar species not listed; and
    - v. other animals of similar size.
  - b. Medium Farm Animals: Medium farm animals include the following:
    - i. sheep;
    - ii. emu;
    - iii. goat;
    - iv. turkey;
    - v. geese;
    - vi. peacock; and
    - vii. other animals of similar size
  - c. Small Farm Animals: Small farm animals include the following:
    - i. chicken;
    - ii. rabbit;
    - iii. ducks;
    - iv. pheasants; and
    - v. other animals of similar size (excluding mink)
99. **“Farmers Market”** means a group of entities engaged in the temporary seasonal selling of homemade goods, homegrown vegetables, and other similar items in an open air

market.

100. **“FEMA”** is an acronym for the Federal Emergency Management Agency.
101. **“Fence”** means an artificially constructed barrier to identify a property boundary or enclose a space.
  - a. **Fence, barbed wire:** means a fence with one or more strands of wire or other material having intermittent or continuous sharp points that may puncture, tear, cut, or snag. This does not include razor wire.
  - b. **Fence, wire:** means an open mesh fence made of woven wire, or any other fence where the majority of construction consists of wire, including chain link, no climb, and other agricultural style wire fences but not including razor wire.
  - c. **Fence, private / privacy:** means a fence constructed to prevent views through the fence.
  - d. **Fence, semi-private:** means a fence with a regular pattern that permits views through a minimum of 30% of the fence when viewed perpendicular to the plane of the fence.
102. **“Festival (including Bazaars or Fairs)”** means a not for profit activity or event that may only include shows, games, non-mechanical rides, concessions, or any combination thereof.
103. **“Fee Schedule”** means the list or appendix of fees, also known as the Consolidated Fee Schedule for the City of Saratoga Springs, adopted periodically by the governing body which sets forth various fees charged by the City.
104. **“Final Plat”** means a map of a subdivision which is prepared for final approval and recordation, which has been accurately surveyed so that streets, alleys, blocks, lots, and other divisions thereof can be identified and meeting any other requirements of this Ordinance or State or County Statutes.
105. **“Financial Institution”:**
  - a. means an establishment whose principal purpose is the handling of monetary affairs for members, clients, or the public at large;
  - b. includes banks, credit unions, savings and loans, mortgage offices, investment companies, trust companies, and similar entities; and
  - c. does not include Non-Depository Institutions.
106. **“Finished Surface Grade”** means the elevation of the finished ground surface adjacent to and measured along all exterior walls.
107. **“Fire Code”** means the International Fire Code adopted by the City by ordinance and codified in Title 18.
108. **“Fitness Center”** means a facility where members or nonmembers use equipment or space for the purpose of physical exercise.

109. **“Flag Lot”** means an L-shaped lot comprised of a staff portion contiguous with the flag portion thereof, the minimum width of the staff being thirty feet and the maximum length determined by the City of Saratoga Springs.
110. **“Flood Plain”** means a land area subject to being inundated by water from any source and is generally defined as a “zone A” (100 year flood area) area as defined in FEMA’s Flood Insurance Rate Maps of the City of Saratoga Springs.
111. **“Floor Area”** means the sum of the gross horizontal area of the several floors of the building or buildings, measured from the exterior faces of the exterior walls.
112. **“Floral Sales”** means a retail business whose principal activity is the selling of plants and flowers which are not grown on the site and where business is conducted within an enclosed building.
113. **“Footprint Development”** means a development where ownership of a lot extends only to the interior of the exterior building walls, according to the recorded plat and consistent with State requirements, and where yards, open space, and other areas outside of the exterior building walls are owned in common.
114. **“Front Yard”**: see **“Yard, Front”**
115. **“Frontage”** means the distance between the two side lot lines of a parcel measured along the street, or streets of a corner lot, which the parcel is allowed to access.
- a. State or federal highways, to which no access is allowed, shall not be considered as frontage.
  - b. For purposes of this Title neither temporary turn-arounds nor dead ends of roadways shall be used as frontage.
  - c. On cul-de-sacs, frontage may be measured at the front building setback lines.
116. **“Funeral Home”**:
- a. means a building used for the preparation and embalming of deceased persons for viewing, burial, and cremation of deceased persons and the conducting of rituals connected therewith before burial or cremation; and
  - b. may include a chapel for the conducting of funeral services, areas for funeral services and gatherings, and areas for the display of funeral equipment.
117. **“Garage”**:
- a. “Garage” means an attached or detached residential building designed or used for the storage of private passenger automobiles that is ancillary to the use of the residence.
  - b. A garage shall be designed and constructed as an architectural and integral part of the main building and shall be subject to all the requirements of this Title applicable to main building.
118. **“Gas Station”** See **“Refueling Station.”**
119. **“Golf Course”** means a parcel of land laid out for at least three holes for playing the game of golf and improved with trees, greens, fairways, and possible hazards, and which

may also include a clubhouse, shelter, or other associated buildings that are incidental to the parcel of land dedicated to the game of golf.

120. **“Grading Permit”** means a permit issued by the City to remove or excavate large portions of a parcel or parcels in preparation for development activity or construction of infrastructure or buildings (see Chapter 18 and Sections 19.10 and 19.13 of this Title).
121. **“Grocery Store”** means a store:
  - a. where most of the floor area is devoted to the sale of food products for home preparation and consumption;
  - b. that typically also offers other home care and personal care products; and
  - c. that is substantially larger and carries a broader range of merchandise than convenience stores.
122. **“Hair Salon”** means a retail business:
  - a. whose principal activity is the cutting, coloring, and styling of hair; and
  - b. that may provide ancillary services such as nail painting, permanent makeup, microblading, and wax treatments.
123. **“Hardware and Home Improvement Retail”**:
  - a. means an establishment providing the sale or rental of building supplies, construction equipment, or home fixtures and accessories; and
  - b. includes a lumber yard or a contractors’ building supply business and may include outdoor storage or tool and equipment sales or rental.
124. **“Height”** see **“Building Height.”**
125. **“Home Occupation”** means a nonresidential activity, conducted entirely within a dwelling, which is clearly incidental and secondary to the use of the dwelling for residential purposes (see Section 19.08).
126. **“Hospital”** means an institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians and/or properly licensed practitioners.
  - a. Any medical clinic or professional office which offers inpatient or overnight care, or operates on a twenty-four hour basis, shall be considered a hospital.
  - b. A hospital may include integral support service facilities such as laboratories, outpatient units, training facilities and offices necessary to the operation of the hospital.
  - c. This definition includes both general acute and specialty hospitals and must be licensed by the Utah Department of Health pursuant to the Health Care Facility Licensing and Inspection Act.
127. **“Hotel”** means a building containing guest rooms in which lodging is provided for compensation to transient or permanent guests or both.
128. **“Jordan River Meander Corridor”** means the area of land surrounding the river that provides for the meandering, floodplain, and riparian functions necessary to restore and

maintain the naturally stable or least erosive form of the river thereby minimizing erosion hazards over time.

