#### WESTERN WEBER PLANNING COMMISSION



#### **MEETING AGENDA**

#### June 13, 2017

5:00 p.m.

- Pledge of Allegiance
- Roll Call

#### 5:00 p.m. Regular Meeting of the Western Weber Planning Commission

#### 1. Consent Item

**1.1 CUP2017-08:** Consideration and action on a conditional use permit application for a water storage tank and pumping facility for Hooper Water Improvement District. Steve Burton, Weber County Planner, to present.

#### 2. Action/Administrative Items

- **2.1 LVW040717:** Consideration and action on a request for final approval of Winston Park Cluster Subdivision, located at approximately 2665 South 3500 West, Ogden, UT. Steve Burton, Weber County Planner, to present.
- **2.2 SPE2017-02**: Discussion and action on a conceptual sketch plan endorsement request for Sunset Equestrian Cluster Subdivision, located at approximately 4000 West, 2200 South. Steve Burton, Weber County Planner, to present.

#### 3. Legislative Item

- **3.1 County Resource Management Plan** Discussion/Decision regarding the proposed Western Weber Resource Management Plan. Charlie Ewert, Weber County Principle Planner, to present.
- 4. Public comment for items not on the agenda
- 5. Remarks from Planning Commissioners
- 6. Planning Director Report
- 7. Remarks from Legal Counsel

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving at the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

#### **Planning Commission Agenda Script:**

#### **CHAIR**

- 1. Follows personal/meeting opening SOP's.
- Reads application request line from agenda/staff report.
- 3. Requests that the Director explain the decision type and explain who will be presenting. For example, "Mr. Grover will you please explain the decision type and who will be presenting."

#### **DIRECTOR**

- 1. Explains decision type. Identifies (not necessarily explain) decision type on subsequent items.
- 2. Describes flow of specific item presentation. For example:
  - a. Mr./Ms. (Staff) will provide a brief outline of the project
  - b. Followed by the applicant, Mr./Mrs. (applicant), who will present you with background information and the details<sup>ii</sup> necessary to demonstrate his/her vision for the project and possibly code compliance.
  - Following the applicant's presentation, Mr./Ms.
     (Staff) will return and present information related to applicable codes, code compliance, review agency comments, and a Staff recommendation.
  - d. Mr./Ms. (Staff), the time is yours.

#### **STAFF**

1. Presents brief project outline provided in footnote i.

#### **APPLICANT**

- 1. Presentation as provided in footnote ii.
- 2. Offers to answer PC questions.

#### **STAFF**

- 1. Presentation as provided in 2(c).
- 2. Offers to answer PC questions.

#### **CHAIR**

- Opens item to take public comment/Closes public comment.
- 2. Invites Staff and Applicant to answer questions.
- Asks for a MOTION/SECOND in order to open a PC discussion.
- 4. Follows remaining SOP's.

#### **Commenting at Public Meetings and Public Hearings**

#### **Address the Decision Makers**

- When commenting please step to the podium and state your name and address.
- Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- All comments must be directed toward the matter at hand
- All questions must be directed to the Planning Commission.
- The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

#### **Speak to the Point**

- Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- The application is available for review in the Planning Division office.
- Speak to the criteria outlined in the ordinances.
- Don't repeat information that has already been given. If you agree with previous comments then state that you agree with that comment.
- Support your arguments with relevant facts and figures.
- Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- State your position and your recommendations.

#### **Handouts**

- Written statements should be accurate and either typed or neatly hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- Handouts and pictures presented as part of the record shall be left with the Planning Commission.

#### **Remember Your Objective**

- Keep your emotions under control, be polite, and be respectful.
- It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

<sup>&</sup>lt;sup>1</sup> This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.



#### **Staff Report to the Western Weber Planning Commission**

Weber County Planning Division

#### Synopsis

**Application Information** 

Application Request: Consideration and action on a conditional use permit application for a water storage tank

and pumping facility for Hooper Water Improvement District.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, June 13, 2017

**Applicant:** Hooper Water Improvement District

Authorized Agent: Ryan Christensen, Project Engineer (Gardner Engineering)

File Number: CUP# 2017-08

**Property Information** 

**Approximate Address:** 3648 West 5500 South, Roy, UT

Project Area: 2.29 acres
Zoning: A-1

**Existing Land Use:** Well house

**Proposed Land Use:** 120,000 gallon water tank and pump house

**Parcel ID:** 09-073-0015, 09-073-0036

Township, Range, Section: Township 5 North, Range 2 West, Section 16

**Adjacent Land Use** 

North:ResidentialSouth:ResidentialEast:ResidentialWest:Residential

**Staff Information** 

Report Presenter: Steve Burton

sburton@co.weber.ut.us

801-399-8766

Report Reviewer: RK

#### **Applicable Ordinances**

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 10 Public Buildings and Public Utility Substations and Structures

#### **Summary and Background**

The applicant is requesting approval of a conditional use permit to construct a 120,000 gallon water tank and pumping facility to chlorinate water from the source. The project area consists of two parcels with a combined area of 2.29 acres and is located at approximately 3648 West 5500 South. An existing well house is located on one parcel that maintains access to 5500 South. The proposed improvements, including the water tank and new pump station will be located on the second parcel which will use the same access from 5500 South. The property lies in the Agricultural (A-1) zone which allows "Public utility substations" only when authorized by a conditional use permit.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

#### **Analysis**

<u>General Plan:</u> The proposed use conforms to the West Central Weber County General Plan by improving water quality and availability in the area.

<u>Zoning:</u> The subject property is located within the Agricultural (A-1) Zone. The intent of the forest zones can be further described per LUC §104-5-1 as follows:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

The A-1 Zone has specific standards identified in the LUC §104-5-7 that shall be met as part of the development process. The applicable standards are as follows:

Minimum yard setbacks:

Front: 30'Side: 20'Rear: 30'

Minimum lot area: 40,000 sq. feetMinimum lot width: 150 feet

Main Building height:

o Maximum: 35'

Accessory building height:

Maximum: 25', unless meeting requirements of LUC §108-7-16, Large accessory buildings

The proposed use is conditionally allowed in the A-1 zone and has been reviewed as a "Public utility substation". The location and arrangement of public utility substations and structures must be in accordance with construction plans submitted to and approved by the planning commission. The minimum lot area for all public utility substations per LUC §108-10-2 is waived and the rear yard requirements may be reduced in the agricultural zones to 10' per LUC §108-10-3. The existing and proposed structures are in compliance with the above mentioned site development standards.

<u>Conditional Use Review</u>: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, Hooper Water Improvement District will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

<u>Design Review:</u> The proposed conditional use mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- Considerations relating to traffic safety and traffic congestion. As part of this consideration, the applicant has provided a site plan (see Exhibit B). The proposal is not considered large scale construction; therefore considerable traffic congestion or delay is not anticipated. Per the County Engineering Division, the contractor will be responsible to guarantee site materials are not tracked onto the County roadways. A condition of approval has been added to the Planning Division's recommendation to ensure the contractor cleans all equipment prior to exiting the site and sweeps the County roadway as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along County roads.
- Considerations relating to landscaping. The proposed landscaping plan includes seeding 10 % of the project area with pasture seed mix. The seeding will take place after October 15 and before November 15, 2017. The seeded area will be irrigated with hose and sprinkler along with the existing on site landscaping.
- Considerations relating to buildings and site layout. The proposed pump station will be 14' X 18', approximately 250 square feet. The exterior of the new building will match the existing pump station, including the earthen tan color and split faced concrete masonry units. The proposed water tank will have an inside diameter of 53' and a depth of 8'. The proposed tank will have an exterior height of 7' from grade.
- Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Considerations relating to prior development concept plan approval associated with any rezoning agreement,
planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed
site does not have any type of development agreement associated with the property; therefore considerations
pertaining to this portion of the code are not applicable at this time.

<u>Review Agencies:</u> Prior to the commencement of work, the applicant will need to receive the approval from all applicable agencies for the water system improvements. A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

#### **Summary of Planning Commission Considerations**

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a water tank and pumping facility has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

#### **Staff Recommendation**

Staff recommends approval of file# CUP 2017-08, a conditional use permit for a water tank and pumping facility, located at approximately 3648 West 5500 South. This recommendation for approval is subject to all review agency requirements and with the following conditions:

- Prior to commencing work, Hooper Water Improvement District will need to receive the approval from the applicable agencies for the water tank and pumping facility, including all permits outlined in the Engineering Division's review.
- 2. All equipment leaving the site will be cleaned prior to entering the County right-of-way and the contractor will be responsible for sweeping the County roadway, as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along the County right-of-way.
- 3. All State, Federal, and County standards will be met prior to commencement of construction including receiving any applicable permits from the State for the modifications to the proposed pump control/filter building.
- 4. A geotechnical report will be required prior to the issuance of a building permit as required by the Weber County Building Official.

This recommendation is based on the following findings:

- 1. The proposed use conforms to the West Central Weber County General Plan.
- 2. The proposed use will provide the needed water sources to meet the demands of the Western Weber area.
- 3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
- 4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
- 5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

#### **Exhibits**

- A. Application
- B. Site and Building Plan



# Map 2



Weber County Conditional Use Permit Application							
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401							
Date Submitted / Completed Fees (Office Use)		Receipt Number (Office Use)	File Number (Office Use)				
Property Owner Contact I	nformation						
Name of Property Owner(s) Hooper Water Improvement Distric	t/Scott Christiansen	Mailing Address of Property Owner P.O. Box 217	Mailing Address of Property Owner(s)				
Phone (801) 985-1991	Fax	Hooper, Utah 84315					
Email Address (required) scott@hopperwater.net		Preferred Method of Written Corre					
Authorized Representativ	e Contact Information	,					
Name of Person Authorized to Repr Ryan Christensen	resent the Property Owner(s)	Mailing Address of Authorized Pers 5150 South 375 East Ogden, Utah 84405	son				
Phone (801) 476-0202	Fax	Ogden, otan 84405					
Email Address ryan@gecivil.com	1	Preferred Method of Written Corre	•				
Property Information							
Project Name Well #1 Tank & Pump Station		Total Acreage 2.286	Current Zoning A-1				
Approximate Address 3648 West 5500 South Roy, Utah		Land Serial Number(s) Parcels - 090730015 and 09073003	Land Serial Number(s) Parcels - 090730015 and 090730036				
Proposed Use Install new tank and Pump Station							
gallon concrete tank and pump star							
Submitted with this application are	Freiminary Construction Flans and deta	nis, including a deo-technical neportion	the proposed project.				

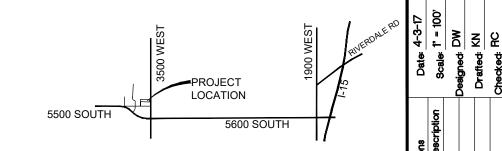
Basis for Issuance of Conditional Use Permit
Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
The existing Well House on the site includes a pump and chlorination system. The proposed thank and new pump station will not add any detrimental effects compared the to existing facilities on the site.  There will be temporary impacts due to construction activities.
That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.
Land Use Ordinance Sec.104-9-3(14) Water pumping plants and reservoirs.

Property Owner Affidavit	
I (We), Hooker Water Improvement Ostrict, depose and say and that the statements herein contained, the information provided in the attac my (our) knowledge.	y that I (we) am (are) the owner(s) of the property identified in this application thed plans and other exhibits are in all respects true and correct to the best of
West Austranson for Hooper Water (Property Owner) Im provincent District	(Property Owner)
Subscribed and sworn to methis 34 dayon April 20, 2  Missing April 20, 2  Distribution No. 1, 2789  Buy Consultation No. 1, 2789	Norella Hanford (Notary)
Authorized Representative Affidavit	
I (We),, the owner(s) of (our) representative(s),, my (our) behalf before any administrative or legislative body in the County of pertaining to the attached application.	f the real property described in the attached application, do authorized as my , to represent me (us) regarding the attached application and to appear on onsidering this application and to act in all respects as our agent in matters
(Property Owner)	(Property Owner)
Dated thisday of, 20, personally apports signer(s) of the Representative Authorization Affidavit who duly acknowledged	eared before me, the to me that they executed the same.
	(Notary)

# **OVERALL SITE PLAN**

## WELL #1 TANK AND PUMP STATION

3500 WEST 5500 SOUTH
PART OF SECTION 16,
TOWNSHIP 5, RANGE 2,
SALT LAKE BASE AND MERIDIAN
ROY, WEBER, UTAH



#### **LOCATION MAP**

#### SHEET INDEX

C1 OVERALL SITE PLAN

C2 SITE PLAN

C3 LANDSCAPE PLAN

SW1 SWPPP SW2 SWPPP

DT1 PUMP STATION TYPICAL

\*SEE S SHEETS FOR TANK STRUCTURE AND PUMP

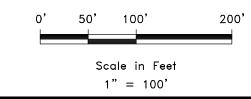
STATION.

AFFECTED PROPERTY 15,096 SF (0.347 ACRES)

A-1 ZONE

RE -15 ZONE

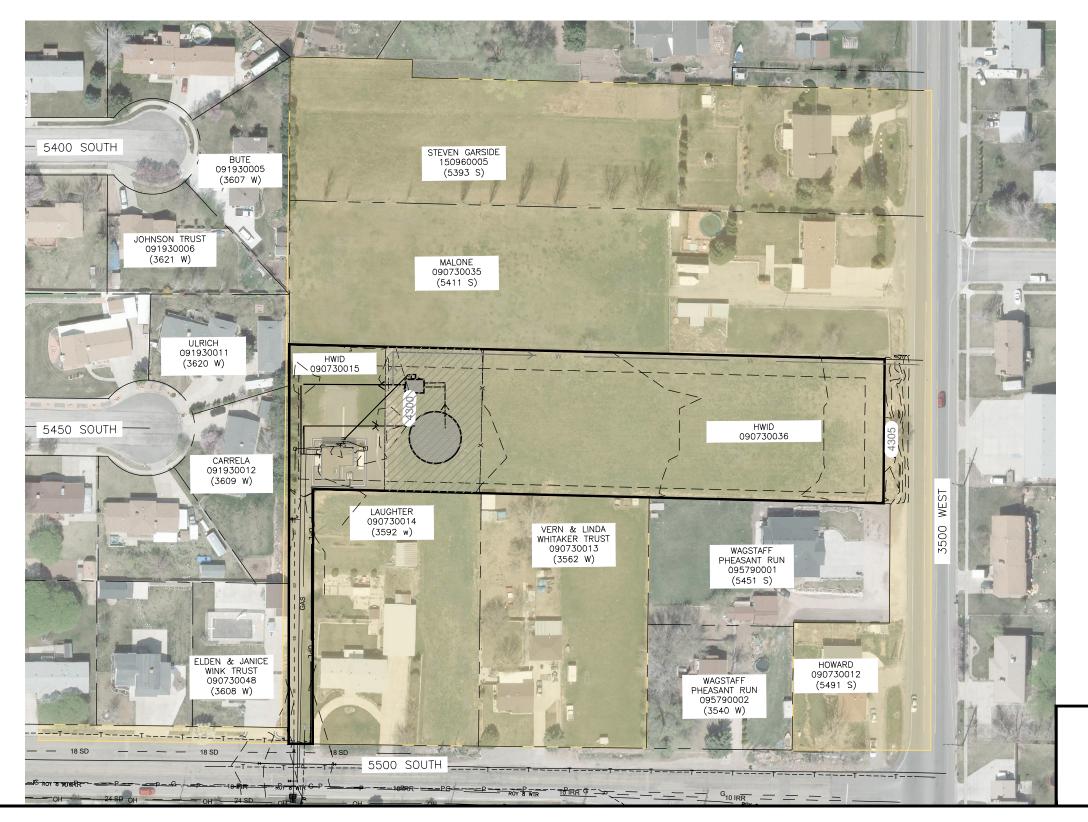


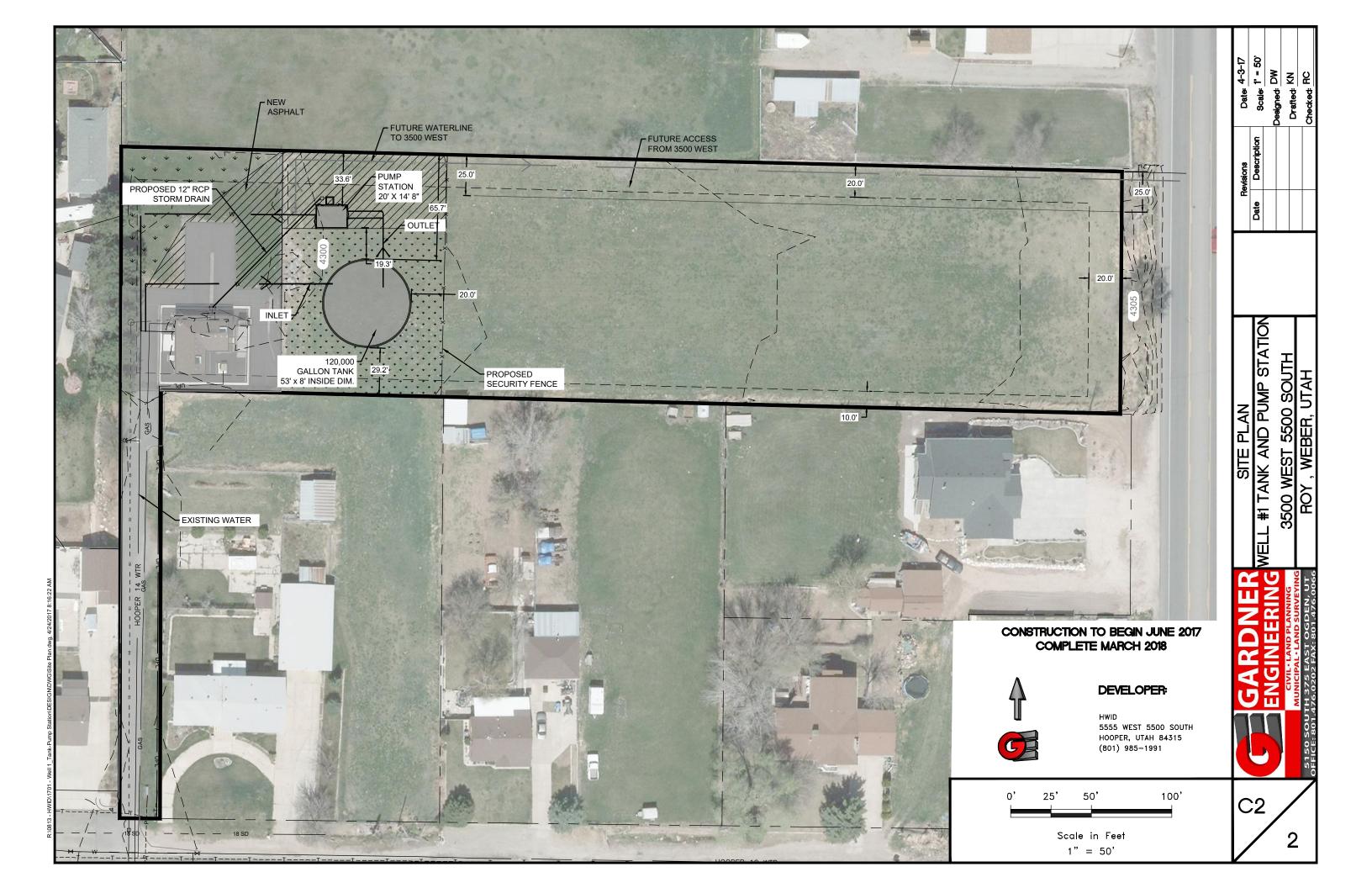


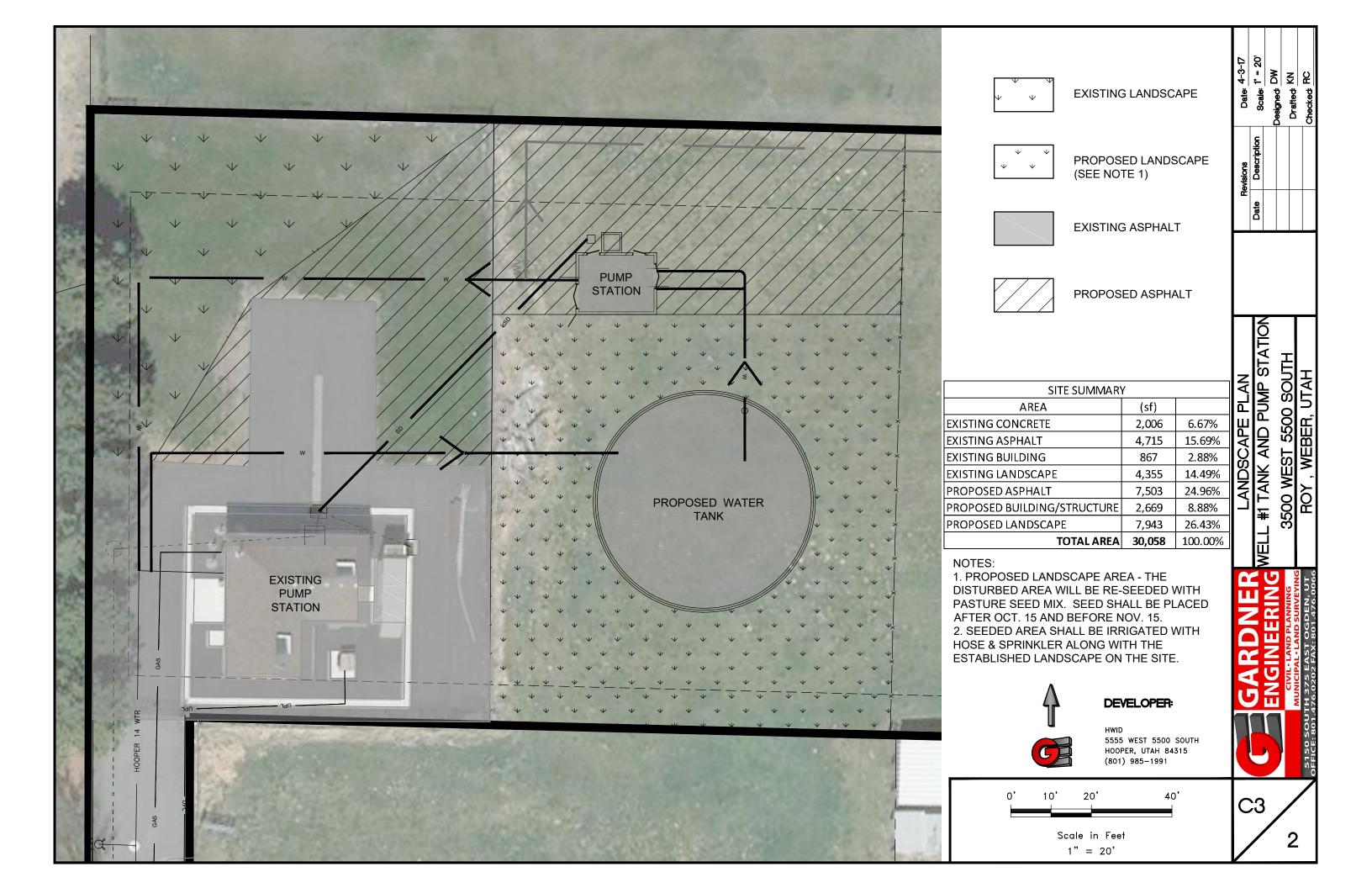
OVERALL SITE PLAN
ELL #1 TANK AND PUMP STATION
3500 WEST 5500 SOUTH
ROY, WEBER, UTAH