129. **“Ice Cream Parlor”** means an establishment whose primary business is the sale of ice cream and other types of food or beverages for customer consumption that are not considered a complete meal, such as candy, soda, or coffee.
130. **“Ice Cream Vendor or Snow Shack”** means a seasonal business that serves ready-to-eat single-servings of ice cream, snow cones, and similar frozen treats from a self-contained unit that may be motorized or in a trailer on wheels, or in a temporary structure affixed to the ground for the duration of the sales period.
131. **“Impound Yard”** means a facility that is used for the storage of wrecked motor vehicles, and vehicles impounded by law enforcement, kept for a period of time not exceeding fourteen days. This definition does not allow for the sale of parts.
132. **“Institutional Use”** means a public, nonprofit, or quasi-public use providing service to the public, such as a public or private school, civic building, library, hospital, or government owned or government-operated structure.
133. **“Interior Lot”** means any building lot other than a corner lot.
134. **“Kennel”** means a lot or premises on which four or more dogs, five or more cats, or any combination of five or more cats and dogs, at least four months old, are kept.
135. **“Kennel, Breeding”** means a kennel lawfully located on a premises one acre or more in size zoned for such use and where no more than ten dogs, registered with a nationally recognized registration organization, over the age of six months are owned, kept, or harbored for the purpose of breeding purebred or pedigreed dogs; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.
136. **“Kennel, Commercial”** means a kennel where four or more small, medium, or large farm animals or household pet animals at least three months of age and owned by another person are temporarily boarded, treated, groomed, or trained for pay, trade, barter, commission, or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.
137. **“Kennel, Private”** means the keeping, breeding, raising, showing, or training of four or more dogs over four months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.
138. **“Landscaping”** means the installation of any combination of the following items to produce an aesthetic effect or to enhance and preserve natural features of the site:
  - a. plant materials, such as lawn, annual and perennial flowering plants, native vegetation, vines, shrubs, and trees but not including weeds or noxious plants;
  - b. ground cover, such as mulch, bark, and decorative rock;
  - c. ponds, fountains, falls, and streams; and

- d. statues, outdoor artwork, benches and tables, earth berms, pots and planters.
139. **“Land Use Authority”** means the person, board, entity, commission, agency, or other body designated herein as the final approving authority of a land use application. The land use authority, depending on the chapter or section of this title, may include the City Council, Planning Commission, planning staff, City Manager, City employee, or City body.
140. **“Land Use Element of the General Plan”** means the comprehensive, long range strategic plan for the future of the City and includes elements such as future land uses, transportation, housing, storm drainage, culinary water, secondary water, economic development, capital facilities plan, and intergovernmental coordination, adopted as the Land Use Element of the General Plan by the City Council.
141. **“Land use ordinance”** means all regulations adopted by the City of Saratoga Springs relating to the development and use of real property within the City.
142. **“Laundromat”** means a facility where patrons, or individuals employed by the Laundromat, wash with soap and water in coin-operated machines (or other means of payment), and/or dry with coin-operated machines (or other means of payment) clothing or other fabrics. A Laundromat does not include dry cleaning or dry cleaners.
143. **“Library”** means a public facility containing printed information, electronic information, and/or pictorial material for the public use and purpose of study, reference, and recreation.
144. **“Light Manufacturing”** means the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing.
145. **“Livestock”** means domestic animals, such as meat and dairy cattle, horses, pigs and poultry, raised for home use or for profit, especially on a farm.
146. **“Livestock Auction Yard”** means a farm animal exchange company and includes livestock pens, auction facilities and structures, and public and transport parking for the sale of domestic livestock only.
147. **“Local Street”** means a street which provides for direct access to abutting land and for local traffic movement.
148. **“Lot, Building”**: see **“Building Lot”**
149. **“Lot, Corner”**: see **“Corner lot”**
150. **“Lot Coverage”** means the portion of a lot that is occupied by buildings or structures including accessory uses.

151. **“Lot Depth, Inside Lots”**: see **“Depth”**
152. **“Lot Depth, Multi-frontage and Corner Lots”**: see **“Depth”**
153. **“Lot, Double Frontage”**: see **“Double frontage”**
154. **“Lot, Flag”**: see **“Flag Lot”**
155. **“Lot, Interior”** see **“Interior Lot”**
156. **“Lot layout”** means a plat of a lot, drawn to scale, showing:
- a. its actual measurements, the size and location of any existing buildings, and buildings to be erected;
  - b. the location of the lot and abutting streets; and
  - c. any further requirements as described in this Code.
157. **“Lot line”** means a boundary line of a parcel of land. The definitions of specific types of lot lines are as follows:
- a. **“Front lot line”** means any street right-of-way line of record or established by use, which forms one or more boundaries of a lot.
  - b. **“Front lot line for a flag lot”** means the lot line nearest to a dedicated public street and at the end of the staff.
  - c. **“Rear lot line for a corner lot”** means that interior lot line which has been designated as the rear lot line as determined by the direction the house faces.
  - d. **“Rear lot line for an interior lot”** means the interior line lying opposite of the front lot line.
  - e. **“Side lot line for a corner lot”** means:
    - i. any interior lot lines for multi-frontage lot; or,
    - ii. for other corner lots, that interior lot line which has been designated as the side lot line by the lot owner, unless designated on the plat.
  - f. **“Side lot lines for interior lot”** means:
    - i. those interior lines lying opposite each other, running between the front and rear lot lines; or
    - ii. in the case of a multi-frontage lot, those interior lines which run between the two front lot lines.
158. **“Lot Line, Front”**: see **“Lot line”**
159. **“Lot Line, Front for Flag Lot”**: see **“Lot line”**
160. **“Lot Line, Rear for Corner Lot”**: see **“Lot line”**
161. **“Lot line, Rear for Interior Lots”**: see **“Lot line”**
162. **“Lot line, Side for Corner Lot”**: see **“Lot line”**
163. **“Lot line, Side for Interior Lot”**: see **“Lot line”**
164. **“Lot Width”**:

- a. in the case of a **corner lot**, means the width of the lot as measured along both street frontages at the required setback; and
  - b. in the case of an **interior lot**, means the horizontal distance between the side lot lines measured along a line lying at right angles to the centerline of the lot at the point of the required setback.
165. **“Lot Width for Corner Lot”**: see **“Lot width”**
166. **“Lot Width for Interior Lot”**: see **“Lot width”**
167. **“Main Building”**:
  - a. means the principal building or one of the principal buildings upon a lot, or the building or one of the principal buildings housing the principal use upon the lot; and
  - b. includes all of the appendages constructed as an architectural and integral part thereof.
168. **“Major Collector”**: see **“Collector street (major and minor)”**
169. **“Major Grading Permit”**: see **“Grading permit, major”**
170. **“Manufactured Home”** means a home or other building of new construction:
  - a. without attached axles or wheels;
  - b. which has been assembled fully, or in part, upon another site, or in a factory;
  - c. moved to the site upon which it is to be permanently assembled; and
  - d. which is placed upon a permanent foundation in compliance with the provisions of the City’s adopted building code.
171. **“Manufacturing”**:
  - a. means the assembling, altering, converting, fabricating, finishing, processing, or treatment of a product.
  - b. This word is used interchangeably with Industrial.
172. **“Marina”** means a public or private dock or basin providing secure moorings for boats and often offering supply, repair, and other facilities.
173. **“Mining”** means all or any part of the process involved in the mining of minerals by removing overburden and mining directly from the mineral deposits, open pit mining or minerals naturally exposed, mining by auger method, dredging and quarrying, underground mining, and surface work incidental to an underground mine.
174. **“Minor Subdivision”** means the subdivision of a parcel into a maximum of four parcels and where the construction of public improvements to service the created parcels is not required.
175. **“Mixed Use”** a tract of land or building or structure developed for two or more different uses such as, but not limited to residential, office, retail, and other possible compatible uses approved by the City Council.