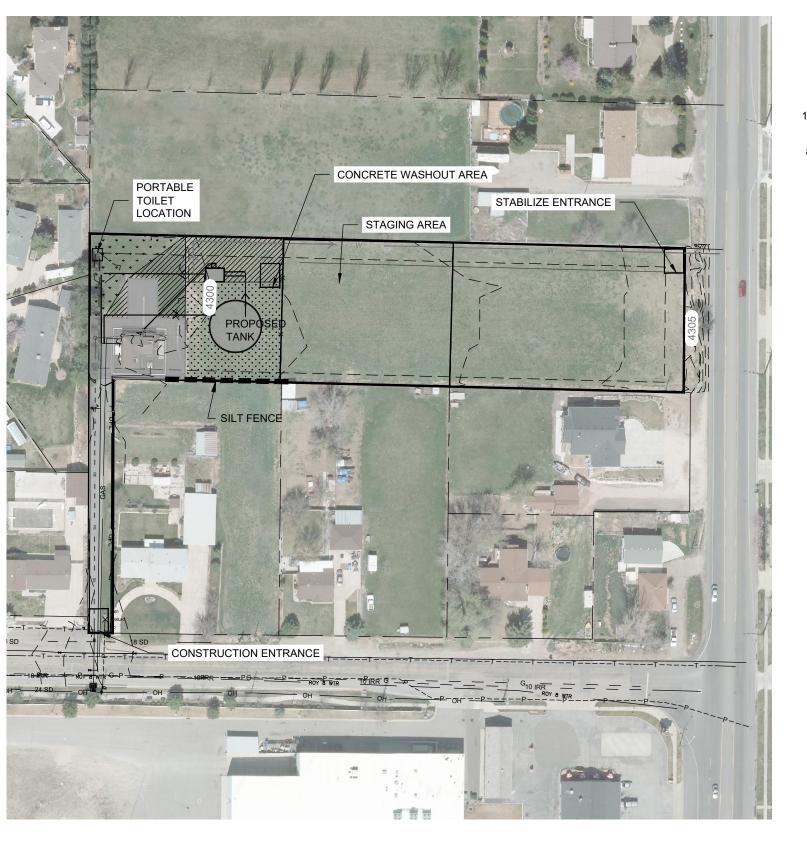
GARDNE BNGINEERIN
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEY

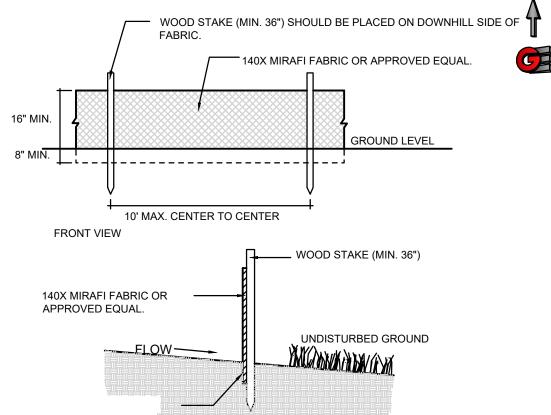


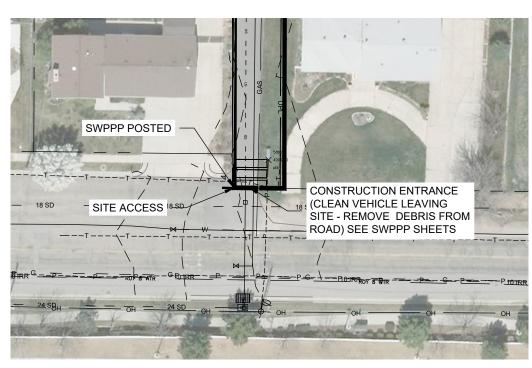








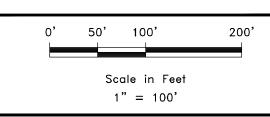




### LEGEND

SILT FENCE

NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.



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Revisions	Description				
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WELL #1 TANK AND PUMP STATION

GARDNER
ENGINEERING

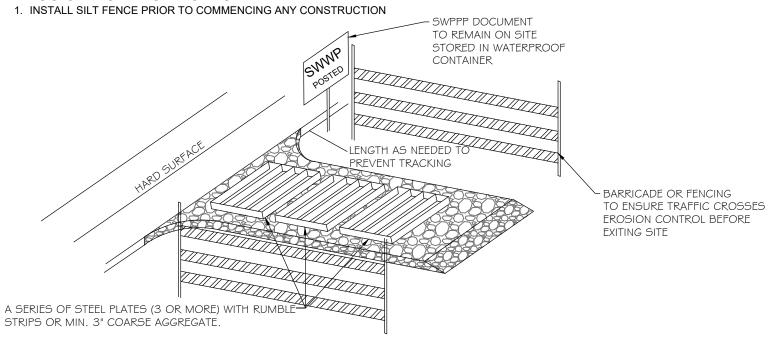
SW 1

NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS. INSPECTION TO BE PREFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

#### **STREET MAINTENANCE NOTES:**

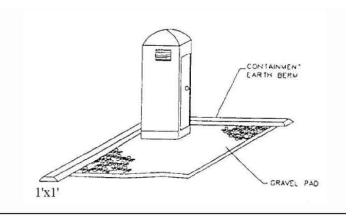
- 1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- 3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM OR NATURAL WATERWAY.

#### **EROSION CONTROL NOTES:**



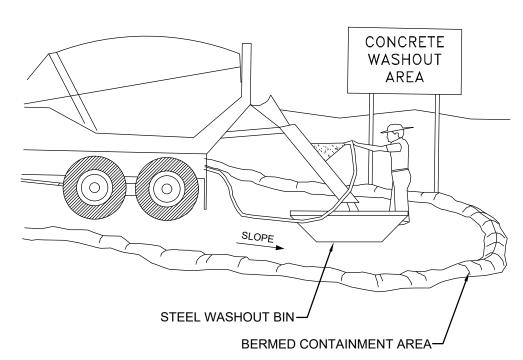
#### **ENTRANCE STABILIZATION NOTES:**

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
- a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A HARD DRIVING SURFACE.
- b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- 3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- 4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



# TEMPORARY ON-SITE FACILITIES (PORTA-POTTY) NOTES:

- 1. PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
  2.CONSTRUCT EARTH BERM PERIMETER, CONTROL FOR SPILL/PROTECTION LEAK.
- 3. STAKE PORTA-POTTY TO GROUND TO PREVENT TIP OVER.



#### **CONCRETE WASTE MANAGEMENT NOTES:**

- 1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
- 2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- 3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.

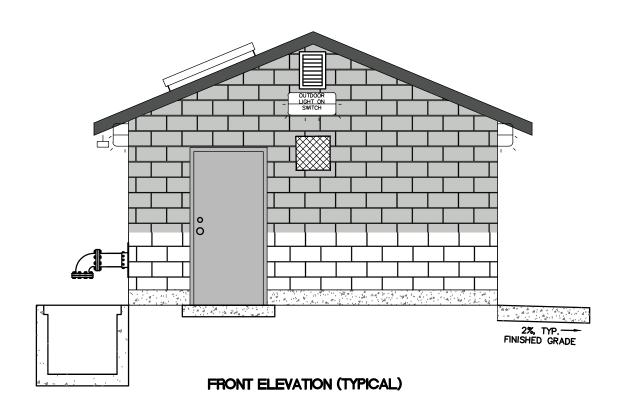
  4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED
- 4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
- 5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
- 6. CONCRETE WASH OUT TO BE EMPTIED WHEN IT REACHES  $\frac{1}{2}$  CAPACITY.

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Revisions	Description				
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SWPPP DETAILS

#I TANK AND PUMP STATION
OO WEST 5500 SOUTH



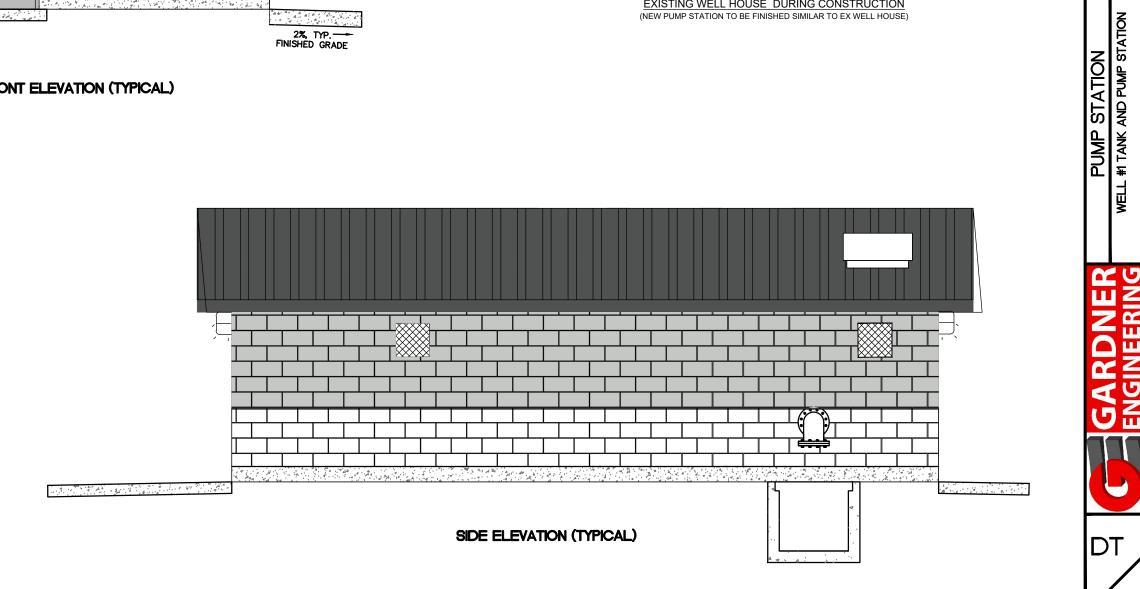




EXISTING WELL HOUSE DURING CONSTRUCTION (NEW PUMP STATION TO BE FINISHED SIMILAR TO EX WELL HOUSE)

DT

THE BOTTOM 6 COURSES OF BLOCK SHALL BE SPLIT FACE AND THE REMAINDER SHALL BE STANDARD 8X16 BLOCKS, ALL BLOCK, ROOFING, GABLE SIDING, ETC. SHALL MATCH THE EXISTING BUILDING, SUBMIT SAMPLES TO ENGINEER FOR APPROVAL PRIOR TO PURCHASE OF VISIBLE EXTERIOR MATERIALS.





#### Staff Report to the Western Weber Planning Commission

Weber County Planning Division

#### **Synopsis**

**Application Information** 

Application Request: Consideration and action on a request for final approval of Winston Park Cluster

Subdivision.

**Type of Decision:** Administrative

Agenda Date: Tuesday, June 13, 2017

Applicant: Jaymak Ogden, LLC

File Number: LVW040717

**Property Information** 

Approximate Address: 3701 West 1800 South

**Project Area:** 40 acres

Zoning: A-1

Proposed Land Use: Agricultural
Residential
Parcel ID: 15-078-0002

Township, Range, Section: Township 6 North, Range 2 West, Section 28

**Adjacent Land Use** 

North:Agricultural/ResidentialSouth:AgriculturalEast:ResidentialWest:Agricultural

**Staff Information** 

Report Presenter: Steve Burton

sburton@co.weber.ut.us

801-399-8766

Report Reviewer: RK

#### **Applicable Ordinances**

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

#### **Development History**

- The Western Weber Planning Commission reviewed and unanimously endorsed the Sketch Plan on October 11, 2016.
- The Western Weber Planning Commission reviewed and unanimously endorsed the Preliminary Plan on May 9, 2017.

#### **Background**

The applicant has submitted a request for final approval of the Winston Park Cluster Subdivision, a cluster subdivision consisting of 54 building lots, 17 open space parcels, and 3 common areas. The Winston Park Cluster Subdivision is separated into 2 phases on one subdivision plat, both of which are being presented for final approval as part of the same application. The proposed subdivision is located at approximately 3701 West 1800 South, Ogden, UT and is in the A-1 zone. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area for future development.

The Western Weber Planning Commission granted the applicant a 50 percent during the May 9th planning commission meeting based on meeting the purpose and intent of the cluster subdivision chapter, for up to a ten percent bonus density; providing and implementing an approved roadway landscape and design plan, for up to 20 percent bonus density; preserving an agricultural parcel at least ten acres but fewer than 20 acres with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, for up to a 15 percent a bonus density; providing for the development of excess sewage treatment capacity, for up to a five percent bonus density. With the 50 percent bonus density, the applicant will be able to add an additional 18 lots to the 36 base lots, for an overall density of 54 lots.

The proposal has been reviewed against the current subdivision ordinance, the standards in the A-1 zone, and the cluster subdivision standards. The proposed subdivision, in compliance with the recommended conditions, conforms to the zoning, subdivision, and cluster subdivision requirements including adequate frontage and access along future dedicated county roads, adequate lot width, and lot area.

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

#### Analysis

<u>General Plan:</u> The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agriculture (A-1) Zone.

The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Cluster subdivisions, in accordance with the LUC, are permitted in the A-1 Zone. As stated on the final plat, the subdivision contains 40.259 acres not including the road area, allowing for 36 building lots at 40,000 square feet, the minimum lot size in the A-1 Zone. The applicant is proposing a 50 percent bonus density to increase the number of building lots by 18, for a total of 54 building lots.

<u>Cluster subdivision design and layout standards</u>: The minimum lot width requirement for cluster subdivision lots in the A-1 zone is 60 feet per LUC§ 108-3-7(2)(c). The proposed cluster subdivision meets the lot width as well as the open space width requirements outlined in LUC §108-3-4 (1) which state:

"The open space area in between one cluster of lots and another shall not be less than 75 feet in width and the open space area in between lots and an exterior subdivision boundary shall not be less than 50 feet in width."

The proposed subdivision consists of open space areas between clusters of lots that are a minimum of 80 feet wide and the open space areas in between lots and exterior boundaries are a minimum of 125 feet wide.

The proposed cluster subdivision consists of 54 building lots and each cluster of lots consists of less than one third the total number of lots in the subdivision, complying with LUC § 108-3-4 (2).

The proposed lot sizes vary from 9,000 square feet to 14,473 square feet. The minimum lot based on meeting the criteria outlined in LUC-§ 108-3-7 which states:

"A lot's minimum area is reduced to 6,000 square feet if:

The lot lies within a cluster subdivision that is adjacent to an undeveloped parcel. A parcel is considered undeveloped if it:

- i. Does not contain an existing dwelling; or
- ii. Contains an existing dwelling that lies further than 150 feet away from all external boundaries of the proposed or subject cluster subdivision."

The proposed cluster subdivision is adjacent to multiple undeveloped parcels in all directions of the current parcel's boundaries, meeting the requirement to reduce lot size to 6,000 square feet. All lots within the proposed cluster subdivision meet the area and width requirements.

<u>Bonus Density Requirements:</u> The LUC§ 108-3-4 states that the minimum preserved open space requirement in the A-1 zone is 30 percent. The LUC§ 108-3-8(2) states that the county may grant a bonus density of up to 50 percent if the applicant preserves an open space percentage above the 30 percent requirement. The applicant is proposing to preserve 50 percent open space; which will allow up to a 50 percent bonus density to be granted. The applicant has been granted a 50 percent bonus density based on a combination of the following, as outlined in LUC§ 108-3-8:

a.) If a cluster subdivision meets the purpose and intent of the cluster subdivision chapter, up to a ten percent bonus density may be granted.

The purpose of the cluster subdivision chapter is stated in LUC§ 108-3-1 as:

"The purpose of this chapter is to provide flexible development standards to landowners that are committed to developing safe, attractive, conservation oriented neighborhoods that are thoughtfully designed and arranged in a manner that considers, gives deference to, and ultimately protects natural topography, environmentally sensitive areas, wildlife habitat, and agriculturally productive lands. It is intended to benefit those that create cluster subdivisions by offering an inherent gain in the form of reduced infrastructure costs and the possibility for a substantial increase in residential density in the Western Weber Planning Area. It is equally intended to benefit the residents of Weber County by promoting public welfare through the reduction of long-term infrastructure maintenance costs and the permanent preservation of the county's functional open spaces, picturesque landscapes, and rural character."

b.) If a cluster subdivision provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.

The applicant has provided a roadway landscape and design plan including sidewalk, curb, and gutter on both sides of all proposed streets as well as street trees of the correct caliper, which will be planted according to LUC §108-3-8 (b). The applicant has also provided a streetlight plan consisting of three street lights that will be located throughout the subdivision, as shown on the improvement drawings (Exhibit C).

- e.) If a cluster subdivision preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:
  - 1. For a parcel containing at least ten acres but fewer than 20 acres, up to a 15 percent bonus density may be granted.

The proposed cluster subdivision includes contiguous agricultural preservation parcels. The combined agricultural parcels are 20 acres, meeting this requirement. The applicant has provided an open space preservation plan for the common area and agriculture preservation parcels. (Exhibit D).

i.) If a cluster subdivision provides for the development of excess sewage treatment capacity, up to a five percent bonus density may be granted.

The applicant has proposed to provide for the development of excess sewage treatment capacity by increasing the capacity of the proposed sewer pump station. A condition of approval has been added to the staff recommendation to ensure that the Weber County Engineering Division confirms that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of subdivision improvement drawings.

<u>Culinary water and sanitary sewage disposal:</u> Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. The applicant has provided a water share certificate from Hooper Irrigation regarding secondary water. A capacity assessment evaluation has been provided by the Department of Environmental Quality Division of Drinking Water.

<u>Additional design standards and requirements:</u> The proposal includes a 60 foot wide public road extending through the subdivision from north to south. The proposal also includes two 50 foot wide cul de sac streets and a 50 foot wide public road along the east side of the subdivision that connects to the existing 1800 South road and stubs to the south. Road stubbing has also been provided for future development to areas to the east and west of the proposed subdivision.

A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

As stated in LUC §108-3-9, the applicant, prior to recording a final plat of the cluster subdivision, shall:

- 1. Establish a homeowners association and submit for the county's review the necessary articles of incorporation, bylaws, and declaration of covenants, conditions, and restrictions that provide for:
  - a. Compliance with Utah State Code;
  - b. The reason and purpose for the association's existence;
  - c. Mandatory membership for each lot or home owner and their successors in interest;
  - d. The perpetual nature of the easements related to all dedicated open space parcels;
  - e. Responsibilities related to liability, taxes, and the maintenance of recreational and other infrastructure and facilities;
  - f. Financial obligations and responsibilities, including the ability to adjust the obligations and responsibilities due to change in needs;
  - g. Association enforcement remedies; and
  - h. A notification of the county's ability to enforce the terms of the owner's dedication on the subdivision dedication plat.
- 2. Register the homeowners association with the State of Utah, Department of Commerce.

This requirement has been added to the staff recommendation as a condition of approval.

<u>Review Agencies:</u> To date, the final plat for the proposed cluster subdivision has been reviewed by the Surveyor's Office. A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Engineering Division and the Fire District, will be addressed prior to final consideration by the County Commission.

<u>Tax clearance</u>: There are no outstanding tax payments currently related to this parcel.

#### **Staff Recommendation**

Staff recommends final approval of the Winston Park Cluster Subdivision, consisting of 54 building lots, 17 open space parcels, and 3 common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
- 2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions and provide them for review and approval by the County prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
- 3. A guarantee of Improvements will be required as outlined in LUC §106-4-3.
- 4. The applicant, prior to recording or as part of recording the final cluster subdivision plat, shall grant and convey to the county, to each lot owner, and to the homeowner association if applicable, an open space easement over all areas dedicated as common area or individually owned preservation parcels, as outlined in LUC §108-3-6.

5. The Weber County Engineering Division must confirm, prior to final subdivision approval from the County Commission, that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of improvement drawings.

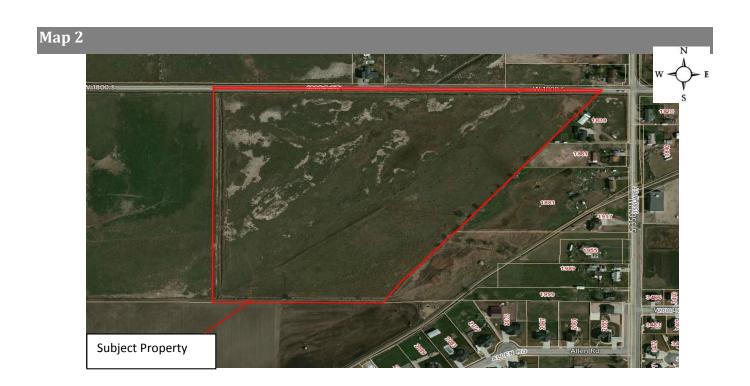
This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
- 3. Up to a ten percent bonus density may be granted for meeting the purpose and intent of the cluster subdivision.
- 4. Up to 20 percent bonus density may be granted based on providing and implementing an approved roadway landscape and design plan.
- 5. Up to a 15 percent a bonus density may be granted based on preserving an agricultural parcel of at least ten acres but fewer than 20 acres with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel.
- 6. Up to a five percent bonus density may be granted based on providing for the development of excess sewage treatment capacity.
- 7. The proposed subdivision will not be detrimental to public health, safety, or welfare.
- 8. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

#### **Exhibits**

- A. Final plat
- B. Improvement drawings, including the streetscape and lighting design-
- C. Will serve letters
- D. Open space preservation plan

# 



**SIGNATURE** 

CHAIRMAN, WEBER COUNTY PLANNING COMMISION

CHAIRMAN, WEBER COUNTY COMMISION

SANDY, UTAH 84070 (801) 542-7192

**SIGNATURE** 

DEPUTY

SIGNATURE

# WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH APRIL 2017

			CURVE TA	ABLE	
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.63'	275.00'	52°13'08"	N 64°39'14" E	242.05'
C2	100.91	150.00'	38°32'40"	S 70°43'40" E	99.02'
СЗ	108.85	165.00'	37°47'49"	N 19°38'46" E	106.88'
C4	23.56'	15.00'	89°59'55"	N 45°44'49" E	4247.13'
C5	81.86'	190.00'	24°41'12"	N 13°05'28" E	81.23'
C6	43.48'	190.00'	13°06'37"	N 31°59'22" E	43.38'
C7	125.34'	190.00'	37°47'49"	N 19°38'46" E	123.08'
C8	23.56'	15.00¹	90°00'00"	N 06°27'20" W	21.21'
C9	84.09'	125.00'	38°32'40"	N 70°43'40" W	82.51'
C10	105.08'	175.00¹	34°24'12"	S 67°36'44" E	103.51'
C11	23.84'	15.00'	91°02'41"	N 84°04'01" E	21.41'
C12	63.14'	300.00'	12°03'34"	N 44°34'27" E	63.03'
C13	62.46'	300.00'	11°55'43"	N 56°34'05" E	62.35'
C14	72.25'	300.00'	13°47'56"	N 69°25'54" E	72.08'
C15	75.57'	300.00'	14°25'56"	N 83°32'50" E	75.37'
C16	273.42'	300.00'	52°13'08"	N 64°39'14" E	264.05'
C17	23.58'	15.00'	90°04'25"	N 45°43'36" E	21.23'
C18	23.54'	15.00'	89°55'35"	S 44°16'24" E	21.20'
C19	23.58'	15.00¹	90°04'25"	S 45°43'36" W	21.23'
C20	23.55'	15.00¹	89°56'32"	N 44°16'53" W	21.20'
C21	23.58'	15.00 <sup>1</sup>	90°03'28"	S 45°43'07" W	21.22'
C22	23.56'	15.00'	90°00'00"	S 44°18'37" E	21.21'
C23	13.59'	15.00'	51°55'26"	N 64°43'40" E	13.13'
C24	68.34'	50.00'	78°18'36"	S 77°55'15" W	63.14'
C25	55.43'	50.00'	63°30'55"	N 31°09'59" W	52.63'
C26	55.55'	50.00'	63°39'30"	N 32°25'14" E	52.74'
C27	68.55'	50.00'	78°33'22"	S 76°28'20" E	63.31'
C28	13.64'	15.00'	52°06'58"	N 63°15'08" W	13.18'
C29	247.87'	50,00'	284°02'24"	N 00°47'09" E	61.54'
C30	23.56'	15.00'	90°00'00"	S 45°41'23" W	21.21'
C31	23.56'	15.00'	90°00'00"	S 44°18'37" E	21.21'
C32	13.59'	15.00'	51°55'26"	N 64°43'40" E	13.13'
C33	69.78'	50.00'	79°57'42"	S 78°44'48" W	64.25'
C34	53.99'	50,00'	61°51'50"	N 30°20'27" W	51.40'
C35	54.11'	50.00'	62°00'10"	N 31°35'34" E	51.51'
	70.00'	50.00'	80°12'43"	S 77°18'00" E	64.42'
C37	13.64'	15.00¹	52°06'58"	N 63°15'08" W	13.18'
C38	247.87	50.00'	284°02'24"	N 00°47'09" E	61.54'
C39	23.56	15.00'	90°00'00"	S 45°41'23" W	21.21'
C40	23.54'	15.00'	89°55'35"	S 44°16'24" E	21.20'
C41	67.50'	250.00'	15°28'08"	N 83°01'44" E	67.29'
C42	160.35'	250.00'	36°45'00"	N 56°55'10" E	157.62'
C43	227.85	250.00	52°13'08"	N 64°39'14" E	220.04
C44	92.59'	131.40'	40°22'28"	N 19°38'46" E	90.69'

	PARCEL LINE TA	BLE
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	110.28'
L2	S 00°41'23" W	101.63'
L3	S 00°41'23" W	80.03'
L4	S 00°41'23" W	80.00'
L5	S 00°41'23" W	80.00'
L6	S 00°41'23" W	80.00'
L7	S 00°41'23" W	79.98'
L8	S 00°41'23" W	79.98'
L9	S 00°41'23" W	75.00'
L10	S 00°41'23" W	80.00'
L11	S 00°41'23" W	80.00'
L12	S 00°41'23" W	80.00'
L13	S 00°41'23" W	80.00'
L14	N 89°18'37" W	125.26'
L15	N 00°41'23" E	80.00'
L16	N 00°41'23" E	80.00'
L17	N 00°41'23" E	80.00'
L18	N 00°41'23" E	80.00'
L19	N 00°41'23" E	75.00'
L20	N 00°41'23" E	80.00'
L21	N 00°41'23" E	80.00'
L22	N 00°41'23" E	80.00'
L23	N 00°41'23" E	80.00'
L24	N 00°41'23" E	80.00'
L25	N 00°41'23" E	80.00'
L26	N 00°41'23" E	86.52'
L27	S 89°18'37" E	125.14'
L28	N 89°19'32" W	125.26'
L29	N 89°19'32" W	125.26'
L30	N 89°19'32" W	125.26'
L31	N 89°19'32" W	125.26'
L32	N 89°19'04" W	125.26'
L33	S 89°18'37" E	125.26'
L34	N 89°18'37" W	125.26'
L35	N 89°18'37" W	125.26'
L36	N 89°18'37" W	125.26'
L37	N 89°18'37" W	125.26'
L38	N 89°18'37" W	125.26'
L39	N 89°14'12" W	110.24'
L40	S 00°41'23" W	80.00'

	PARCEL LINE TA	BLE			PARCEL LINE TA	BLE
LINE #	BEARING	DISTANCE		LINE #	BEARING	DISTANCE
L41	S 00°41'23" W	88.12'		L81	S 51°27'20" E	112.84'
L42	S 00°41'23" W	73.26'		L82	S 43°27'51" W	35.49'
L43	S 00°41'23" W	80.00'		L83	S 38°06'04" W	29.90'
L44	S 89°14'12" E	110.28'		L84	N 90°00'00" E	27.04'
L45	S 00°41'23" W	100.00'		L85	S 38°06'04" W	63.10'
L46	N 89°14'12" W	125.26'		L86	S 38°06'04" W	94.64'
L47	S 00°41'23" W	85.02'		L87	S 38°06'04" W	99.10'
L48	N 00°41'23" E	84.98'		L88	S 55°53'38" E	120.83'
L49	S 89°14'12" E	85.53'		L89	N 38°32'40" E	46.65'
L50	S 89°14'12" E	100.00'		L90	N 38°32'40" E	94.63'
L51	S 89°14'12" E	100.00'		L91	N 38°32'40" E	92.19'
L52	S 89°14'12" E	100.00'		L92	S 51°27'20" E	117.02'
L53	S 89°14'12" E	7.47'		L93	S 51°27'20" E	116.28'
L54	N 38°32'40" E	26.54'		L94	N 00°44'52" E	25.56'
L55	N 38°32'40" E	98.92'		L95	N 00°44'52" E	95.14'
L56	N 38°32'40" E	95.94'		L96	N 00°44'52" E	95.14'
L57	N 38°32'40" E	74.12'		L97	N 00°44'52" E	95.14'
L58	S 43°27'51" W	7.31'		L98	N 00°44'52" E	95.15'
L59	S 39°10'43" W	110.64'		L99	N 00°44'52" E	60.00'
L60	S 39°10'43" W	81.10'		L100	S 89°15'08" E	120.00'
L61	N 41°15'28" E	14.87'		L101	S 00°44'52" W	77.69'
L62	N 41°15'28" E	99.03'		L102	S 00°44'52" W	95.14'
L63	N 41°15'28" E	38.12'		L103	S 00°44'52" W	55.83'
L64	N 33°50'24" E	71.21'		L104	S 00°44'52" W	95.14'
L65	N 33°50'24" E	99.34'		L105	N 89°15'08" W	120.00'
L66	N 89°14'12" W	116.80'		L106	S 89°15'08" E	120.00'
L67	N 89°14'12" W	75.79'		L107	S 89°15'08" E	120.00'
L68	N 89°14'12" W	100.00'		L108	S 89°15'08" E	120.00'
L69	N 89°14'12" W	100.00'		L113	S 89°18'37" E	95.70'
L70	N 89°14'12" W	100.00'		L114	S 89°18'37" E	85.71'
L71	N 89°14'12" W	100.42'		L115	S 89°18'37" E	69.04'
L72	S 00°45'48" W	100.00'		L116	S 89°18'37" E	85.71'
L73	S 00°45'48" W	100.00'		L126	N 37°33'35" E	27.20'
L74	S 00°45'48" W	100.00'		L127	N 37°33'35" E	15.45'
L75	S 00°45'48" W	100.00'		L132	S 00°41'23" W	90.00'
L76	S 13°40'08" E	113.03'		L133	N 89°18'37" W	80.70'
L77	S 29°04'38" E	156.43'		L134	N 89°18'37" W	85.71'
L78	S 41°51'04" E	118.87'		L135	N 89°18'37" W	85.71'
L79	S 51°27'20" E	106.55'		L136	N 89°18'37" W	85.71'
1.80	S 51°27'20" F	111 24	1	I 137	N 89°18'37" W	15.34'

L80 S 51°27'20" E 111.24'

PARCEL LINE TABLE					PARCEL LINE TA	E
LINE #	BEARING	DISTANCE		LINE #	BEARING	
L138	S 89°18'37" E	15.48'		L187	S 00°41'23" W	
L139	N 89°18'37" W	85.71'		L188	S 00°41'23" W	
L140	S 89°18'37" E	85.71'		L189	S 00°41'23" W	
L141	S 89°18'37" E	85.71'				
L142	S 89°18'37" E	80.70'				
L143	S 00°41'23" W	90.00'				
L144	N 00°41'23" E	105.00'				
L145	N 00°41'23" E	105.00'				
L146	N 00°41'23" E	105.00'				
L147	S 00°41'23" W	105.00'				
L148	N 17°44'29" E	133.36'				
L149	S 89°18'37" E	140.47'				
L150	S 16°21'49" E	133.20'				
L151	S 00°41'23" W	105.00'				
L152	S 00°41'23" W	105.00'				
L153	S 00°41'23" W	105.00'				
L154	S 00°41'23" W	105.00'				
L155	N 89°18'37" W	95.70'				
L156	N 89°18'37" W	85.71'				
1		1	1			

L157 N 89°18'37" W 58.46'

L159 N 36°10'49" W 21.10'

L160 N 36°10'49" W 27.35'

L170 N 89°18'37" W 85.71'

L171 N 89°18'37" W 85.71'

L172 N 89°18'37" W 85.71'

L173 S 89°18'37" E 8.28'

L174 S 89°18'37" E 85.71'

L175 S 89°18'37" E 85.71'

L176 S 89°18'37" E 85.71'

L177 S 89°18'37" E 80.70'

L178 S 00°41'23" W 90.00'

L179 N 00°41'23" E 105.00'

L180 N 00°41'23" E 105.00'

L181 N 00°41'23" E 105.00'

L182 N 00°41'23" E 105.00'

L183 N 17°07'59" E 133.62'

L184 S 89°18'37" E 140.47'

L185 S 15°45'11" E 133.46'

L186 S 00°41'23" W 105.00'

L169 N 89°18'37" W

PARCEL LINE TABLE				
LINE #	BEARING	DISTANCE		
L187	S 00°41'23" W	105.00'		
L188	S 00°41'23" W	105.00'		
L189	S 00°41'23" W	105.00'		

		1400 SOUTH STREET	
	4300 WEST STREET	3500 WEST STREET	
-		1800 SOUTH STREET  SITE	
		2200 SOUTH STREET	
		NORTH	
_		VICINITY MAP	

SCALE: N.T.S.

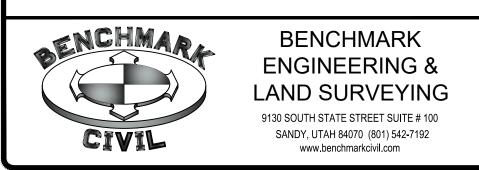
LOT	ADDRESS	LOT	ADDRESS
101	1825 SOUTH	201	1959 SOUTH
102	1887 SOUTH	202	1971 SOUTH/3792 WEST
103	1849 SOUTH	203	1994 SOUTH/3755 WEST
104	1861 SOUTH	204	3749 WEST
105	1875 SOUTH	205	3735 WEST
106	1887 SOUTH	206	3719 WEST
107	1987 SOUTH	207	3705 WEST
108	1911 SOUTH	208	3693 WEST
109	1923 SOUTH	209	1978 SOUTH
110	1947 SOUTH	210	1947 SOUTH
111	1942 SOUTH/3765 WEST	211	1958 SOUTH
112	3751 WEST	212	1948 SOUTH
113	3737 WEST	213	1936 SOUTH
114	3727 WEST	214	4032 WEST/1918 SOUTH
115	3713 WEST	215	1906 SOUTH
116	3701 WEST	216	1898 SOUTH
117	3694 WEST	217	1866 SOUTH
118	3714 WEST	218	1852 SOUTH
119	3726 WEST	219	1838 SOUTH
120	3738 WEST	220	1824 SOUTH
121	3752 WEST	Α	3757 WEST/1822 SOUTH
122	3764 WEST	В	3727 WEST
123	1870 SOUTH/3763 WEST	С	3686 WEST
124	3751 WEST	D	3643 WEST
125	3737 WEST	E	1833 SOUTH
126	3711 WEST	F	1861 SOUTH
127	3713 WEST	G	1869 SOUTH
128	3701 WEST	Н	1891 SOUTH
129	3702 WEST	ı	1913 SOUTH
130	3714 WEST	J	1951 SOUTH
131	3726 WEST	K	3720 WEST
132	3738 WEST	L	3756 WEST/1962 SOUTH
133	3752 WEST	М	1894 SOUTH
134	3764 WEST/1846 SOUTH	N	N/A
135	3701 WEST	0	1812 SOUTH
		Р	N/A
		Q	1884 SOUTH