176. **“Mixed-Use Development”** means a building or group of buildings designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, and other possible miscellaneous compatible uses that are approved by the City Council.
177. **“Mobile Food Vendor”** is a business that serves food and / or beverages from a self-contained unit either motorized or in a trailer on wheels, conducts all or part of its operations on premises other than its own, and is readily movable, without disassembling, for transport to another location. The term “mobile food vendor” shall not include snow shacks or ice cream vendors.
178. **“Mobile Home”** means a detached dwelling designed for long-term occupancy and transportation on its own wheels, on a flatbed, or on trailers, and arriving at the site where it is to be occupied as a complete dwelling ready for occupancy except for connections to utilities and other minor work.
- a. Removal of a mobile home’s wheels or placing a mobile home on a foundation shall not remove such dwelling from classification as a mobile home.
  - b. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the applicable building code, plumbing code, mechanical code, and electrical code.
179. **“Model Home”** means a dwelling temporarily used as a sales office for a residential development under construction, and not for general real estate business.
180. **“Motel”**: means a building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to a sleeping room, which includes automobile courts, tourist courts with more than one building, and motor lodges.
181. **“Multi-Family Dwelling”**: See **“Dwelling, Multi-family”**
182. **“Neighborhood Grocery Store”** means a store that is 25,000 square feet or less:
- a. where most of the floor area is devoted to the sale of food products for home preparation and consumption;
  - b. that typically also offers other home care and personal care products; and
  - c. that is substantially larger and carries a broader range of merchandise than convenience stores.
183. **“Nonconforming Building Lot”** means a parcel of land of record that was lawfully subdivided and in compliance with all laws at the time of division and no longer meets the minimum requirements for a building lot in the zone where it is located because of a subsequent amendment to the applicable land use ordinance.
184. **“Nonconforming”**, when used in the context of a building or structure, means a building or structure meeting the definition contained in Utah Code § 10-9a-103 for a Noncomplying Structure.

185. **“Nonconforming use”** means a use meeting the definition contained in Utah Code § 10-9a-103 for a Nonconforming Use.
186. **“Non-Depository Institution”** means a financial business, other than a depository institution such as a bank, credit union, mortgage lender, or savings and loan association, that is registered by the State of Utah pursuant to the Check Cashing Registration Act or the Title Lending Registration Act, which includes the following defined businesses:
- a. **“Check Cashing Business”**:
    - i. means a person or business that for compensation engages in cashing a check for consideration or extending a deferred deposit loan; and
    - ii. does not include Depository Institutions, as defined by the State of Utah, or retail sellers engaged primarily in the business of selling goods or services to retail buyers that cash checks or issue money orders for a minimum flat fee not exceeding 1% of the check or \$1 as a service fee that is incidental to its main purpose or business.
  - b. **“Payday Loan Business”** means an establishment providing loans to individuals in exchange for personal checks or assignment of wages as collateral.
  - c. **“Title Loan Business”** means an establishment providing short term loans to individuals in exchange for the title of a motor vehicle, motor home, or motorboat as collateral.
  - d. **“Deferred Deposit Lender”** means a business that conducts transactions where a person presents to a check casher a check written on that person’s account or provides written or electronic authorization to a check casher to effect a debit from that person’s account using an electronic payment and the check casher provides the maker an amount of money that is equal to the face value of the check or the amount of the debit less any fee or interest charged for the transaction and agrees not to cash the check or process the debit until a specified date. This definition includes any other business that offers deferred deposit loans, title loans, check cashing services, or loans for payment of a percentage fee exceeding 1% of the check or \$1 as a service fee that is incidental to its main purpose or business.
187. **“Off-street parking”** means the space within a building, lot, or parking lot, but not within any portion of any public street right-of-way, for the temporary parking of one vehicle.
188. **“Office”** means a room, suite of rooms, or building used for conducting the affairs of a business, profession, service industry, or government.
189. **“Office, High-Intensity”** means an office in which business uses are conducted which typically require more than 6 employees per 1000 s.f., and in which no goods or merchandise are stored, displayed, or sold. An example would include call-centers.
190. **“Office, Medical and Health Care”**:
- a. means:
    - i. offices or clinics which provide services for the treatment and care of illness or injury, including only medical, dental, and chiropractic offices;
    - or

- ii. offices devoted to the healing arts so long as licensed and accredited, including massage therapists and licensed physical therapists; and
- b. may include a pharmacy or drugstore intended to serve patients of medical or dental professionals.

191. **“Office, Professional”** means a place intended for the conduct of administration or services by a business enterprise and in which no goods or merchandise are stored, displayed or sold.

192. **“Open Space”:**

- a. means an open, landscaped, and improved area that:
  - i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
  - ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
- b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
- c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
- d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.

193. **“Ordinary High Water Mark”** shall have the same definition found in 33 C.F.R. 328.3(6), which may be amended from time-to-time and as of October 2, 2018, is: “That line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area.”

194. **“Outdoor Seasonal Sales”** means a type of temporary use that includes outdoor retail operations such as Christmas tree lots, pumpkin patches, fireworks stands, or other similar seasonal retail uses but not including Mobile Food Vendors, Ice Cream Vendors, or Snow Shacks.

195. **“Outdoor Vending Machines”:**

- a. means any self-contained or connected appliance, machine, or storage container located outside or in a non-enclosed space that dispenses or provides storage of a product or service; and
- b. does not include newspaper racks, phones, and automatic teller machines.

196. **“Parcel of Land”** means a contiguous quantity of land in the possession of, or owned by, or recorded as the property of, the same owner.
197. **“Park, Regional”** means a park that is 20 acres or larger and provides recreational amenities and/or facilities for the public.
198. **“Park Strip”** means the strip of land located within the public right of way between the edge of a lot or parcel and the curb and gutter, or the edge of the sidewalk and the curb and gutter, whichever measurement is farther from the curb.
199. **“Parking Lot”** means an open area, other than a street, used for the temporary parking of more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.
200. **“Parking, Off-street”**: See **“Off-street parking”**
201. **“Parks, Playgrounds, or Community Recreation”** means any of the following recreational land uses, which are easily accessible to residents depending on the local needs:
- a. areas of natural quality set aside for outdoor recreation such as viewing, sitting, and picnicking;
  - b. arenas;
  - c. athletic fields;
  - d. community centers;
  - e. golf courses;
  - f. parks;
  - g. playgrounds;
  - h. recreation center buildings;
  - i. sports facilities;
  - j. swimming pools;
  - k. tennis courts;
  - l. walking and jogging tracks; and
  - m. any similar public use areas or buildings that provide recreational opportunities.
202. **“Pawn Shop”** means an establishment primarily engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the sale of such property.
203. **“Pending Ordinance”** means a City Code, Zoning Map, or General Plan amendment that has: (a) been reviewed by the Planning Commission in an open and public meeting and received a positive recommendation to the City Council; or (b) been first reviewed by the City Council and has been included or attached to a resolution indicating the Council’s intent to initiate proceedings to amend. A pending ordinance is binding any land use application or building permit application filed with the City prior to final approval of the pending ordinance by the City Council. If the City’s actions meet this definition, the City’s actions shall satisfy the requirements of Utah Code § 10-9a-509 as initiating a formal proceeding to amend this Title.
204. **“Performance Bond”** means a document:
- a. meeting the requirements of this Title;

- b. guaranteeing completion of any improvements required in this Title;
  - c. accompanied by a Bond Agreement;
  - d. in an amount as specified in this Title;
  - e. on forms approved by the City; and
  - f. having the form of an escrow bond with funds on deposit in a reputable, federally-insured financial institution, a cash bond deposited with the City, or a letter of credit from a reputable, federally-insured financial institution.
205. **“Personal Service Establishment”** means an establishment which offers specialized goods and services to consumers including barbershops, beauty shops, hair salons, massage facilities, garment repair, pressing, tailoring, shoe repair, and other similar establishments not including dry cleaning.
206. **“Planned Unit Development (PUD)”** means a development under Chapter 19.07 located in a Planned Unit Development Overlay Zone where residential development is guided by a total design plan and where one or more of the land use ordinances or subdivision regulations, other than the land use designation, may be allowed in accordance with applicable standards found in Chapter 19.07 to allow flexibility and creativity in site and building design and location, in accordance with general guidelines as specified in this Code.
207. **“Planning Commission”** means the City of Saratoga Springs Planning Commission.
208. **“Planning Director”** means the employee, contractor, individual, or firm responsible for all municipal planning activities including long-range land use planning, ordinance preparation, administration and enforcement of the land development code, land use interpretation, development review, coordination with the City Planning Commission, and any other responsibilities required by the City relating to planning and development.
209. **“Plant and Tree Nursery”**:
- a. means a facility used for the growing and the wholesale or retail sale of plants, trees, shrubs, flowers, ground covers, etc.; and
  - b. may also include sales of related products, including fertilizers, mulch, landscape decoration, etc.
210. **“Postal Center”** means a facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.
211. **“Preliminary Plat”** means the initial formal plat of a proposed land division or subdivision and containing the information required by this Code.
212. **“Preschool”** means a non-residential building or structure where educational services are provided for preschool aged children, defined as six years of age and younger, on a regular basis for a fee.
213. **“Printing, Lithography, and Publishing Establishments”** means any commercial printing operation involving a process that is considered printing, imprinting,

reproducing, or duplicating images and using printing methods including offset printing, lithography, web offset, flexography, and screen process printing.