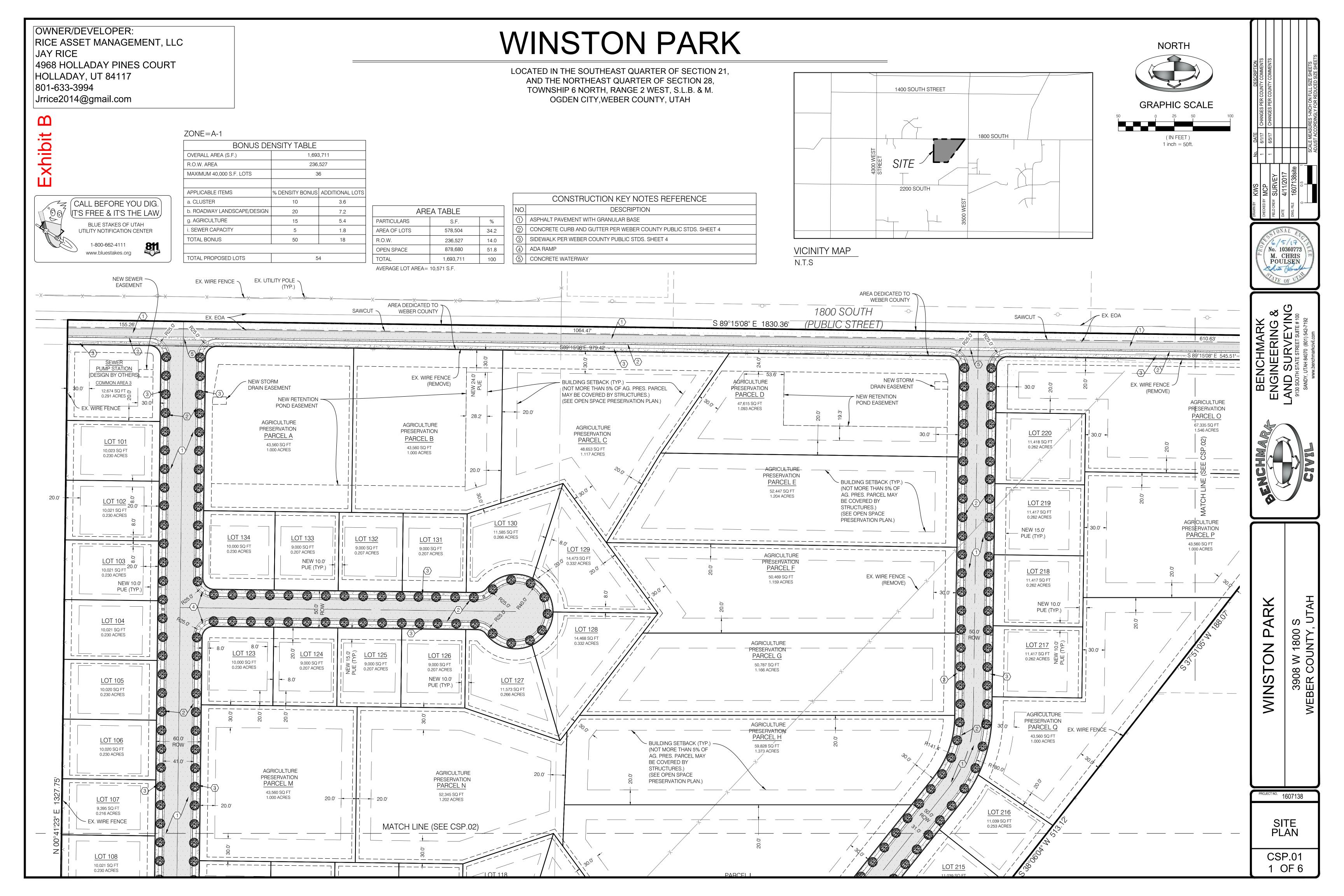


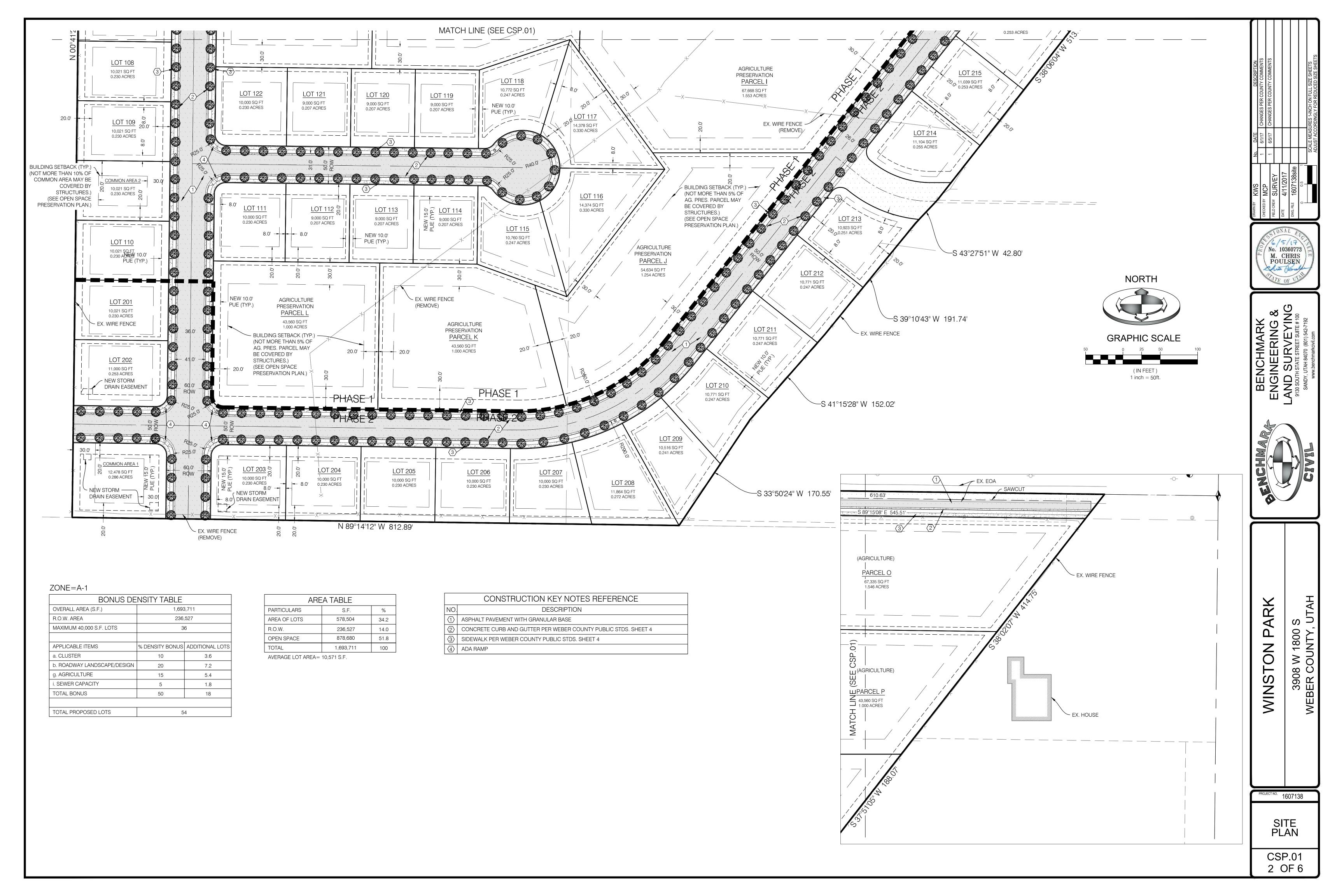
PAGE 2 OF 2

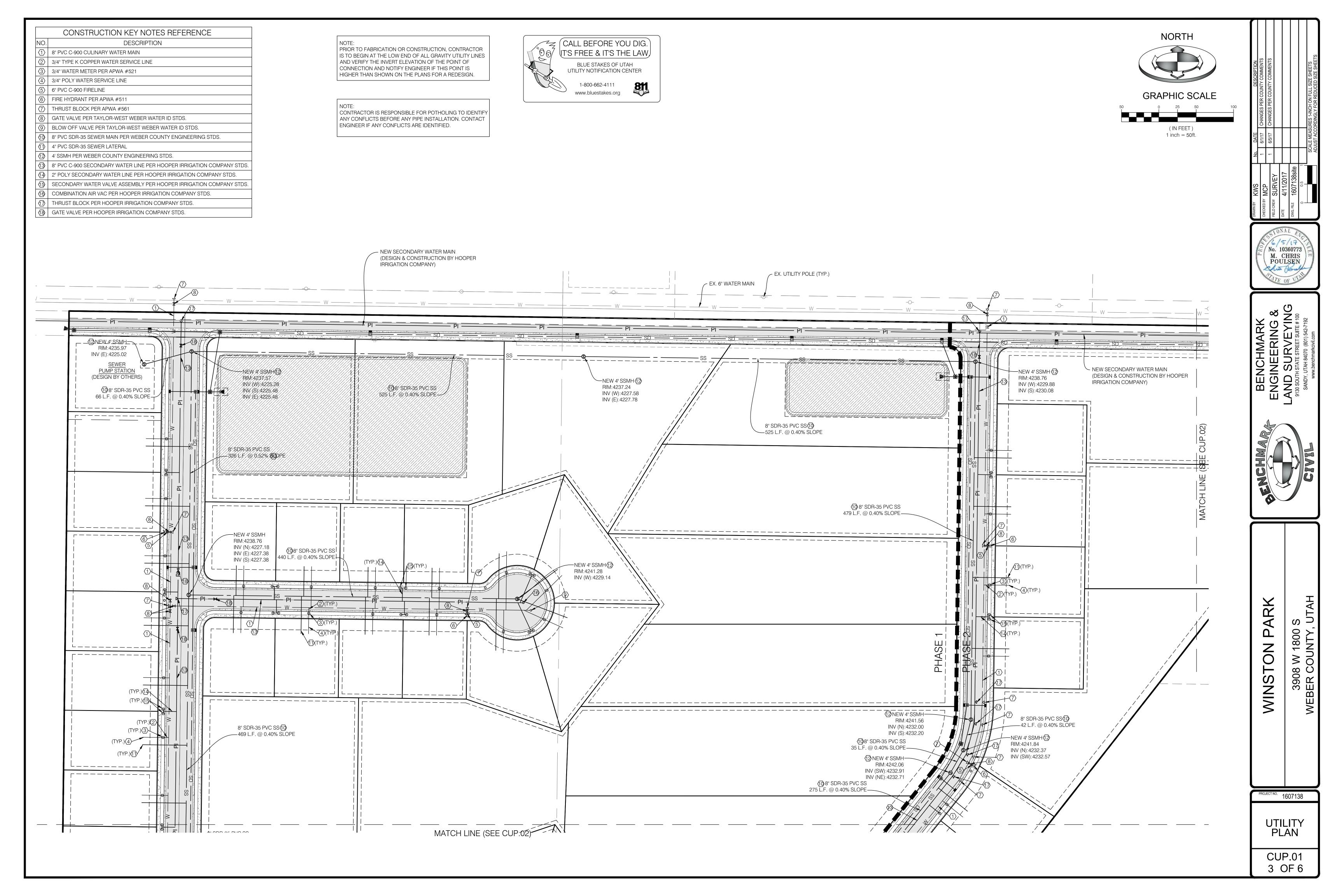
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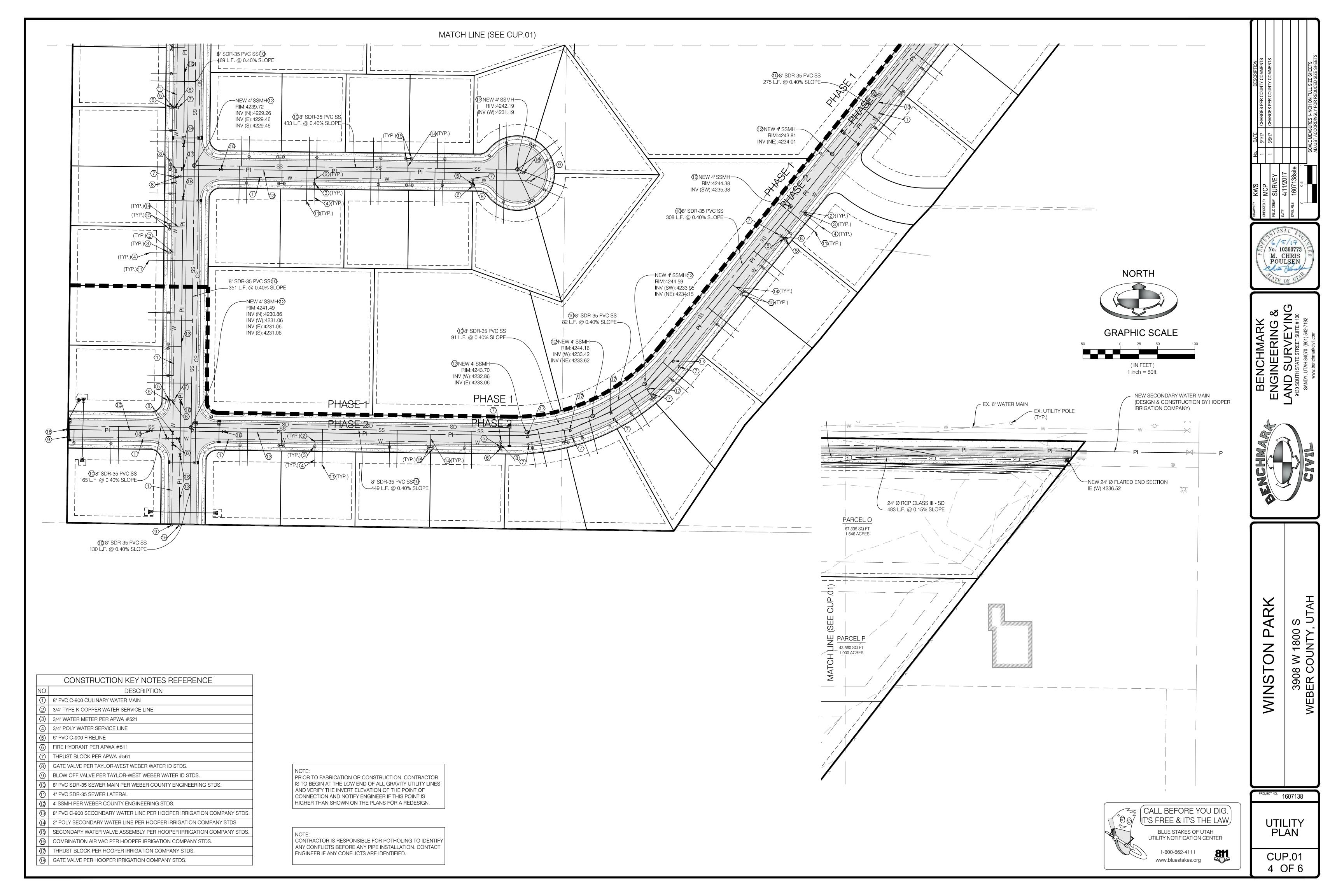
WEBER COUNTY RECORDER

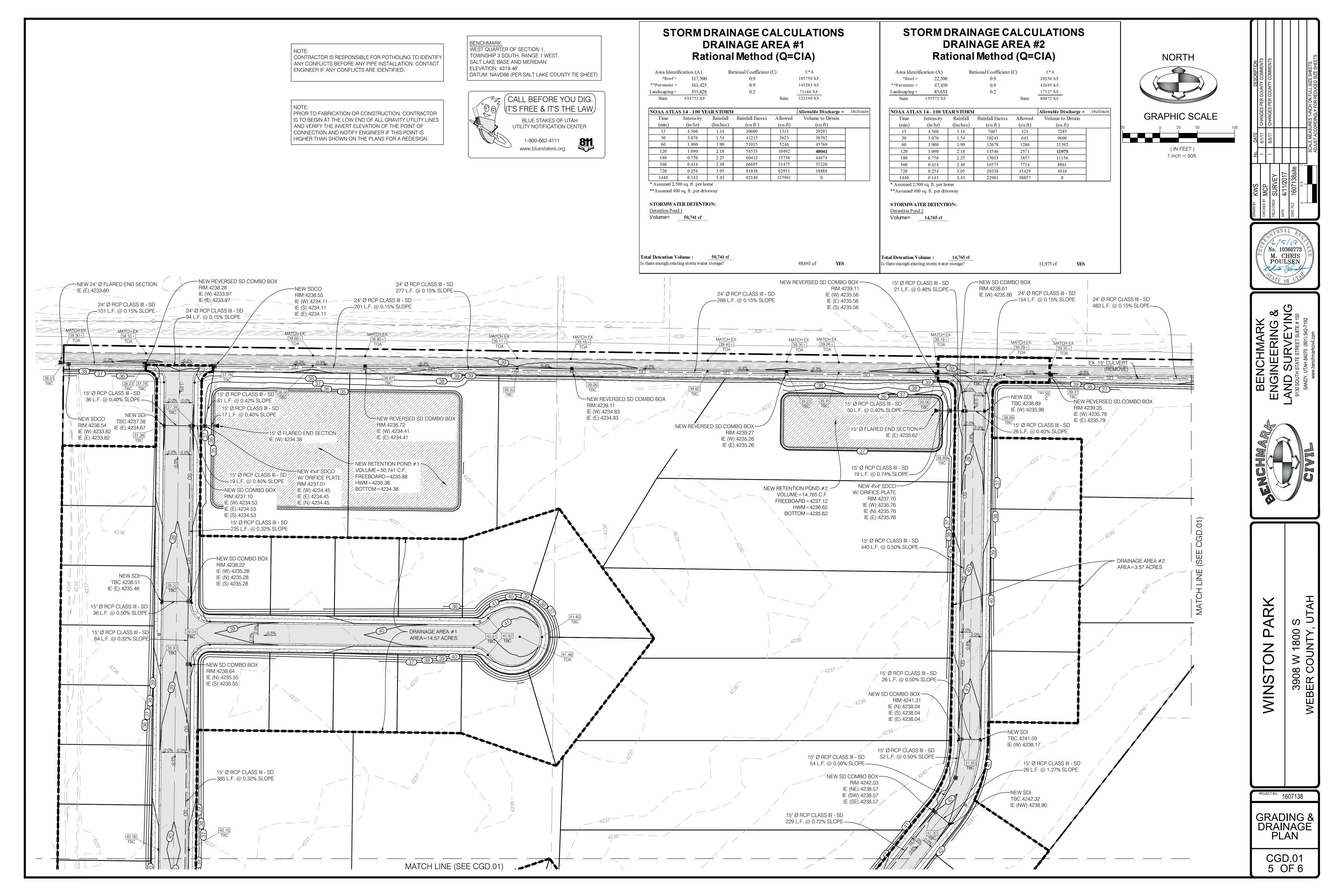


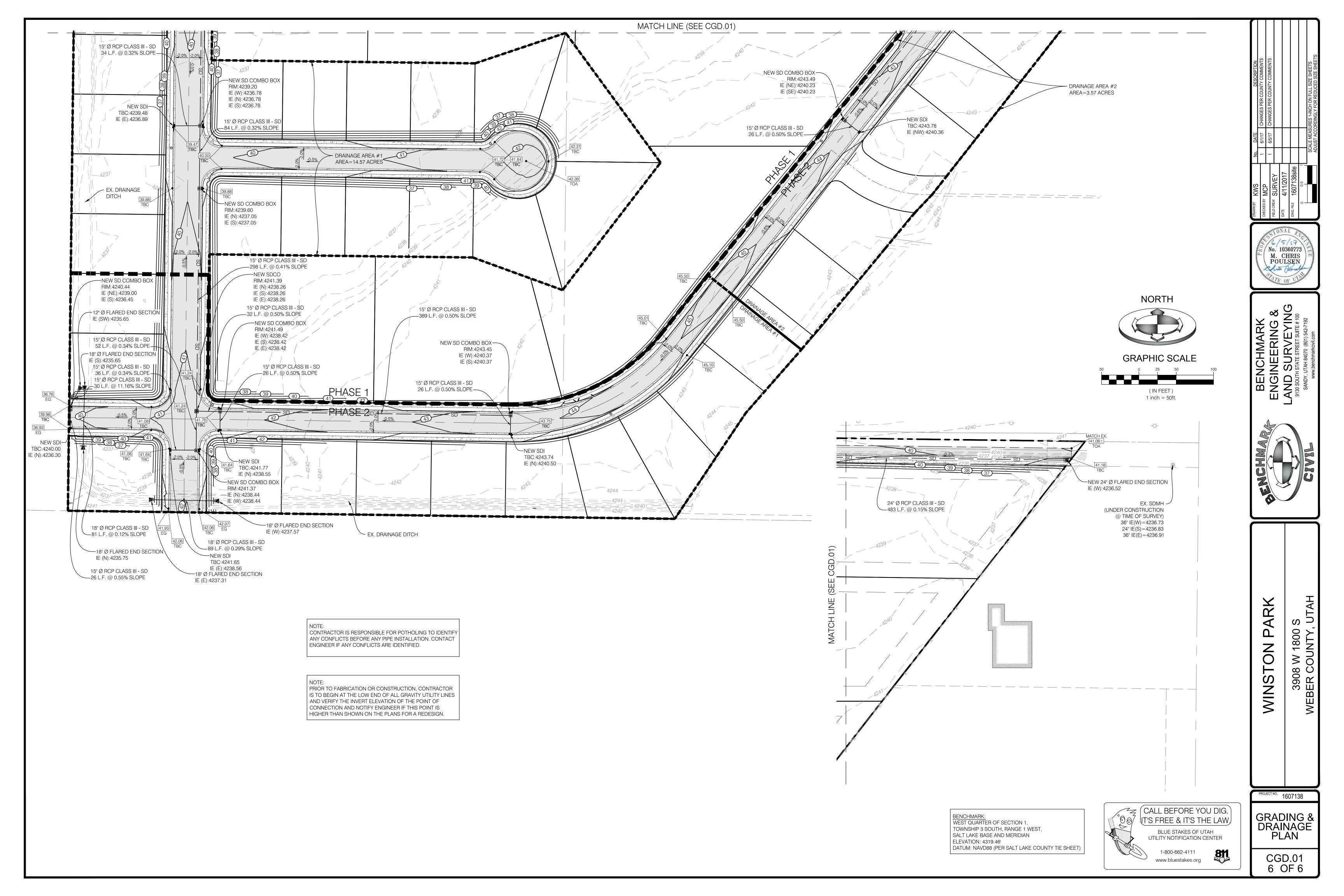












# TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH WEST HAVEN, UTAH 84401

April 6, 2017

Weber County Planning Commission 2380 Washington Boulevard Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that *preliminary* approval has been given to provide culinary water only for 54 lots for the Winston Park subdivision to be located at the approximate address of 1800 South 3600 West in Taylor, Utah.

#### Requirements:

- \*Plan review fee = \$1,350 (\$25 per lot)
- \*Water rights fee = \$156,708 (\$2,902 per lot or current cost when paid)
- \*Secondary water = must hook up to the pressurized secondary water system provided by Hooper Irrigation
- \*Hookup/Impact fee will need to be paid by each lot owner (\$5,638 or current cost when paid) before building permit is issued by Weber County

Construction plans must be approved by the District before the start of the project. Final approval will be subject to meeting <u>all</u> of the requirements of the District and all fees being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

Val Surrage - Manager

VS/sph

Expires 10/06/17





# Department of Environmental Quality

Alan Matheson Executive Director

DIVISION OF DRINKING WATER Marie E. Owens, P.E. Director

May 15, 2017

Val Surrage Taylor West-Weber Water District 2815 West 3300 South West Haven, Utah 84401

Subject: Feasibility Evaluation, Drinking Water Service to Winston Park Subdivision from

Taylor-West Weber Water District, System #29019, File #10836

#### This is not Plan Approval for construction.

Dear Mr. Surrage:

The Division of Drinking Water (the Division) received your request concerning the capacity of the Taylor-West Weber Water District (The District) to provide drinking water service to the Winston Park Subdivision on April 28, 2017. This feasibility evaluation is solely based on the information we received from the District and the existing records available in the Division's database.

The Division's estimate is based on:

- The present number of equivalent residential connections (ERC's) the District is obligated to serve the District indicated in the attached Project Notification Form (PNF), which was received on April 28, 2017, that the District currently is obligated to serve 2,515 ERC's and the proposed Winston Park Subdivision will add 54 new residential connections (54 ERC's). Therefore, our estimate is based on 2,569 ERC's (i.e. 2,515 plus 54 ERC's);
- Irrigatable acreage, which was provided by the District in the last sanitary survey; and
- Fire flow required by local fire code officials.

This evaluation is courtesy technical assistance, and is not meant to be a detailed or accurate engineering analysis. The Division does not track or verify the number of obligated connections or the status of the obligated connections. It is the responsibility of the Taylor-West Weber Water District and Weber County to verify all information for planning purposes.

Per Utah Administrative Rule R309-510 Minimum Sizing Requirements, the number of allowable connections to be served by a public water system is affected by:

- Source water capacity;
- Storage capacity; and
- Available water rights.

Among these three components, the one with the least capacity determines the allowable number of connections for a public water system. The Division of Drinking Water's feasibility evaluation addresses only the first two components (i.e., source and storage capacities).

The Division of Water Rights is the authority for water rights related regulations. Please consult with the Division of Water Rights directly for certification and interpretation regarding water rights.

The requirements related to <u>indoor water use</u> for these components are:

- A water system must be able to provide **800 gallons per day (gpm) per (ERC) from its water source(s)**;
- A water system must be able to provide **400 gallons per ERC of storage**;
- A water system must have **0.45 acre-feet per ERC of water rights.**

#### Furthermore:

- If a water system provides water for <u>irrigation</u> use, additional source capacity, storage capacity and water rights are required.
- If a water system provides water for <u>fire suppression</u>, additional storage capacity is required.

#### **Source Capacity**

Based on the Division records and the information provided by the Taylor-West Weber Water District, the District has the following approved drinking water sources and safe yields:

Source Number	Water Source Name	Safe Yield (gpm)
WS001	Big Well	900
WS002	Small Well	Inactive
WS003	Weber Basin WCD Wholesale Contract	2,000
WS004	900 South Well	1,000
WS005	Shop Well	Proposed
	Total	3,900

From the table above, the Division estimates the District's water source capacity to be 3,900 gallons per minute (gpm).

The attached capacity calculation work sheet estimates the minimum source capacity required for the District is 2,817 gallons per minute (gpm). This estimate includes:

- 1427.2 gpm for indoor water use; and
- 1419.7 gpm for irrigation use.

It appears that the District has 1,053 gpm excess source capacity, and has adequate source capacity to serve the Winston Park Subdivision.

#### **Storage Capacity**

Based on the Division records and information provided by the District, the District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume Gallons
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000
ST004	3MG Tank – Temporary OP	3,000,000
	Total	6,250,000

From the table above, the Division estimates the District's water storage capacity to be 6,250,000 gallons.