214. **“Private Improvements”** means any open space, park space, club house, pool, tot lot, gazebo, picnic area, trails, or any other privately owned and maintained improvement provided in connection with subdivision, Conditional Uses, or site plan approval.
215. **“Private Kennel”**: see **“Kennel, private”**
216. **“Private Road”** means a thoroughfare, held in private ownership and controlled by one or more persons, firms or corporations, and used or held for use primarily as a means of access to adjoining properties.
217. **“Produce Stand”** means a temporary roadside building or structure used for the seasonal retail sales of unprocessed fresh fruits, vegetables, flowers, herbs, plants, and other unprocessed agricultural food products. May also include cottage products produced from these agricultural food products such as honey, jam, and applesauce.
218. **“Project Plan”** means a map:
- a. prepared by a licensed Engineer, Surveyor, Landscape Architect, or Architect that illustrates the basic components of a proposed development; and
  - b. submitted with Conditional Use applications in cases where the submittal of a Site Plan is not required.
219. **“Property Owner”** means the owner in fee simple of real property as shown in the records of the Utah County Recorder’s Office and includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, private corporation, limited liability company, public or quasi-public corporation, other entities authorized by the State of Utah, or any combination of the foregoing.
220. **“Protected Open Space”** means open space, meeting the definition used in this Chapter, that is either placed in a conservation easement or listed as unbuildable on the recorded plat.
221. **“Protective Ground Cover”** means grasses, other living plants, or inorganic materials grown or placed to stabilize soils and protect against erosion and dust, and to minimize runoff onto adjacent properties.
222. **“Public Building”**: see **“Building, public”**
223. **“Public Improvements”** mean streets, curbs, gutters, sidewalks, water and sewer lines, storm drains, and other similar facilities which are required to be dedicated to the City in connection with subdivision, Conditional Uses, or Site Plan approval.
224. **“Public and Private Utility Building or Facility”** means a building, lot, or structure used or intended to be used by any public or private utility, including any:
- a. gas treatment plant reservoir, tank, or other storage facility;
  - b. water treatment plant, well, reservoir, tank, or other storage facility;
  - c. electric generating plant, distribution, or transmission substation;

- d. telephone switching or other communications plant, earth station, or other receiving or transmission facility;
  - e. storm drainage facility including pipes, basins, tanks, or other facilities;
  - f. sewer treatment plant, reservoir, tank, or other storage facility;
  - g. storage yard for public or private utility equipment or vehicles; and
  - h. any parking lot for parking vehicles or automobiles to serve a public or private utility.
225. **“Public Building or Facilities (City Owned)”** includes:
- a. uses which may be housed in separate buildings or which may occupy a space within a building that are operated by the City of Saratoga Springs to serve public needs; and
  - b. public uses such as police, jail, fire service, ambulance, judicial court, government offices, library, cultural facility, recreation center, senior center, public utility stations, and maintenance facilities.
226. **“Public Right-of-Way”** means a road, street, alley, lane, court, place, viaduct, tunnel, culvert, or bridge laid out or erected as such by the public, or dedicated or abandoned to the public, or made such in any action by the subdivision of real property, and includes the entire area within the right-of-way.
227. **“Public School”**: See **“School, Public”**
228. **“Public Street”** means a tract of land which is an existing state, county, or municipal roadway, or is shown on a plat duly filed and recorded in the office of the County Recorder, or has been accepted by the City Council as part of a development project, and is for public use for the purpose of providing the following:
- a. a thoroughfare for public use, designed primarily for vehicular travel;
  - b. the principal means of access to abutting properties;
  - c. installation of public utility service lines or pipes; and
  - d. drainage facilities and other public works and appurtenances for the convenience and welfare of the public generally.
229. **“Reception Center”** means an establishment with facilities that are rented for either private or public gatherings which may also provide catering or entertainment services.
230. **“Recreation Center”**:
- a. means an establishment providing a variety of commercial recreation activities that are enclosed within a structure along with outdoor activities including one or more of the following: bowling, roller or ice skating, arcade games, billiards, miniature golf, amusement rides, slides and swimming pools, and related amusements; and
  - b. may include ancillary uses, such as the preparation and serving of food or the sale of equipment related to the enclosed uses.
231. **“Recreation Rentals”** means an establishment that specializes in the rental of outdoor recreation equipment or similar items and accessories.

232. **“Recreational Vehicle Sales”** means an establishment that sells motor homes, all-terrain vehicles, snowmobiles, watercraft, and other similar vehicles and accessories.
233. **“Recycling Facility”** means a location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including: scrap metals, paper, rags, tires, bottles, and other such materials.
234. **“Refueling Station, Private”** means a premise used for the limited-access refueling of vehicles with gasoline, diesel, or natural gas from fixed equipment into the fuel tanks of motor vehicles. Such premises do not include retail sale or public access, and do not include refueling located at a single dwelling unit and used only for the residents or guests of the dwelling. These refueling stations may or may not be automated without an attendant.
235. **“Refueling Station, Public”** means a retail building or premise used primarily for the sale of gasoline, diesel, or natural gas from fixed equipment to customers for the purposes of refueling customers’ vehicles, which may or may not be automated without an attendant. Such premises may also include the sale of food, drinks, or household products in an area not exceeding 200 square feet.
236. **“Research and Development”** means:
- a. an establishment which conducts research, development, or controlled production of high technology electronic, industrial, or scientific products or commodities for sale; or
  - b. laboratories conducting educational or medical research or testing.
237. **“Research and Development Uses, including Medical or Electronic Assembly and Manufacturing”:**
- a. means a use engaged in research and development, testing, assembly, repair, and manufacturing in the following industries: biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software; and
  - b. includes as part of this use any offices, warehousing, wholesaling, and distribution of the finished products produced at the site.
238. **“Residential Density”** means the average number of dwellings on one acre of land in a given area.
- a. Net residential density is determined by dividing the total number of dwellings in a defined area by the total acreage of all parcels of land within the area that are used exclusively for residential and accessory purposes.
  - b. Gross residential density is obtained by dividing all land in a defined area used for residences, streets, sidewalks, park strips, landscaped islands local schools, local parks, and local shopping facilities, into the total number of dwellings in said area.
239. **“Residential Facilities for Elderly Persons”** means housing that provides a program of independent or assisted services to deal with the activities and instrumental activities of daily living for the elderly.