The attached capacity calculation work sheet estimates the minimum storage capacity required for the District is 2,168,608 gallons based on indoor water use only.

It appears that the District has 4,081,392 gallons excess storage capacity, and has adequate storage capacity to serve the Winston Park Subdivision.

#### Summary

Based on information made available to the Division, it appears that at the present time the District has sufficient source and storage capacities to provide drinking water service to the proposed Winston Park Subdivision.

The District submitted a Project Notification Form for the Winston Park Subdivision on April 28, 2017 and was granted a plan review waiver by the Division, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

Val Surrage Page 4 of 4 May 15, 2017

If you have any questions regarding this letter, you can contact Kelly Casteel at (801) 536-4265.

Sincerely,

Marie E. Owens, P.E.

Director

KDC/nl/dg/hb

Enclosure — Operating Permit Checklist

cc: Louis Cooper, Environmental Health Director, Weber-Morgan Health Dept, <a href="mailto:looper@co.weber.ut.us">looper@co.weber.ut.us</a>
Sean Wilkinson, Weber County Planner, swilkinson@co.weber.ut.us
Jared Andersen, P.E., Weber County Engineer, <a href="mailto:jandersen@co.weber.ut.us">jandersen@co.weber.ut.us</a>
Dawn White, Gardner Engineering, <a href="mailto:dan@gecivil.com">dan@gecivil.com</a>
Kelly Casteel, Division of Drinking Water, <a href="mailto:kcasteel@utah.gov">kcasteel@utah.gov</a>
Ross Hansen, Regional Engineer, Division of Water Rights, <a href="mailto:rosshansen@utah.gov">rosshansen@utah.gov</a>

DDW-2017-004908.docx

Print Form

Submit by Email

File No: 10836

Date Rec'd: 4/28/2017

# PROJECT NOTIFICATION FORM (PNF)

Please provide the following information for all Drinking Water Projects by existing PWS's

Use with Plan Submittal [R309-500-6(1)] or when requesting Waiving of Plan Submittal [R309-500-6(3)]

If this is a new PWS, please complete the Supplemental PNF available on our website: drinkingwater.utah.gov/blank\_forms.htm

Upon completion, Submit by Email, fax or mail to:

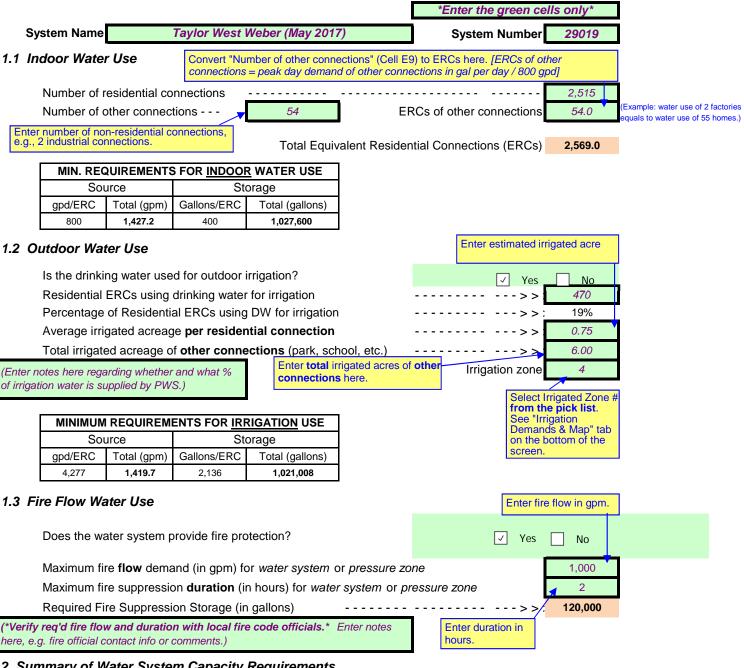
Revised: Nov 2013

State of Utah - Dept of Environmental Quality - Division of Drinking Water

D. Box 144830 - Salt Lake City Utah - 84114-4830 (801) 536-4200 fax (801) 536-421

	P.O. Box 144830	- Salt	Lake City, Utah - 84114-4830 (801) 536-4200 fax (801) 536-4211		
	1 Name of PWS [owner of system as recorded with DDW]	6	Description of Project [in sufficient detail for DDW to identify]		
	System Name: Taylor West Weber Water District		Winston Park Subdivision: Approx. 3,450 feet of 10" and 950		
	System Number: 29019		feet of 8" C900 DR14 PVC waterline (bell and spigot), 9 FHs, mainline valves, and services to 54 lots. Plans provide for, and		
	Address: 2815 W 3300 S		inspector will ensure, minimum separation standards from sewer		
	City, State, Zip: West Haven, Utah 84401		lines as set forth in R309-550-7. This subdivision is located on the south side of 1800 S. between approximately 3600 S. and		
	Present No. of ERC's system is obligated to serve: 2515		3700 S. in western Weber County. A feasibility analysis from the DDW similar to File #10285 is requested.		
	Present No. of ERC's physically connected to system: 2118		·	ı	
	Population Served: 7413	7	Anticipated Construction Schedule:		
	No. of ERC's this project will add to system: 54		Advertise for Bids: Unknown, 2017 likely		
2	Addressee for Official Correspondence [Mayor, Public Works Director, etc]		Bid Opening: Unknown, 2017 likely		
	Name: Val Surrage		Begin Construction: Unknown, 2017 likely		
	Title: Manager		Complete Construction: <u>Unknown, 2017 likely</u>		
	Address: Same	8	Is this PNF for plan review waiver 3a?  [see R309 500-6(3a) to verify]  Yes No		
	City, State, Zip:		If Yes, you must have a previously approved	$\overline{\times}$	
	Phone No:		Master Plan and Construction Standards.		
	E-Mail Address:		Is this PNF for plan review waiver 3b?  [see R309 500-6(3b) to verify]  Yes No		
3	PE designated as Direct Responsible Engineer for Entire System (if applicable)		If Yes, you must have a designated PE responsible for the system and previously approved Construction Standards.		
	Company Name: Gardner Engineering		Does this project meet any of the criteria to be exempt Yes No	1	
	Name: <u>Dan White</u>		from the hydraulic modeling rule requirements? [see R309 511-4(1)(a)(i) through (iv) to verify]		
	Address: 5150 South 375 East		If Yes, specify rule reference here:		
	City, State, Zip: Ogden Utah, 84415		[for example, R309-511-4(1)(a)(ii)]		
	Phone No: 801.476.0202		R309 511-4(1)(a)(iii)		
	E-Mail Address: dan@gecivil.com	9	Fire Suppression Authority [if system has fire hydrants]		
_	PE responsible for design of this Project [if not same as item 3]		Name: Weber Fire District		
	Name: Daniel P. Bourque		Address: 2023 W 1300 N		
	Address: 9130 South State, Ste 100		City, State, Zip: Ogden Utah 84404	_	
	City, State, Zip: Sandy, UT 84070		Phone No: 801.782.3580 Fax No:		
	Phone No: 801.542.7192 Fax No:		E-Mail Address: <u>bthueson@weberfd.com</u>		
	E-Mail Address: nreeve@reeve-assoc.com		Req'd flow (gpm): 1000 Duration (hrs): 2	_	
5		10			
	Name: Clay Penman		Orinking Water Board (SRF or FSRF) Loan #:	_	
	Full Time: Part Time: x		Community Impact Board		
			None		
			Other (Specify)		

## Division of Drinking Water — Water System Capacity Calculation Sheet (Last Update 3/30/2017)



#### 2. Summary of Water System Capacity Requirements

MIN. REQUIREMENTS FOR WATER SYSTEM					
Source (inc	Source (indoor + outdoor)		Storage (indoor + outdoor + fire)		
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)		
5,077	2,846.9	2,536	2,168,608		

2.1 Does this system have adequate source capacity (per R309-510-7)?						
This source capacity assessment is	a general c	overall syst	tem calculation. It may not reflect the variations in individual areas or pressure zones	i.		
			Autolink to 2 "Total Source" cell above.			
Required Source Capacity	2,846.9	gpm	Autolink to 4.2 "Total Existing Source Capacity" cell below.			
Existing Source Capacity	3,900.0	<b>⁴</b> gpm	Source deficit indicates that: (1) additional source capacity is needed,			
Source Capacity Deficit	None	gpm	and (2) source deficiency should be assessed.			
Existing % of Total Req'd	137.0%	-	Less than 100% indicates: (1) additional source capacity is needed, and			
			(2) source deficiency should be assessed.			

2.2 Does this system have adequate storage capacity (per R309-510-8)?				
This storage capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.				
		4	Autolink to 2 "Total Storage" cell above.	
Total Required Storage	2,168,608	gal		
Existing Storage Capacity	6,250,000	gal	Autolink to 4.3 "Total Existing Storage Capcity" cell below.	
Storage Capacity Deficit	None	gal	Storage deficit indicates that: (1) additional storage volume is needed,	
Required Fire Storage	120,000	gal	and (2) storage deficiency should be assessed.	
Is storage deficiency solely due	Not		If NO, answer one of question set 2.01 to 2.05 in ESS.	
to fire storage?	Applicable		If YES, answer one of question set 2.06 to 2.10 in ESS.	
Existing % of Total Req'd	288.2%	•	Less than 100% indicates: (1) additional storage capacity is needed, and	
			(2) storage deficiency should be assessed.	

3. Transient PWS Indoor Water Use — E	ERC Calcuation	<b>n</b> (See R309-5	510, Tables 510-	1, 2, & 4 for	other facility ty	pes.)	
Ţ	MINIMUM R	EQUIREMENTS	FOR INDOOR	USE			
	Sour	ce	Storag	ge			
Facility Type	GPD/person*	GPD/site or pad	Gallons/person	Gallon/site or pad	ERC/site or pad	Total # of sites/pads	ERCs
Modern Recreation Camp	60	0	30	0	0.00		0.0
Semi-Developed Camp w/ flush toilets	20	0	10	0	0.00		0.0
Semi-Developed Camp w/o flush toilets	5	0	2.5	0	0.00		0.0
RV Park	N/A	100	N/A	50	0.13		0.0
Number of people per camp site		If applicab	le, enter numbe	r of people p	er camp site he	re.	
	Source (GPD/vehicle)	Storage (Gal./vehicle)	ERC/1000 vehicles served	Vehicles served/day	ERCs	If applicable, us number in cell I cell I9 on Page	8 or
Roadway Rest Stop w/ flushometer valves	7	3.5	8.8		0.0		

## 4. Data Input for Calculating ERCs, Source and Storage

Taylor West Weber (May 2017) Use this number in Cell I8 ("Number of residential connections") on Page 4.1 Projected ERCs Calculation (optional) **Total Projected ERCs** 2,569 2515 **Existing** Residential Connections 1 to calculate PROJECTED demand Obligated Future ERCs (enter below) 54 & req'ts (including Winston Park Subdivision 54 both existing & future connections). Diaphragm or air pressure tanks shall NOT be considered effective storage volume for (1) community systems, or (2) NTNC with significant demand UNLESS an exception has been

Total Existing Source Capacity (in gpm) WS001 Big Well WS002 Small Well - Inactive WS003 Weber Basin WCD Wholes WS004 900 South Well WS005 Shop Well - Proposed

4.3 Summary - Existing Storage Tanks (enter below) Total Existing Storage Cap. (in gallons) ST001

Maximum ERCs (assuming indoor use only)

7020

3,900

900

2000

1000

6,250,000 1,000,000 Million Gallon Tank ST002 2 Million Gallon Tank 2,000,000 ST003 250,000 250 K Gallon Tank ST004 3,000,000 3 MG Tank - Temporary O.

**4.2 Summary - Existing Sources** (enter in green cells below)

(Enter notes here. If additional space is needed, click the "Additional Notes" tab on the bottom of the screen.)

granted.



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In presence of Manual F. Berlole	assis have have	J. Berlote

April 5, 2017

Weber County Planning Commission 2380 Washington Blvd. Ogden, Utah 84401-1473

Reference: Proposed Winston Park Subdivision

3701 West 1800 South Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed Winston Park Subdivision at 3701 West 1800 South. The Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be addressed prior to any connections being made.

- 1. The District does not have a gravity flow sanitary sewer line at this location. The closest lines to serve this area are either at the intersection of 1800 South 4300 West or due south of the proposed subdivision on 2200 South. The preliminary utility plans show a sanitary sewer pump station to be constructed in the northwest corner of the subdivision. The connection point from the discharge of the pump station to the District's line is not shown.
- 2. It would be the responsibility of the developer to work with Weber County on the sizing and details of any sewer line or pump station between the subdivision and connection to the District's line. The District will NOT install, own and/or maintain any of the sanitary sewer lines or sanitary sewer pump station being extended or constructed to serve this property.
- The District will need to review the location and engineered detail of the point of connection to the District's sanitary sewer lines.
- 4. The utility drawings indicate a sanitary sewer line being constructed through Agricultural Lots A through E. While the District will not own or maintain these lines we feel there should be a dedicated easement provided to either the County or an entity that will have ownership responsibility for this sewer line.
- 5. Manholes through the agricultural lots should be raised manholes so groundwater, irrigation water and/or storm water does not enter into the sanitary sewer system. No

- buildings or structures should be constructed over the sewer line or within the easement that runs through the agricultural lots.
- 6. The entire parcel of property to be served will need to be annexed into the District prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
- 7. The District must be notified at a minimum of 24 hours in advance for the inspection of any connections being made to the District's sanitary sewer lines.
- 8. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:
  - Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.
- 9. Because of high groundwater table and the District's and State of Utah prohibition of ground water being discharged into sanitary sewer systems we strongly suggest that these residential lots be give a RESTRICTED "R" classification. Those restrictions should be spelled out on the subdivision plat.
- 10. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).

If you have further questions or need additional information please do not hesitate to contact us.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E. General Manager

Sincerely,

cc: Jay Rice, JAR Development

Famu F Wood

Winston Park Cluster Subdivision Lots 101-134 & 201-220 (see attached plat)

#### **Agricultural Preservation Plan**

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Winston Park Cluster Subdivision is divided into two types: Common Area and Agriculture Preservation Parcels. Details, permitted uses, and ownership of each are outlined below.

#### Common Areas (3 Parcels)

Common Area parcels within the Winston Park Cluster Subdivision are located along the west side of the subdivision along 3775 West (see attached plat). Each of the three Common Area Parcels are accessible by road and are between 10,000 and 13,000 square feet each.

#### **Permitted Uses**

<u>Structures</u>: Structures for agricultural or associated purposes may be built on the Common Area Parcels, but are limited to 10 percent of each lot. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

<u>Crops and Animals:</u> Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

<u>Waste & Maintenance:</u> All animal or agricultural waste must be regularly removed from the Common Area Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

<u>Agricultural Uses:</u> Except for items stored in appropriate containers or buildings, the Common Area Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

**Ownership:** The parties agreeing that the Common Area Parcels shall be owned by the Winston Park HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

DATED this	day of	_,20

#### **Agriculture Preservation Parcels** (17 Parcels)

Agriculture Preservation Parcels within the Winston Park Cluster Subdivision area located throughout the central and east side of the subdivision. Agriculture Preservation Parcels have letter designations A-Q and are 1-acre minimum.

<u>Structures:</u> Agriculture Preservation Parcel A: no structures permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved.

All other Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

<u>Crops and Animals:</u> Agriculture Preservation Parcels A, B, & D: No crops permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Agriculture Preservation Parcels: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

<u>Waste & Maintenance:</u> All animal or agricultural waste must be regularly removed from the Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

<u>Agricultural Uses:</u> Except for items stored in appropriate containers or buildings, the Agriculture Preservation Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

**Ownership:** Ownership of Agriculture Preservation Parcels within the Winston Park Cluster Subdivision is restricted to individuals owning a residential lot within the Winston Park Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the land-locked Agricultural Lot.

The Agriculture Preservation Parcels are required at all times to conform to the use restrictions stated above.



## **Staff Report to the Western Weber Planning Commission**

Weber County Planning Division

#### Synopsis

**Application Information** 

Application Request: Discussion and action on a conceptual sketch plan endorsement request for Sunset

Equestrian Cluster Subdivision.

**Type of Decision:** Administrative

Agenda Date: Tuesday, June 13, 2017

Applicant: Chris Haertel
File Number: SPE 2017-02
Approximate Address: 4000 W 2200 S
Project Area: 130.78 acres
Zoning: Agricultural (A-1)
Existing Land Use: Agricultural
Proposed Land Use: Residential

**Parcel ID:** 15-078-0001, -0035, -0110 **Township, Range, Section:** T6N, R2W, Section 28

**Adjacent Land Use** 

North:AgriculturalSouth:AgriculturalEast:AgriculturalWest:Agricultural

**Staff Information** 

Report Presenter: Steve Burton

sburton@co.weber.ut.us

801-399-8766

#### **Applicable Ordinances**

Title 101, Chapter 1 General Provisions, Section 7, Definitions

- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 108, Chapter 3 Cluster Subdivisions

#### **Summary**

The applicant has submitted a conceptual sketch plan for a 180 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1 and is currently 3 agricultural parcels containing a combined area of 130.78 acres. The applicant is proposing to preserve 45 percent open space and has requested a 45 percent bonus density based on meeting a combination of the criteria outlined in LUC §108-3-8. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without an in depth review by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.

## Weber County Cluster Subdivision Sketch Plan Endorsement Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401 Agenda Date Parcel Number(s) 15 - 078. Zoning Project Acreage A-1 0001,0035 & 0110 130.78 ACRES **Applicant Contact Information** Name of Property Owner or Authorized Representative Staff Member Providing Consultation CHRIS HAERTEL **Email Address** chrishaertell@gmail.com **Project Address** 4000 WEST 2200 SOUTH **Project Information** Approximately No. of Lots (Not including Bonus Lots) Approximate Length and Width of Proposed Road Right of Way 12,980 L.F. Approximate No. of Bonus Lots (that may be requested at preliminary phase) Approximate Road Area 16.91 ACRES Approximate No. of Total Lots (including Bonus Lots) Approximate Open Space Area 180 62.09 ARES Average Lot Size or Range of Lot Sizes Existing Adjacent Land Uses (Example: from, neighborhood, etc.) 12,500 S.F. N: RES/AG s: RES/AG W: RES/AG

#### Applicant Narrative (Including plans related to proposed use(s) and improvements within open space parcels)

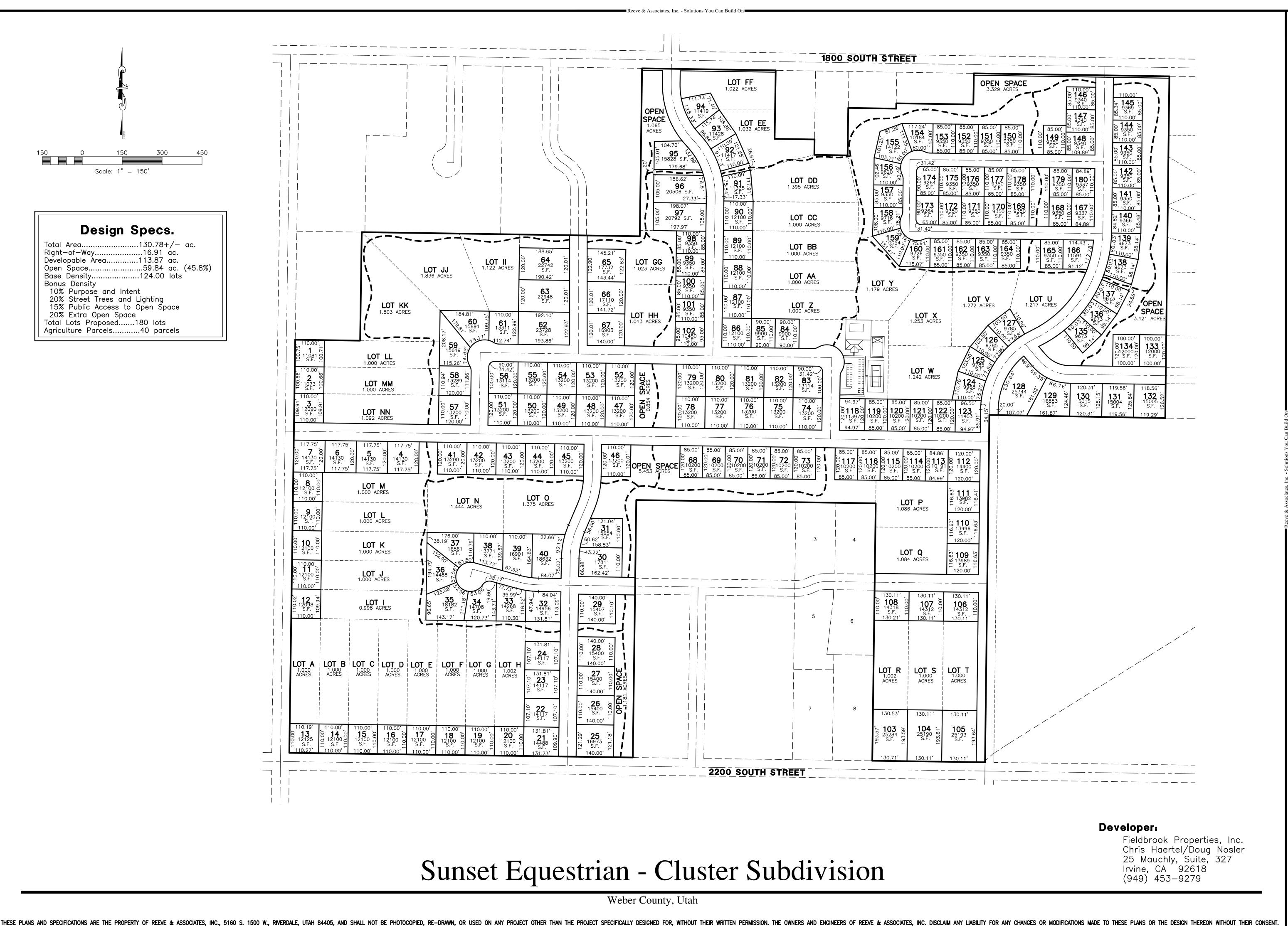
#### Please explain your request.

The proposed development is to be a cluster subdivision within the current A-1 zoning ordinance. The proposal will allow us 180 Lots with a 45% bonus. To arrive at the bonus, we are proposing a trial system and open space areas that will be open to the public, a street tree and lighting plan and are reserving 45% open space, which is an additional 15%. The areas listed as "Lot A through Lot YY" are to be 1.00 agricultural parcels that will be sold to adjacent lot owners. There will be a designated 2,500 sq. ft. pad on each parcel to allow a barn or garage to be built upon it. The rest of the property will have to remain free of other buildings. The open space can be fenced but will have an easement attached to it to allow trails to go through the back of each parcel.

Within the common open space areas, we are proposing trails, a pavilion with bathrooms, maintenance shed, outdoor kitchen area, swimming pool, tennis/pickle ball courts, sand volley ball area, children's playground

Signature

I certify that I am signing this application form as the owner or authorized representative of the subject property and that all information submitted is true and correct to the best of my knowledge. Further, I understand and acknowledge that a sketch plan endorsement from the Planning Commission does not constitute a subdivision approval and does not vest or grant entitlements beyond those that currently exist under current zoning.



G Associates, Inc.

S160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405

TH: (RO1) 671-3100 FAX: (RO1) 671-3666 WWW. PROPAGACIONES



DATE DESCRIPTION

uestrian - Cluster Subdivision
H 1/2 OF SECTION 28, T.6N., R.2W., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Endo

Project Info.

ngineer: N. Reeve

Designer:

<u>C. Cave</u>

Begin Date:

APRIL 20, 2017

Name:
SUNSET EQUESTRIAN
CLUSTER SUBDIVISION

Number: <u>5336-05</u>

Sheet Sheets

## **MEMORANDUM**

To: Western Weber Planning Commission

From: Charles Ewert, AICP

Date: June 6, 2017

Subject: Western Weber County Resource Management Plan

In last month's planning commission meeting the planning commission designated Commissioner Heslop as a hearing officer for the purpose of receiving public input at a public hearing regarding the County Resource Management Plan (CRMP) for Western Weber County. There were two individuals who commented. Their comments are in the matrix below.

The matrix offers a simple means of reviewing the comments received and seeing the response or change that our consultants made to the Draft CRMP.

Attached herewith is the redlined version of the CRMP, in which you can review these changes, and also the formatted version of it.

In the June 13, 2017 planning commission meeting the planning commission will be asked to review these comments and the draft's amendments to verify consistency with county objectives. If it appears satisfactory, staff recommends forwarding a positive recommendation to the County Commission based on the findings listed in the May 3, 2017 staff report, which is also attached.

Western Weber Resource Management Plan Pu	blic Input Received
Comment Received	Response/Change Made
Reclamation for mining/gravel pits should be required (planting	Added text on page 20
trees, etc)	
Agreement should be made so that charter schools also let	Text added on page 24
general public use fields and park facilities	
Consider putting another freshwater bay to provide more	Text added on page 22
irrigation water	
Do not want to see a waste management facility at Little	RMP does not address infrastructure
Mountain	
Does not support Agricultural Protection Policy: Encourage	Staff does not support opposing the agricultural
farmers to sell development density to developers interested in	protection policy, but has reworded the policy to avoid
developing at higher densities near developing sewer	using the word sewer.
infrastructure.	
Current water fowl management isn't adequate. Resource hasn't	Text added on page 24
been expanded enough to support increased hunting.	



## **Staff Report to the Western Weber Planning Commission**

Weber County Planning Division

#### Synopsis

**Application** Information

Application Request: To hold a public hearing to receive public comment, to discuss and possibly make

formal recommendation to the County Commission regarding the proposed Western

Weber County Resource Management Plan.

Agenda Date: Tuesday, May 09, 2017 Staff Report Date: Wednesday, May 3, 2017

**Applicant:** Weber County Planning Division

File Number: Western Weber CRMP

**Staff Information** 

Report Presenter: Charlie Ewert

cewert@co.weber.ut.us

(801) 399-8763

Report Reviewer: RG

#### **Applicable Ordinances**

§102-2-4 – Powers and Duties of the Planning Commission

#### **Legislative Decisions**

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments.

#### **Summary and Background**

The Western Weber Planning Commission has been working with staff in recent work sessions to fully vet a proposed addition to the Western Weber County General Plan, as required by state code.

In the 2015 and 2016 legislative sessions, the state legislature enacted law requiring each county to create and implement a resource management plan. The 2016 legislation was intended to clarify the 2015 legislation to specify that a resource management plan is intended to focus on resources on public lands, however, there has been encouragement to offer a general approach to resource-systems management as they may cross public to private lands. The legislation includes 28 specific resources that the plan must address.

Public agencies typically create their own resource management plans. These plans are oriented around the mission and objectives of the particular agency. Federal agencies have a requirement when creating a management plan to try to coordinate efforts with a County's resource management plans.

In early 2016, the planning division cooperated with the Wasatch Front Regional Council (WFRC) to create a clearing house of all known public agency resource management plans. The goals/objectives of each of these plans can be reviewed in Exhibit B. WFRC contracted with the planning firm Bio-West to create a website that maps all known resources of the 28 resources listed in the new legislation. That website can be viewed here: <a href="http://www.wfrc.org/new\_wfrc/crmp/">http://www.wfrc.org/new\_wfrc/crmp/</a>.

As part of WFRC's data gathering process Bio-West worked with Weber County to create a stakeholder committee to help identify the most important and relevant resources for Weber County. The stakeholder committee met in the fall of 2015.

In Spring of 2016 the county started working with the planning firm Logan Simpson, Inc., to write and format the plan using the information gathered by the WFRC, and as guided by the stakeholder committee's priorities. The attached Exhibit A is the proposed plan.

#### **Procedural Analysis**

#### **County Code**

Weber County Code, Section 102-2-4 – Powers and Duties of the Planning Commission, specifies the powers of the planning commission. Two of those powers are as follows:

(1) The Planning Commission shall review the general plans and make recommendations to the County Commission, as deemed necessary, to keep the general plan current with changing conditions, trends, and planning needs of the County.

Thus, one of the obligations prescribed to the planning commission under state code is to ensure the general plan is up to date with changing conditions.

#### State Code

Planning Commission powers and duties

State code specifies that the planning commission is responsible for providing the County Commission with a recommendation for "a general plan and amendment to the general plan."<sup>1</sup>

County Resource Management Plan

State code also details that a resource management plan shall be provided as a component of the general plan<sup>2</sup> and further specifies the following:

§17-27a-401 General plan required -- Content -- Resource management plan ...

• • •

- (3) (a) The general plan shall contain a resource management plan for the public lands, as defined in Section 63L-6-102, within the county.
  - (b) The resource management plan shall address:
    - (i) mining;
    - (ii) land use;
    - (iii) livestock and grazing;
    - (iv) irrigation;
    - (v) agriculture;
    - (vi) fire management;
    - (vii) noxious weeds;
    - (viii) forest management;
    - (ix) water rights;
    - (x) ditches and canals;
    - (xi) water quality and hydrology;
    - (xii) flood plains and river terraces;
    - (xiii) wetlands;
    - (xiv) riparian areas;
    - (xv) predator control;
    - (xví) wildlife;
    - (xvii) fisheries;
    - (xviii) recreation and tourism;
    - (xix) energy resources;
    - (xx) mineral resources;
    - (xxi) cultural, historical, geological, and paleontological resources;
    - (xxii) wilderness;
    - (xxiii) wild and scenic rivers;
    - (xxiv) threatened, endangered, and sensitive species;

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<sup>&</sup>lt;sup>1</sup> UCA §17-27a-302(1)

<sup>&</sup>lt;sup>2</sup> UCA §17-27a-403(2)

(xxv) land access; (xxvi) law enforcement; (xxvii) economic considerations; and (xxviii) air.

- (c) For each item listed under Subsection (3)(b), a county's resource management plan shall:
  - (i) establish findings pertaining to the item;
  - (ii) establish defined objectives; and
  - (iii) outline general policies and guidelines on how the objectives described in Subsection
  - (3)(c)(ii) are to be accomplished.

#### Procedure for adopting a general plan or amendment

State code species the appropriate process to create and adopt a general plan or general plan amendment. Those procedures are as follows:

# 17-27a-404 Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

- (1) (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
  - (b) The planning commission shall provide notice of the public hearing, as required by Section 17-27a-204.
  - (c) After the public hearing, the planning commission may modify the proposed general plan or amendment.
- (2) The planning commission shall forward the proposed general plan or amendment to the legislative body.
- (3) (a) As provided by local ordinance and by Section 17-27a-204, the legislative body shall provide notice of its intent to consider the general plan proposal.
  - (b) (i) In addition to the requirements of Subsections (1), (2), and (3)(a), the legislative body shall hold a public hearing in Salt Lake City on provisions of the proposed county plan regarding Subsection 17-27a-401(4). The hearing procedure shall comply with this Subsection (3)(b).
    - (ii) The hearing format shall allow adequate time for public comment at the actual public hearing, and shall also allow for public comment in writing to be submitted to the legislative body for not fewer than 90 days after the date of the public hearing.
  - (c) (i) The legislative body shall give notice of the hearing in accordance with this Subsection (3) when the proposed plan provisions required by Subsection 17-27a-401(4) are complete.
    - (ii) Direct notice of the hearing shall be given, in writing, to the governor, members of the state Legislature, executive director of the Department of Environmental Quality, the state planning coordinator, the Resource Development Coordinating Committee, and any other citizens or entities who specifically request notice in writing.
    - (iii) Public notice shall be given by publication:
      - (A) in at least one major Utah newspaper having broad general circulation in the state;
      - (B) in at least one Utah newspaper having a general circulation focused mainly on the county where the proposed high-level nuclear waste or greater than class C radioactive waste site is to be located; and
      - (C) on the Utah Public Notice Website created in Section 63F-1-701.
    - (iv) The notice shall be published to allow reasonable time for interested parties and the state to evaluate the information regarding the provisions of Subsection 17-27a-401(4), including:

- (A) in a newspaper described in Subsection (3)(c)(iii)(A), no less than 180 days before the date of the hearing to be held under this Subsection (3); and
- (B) publication described in Subsection (3)(c)(iii)(B) or (C) for 180 days before the date of the hearing to be held under this Subsection (3).
- (4) (a) After the public hearing required under this section, the legislative body may make any revisions to the proposed general plan that it considers appropriate.
  - (b) The legislative body shall respond in writing and in a substantive manner to all those providing comments as a result of the hearing required by Subsection (3).
- (5) (a) The county legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision the county legislative body considers appropriate.
  - (b) If the county legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for its consideration.
- (6) The legislative body shall adopt:
  - (a) a land use element as provided in Subsection 17-27a-403(2)(a)(i);
  - (b) a transportation and traffic circulation element as provided in Subsection 17-27a-403(2)(a)(ii);
  - (c) after considering the factors included in Subsection 17-27a-403(2)(b), a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur; and
  - (d) before August 1, 2017, a resource management plan as provided by Subsection 17-27a-403(2)(a)(iv).

These are the minimum procedural requirements when adopting or amending the general plan. To help make the process feel more open and accessible to residents the Planning Commission will also host an open house prior to the hearing. The open house is intended to be an informal meet-and-greet meeting where Planning Commissioners can help the public understand the context of the plan and receive feedback in an informal, discussion-based format.

Following the open house, which has been noticed for 5:30 the same night, the Planning Commission will convene a formal public hearing at 6:30 to entertain the comments and feedback they heard during the open house and will entertain any additional public comments that are offered during the hearing.

#### Past Action on this Item

The planning commission has met to discuss previous versions of the draft over the course of several months and two work sessions. No specific action has been taken at this time.

#### **Noticing Compliance**

Notice for the hearing on this item is in compliance with UCA §17-27a-204 and UCA §17-27a-401 in the following manners:

Posted on the County's Official Website

Posted on the Utah Public Notice Website

Published in a local newspaper

#### **Staff Recommendation**

Staff recommends that if the Planning Commission is satisfied with the current draft of the Western Weber County Resource Management Plan that they forward a positive recommendation to the County Commission based on the following findings.

- 1. The proposed resource management plan, as required by state code, satisfies the requirements of state code.
- 2. The proposed resource management plan will help guide management of public resources on both public and private lands in a manner that best suits the desires of the Weber County public.
- The proposed resource management plan offers a framework to assist the county in its obligation to
  positively affect public agency management plans in a manner that best suits the desires of Weber
  County.
- 4. The proposed resource management plan will enhance the general health and welfare of County residents.

#### **Exhibits**

- A. Proposed Western Weber County Resource Management Plan.
- B. Goals and directives from various federal and state resource management plans.

# Western Weber County

# Resource Management Plan

#### 1. Introduction

- 4 The Western Weber County Planning Area
- 5 In September, 2003, Weber County adopted the West Central Weber County General Plan for the
- 6 unincorporated area of the County to the west of the Ogden area, including the Warren, Reese, West
- 7 Weber and Weber Township areas as shown in Figure 1. The 2003 General Plan is Attachment A to this
- 8 RMP.

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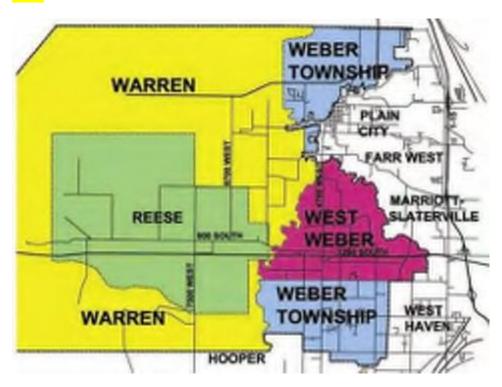


Figure 1. 2003 West Central Weber County General Plan Area

- 11 The planning area for the 2003 Plan excluded unincorporated areas of Weber County to the east of the
- 12 Ogden metropolitan area. In August, 2016 the Weber County Commission adopted the updated Ogden
- 13 Valley General Plan, which included a resource management element as Chapter 8 of the plan. This
- 14 Western Weber County Resource Management Plan (RMP) includes all of the area of unincorporated
- 15 Weber County, not part of the Ogden Valley General Plan area, as shown in Figure 2, encompassing
- 16 approximately 208,000 acres.

17 Figure 2. Western Weber County Resource Management Plan area

18 [Map here]

**Context and Legal Basis for the County Resource Management Plan** 19 20 House Bill 219 passed by the Utah Legislature during its 2016 general session, amended Section 17-27a-21 401 of the Utah Code to add a county resource management plan as a required element of county 22 general plans. New Subsection (3) provides: 23 (a) The general plan shall contain a resource management plan for the public lands, as defined 24 in section 63L-6-102, within the county. "(b) the resource management plan shall address: 25 26 (i) Mining; 27 (ii) land use: 28 (iii) livestock and grazing; 29 (iv) irrigation; 30 (v) agriculture; 31 (vi) fire management; 32 (vii) noxious weeds; 33 (viii) forest management; 34 water rights; (ix) 35 ditches and canals; (x) 36 (xi) water quality and hydrology; 37 (xii) flood plains and river terraces; 38 (xiii) wetlands; 39 (xiv) riparian areas; 40 predator control; (xv) 41 (xvi) wildlife; 42 fisheries; (xvii) 43 recreation and tourism; (xviii) 44 (xix) energy resources; 45 (xx) mineral resources; cultural, historical, geological, and paleontological resources; 46 (xxi) 47 (xxii) wilderness; 48 wild and scenic rivers; (xxiii) threatened, endangered, and sensitive species; 49 (xxiv) 50 (xxv) land access: 51 (xxvi) law enforcement; 52 economic considerations; and (xxvii) 53 (xxviii) air. 54 55 (c) For each item listed under Subsection (3)(b), a county's resource management plan shall: 56 (i) establish findings pertaining to the item; 57 establish defined objectives; and (ii) 58 (iii) outline general policies and guidelines on how the objectives described in 59 Subsection (3)(c)(ii) are to be accomplished."

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The focus of HB 219 is on the management of public lands and resources as defined in State statute, including lands managed by the Bureau of Land Management (BLM), the U.S. Forest Service and other federal agencies. The definition of "public lands" excludes "...lands owned or held in trust by this state, a political subdivision of this state, or an independent entity." The RMP planning area encompasses approximately 208,000 acres. Within the RMP planning area are approximately 16,000 acres of National Forest lands, 10,000 acres within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service, and approximately 412 acres owned by the U.S. Department of Defense in the southwestern Little Mountain area.

The Forest Service is required to coordinate "...with the land and resource management planning processes of State and local governments" in their land planning efforts. (16 U.S.C. §1604(a)) The Forest Service's planning regulations state that "the Responsible [Forest Service] Official must provide opportunities for the coordination of Forest Service planning efforts...with those of other resource management agencies." Furthermore, the agency's planning regulations provide that "the Responsible Official should seek assistance, where appropriate, from other state and local governments...to help address management issues or opportunities." (36 C.F.R. 219.9) Although there is no explicit parallel requirement for consistency of Forest Service plans with plans of state, local and tribal governments as that contained within FLPMA for the BLM Resource Management Plans, the Forest Service is required to "discuss any inconsistency" between the proposed plan's provision and "any approved State or local plan and laws." Further, if any inconsistencies exist, the plan must "describe the extent to which the [Forest Service] would reconcile its proposed action with the plan or law." (40 C.F.R. §1506.2(d))

There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The Utah State and Institutional Trust Lands Administration (SITLA) owns approximately 5 acres in the planning area. Although not the focus of the House Bill 219 planning effort, the planning team saw value in looking at the resources identified more holistically to develop statements of desired future conditions (goals), policies and implementation, where appropriate, that would be applicable regardless of land ownership or management.

# 130 Plan Process and Methodology

- 131 In order to support Utah counties in implementing the new resource management plan requirements,
- 132 The Community Impact Board financially supported the development of databases for each county in
- the Wasatch Front Regional Council (WFRC) area to rely on in preparing each resource management
- plan. The WFRC retained a contractor to identify, gather and organize information relevant to the RMP
- 135 process. Those data were gathered and are reported on a county-wide basis, in map, table and narrative
- formats, and the information is available on the WFRC website at
- 137 <a href="http://www.wfrc.org/new\_wfrc/crmp/">http://www.wfrc.org/new\_wfrc/crmp/</a>. The information addresses all the subject matter categories
- specified in House Bill 219 and the Utah Code.
- 139 Weber County began the overall RMP process in January, 2016 with a series of stakeholder meetings to
- identify data needs and issues for detailed evaluation in the RMP process. The County completed a

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- 141 Resource Management Element as part of the Ogden Valley General Plan update project in 2016, which
- was underway when the CRMP process began. This RMP addresses the balance of unincorporated
- 143 Weber County. Data were not collected nor reported for the Western Weber County planning area as a
- separate sub-area of Weber County. As a result, much of the information provided to support this RMP
- is described in general terms and extrapolated from other data.
- 146 Based on the initial January stakeholder input, additional western Weber County stakeholder interviews
- were conducted in June and July, 2016. On direction from the County Planning Department, a draft of
- this RMP was prepared and introduced for public comment at an open house on May 9<sup>th</sup>, 2017. The
- 149 Planning Commission also held a public hearing and took public input of the draft RMP at its meeting on
- 150 May 9<sup>th</sup>, 2017. [The rest of the public process will go here]

#### **County History and Culture**

- 152 As described above and shown on Figure 2, the RMP study area is comprised of two, relatively distinct
- areas of Weber County, the Lakeside and Mountainside RMP Areas.
- 154 Lakeside RMP Area
- 155 The unincorporated area to the west of the Ogden metropolitan area is the study area for the 2003
- 156 West Central Weber County General Plan, a historically agricultural area. For the purposes of this RMP,
- this area will be referred to as the Lakeside RMP area. Nearly 45,000 acres of the Lakeside RMP are
- occupied by the shoreline and bed of Great Salt Lake, and are under the management of the Utah
- Division of Wildlife Resources and the Division of Forestry Fire and State Lands. Management of these
- areas provides for recreation, wildlife habitat, and a variety of other uses and values, and is important to
- the residents of the planning area and the County as a whole.
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- The 2003 Plan reports that residents in the Lakeside area value the open spaces resulting from the
- dominance of agricultural uses in the Lakeside area. Agriculture has been the primary land use since the
- Lakeside area was settled, and many people hold the view that agriculture should continue to be the
- highest priority for the area, with between 96 and 98 percent of responses gathered during the 2003
- 167 General Plan process express a desire to maintain rural character and agricultural land. Rural
- atmosphere is the quality most often expressed as desirable. Respondents defined rural atmosphere as
- the openness of the area, the keeping of animals on their properties, and the agricultural uses and
- businesses in the area.
- 171 The 2003 West Central Weber County General Plan contains a Vision Statement that provides:
- "West Central Weber County is a place that:
  - Values and protects its rural character, lifestyle, and atmosphere.
  - Manages growth to strike a balance between preservation and development.
- Provides the necessary and desired community services to assure a high standard-of-living to its residents.
  - Encourages safe, efficient, and varied transportation systems.
- Maintains a community that is safe from environmental hazard and criminal activity."