240. **“Residential facility for persons with a disability”** means a residence that:
- a. meets the definition of Utah Code Section 10-9a-103;
  - b. treats persons with a “disability” as defined in Utah Code Section 10-9a-103; and
  - c. meets the requirements of Section 19.05.09 of this Title.
241. **“Restaurant, Casual”** means an establishment:
- a. where foods or beverages are prepared for consumption that occurs in the building, on the premises, within a motor vehicle parked on the premises, or off-premises; and
  - b. whose operation includes one or more of the following characteristics:
    - i. food or beverages are served to the occupants of a motor vehicle (e.g., drive-through window or drive-in); and
    - ii. food and beverages are usually served over a general service counter whether or not there is a seating area within the restaurant.
242. **“Restaurant, Deli”** means a shop, store, or business no larger than 2,000 square feet with limited onsite seating and a more than 50% of business typically consisting of take-out, without a drive-through window.
243. **“Restaurant, Sit Down”** means an establishment that provides, as a principal use, foods and beverages prepared for consumption within or without the establishment with no drive-up or drive-through window or drive-in and whose operation includes the following characteristics:
- a. customers are customarily served their food or beverage by a restaurant employee at the same table or counter at which said items are consumed; and a restaurant employee customarily clears the table of trash and food; and
  - b. take-out service may be provided so long as it is not the principal business of the establishment and no drive-up or drive-through window, or drive-in, is utilized.
244. **“Retail Sales”** means a place of business devoted in whole or in part to the sale, rental, or servicing of goods or commodities which are normally delivered or provided on the premises to a consumer.
245. **“Retail, Big Box”** means a singular retail or wholesale use, which occupies no less than 50,000 square feet of gross floor area, that may:
- a. require high parking to building area ratios;
  - b. have a regional sales market; and
  - c. include:
    - i. regional retail or wholesale sales; and
    - ii. membership warehouse clubs that emphasize bulk sales, discount stores, and department stores.
246. **“Retail, Specialty”**:
- a. means retail operations that specialize in one type or line of merchandise; and
  - b. may include apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments.
247. **“Retail, Tobacco Specialty Store”** means a commercial establishment in which:

- a. the sale of tobacco products accounts for more than 35% of the total annual gross receipts for the establishment;
  - b. food and beverage products, excluding gasoline sales, is less than 45% of the total annual gross receipts for the establishment; and
  - c. the establishment is not licensed as a pharmacy under Utah Code Title 58, Chapter 17b, Pharmacy Practice Act.
248. **“Riding Arena, Commercial”** means commercial roping and riding arenas (unlighted), as well as commercial roping and riding arenas (lighted) which may or may not be totally enclosed within a structure.
249. **“Riding Arena, Private”** means private roping and riding arenas (unlighted), as well as private roping and riding arenas (lighted) which may or may not be totally enclosed within a structure.
250. **“Road, Private”**: See **“Private Road.”**
251. **“Roadside Stand”**: See Produce Stand.
252. **“School, Charter”** means:
- a. A school licensed in accordance with Utah Code Title 53A, Chapter 1a, Part 5, The Utah Charter Schools Act.
  - b. A charter school is considered to be a public school in this Title for the sole purpose of determining whether it is a permitted or conditional use.
  - c. A charter school shall meet all applicable federal, state, and local laws, including this Title and all City land use ordinances.
  - d. This definition shall not be interpreted to limit, restrict, or alter in any way the requirements of charter schools under Utah Code § 10-9a-305 to follow this Title and all City land use ordinances.
253. **“School, Private or Quasi-Public”** means a school that is operated by a private or quasi-public organization or individual, excluding charter schools and public schools, which includes an academic curriculum recognized as satisfying the requirements of elementary, secondary, or higher education in the State of Utah and is accredited by an accrediting agency recognized by the State of Utah.
254. **“School, Public”** means an educational facility operated by a public school district as defined in the Utah State Code.
255. **“School, Trade or Vocational”** means a post high school educational or vocational training facility.
256. **“Secondary Water System”** means a system which is designed and intended to provide, transport, or store water used for watering of crops, lawns, shrubberies, flowers, and other non-culinary uses.
257. **“Sensitive Lands”** means land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water

features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas.

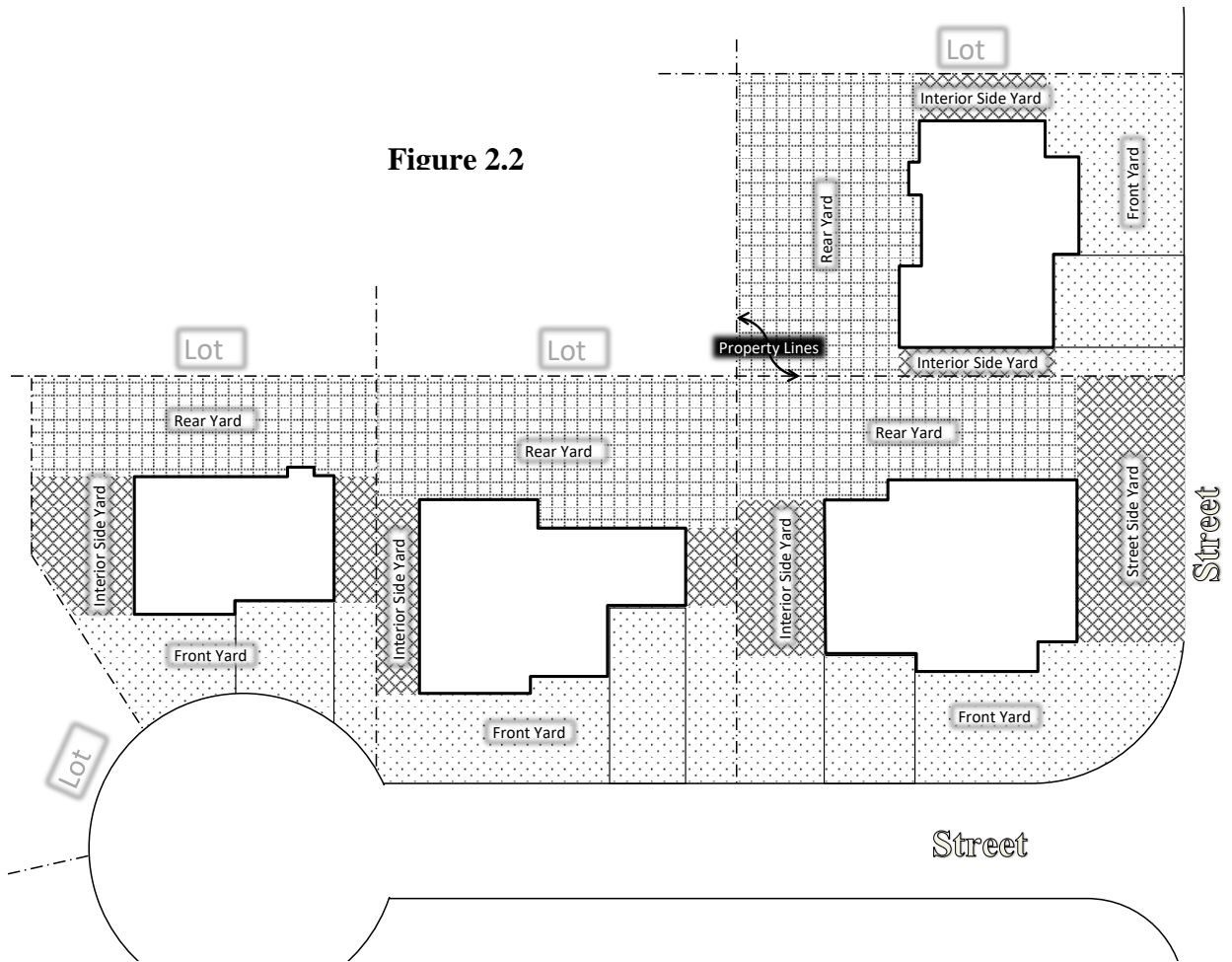
258. **“Setback”** means the shortest horizontal distance permitted in each zone, as set forth in the City’s zoning districts, between the identified boundary lines of a lot and a building, structure, or part thereof.
259. **“Shooting Range, Indoor or Outdoor”** means an area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for the purpose of sport-shooting or military/law enforcement training. May also include archery, and may or may not be open to the general public.
260. **“Side yard”**: see **“Yard, side”**
261. **“Sidewalk”** means a passageway for pedestrians, excluding motor vehicles.
262. **“Single family dwelling”**: See **“Dwelling, Single family.”**
263. **“Spa”** See **“Personal Service Establishment.”**
264. **“Stable”** means a building in which horses are sheltered, which may be accessory to a residential or other use or a freestanding principal use.
265. **“Sexually oriented business”** is defined in 19.23.02.
266. **“Solar Panel”** means a panel designed to absorb the sun’s rays as a source of energy for generating electricity for a structure or other lawful purpose, and may or may not be connected to the power grid. This does not include individual low-voltage items that remain isolated and disconnected from a structure or power grid, such as solar-operated walkway lights or garden lights.
267. **“Storage - Self-storage or Mini-storage Units”**:
- a. means a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and
  - b. may include refrigerated or climate-controlled facilities.
268. **“Storage, Outdoor”** means a location where a business keeps equipment, supplies, and other business related materials in an outdoor area fully enclosed by a minimum six foot opaque wall or fence. Outdoor storage does not include wrecking yards, dumps, and other debris storage.
269. **“Storage, Vehicle”** means a location where Recreational Vehicles, cars, trucks, and other vehicles are stored in an enclosed structure, or in an outdoor area fully enclosed by a minimum six foot opaque wall or fence. Vehicle Storage does not include sales.
270. **“Streets, Collector, Major and Minor”**: see **“Collector street (major and minor)”**

271. **“Street, Local”**: see **“Local street”**
272. **“Street, Public”**: see **“Public street”**
273. **“Structure”**: means anything constructed or erected on the ground, or attached to something located on the ground, including buildings, radio and wireless telecommunication equipment, sheds, swimming pools, tennis courts and sport courts, gazebos, decks (2’-6” or above in grade), and retaining walls.
274. **“Structure Height”**: see **“Building Height”**
275. **“Subdivider”**: see **“Developer”**
276. **“Subdivision”** means any land that meets the definition of subdivision in Utah Code § 10-9a-103.
277. **“Swimming Pool”** means: a manufactured or field-constructed equipment designed to contain water on a permanent or semi-permanent basis and used for swimming, wading, immersion, or therapeutic purposes, that are constructed in the ground or partially in the ground, and/or all others that are capable of holding water with a depth greater than 42 inches (1067 mm), and all pools installed inside a building regardless of water depth.
278. **Swimming Pool, Community**” refers to a pool that is open to a limited public through membership, such as an HOA or club.
279. **“Swimming Pool, Private”** means a pool on an individual residential lot intended for primary use by the occupants of that lot.
280. **“Swimming Pool, Public”** refers to a pool that is open to the general public, with or without a fee.
281. **“Tattoo Parlor”** means a business establishment that operates tattoo equipment to inject ink or otherwise modify human skin for the purposes of decoration, which may include body piercing; however, establishments that engage in ear piercing and no other activities in this definition shall not be considered tattoo parlors.
282. **“Temporary Sales Trailers”** means trailers for use by home builders or developers for the purpose of sales within subdivision projects, which are subject to the regulations in Chapter 19.05.
283. **“Temporary Use”** means a use that is associated with a holiday or special event for a limited duration of time, including Outdoor Seasonal Sales.
284. **“Theater”**: means a building used primarily for the presentation of movies projected upon a screen or the presentation of live stage productions or performances, which may include ancillary uses such as arcade games and concession areas.
285. **“Tobacco Product”** means:

- a. any cigar, cigarette, or electronic cigarette as defined under Utah Code Section 76-10-101;
  - b. a tobacco product as defined under Utah Code Section 59-14-102, including chewing tobacco;
  - c. any substitute for a tobacco product, including flavoring or additives to tobacco; and
  - d. tobacco paraphernalia as defined under Utah Code Section 76-10-104.1.
286. **“Trail”** means a dedicated path, improved or unimproved, for the passage of pedestrians, non-motorized vehicles, or equestrian related uses.
287. **“Transit-Oriented Development (TOD)”** means a form of development that maximizes transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines. Development in such areas is designed to make transit use as convenient as possible.
288. **“Utah Lake Compromise Line”** means the line created by Utah Lake at full capacity with an elevation measuring 4,489 feet above sea level as identified by the Utah Lake Boundary Commission.
289. **“Utilities”** includes culinary and secondary water lines and systems, pressure and gravity irrigation lines and ditches, sanitary sewer lines, storm drain lines, subdrains, electric power, natural gas facilities, cable television, telephone transmission lines, data transmission lines, underground conduits and junction boxes, and other services deemed to be of a public utility nature by the City.
290. **“Variance”** means a deviation, waiver, or modification from the ordinances, regulations, or standards adopted by the City, which the Hearing Examiner is permitted to grant.
291. **“Warranty bond”** means a document:
- a. meeting the requirements of this Title;
  - b. warranting any improvements required in this Title;
  - c. accompanied by a Bond Agreement;
  - d. in an amount as specified in this Title;
  - e. on forms approved by the City; and
  - f. having the form of an escrow bond with funds on deposit in a reputable, federally-insured financial institution, a cash bond deposited with the City, or a letter of credit from a reputable, federally-insured financial institution.
292. **“Water Utility Ordinance”** means the City of Saratoga Springs’ adopted water utility ordinance.
293. **“Waterways”** means those areas, varying in width, along streams, creeks, springs, gullies, or washes which are natural drainage channels as determined by the City Council, as shown on the City master drainage plan, or as designated by FEMA, and in which no structure or building construction or placement is permitted.

294. **“Wireless telecommunication equipment”** means a structure intended for transmitting or receiving television, radio, data, telephone, or other wireless communications.
295. **“Yard”** means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward except as otherwise provided in this Code as illustrated in Drawing 1 below.
296. **“Yard, Front”** means a yard between the front lot line and the front façade of the main building and extending for the full width of the lot as illustrated in Drawing 1 below.
297. **“Yard, Rear”** means a yard between the rear lot line and the rear facade of a main building, extending across the full width of interior lots; or, for corner lots, a yard between the rear lot line and the setback line of the building and extending between the interior side lot line and the front yard or street side yard lying opposite thereto as illustrated in Drawing 1 below.
298. **“Yard, Side”**
- a. Interior side yard: means a yard between the interior side lot line and the side facade of a main building, extending from the front yard to the rear yard, and
  - b. Street side yard: means a yard between the street side lot line and the side façade of a main building on a corner lot, extending from the front yard to the rear lot line, as illustrated in Figure 2.2 below.

Figure 2.2



299. **“Zoning Map”** means a map that contains all of the land use zone designations for all properties located within the City of Saratoga Springs.

(Ord. 18-30, Ord. 17-27, Ord. 17-14, Ord. 17-08, Ord. 16-17, Ord. 16-01, Ord. 15-29, Ord. 15-21, Ord 15-17, Ord. 14-23, Ord. 14-13, Ord. 14-4, Ord. 14-1, Ord. 13-22, Ord. 13-7)



# MINUTES – Planning Commission

Thursday, February 28, 2019

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES - DRAFT

Call to Order - 6:00 p.m. by Chairman Kirk Wilkins

**Present:**

5 Commission Members: Kirk Wilkins, Bryan Chapman, Bryce Anderson, Christopher Carn, Troy  
Cunningham, Ken Kilgore, Sandra Steele  
Staff: Dave Stroud, Planning Director; Nora Shepard, Senior Planner; Kevin Thurman, City Attorney;  
Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder  
Others: Krisel Travis, Thane Smith, Paul Watson, Hayley Wall, Brian Carlisle, Lillian Allred

10

1. **Pledge of Allegiance** - led by Commissioner Anderson.