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- The 2003 Plan contains three main elements that address Land Use, Transportation and Sensitive Lands,
- and identifies a series of implementation tools focused on protecting and developing sensitive lands and
- preserving open space. The policies and direction of the 2003 West Central Weber County General Plan
- largely inform the direction and initiatives of this RMP.
- 184 Mountainside RMP Area
- 185 The unincorporated area to the east of the Ogden metropolitan area lies in the foothills and slopes of
- the Wasatch Mountains and is primarily in the Uinta-Wasatch-Cache National Forest, in the Ogden
- 187 Ranger District. For the purposes of this RMP, this area will be referred to as the Mountainside RMP
- area. The Uintah-Wasatch-Cache National Forest is managed pursuant to the 2003 Revised Wasatch-
- 189 Cache National Forest Management Plan. Specific management directions are provided for the North
- 190 Wasatch Ogden Valley Management Area, which includes the Mountainside RMP area.

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- 192 Road access into the National Forest is limited to the North Ogden and Ogden Canyons. All other access
- to the National Forest in the planning area is via non-motorized trails. The western side of the Wasatch
- 194 Mountains has provided recreational opportunities primarily in the form of hiking and hunting, as no
- designated ATV routes or campgrounds are present.

### 2. Key County Resources and Management Priorities

- 197 At the beginning of the County-wide RMP process, five key resources of greatest importance to the
- 198 County were identified by stakeholders as follows:
- 199 Recreation and Tourism
  - Water Quality and Hydrology
    - Water Rights
- 202 Land Use
- 203 Agriculture

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- According to the 2003 West Central Weber County General Plan, the areas of greatest interest to the
- residents of the Lakeside planning area are agriculture, land use, water rights and recreation. Given
- these management priorities and the management direction provided in the 2003 Revised Wasatch-
- 208 Cache National Forest Management Plan which governs most of the Mountainside RMP area, this RMP
- 209 groups the twenty-eight required resource elements into five general categories: Land Resources, Water
- 210 Resources, Recreation Resources, Wildlife Resources and Socio-Economic Resources. Each section
- 211 presents a description of the resource and the current resource management setting; a description of
- relevant socio-economic effects of resource management; and the desired future management
- conditions. Statements of goals, policies and implementation steps, as appropriate to each resource, are
- 214 provided in Chapter 3.

#### 215 Land Resources

- 216 This Land Resources section addresses land use; agriculture; livestock and grazing; irrigation; mining;
- 217 mineral resources; energy resources; fire management; noxious weeds; forest management; land

- access; wilderness and wild and scenic rivers. These topics are further combined into subsections that
- 219 group resources logically and in a manner that complements the structure of the body of the 2003
- 220 General Plan.
- 221 Land Use and Land Access
- The 2015 census estimated a population of 238,682 in Weber County, a 23% increase from 2000
- 223 (196,553). Most of that growth in population occurred in the incorporated areas of the County. The area
- of West Central Weber County illustrated in Figure 1 is assumed to be home to approximately three
- percent of the total Weber County population or approximately 7,099 in 2015.
- 226 RMP Area
- 227 Western Weber County zoning categories, acreage, and the percentage of the total acreage are as
- 228 follows:
- Residential 1,342 acres, 1.8%
- Commercial 60 acres, .08%
- Manufacturing 9,926 acres, 13.3%
- Open Space- 124 acres, .20%
- Shoreline 29,631 acres, 39.8%
- Agricultural 32,979 acres, 44.3\$
- Other- 272 acres, .36%
- 236 Total 74,338 acres
- 237 It should be noted that within the Utah sovereign lands category are two State wildlife management
- areas and a portion of Great Salt Lake that contribute both habitat and recreational values. It should also
- 239 be noted that the main mining activity in the planning area, salt extraction, is taking place on Utah
- 240 sovereign lands.

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- The resources of Great Salt Lake and the underlying lake bed are managed by the Utah Division of
- 242 Forestry, Fire and State Lands (FF&SL) pursuant to the 2013 Great Salt Lake Comprehensive
- 243 Management Plan. The Comprehensive Management Plan provides:

"The framework for sovereign land management is found in the Utah Constitution (Article XX), state statute (primarily Chapter 65A-10), and administrative rule (UTAH ADMIN. CODE R652). The constitution accepts sovereign lands to be held in trust for the people and managed for the purposes for which the lands were acquired. UTAH CODE § 65A-2-1 states that "The division [FFSL] shall administer state lands under comprehensive land management programs using multiple-use, sustained-yield principles." Briefly stated, the overarching management objectives of FFSL are to protect and sustain the trust resources and to provide for reasonable beneficial uses of those resources, consistent with their long-term protection and conservation. This means that FFSL will manage GSL's sovereign land resources under multiple-use sustained yield principles, implementing legislative policies and accommodating public and private uses to the extent that those policies and uses do not compromise

256 Public Trust obligations (UTAH CODE § 65A-10-1) and economic and environmental 257 sustainability is maintained. Any beneficial use of Public Trust resources is ancillary 258 to long-term conservation of resources." 259 The Division of FFSL has established five management classes for Great Salt Lake resources. The Lakeside 260 RMP area includes sovereign lands designated for management under Classes 1 (the salt mining lease 261 areas) and 6 (the wildlife management areas), as follows: 262 Class 1: Managed to Protect Existing Resource Development Use. Lands under this classification 263 include the area around Antelope Island delegated to DSPR for recreation management, the 264 area around Saltair and GSL Marina, existing mineral extraction lease areas, and areas under 265 special use lease for brine shrimp cyst harvest activities. These lands would be open to oil and 266 gas leasing, but no surface occupancy would be allowed in the recreation areas. 267 Class 6: Managed to Protect Existing Resource Preservation Uses. This classification covers 268 existing WMAs. Lands would be available for oil and gas leasing with no surface occupancy. 269 Mountainside RMP Area 270 Land uses in the Mountainside area include limited residential uses in the foothills between the 271 incorporated areas and the National Forest, public water storage reservoirs, some limited gravel mining 272 and the National Forest itself. 273 Vehicular access into the National Forest in the study area is limited to Ogden Canyon (SR 39) and North 274 Ogden Canyon (SR 569). Travel routes within the Forest are managed pursuant to the 2016 Ogden 275 Ranger District Travel Management Plan. The only travel route open to motorized vehicles in the study 276 area is the Skyline Trail, which is located along the Wasatch Mountain ridgeline on the eastern boundary 277 of the RMP study area, and is open to motorcycles only. The Skyline Trail is accessible from both the 278 North Ogden and Ogden Canyon highways. Non-motorized access to and within the National Forest is 279 available via a number of recreational trails in the study area. 280 Agriculture, Livestock, Grazing, Irrigation and Predator Control 281 Lakeside RMP Area 282 As reported in the 2003 General Plan, agriculture is the dominant land use in the Lakeside area. All of 283 the agricultural operations in the Lakeside RMP area are located on private lands. Many parcels in the 284 western part of Weber County are small "ranchettes" of 5 to 10 acres. In 2002, approximately 28,116 285 acres of land were in agricultural use, for grazing of cattle and horses, crop production (alfalfa, hay, 286 small grains, such as, oats, wheat, and barley), and dairy operations (16 operations and approximately 287 2,765 dairy cows). With the growth of population in the County since 2002, the number of acres in 288 agricultural uses in the Lakeside area has decreased to 27,743 acres, 2 percent less than in 2002. 289 Additionally, there are approximately 3,818 acres in Agricultural Protection Areas. 290 In 2013, the Weber Conservation District published the Weber County Resource Assessment that 291 identifies agricultural land preservation and sustainability as one of five priorities for the District. The 292 Resource Assessment also contains recommendations for implementation steps toward those ends.

<ul><li>293</li><li>294</li><li>295</li><li>296</li><li>297</li></ul>	Agricultural operations in the Lakeside RMP area are dependent on a network of irrigation ditches and canals. A map of the existing and proposed irrigation ditches and canals that serve the RMP planning area is available on the WFRC website. While many irrigation ditches in The Lakeside RMP area have been converted to pressurized pipe, open canals and ditches remain important to the continued viability of agricultural operations.
298	Mountainside RMP Area
299	The bulk of the private land in the Mountainside RMP area is currently zoned A-1, F-40, and RE-20.
300	Predator Control
301	Predator control in the RMP planning area is managed by the Utah Division of Wildlife Resources
302	(UDWR) and the U.S. Department of Agriculture Wildlife Services, and includes a coyote removal
303	program. For more information on predator control, see the UDWR, <u>USDA-APHIS</u> , and WFRC websites.
304	Mining, Mineral Resources and Energy Resources
305	Within the planning area are several sand, gravel and rock aggregate operations which are located on
306	private property and are owned by the surface property owners. The main mining activity in the
307	planning area is salt extraction from large evaporation ponds on State sovereign lands on the bed of
308	Great Salt Lake. There are no other State-permitted metal or leaseable mineral mines in the RMP
309	planning area.
310	No energy minerals are extracted in the RMP planning area, but there are four hydropower generating
311	plants and there is potential for geothermal power development. Other renewable energy resources,
312	such as solar and wind power, have potential for private or small-scale commercial uses in the planning
313	area, but large-scale power generation in the RMP planning area is unlikely because most of the
314	available lands are privately owned, and are currently in agricultural or residential uses.
315	Fire Management and Noxious Weeds
316	Fire Management
317	In Utah the State legislature tasked the Utah Division of Forestry, Fire, and State Lands (DFFSL) to devise
318	a Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as
319	SB-56. Under this plan, a master cooperative wildland fire management and Stafford Act response
320	agreement is signed each year between numerous federal land management agencies and the State of
321	Utah for cooperation during wildland fire incidents that occur throughout the state. Weber County is
322	within the service area of the Northern Utah Interagency Fire Center (NUIFC), located in Draper. NUIFC
323	is a joint dispatch center operated through cooperation among the Bureau of Land Management, U.S.
324	Forest Service and the State of Utah Division of Forestry Fire and State Lands. NUIFC is responsible for
325	dispatching and coordination of wildfires (averaging 500 fires per/year) and incidents for approximately
326	15 million acres located in Box Elder, Cache, Rich, Tooele, Weber, Morgan, Davis, Duchesne, Juab,
327	Sanpete, Salt Lake, Summit, Wasatch and Utah Counties. From the WFRC RMP website:
328	"Response to fire incidents relies on proper oversight, guidance, and partnership
329	among a variety of trained professional organizations. Establishing a fire

330 management system is a critical step in protecting communities both urban and 331 rural. Fire management refers to the principles and actions to control, extinguish, 332 use, or influence fire for the protection or enhancement of resources as it pertains 333 to wildlands. It involves a multiple-objective approach strategy including 334 ecosystem restoration, community preparedness, and wildfire response." 335 **Noxious Weeds** 336 From the 2013 Natural Resource Conservation Service (NRCS) Weber County Resource Assessment 337 (Attachment B to this RMP): 338 "Both noxious and invasive weeds are competitive non-native species that are 339 introduced into environments where they readily adapt and reproduce 340 prolifically. They negatively affect agricultural lands, forests, nature preserves, 341 stream banks, private lands, and parks. If left unmanaged, weeds can quickly 342 dominate a land-scape and crowd out native plants, thus reducing forage for 343 animals and increasing the risk of wildfire...In addition noxious weeds, such as 344 purple loosestrife and non-native phragmites, have infested many of the 345 irrigation delivery systems in the county, created difficulties with conveyance, 346 and reduced the amount of available water." 347 Many species of exotic and invasive weeds exist in the Utah. The Utah Noxious Weed Act of 2008 348 defined 28 noxious weed species into three prioritization categories. In December 2015 the official State 349 Noxious Weed list was updated to include 54 species and prioritization categories were modified to 350 include five categories of priority for action. 351 State land managers, local governments, and property owners are responsible for controlling weed species on the state's noxious weeds list, and local weed species of concern if necessary. Weed control 352 353 includes both lands under local management (roads, right-of-ways, parks, etc.) as well as enforcing weed 354 laws on private lands. State law provides county weed managers the right to treat weeds on private 355 lands (assuming proper notice is provided) if the landowner is unwilling or unable to treat the problem, 356 and to seek reimbursement or apply liens for the work. 357 The local weed control program for the planning area is the Weber County Weed Department. County 358 weed boards are responsible for the formulation and implementation of county-wide coordinated 359 noxious weed control programs designed to prevent and control noxious weeds within its county. The 360 Weber Conservation District has recently become the Weber County weed board. A Weber-County-361 specific weed control assessment is available from the Utah Association of Conservation Districts (UACD) 362 and the federal Natural Resource Conservation Service (NRCS): Weber County Resource Assessment 363 (2013).364 **Forest Management** 365 Approximately 16,000 acres in the eastern portion of the study area are within the Uinta-Wasatch-Cache 366 National Forest. The National Forest in the RMP planning area is managed in accordance with the 2003 367 Revised Wasatch-Cache National Forest Management Plan (the Forest Plan). The Forest Plan provides

368 management directions for the North Wasatch Ogden Valley Management Area which includes the RMP 369 planning area. 370 With regard to timber management, the Forest Plan provides as follows: 371 "Although there are no capable available timberlands in the area, there are needs for reducing 372 fuels and providing buffers adjacent to interface communities. If economic use can be made of 373 any of the fuel materials, there may be potential for some type of commercial harvest." 374 With regard to Wild and Scenic Rivers, the Forest Plan provides: 375 "The Left Fork South Fork Ogden River (Frost Canyon/Bear Canyon confluence to Causey 376 Reservoir for scenery values) will be managed to protect the values that made it eligible in the 377 inventory. Activities within the corridor will maintain a "Wild" classification." 378 With regard to roadless areas, the Forest Plan provides as follows: 379 "All the roadless areas on the Ogden Ranger District (Burch, Lewis, and Willard Peak) will 380 maintain or mostly maintain roadless values. They will be closed to winter motorized use with 381 exception of a limited portion of the east side of the Willard Peak Roadless Area. Burch Creek 382 Roadless Area will be managed to mostly maintain roadless values while continuing to provide 383 non-motorized, relatively rugged dispersed recreation opportunities. Any proposal for special uses in the area must consider the prohibition on road construction and potential impacts to 384 385 roadless characteristics." 386 There is no designated wilderness, nor are there designated wild and scenic rivers, in the RMP planning 387 area. The management prescriptions for other National Forest resources in the RMP planning area, such 388 as wildlife, water and recreation resources, are discussed in each resource section. 389 **Water Resources** 390 This Water Resources section addresses water rights; water quality and hydrology; and flood plains and 391 river terraces. 392 **Water Rights** 393 Water rights in the RMP planning area have been fully adjudicated, and are managed according to the 394 rules of the Utah State Engineer. No additional water is available for appropriation, so new development 395 must rely on existing water rights. 396 Water Quality and Hydrology 397 Water quality in Utah is regulated by the Utah Division of Water Quality (UDWQ) through the issuance 398 of permits to discharge to surface waters in the State. In general, surface and ground water quality in 399 the RMP planning area is good. The Ogden River in the planning area is classified by the UDWQ in 400 Assessment Category 1, that it supports all designated uses, which include Primary Contact Recreation, 401 Cold Water Aquatic Life, and Agricultural Uses. The Weber River in the planning area is in Assessment 402 Category 5, and requires additional reductions in pollution from non-point sources, such as storm water

and overland flows, but is meeting its designated uses which include Secondary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses.

The Uinta-Wasatch-Cache National Forest Management Plan addresses water quality management as follows:

"Watershed protection for quality water and normal flow regimes along with maintenance of undeveloped character will continue to be a primary emphasis in all management decisions regarding this area of highly intermingled private/public urban/wildlands. Any disturbance or development must consider watershed integrity and susceptibility to debris flows that can originate on National Forest System lands... In general, recreation will be managed with watershed condition as a priority. User-created trails within riparian areas will be evaluated and relocated and/or designed, armored and adequately drained to reduce impacts to streams while allowing access for recreation. Trail alignments will be corrected to prevent excessive erosion while continuing to provide access."

Water supply in the RMP planning area is from both surface sources and groundwater wells. Although water supplies for current uses are thought to be adequate, localized areas of groundwater table depression occur at some locations. One major water supplier, the Weber Basin Water Conservancy District (WBWCD), provides both culinary and secondary (non-potable) water service in the RMP planning area. The WBWCD has developed a supply and demand plan and conducts on-going water resource planning to ensure adequate water supplies in the planning area.

#### Flood Plains and River Terraces

- 424 Flood plains and river terraces can both provide wildlife habitats and pose threats to land development.
- 425 The Federal Emergency Management Agency (FEMA) provides maps of areas of potential flooding so
- 426 that community officials, emergency responders, and the general public can be informed and plan
- 427 accordingly to avoid or reduce impacts from floods. The flood hazard maps are used to guide
- development and reduce risk by avoiding flood hazard areas, or by applying special restrictions and
- 429 development standards for flood areas. Weber County has adopted the FEMA maps and implemented
- 430 flood protection regulations.

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- 431 The floodplain of Great Salt Lake is considered to be the lakeshore elevation of 4,217 feet above sea
- 432 level. Special development restrictions for areas below 4,217' have been adopted by cities and Weber
- 433 County in the planning area.

#### **Recreation Resources**

- 435 This section discusses recreation and tourism in the RMP planning area. The 2003 West Central Weber
- 436 County General Plan reports that, during the planning process, "Many people expressed a desire for
- 437 developed public parks (with playing fields, pavilions, playgrounds, tennis courts), a variety of trails
- 438 including pedestrian, bicycle and equestrian trails, recreation facilities such as a recreation center and
- 439 other developed facilities, and a library. Some suggested that utility easements are good locations for
- 440 trails and bike paths; others felt that canals are too dangerous for use as trails. The concept of a "river

441 walk" was mentioned, but those with property directly on the river were opposed to trails development

along the river. It was suggested that the river flood plain should be purchased and held in public

443 ownership."

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Within the 2003 General Plan area, one public park of 5.75 acres is located in the Reese Township. This

park is under the jurisdiction of West Warren Park Service District Numbers 5 and 6. Three other private

- parks are owned and managed by the LDS Church and are not open to the general public. These include
- Warren LDS Bowery, West Weber LDS Park, and Taylor LDS Park. The LDS Church may allow their parks
- 448 to be used by the general public, however a "hold harmless" agreement must be executed between the
- Board of Weber County Commissioners and the LDS Church. No such agreement was on file as of 2002.
- 450 The National Forest in the Mountainside RMP area provides a variety of recreational opportunities,
- 451 including hiking, biking, climbing, back-country skiing, hunting and other outdoor pursuits. The 2003
- 452 Forest Plan states;

"Trails and trailheads will be designed to support year-round use where possible. A connection for the Bonneville Shoreline Trail will be created through the North Ogden area in cooperation with the cities of North Ogden, Pleasant View and Willard. Needed access and rights of way will be maintained or acquired to complete the Bonneville Shoreline trail along the Wasatch Front. Public access to National Forest in Davis and Weber Counties will be a priority to maintain or obtain, as development continues from Fruit Heights, Kaysville, Ogden, North Ogden, Pleasant View and Ogden Valley. The Ogden front will continue to be closed to winter motorized use providing non-motorized designated trail opportunities while providing maximum protection to these high value watersheds. Opportunities for limited summer motorized use on designated routes (Skyline Trail/Great Western Trail in Lewis Peak Area)."

The Forest Plan goes on to provide; "The roadless areas from Willard to Ogden Canyon will provide non-motorized recreation opportunities in winter except from east of the road to Willard Peak to the Weber-Box Elder County line, which will be open for winter motorized uses."

Some land in Malan's Basin to the east of Ogden is privately owned, and offers private recreation

- 468 opportunities. Ogden City is positioning itself as a recreation and tourism destination, with most
- 469 recreational opportunities occurring on the National Forest. Like other Wasatch Front communities,
- 470 Ogden and other municipalities in the RMP planning area are dependent on recreational access to the
- National Forest to promote themselves as "lifestyle" communities as well as recreation destinations.
- 472 Management challenges mentioned include obtaining permits for events on national Forest lands, and
- obtaining guiding and outfitting permits for use of National Forest lands.

#### Wildlife Resources

- The shoreline of Great Salt Lake contains large areas of wetlands and riparian areas that provide
- 476 significant habitat for a variety of wildlife species. Within the RMP planning area, approximately 10,000
- 477 acres are within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service
- 478 primarily for the protection of migratory birds that pass through the wetlands of Great Salt Lake each

year. There are also approximately 71,000 acres of State of Utah owned lands in the planning area,
 which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt
 Lake. The existing wildlife and waterfowl management areas are zoned S-1 and remain unchanged.
 Management plans for wildlife management areas are reviewed by the Resource Advisory Council,
 which makes recommendations to jurisdictional agencies regarding wildlife management plans.

The Uinta-Wasatch-Cache National Forest Management Plan provides the following with regard to wildlife management on the national Forest:

"Maintenance of the broad scale, regionally significant north-south wildlife corridor in this Management Area with connections to the north and southeast will be a priority in all management decisions. Big game winter ranges (generally below 7,000 feet) that occur along the entire western boundary of the Management Area and abutting Ogden Valley will be protected and enhanced, recognizing these become more valuable and important as urban encroachment continues into previously undeveloped areas. Browse species age classes here will be maintained with a higher proportion of older age classes than in other areas to provide browse above the snow. Big game use will be monitored in cooperation with the Utah Division of Wildlife Resources to ensure population management prevents habitat deterioration."