2. **Roll Call** – A quorum was present.

15

3. **Public Input**

**Public Input Open** by Chairman Kirk Wilkins Receiving no public comments, the Public Hearing was Closed by Chairman Kirk Wilkins.

20

4. **Public Hearing: Village Plan 1A Beacon Pointe, located approximately 1000 S. Redwood Road. Suburban Land Reserve (SLR), applicant.**

Planning Director Dave Stroud presented the plans. The Village Plan contains 120 lots on 45.2 acres, of which, 12.14 acres is open space. A major element of this plan is Founders Boulevard which will be a focal point leading to the Special Project Area which is proposed as the future Village Plan 1B.

25

Thane Smith from SLR and Haley Wall with Loci were present as applicants.

**Public Hearing Open** by Chairman Kirk Wilkins, with no public comments, the Public Hearing was **Closed**.

Commissioner Kilgore

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- Received clarification from City Engineer Gordon Miner that he has no worries about the application.

Commissioner Steele

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- Noted on spatial hierarchy it allowed for low fencing which is in conflict with no fencing allowed noted elsewhere. Thane Smith noted that they made the change for no front yard fencing and must have missed that first call. They encourage developers to pull living space up to 11 feet from sidewalk for more interaction from pedestrians. Commissioner Steele felt some fencing could work well with these styles of home, perhaps limited to one style.

40

- Asked what they foresee as architecture for the non-premium lots. Thane Smith noted they are the post war styles as noted by the †. They are discouraging more modern, ranch, or similar styles.

45

- Noted on narrow driveways it would block cars. Haylee Wall advised that drawing was actually to illustrate that it works better on a long driveway. Commissioner Steele also noted that a back garage will need a bigger turning radius.

- She understands the rush but it would be nice to have things a little further in advance.

- Noted an accessory dwelling unit could also include a basement. Thane Smith noted they are being defined different in their agreement; metering, utilities, entrances etc. would all be separate. They will comply with whatever the City puts in that code.

Commissioner Carn

50

- Asked if there had been further discussions with Alpine School District (ASD) on founders Blvd. Thane Smith noted they have had discussions and they are allowing them to enhance the medians there and still are meeting ASD standards.

- Asked about monument signs where 1A starts. Thane Smith noted there will be two entrance parks which will eventually include two monuments for the future pods. They are not seeking approval for those today. The little parks will tie into the major trail network.
- 55 - Would SLR be the main architectural review committee? Thane Smith noted they have contracted with Loci and others that will take a look at the plans. They haven't had further discussions on an HOA for 1A, but have had discussions on CCRs for the whole Community Plan. 1A will have a sub-declaration. Currently there is no reason for the first phase to have an HOA with no amenities, but it could be included in a future HOA. They are planning on associations for the other villages.
- 60 - Received clarification from staff that the City would be maintaining the medians on founders Blvd. after 75% of the whole development is done. Landscaping is installed by developer.
- Asked about builders for this plan. Thane Smith noted they have looked at several, they are thinking of going with 3-5 that will meet the standards set.
- 65 - Asked how CCRs are enforced without an HOA. Thane Smith noted that while they are being built they are there to enforce it as master declarant, once sold they would still have the power to enforce CCRs as well. Neighbors will help enforce each other. City Attorney Kevin Thurman advised that eventually the enforcing would be shifted to the City.

Commissioner Wilkins

- 70 - In regards to accessory dwelling units is it a requirement for the owner to maintain the property as a primary residence. Thane Smith noted that SLR was asked to include the accessory dwelling units, they have complied, but standards aren't defined yet. Haley Wall noted the intention is to have the owner on premise. Planning Director Dave Stroud advised that the owner has to be onsite if there is an accessory dwelling unit. Thane Smith noted right now none of the builders are contemplating accessory dwelling units in this phase, it's too expensive. They couldn't go back and build later.

City Attorney Kevin Thurman advised that the applicant needs to be aware of the new law for small cell wireless facilities in the right-of-way, including stand-alone mono-poles. It is because of the width. 59ft or less they could say no to the poles, wider could have a standalone pole up to 50 ft. in height. Thane Smith noted they have talked a little bit about it but he would like to visit with his attorney more about it.

**Motion made by Commissioner Carn to recommend approval of the Beacon Pointe Village Plan 1A with the findings and conditions in the staff report dated February 28, 2019. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0**

**5. Business Item: Preliminary Plat for Starhaven, located at 400 W. 1500 N. Ken Evans, applicant.**

Senior Planner Nora Shepard presented the item. The applicant is requesting six single-family residential lots ranging in size from 18,000 sq. ft. to 21,000 sq. ft. in the area zoned R1-10. The requested R1-9 zone would encompass the majority of the property with 51 footprint development pads intended as an age-restricted community, and a clubhouse and recreation area for all residents included in all 3 plats. The final parcel was not rezoned and remains Rural Residential. Ken Evans, owner and Paul Watson, engineer were present as applicants.

Commissioner Kilgore

- Received confirmation from the applicant that they would comply with the conditions from City Staff.
- Received clarification from Senior Planner Nora Shepard about the second access; it would be needed before 51 units are constructed. Ken Evans mentioned that the Arcadia development to the left has been in communication with him, they are moving forward together to help complete the necessary access.

Commissioner Cunningham

- Was a community garden piece dependent on ownership? Senior Planner Nora Shepard advised it is property currently owned by the City and they would deed it to the applicants eventually who will be responsible for installation and maintenance.

Commissioner Steele

- There was indication before about fee in lieu of open space, she wondered why they changed it for the 6 lots to allow use of villas open space which has no facilities planned for kids. Ken Evans noted that as

- 110 there is a city park just to the north any small park seemed redundant. They are large lots and have plenty of room for recreation. The walk to the park is a 2 min. walk.
- Do the retirement homes have the ability to put play equipment outside their home? Ken noted as footprint development they would not be able to do that. Planning Director Dave Stroud advised that the Code doesn't say you have to have children's amenities.

115 **Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council on the Starhaven Preliminary Plats based on the findings and conditions in the staff report. Seconded by Commissioner Chapman. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0**

120 6. **Business Item: Concept Plan for Smith/Freeland Annexation, located approximately 2300 W. Saratoga Rd. D.R. Horton, applicant.**

125 Senior Planner Nora Shepard presented the item. The area to be annexed will be added to the Northshore Neighborhood Plan. Parcel A (owned by the Smiths) is proposed to contain additional townhome units, front loaded and rear loaded, along with the Right-of-Way for a potential future transit corridor. Parcel B (owned by the Freelands) is proposed to be single family parcels, townhomes, and a parcel that is requested to be zoned Rural Residential that contains the Freeland home. There will be a minor subdivision of the Freeland parcel to create the lot that the Freeland's are retaining. Parcel C (containing 2 parcels owned by the Smiths) is shown as a future potential church site, front loaded and rear loaded townhomes, and approximately 23 acres of neighborhood commercial uses. Krisel Travis, D.R. Horton, was present as applicant.

130 Commissioner Carn

- Received clarification that these parcels were not in the current community plan. Senior Planner Nora Shepard replied that was correct. She advised that the triangular piece will be part of the amended Neighborhood Plan. It is already in the City boundaries.
- 135 - How much increased density would this allow in the area, specifically Parcel C. Senior Planner Nora Shepard advised that parcel c would be in the Mixed Residential zone.
- Why isn't there any Neighborhood Commercial on the transit corridor? Senior Planner Nora Shepard advised that there was a lot of discussion about that originally, there is opportunity for some mixed use such as first floor businesses. They can come back with an amended plan if needed in the future.
- 140 - Suggested that the commercial space be maintained as long as possible and not fill it up with housing.
- Received clarification on the Johansen RV area to the north. Senior Planner Nora Shepard advised they have 10 years to be allowed vehicle storage and then it would be converted to commercial.

145 Commissioner Chapman

- Agreed with Commissioner Carn's comments about holding onto the commercial along the corridor.

Commissioner Kilgore

- 150 - Asked if it would cost more to the city for infrastructure in these new additions or because it's around this would it be absorbed. Senior Planner Nora Shepard advised that the development itself is required to provide everything they are creating the impact on. If the city wants to add or upsize they can do that with impact fee reimbursements. City Attorney Kevin Thurman advised that they are treating this as any other property in the city. The area is included in the master plans.

Commissioner Steele

- 155 - Is concerned about parcel C (Lot 3), she would be against designating it as Neighborhood Commercial but would advise they consider Regional Commercial or light industrial. It's larger than a neighborhood commercial area.

Commissioner Wilkins

- 160 - Asked if there were other pieces besides these that are needed to complete the plan. Krisel Travis advised there is nothing else to be annexed. There were a couple pieces such as the triangular piece to the south and a part that is next to public works area that will be added to the plan but are already in the City.

165 7. **Public Hearing: Code Amendments to Title 19, City initiated.**

Planning Director Dave Stroud presented the item. Proposed amendments included 19.02.02- "Accessory Dwelling Unit," and "Sensitive Lands." 19.04.08-Permitted and Conditional Uses. 19.12.11 Prohibition of

Creating New Residential Units. 19.13.10 Underground Installation of Electrical or Communication Facilities. City Attorney Kevin Thurman advised that on 19.13.10 it is adding clarification. Some large power lines are a huge burden on developers to bury and it's unreasonable for the City to request. This strikes a better balance.

170

**Public Hearing Open** by Chairman Kirk Wilkins

Bryan Carlisle, Draper, is addressing the River meander corridor. His company is under contract for property that this would directly affect. The land would lose value based on the amendment. If it's truly sensitive land it may be needed but if it's not truly sensitive they would chose to not purchase it. They feel some property would be adversely affected by this meander corridor. He wanted to know if this corridor has been studied and hopes there is an understanding of it devaluing these properties.

175

Lillian Allred, Saratoga, understood that they want 250 feet that will then be of no value to the property owners. People want to be close to the river and that is why they move there. She wanted to know why this decision is being made. She feels they should have a meeting with other owners along the river.

180

**Public Hearing Closed** by Chairman Kirk Wilkins

▪ 19.02.02 - "Sensitive Lands."

Planning Director Dave Stroud addressed public comments. There was a study done to identify the River Corridor before he was at the City. Impact study has not been done. They feel that it fits the idea of sensitive lands. He would like to contact the State for who did the study.

185

City Attorney Kevin Thurman advised that when it comes to sensitive lands, people can remove property from sensitive lands, e.g. flood plains. There is a process for owners to remove it. There are concerns with Rivers that have natural changes and owners would need to demonstrate the ability to mitigate the danger then they can apply to have it removed from sensitive lands. It makes it undevelopable without mitigating the danger.

190

Commissioner Wilkins asked if it was noticed for everyone along the meander corridor. Planning Director Dave Stroud advised it was not property specific but part of the whole code so it was not noticed to individual owners.

195

Commissioner Chapman asked who created this map and asked if it added land to sensitive land that was not identified previously. Planning Director Dave Stroud advised it did add acreage. City Attorney Kevin Thurman noted it was most likely the State that identified the area on the map but it was not tied into the development code. The intent is to make sure the issues are addressed so residents aren't being put in harm's way. It has been identified in the past as a concern, this ties it into the development code.

200

Commissioner Steele asked how it meshes with the Mixed Waterfront zone. Planning Director Dave Stroud advised that the Mixed Waterfront seemed to encourage development near the water, where the sensitive lands pushes development away.

205

Consensus from the commissioners was that this part of the item be tabled.

210

▪ 19.02.02- "Accessory Dwelling Unit"

Commissioner Kilgore asked if all the other requirements like lighting etc. stayed the same as with primary residence. Planning Director Dave Stroud advised they did.

Commissioner Kilgore asked if a mobile home could be an accessory dwelling unit. Planning Director Dave Stroud noted building code would come into play at that time, it would be tough. Commissioner Wilkins noted in other places they call that temporary structure. City Attorney Kevin Thurman advised that mobile homes are addressed in the code and would have restrictions. Commissioner Steele thought there is law that says mobile home can be put on any lot with permanent foundation. She thinks if we have to allow it in one place we may need to allow it here. City Attorney Kevin Thurman advised that may refer to manufactured homes. It is something staff can look into.

215

220

Commissioner Steele thinks there are other things to consider and address such as utilities, separate waterline, meters, mail, and other things. Planning Director Dave Stroud noted this is only the definition at this point, standards would come later. City Attorney Kevin Thurman noted utilities does address some of that but it

225 doesn't address sewer, it should include all facilities. The intent is to plan for accessory units to pay impact fees because they will need services just like a full residential units.

▪ 19.13.10 Underground Installation of Electrical or Communication Facilities.

230 Commissioner Kilgore was concerned about if we have little control over power lines, then can we prevent homes from being under huge power lines. City Attorney Kevin Thurman noted we do have some homes near large lines. The projects have easements which Rocky Mt. Power controls. They could impose a buffer, but it raises a question of who owns and maintains it.

235 Commissioner Carn thought power lines were being buried under Redwood Road. City Attorney Kevin Thurman noted that most lines are being buried, there are a few transmission lines that will not be. City Engineer Gordon Miner noted that transmission lines south of 400 S. stay above.

240 **Motion made by Commissioner Carn that based upon the evidence and explanations received today, I move to approve the proposed amendments to Sections 19.02, 19.04, 19.12, and 19.13 as identified by staff with the Findings and Conditions contained in the staff report dated February 20, 2019 with the exception of the River Meander Corridor section to be further discussed and noticed. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.**

- 245 8. Approval of Minutes:  
a. February 7, 2019

250 **Motion made by Commissioner Kilgore to approve the minutes of February 7, 2019. Seconded by Commissioner Anderson. Aye: Commissioner Anderson, Commissioner Kilgore, Commissioner Wilkins, Commissioner Steele. Abstain: Commissioner Chapman, Commissioner Carn, and Commissioner Cunningham.**

9. Reports of Action.

255 **Motion made by Commissioner Steele to approve the Report of Action for Starhaven Preliminary Plat. Seconded by Commissioner Cunningham. Motion passed unanimously in favor.**

**Motion made by Commissioner Steele to approve the Report of Action for Beacon Pointe Village Plan 1A. Seconded by Commissioner Kilgore. Motion passed unanimously in favor.**

260 **Motion made by Commissioner Chapman to approve the Report of Action for Code Amendments to Title 19. Seconded by Commissioner Steele. Motion passed unanimously in favor. Commissioner Carn absent for the motion.**

- 265 10. Commission Comments. – No comments.

11. Director's Report. – Planning Director Dave Stroud noted items that may come to the next meeting.

12. Discussion of City Code: Title 19.02.

270 **Motion made by Commissioner Steele to continue discussion of code 19.02 to the meeting of March 14<sup>th</sup>. Seconded by Commissioner Cunningham. Motion passed unanimously in favor.**

13. Possible motion to enter into closed session – No closed session was held.

- 275 14. Meeting Adjourned Without Objection at 8:40 p.m. by Chairman Kirk Wilkins.

280 \_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Deputy City Recorder

\_\_\_\_\_  
Planning Commission Chair  
Kirk Wilkins