With regard to aquatic resources, the Forest Management Plan provides:

"Trout Habitat- Aquatic habitats in Wheeler Creek, South Fork Ogden River, and Ogden River will be managed to maintain cool, clear water and well-vegetated stream banks for cover and bank protection. Instream cover, in the form of deep pools and structures such as boulders and logs, will be maintained and their value recognized. Water temperature will be preserved through well-vegetated banks."

#### **Socio-Economic Resources**

This section addresses cultural, historical, geological and paleontological resources; law enforcement; economic considerations; and air quality.

#### **Cultural, Historical, Geological and Paleontological Resources**

A large number of prehistoric occupation sites have been identified along the shoreline of Great Salt Lake. In the shoreline adjacent to the Bear River marshes, a number of burials of prehistoric human burials have also been identified. Although there has been a great deal of historic activity around the Lake, beginning with fur trappers who passed by and utilization of the Lake's resources by area pioneers, there is little in the way of historic structures or sites in the Lakeside RMP planning area. State and Federal law require the protection of prehistoric and historic cultural resources and Native American human remains.

The Heritage Resources section of the Uinta-Wasatch-Cache National Forest Management Plan in the Mountainside RMP planning area provides:

"Inventory efforts will continue to document the American Indian sites as well as the early European settlement of the area. Through potential partnerships with the Utah

518 State University and Weber State University, high altitude archaeology investigations 519 along the Wasatch Front will be emphasized." 520 Maps and publications regarding the geologic resources and geologic hazards of the RMP planning area 521 are available on the website of the Utah Geological Survey at geology.utah.gov. The 2013 Great Salt 522 Lake Comprehensive Management Plan also provides information on geologic hazards along the 523 shoreline of Great Salt Lake. 524 **Law Enforcement** 525 General law-enforcement in the RMP planning area is provided by the Weber County Sheriff's Office. 526 Conservation officers with the Utah Division of Wildlife Resources provide patrol and enforcement 527 services in the RMP area's wildlife management areas. The use of the National Forest in the RMP Mountainside area is limited in scope. However, officers and special agents with the U.S. Forest Service 528 529 are cross-deputized as Weber County Deputies by the Sheriff. When taking enforcement actions 530 relevant to Utah State law, Forest Service law enforcement officers are permitted to do so under the 531 direction and in cooperation with the Weber County Sheriff. They may also enforce federal law as 532 necessary and appropriate. This partnership has resulted in good communication and coordination 533 among law enforcement agencies in the RMP planning area. 534 **Economic Considerations** 535 Weber County's economy is based on natural resources, business development, and recreational and 536 tourist attractions. In 2012, Weber County as a whole had 117,415 acres of farmland, which produced 537 \$39,872,000 in sales. In 2009 agriculture is estimated to have contributed \$83.7 million dollars in economic activity for the County as a whole. The main crops produced in Weber County are alfalfa, 538 539 grain, corn silage, and pasture. Weber County's forests and mineral deposits have allowed diversification 540 of its economy. In 2013 the mining industry produced \$3,034,101 in sales revenues, primarily from salt 541 production in the Lakeside RMP area. 542 Recreation is also an important contributor to economic activity in the RMP study area. Visit Ogden, the 543 non-profit visitor and tourism organization, promotes visitation to Ogden and Weber County by 544 highlighting events, sights and recreational opportunities, among other attractions. 545 **Air Quality** 546 The Clean Air Act Amendments of 1990 established three designations for areas based on how ambient 547 air quality conditions compare to the National Ambient Air Quality Standards (NAAQS): non-attainment 548 areas, maintenance areas, and attainment areas. Attainment (non-attainment) areas are those with air 549 quality better (worse) than the NAAQS. If an area is designated non-attainment, the relevant air quality 550 management agency must create and implement a plan to reduce emissions in order to reduce 551 concentrations below the NAAQS. The air quality management agency must maintain the plan used to 552 meet the NAAQS and prepare a maintenance plan to keep the air clean for the next 20+ years. A 553 maintenance area is one which was in non-attainment but reduced emissions sufficiently to meet the 554 NAAQS. It must maintain those rules/actions that reduced emissions for a period of 10 years.

The RMP planning area in Weber County is a non-attainment area for large particulate matter (PM10) and fine particulate matter (PM2.5). Requests have been submitted to the EPA to change Ogden City to maintenance for PM10. Plans for meeting and continuing to meet the NAAQS in these areas are found at the Utah Department of Air Quality (DAQ) website. These plans provide relevant background, pollutant sources, and the selected control measures for each non-attainment case.

The Clean Air Act and its amendments place control of local air quality at the state level with federal oversight, provided certain criteria are met, and require state and local ambient air quality standards be equal to or lower in concentration than the NAAQS. State of Utah laws and rules regarding air quality set the state standards equal to the NAAQS. The local air quality management agency for Weber County is the Utah DAQ. Rules and policies pertaining to air quality activities and plans to achieve NAAQS attainment are set by the Utah Air Quality Board. The DAQ conducts statewide air quality monitoring and research, air emissions permitting and compliance monitoring, air quality compliance planning activities, and public education, outreach, and support programs. The DAQ also supports the Air Quality Board in fulfilling its purposes.

### 3. Goals, Policies and Implementation

The lands and resources addressed in this RMP are currently under management by a variety of federal, state and local agencies. In the main, the management policies and prescriptions contained in the various current land and resource management plans are supported by Weber County, with any exceptions noted specifically in this RMP. However, it is the policy of the County to request notification and an opportunity to engage with the agency when any resource jurisdictional agency is proposing to amend its management policy direction, management prescriptions, or substantive management activities.

#### **Land Resources**

- 616 Land Use and Land Access
- 617 Lakeside RMP Area Findings: Weber County's goals for land use and land access are to pursue land
- 618 management and access strategies that support the Vision articulated in the 2003 West Central Weber
- 619 County General Plan (Attachment A to this RMP), which provides:
- "West Central Weber County is a place that:
  - Values and protects its rural character, lifestyle, and atmosphere.
  - Manages growth to strike a balance between preservation and development.
  - Provides the necessary and desired community services to assure a high standard-of-living to its residents.
  - Encourages safe, efficient, and varied transportation systems.
- Maintains a community that is safe from environmental hazard and criminal activity."

The 2003 West Central Weber County General Plan identifies goals and policies for future land uses in the Lakeside RMP area to address residential uses, commercial uses, manufacturing, agriculture, wildlife/waterfowl management areas, schools and parks.

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#### Lakeside RMP Area Objectives and Policies: 631 632 Policy: Land Use 633 Policies and implementation strategies for each land use are reported in the West Central 634 Weber County General Plan. The focus of the policies and implementation is on privately-owned 635 lands, although the management of State-owned wildlife/waterfowl management areas remain 636 zoned S-1 - Shorelines. 637 Implementation: 638 Weber County will pursue the management objectives of the West Central Weber 639 County General Plan, including the objectives of the Shorelines zone to promote land for 640 agriculture, wildlife and recreation uses; conserve water and other natural resources; 641 reduce flood and fire hazards and preserve open spaces and natural vegetation. 642 643 Policy: Access to State sovereign lands 644 Weber County seeks to maintain access to State sovereign lands to support recreational and 645 mining uses. 646 Implementation 1: 647 The County will continue to monitor and participate in future planning conducted by the 648 State of Utah agency planning that relates to resources in the Lakeside RMP area 649 through participation in UDWR Resource Advisory Councils, the Utah State Resource 650 Development Coordinating Council and other interagency planning coordination 651 entities. 652 Implementation 2: The County desires a Western Weber trail loop that connects the Rail 653 Trail to and through Ogden Bay. Weber County will work with the State to address waterfowl management concerns. 654 655 Mountainside RMP Area Findings: The bulk of the private land in the Mountainside RMP area is currently zoned A-1, F-40, or RE-20. The 656 657 land in the Uinta-Wasatch-Cache National Forest is zoned F-40 - Forestry. Weber County generally 658 agrees with and supports the current management direction for National Forest lands as articulated in 659 the 2003 Revised Wasatch-Cache National Forest Management Plan. Weber County also supports the 660 access to National Forest lands provided for in the current Ogden District Motor Vehicle Use Map. 661 However, the County expects to be engaged cooperatively with the National Forest when changes in 662 management policy or management prescriptions are being considered. See also additional discussion in 663 the Forest Management and Recreation sections, below. 664 Mountainside RMP Area Objectives and Policies: 665 **Policy: Private Lands** 666 For private lands, Weber County's management goals are reflected in the zoning ordinance. 667 Implementation: The County will continue to pursue the objectives of the zoning ordinance, subject to 668 669 revisions pursuant to updated planning.

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671 **Policy: Forest Lands** 672 Weber County seeks to maintain access to National Forest lands in the Mountainside RMP area 673 to support recreational uses and access water rights points of diversion and conveyance works. 674 Implementation 1: The County will continue to monitor and participate in future planning conducted by the 675 676 U.S. Forest Service and interagency planning coordination entities. 677 Implementation 2: 678 Weber County supports the current travel management plan and limitations on vehicle 679 access to the National Fforest service area. 680 Agriculture, Livestock, Grazing, Irrigation and Predator Control 681 Findings: 682 The 2003 West Central Weber County General Plan emphasizes the importance of agriculture, livestock, 683 grazing and irrigation infrastructure and supporting activities in western Weber County. Although 684 agricultural lands in the Lakeside RMP area are being converted for residential and other uses over time, 685 agriculture remains an important economic activity and contributes to the rural character of much of 686 the planning area. 687 688 In 2013, the Weber Conservation District published the Weber County Resource Assessment that 689 identifies agricultural land preservation and sustainability as one of five priorities for the District. The 690 Resource Assessment contains recommendations for implementation steps toward those ends. The 691 Resource Assessment also identifies the importance of maintaining irrigation infrastructure in protecting 692 agricultural operations. 693 **Objectives and Policies:** 694 Agricultural protection policies carried forward from the West Central Weber County General Plan, and 695 added recommended implementation steps, include: 696 697 **Policy: Agricultural Protection** 698 Support the use of special designations to protect agricultural operations 699 <u>Implementation:</u> 700 Existing agricultural preservation areas should be retained as they currently 701 exist. Encourage property owners who are engaged in agricultural production 702 and business to expand agricultural protection areas whenever possible, and 703 encourage additional property owners to commit their property to agricultural 704 protection. 705 706 **Policy: Agricultural Preservation** 707 Encourage farm ownersers to transfer development rights from their farms to more 708 suitable properties near available infrastructure and services, sell development density

to developers interested in developing at higher densities near developing sewer

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available infrastructure.

711 Implementation: Work with property owners and Utah Open Lands, The Nature 712 Conservancy, or other conservation organization toward obtaining conservation 713 easements, supporting transfer of development rights, or other agreements 714 that permanently preserve agricultural lands into active production. 715 716 Additional agricultural, livestock, grazing and irrigation resource management objectives and 717 policies include: 718 Policy: Irrigation Infrastructure 719 Ensure continued access to, and protection of, points of diversion, irrigation canals, 720 headgates, storage and other irrigation infrastructure on both private and public lands. 721 Implementation: review development proposals and land management plans to 722 ensure that appropriate access is provided to points of diversion and 723 conveyance works, and that existing irrigation infrastructure is protected from 724 damage or obstruction as development continues in the RMP area. 725 **Policy: Predator Control** 726 727 Support and expand the continuation of the State's predator control program. 728 Implementation: Support current coyote control programs, and work with the 729 Division of Wildlife Resources to expand predator control efforts to include 730 skunks, raccoons and other similar predators in agricultural areas. 731 732 Policy: Agri-tourism 733 Support agri-tourism as a means for agricultural operators to diversify their operations 734 and effectively utilize smaller parcels of agricultural land. 735 Mining, Mineral Resources and Energy Resources 736 Findings: 737 The current salt mining operations on State sovereign lands at Great Salt Lake provide a significant 738 economic benefit to Weber County. Local gravel mining provides a local source of construction materials 739 and reduces the lengths of haul routes. Non-renewable energy resources, such as solar and wind 740 power, have potential for private or small-scale commercial uses. 741 **Objectives and Policies:** 742 **Policy: Mining** 743 Weber County supports the continuation of mining operations in the County in a manner that 744 minimizes adverse impacts and preserves the rural character of the planning area 745 **Implementation 1:** 746 Weber County will continue to work cooperatively with the Utah Division of Forestry, 747 Fire and State Lands to ensure continuation of mining operations in a manner that 748 protects the wildlife, recreational, cultural and other resources of Great Salt Lake.

Implementation 2:

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750 As the County updates its general plans, it will provide for opportunities for gravel and 751 rock aggregate mining in appropriate areas and with appropriate operational conditions. 752 Amend existing zoning regulations to restrict mining operations to a specific mining 753 zone. Require mining operations to petition the County for a zone change prior to 754 initiation of the operation. Require all mining operations to prepare reclamation plans, 755 and ensure that financial surety to complete required reclamation is held by a 756 responsible agency. Consider requiring a development agreement for large scale mining 757 activities prior to formal rezoning. 758 759 Policy: Energy Resources 760 Support the development of renewable energy resources, such as solar, wind power, and 761 geothermal energy for private or small-scale commercial uses. Fire Management and Noxious Weeds 762 Fire Management Findings: 763 764 Fire management is a critical governmental function. From the Weber County WFRC website: 765 "Response to fire incidents relies on proper oversight, guidance, and partnership 766 among a variety of trained professional organizations. Establishing a fire 767 management system is a critical step in protecting communities both urban and rural. " 768 769 Fire Management Objectives and Policies: 770 Policy: Cooperative Fire Management 771 Effective fire management across jurisdictions in Weber County requires inter-agency 772 cooperation. 773 Implementation 1: 774 Weber County will continue to work cooperatively with the Utah Division of Forestry, 775 Fire, and State Lands and the U.S. Forest Service to implement the Comprehensive 776 Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-777 56. 778 Implementation 2: 779 Educate the public regarding life safety, including fire prevention and fire codes. 780 Implementation 3: 781 Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland 782 Urban Interface in Ogden Valley and amend development ordinances to require notice 783 of proximity to the interface. 784 Implementation 4: 785 Provide education on fire-wise planning, including building materials and landscaping.

786	Implementation 5:
787 788	Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.
789	Implementation 6:
790	Ensure that all development has adequate fire flow and fire flow storage.
791 792 793	Weed Control Findings:  Effective prevention of the introduction and the spread of noxious weeds is a high priority for Weber County. From the 2013 NRCS Weber County Resource Assessment (Attachment B):
794 795 796 797	"They negatively affect agricultural lands, forests, nature preserves, stream banks, private lands, and parks. If left unmanaged, weeds can quickly dominate a land-scape and crowd out native plants, thus reducing forage for animals and increasing the risk of wildfire."
798	Weed Control Objectives and Policies:
799	Policy: Cooperative Weed Control
800	Effective weed control across jurisdictions in Weber County requires inter-agency cooperation.
801	Implementation:
802	The local weed control program for the RMP planning area is the Weber County Weed
803	Department. The County will continue to work cooperatively with the U.S. Forest
804	Service, the Utah Association of Conservation Districts (UACD) and the federal NRCS to
805 806	implement the initiatives outlined in the NRCS Weber County Resource Assessment (2013).
807	Forest Management
808	As described above, the forest resources in the Mountainside RMP area are managed primarily pursuant
809	to the terms of the 2003 Revised Wasatch-Cache National Forest Management Plan. The Forest Plan
810	addresses the multiple-uses of forest lands, which uses are described in more detail under each
811	resource heading in this RMP. Overall, Weber County plans to continue to work cooperatively with the
812	U.S Forest Service in both its planning and administrative activities to ensure that forest management is
813	appropriately supporting Weber County goals.
814	Water Resources
815	Water Rights
816	Findings:
817	The protection of water rights and the ability to access authorized points of diversion and water
818	conveyance works are critical to the sustainability of the County.
819	Objectives and Policies:
820	Policy: Water Rights

821 The transfer and use of water rights in Weber County must be in accordance with State law and 822 administrative rules. 823 Implementation: 824 Weber County will continue to monitor water rights applications filed in the RMP planning area to ensure water rights are managed in accordance with State law and the 825 826 rules of the Utah State Engineer. 827 828 Policy: Points of Diversion and Water Infrastructure 829 Water rights points of diversion and authorized water storage, conveyance and measuring 830 infrastructure must be accessible to approved water users. 831 Implementation: Weber County will conduct planning and development review, and will monitor the planning and development review of other nearby jurisdictions, to ensure 832 833 continued access to and maintenance of authorized water infrastructure. 834 Water Quality and Hydrology 835 Findings: Surface and groundwater quality in the RMP planning area is good, and is currently meeting the 836 837 County's needs for culinary, industrial, fisheries, irrigation and other uses. 838 **Objectives and Policies:** 839 **Policy: Water Quality** 840 Weber County will work to protect surface and groundwater quality 841 Implementation: 842 A setback policy described in the 2003 West Central Weber County General Plan relating 843 to flood plains and river terraces (below) could provide beneficial surface water quality 844 impacts. 845 846 **Policy: Water Supply** 847 Weber County will ensure adequate water supply for culinary, industrial, fisheries, irrigation and 848 other uses. 849 **Implementation:** 850 Weber County will continue to work with the Weber Basin Water Conservancy District 851 (WBWCD), and other water service providers in the RMP planning area, to ensure 852 adequate supplies of primary and secondary water to meet the County's needs. 853 Consider supporting the creation of a fresh water impoundment in Bear River Bay. **Flood Plains and River Terraces** 854 855 **Findings:** 856 Weber County land development ordinances provide for protection for river corridors and riparian 857 areas.

#### **Objectives and Policies:**

A policy and implementation action carried forward from the West Central Weber County General Plan provides:

#### Policy: Weber River Floodplain Setback

The Weber River floodplain, wetland areas associated with the meander corridor, and streamside vegetation should be protected from development. A setback from the high water line on either side of the river could provide protections to hydrologic and riparian function. As development occurs, public trails for bicycles, pedestrians, and horses may be provided within the setback and with property owner approval, and if properties are purchased or donated, parks and open spaces can be developed for recreational and educational purposes.

<u>Implementation:</u> Require site analysis for all development within 100 feet of the water line of the Weber River to determine whether additional protections of hydrologic and riparian function should be provided.

#### **Recreation Resources**

#### *Findings:*

As described above, Ogden City is positioning itself as a recreation and tourism destination, with most recreational opportunities occurring on the Uintah-Wasatch Cache National Forest. Like other Wasatch Front communities, Ogden and other municipalities in the Mountainside RMP area are dependent on recreational access to the National Forest to promote themselves as "lifestyle" communities as well as recreation destinations.

Stakeholders have expressed concerns with the complexity and amount of time it takes to secure authorizations for recreational uses such as guided hunting, skiing, and mountain-biking; and staging sporting events, such as back-country skiing and running races, on the National Forest.

#### **Objectives and Policies:**

#### Policy: National Forest Recreation Management

Weber County supports simplifying and streamlining the Forest Service permitting processes for guiding, recreational competitions and similar activities on the National Forest.

#### <u>Implementation:</u>

Weber County will monitor National Forest planning and rule-making as it pertains to recreational access to see if the authorization system can be simplified and/or expedited on National Forest lands.

#### **Policy: Private Recreation Opportunities**

Weber County supports the development and operation of recreational facilities on both private and public lands.

Implementation:

897 Weber County will work with private owners in Malan's Basin and other areas within 898 and adjacent to National Forest Lands to provide recreational opportunities and 899 maintain access to National Forest System lands. 900 901 Policies and implementation actions from the 2003 West Central Weber County General Plan include: 902 903 **Policy: Parks** 904 As development occurs in the West Central Weber County area, new public parks will be 905 needed and should be planned, and generally located adjacent to new schools. 906 Implementation: Work with Weber School District and charter schools to locate 907 additional public parks adjacent to schools, and negotiate joint management 908 and maintenance agreements for shared facilities. 909 Implementation: Encourage park districts to expand their service areas and 910 develop additional public parks to meet the park and recreation service needs of 911 new development. 912 913 Policy: Off-street Bicycle and Pedestrian Paths 914 Trails are highly desired amenities for communities. As primary roads are improved, separated bicycle and pedestrian trails should be included. The community is rural and 915 916 does not have sidewalks, so it is important to provide safe paths for children going to 917 and from school, and for the enjoyment of residents and the many others who bicycle 918 and walk in the area. 919 Implementation: Work with Weber Pathways Committee, UDOT, property 920 owners, local transportation agencies, and others affected to identify an 921 alignment for trails and to secure funding for trails development. Coordinate 922 with adjacent communities and their trail development plans. Typical separated 923 multi-purpose, paved and un-paved trail cross-sections follow. Wildlife Resources 924 Findings: 925 926 Wildlife and fisheries in the RMP planning areas are managed by the Utah Division of Wildlife Resources 927 and by the U.S. Forest Service pursuant to the Uinta-Wasatch-Cache National Forest Management Plan. 928 **Objectives and Policies:** 929 Policy: Wildlife Management 930 Weber County supports the wildlife management activities of the jurisdictional agencies, and

24

Weber County will continue to work cooperatively with the Utah Division of Wildlife

Resources to protect and provide appropriate access to, the wildlife resources of Great

Salt Lake and its environs. <u>The County supports additional efforts to enhance habitats</u> and overall productivity of wildlife in the Lakeside RMP area. For the Mountainside RMP

believes they generally support the County's objectives.

Implementation:

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937 area, Weber County will continue work cooperatively with the U.S. Forest Service to 938 protect and provide appropriate access to, the wildlife resources of the National Forest. 939 940 Policies and implementation actions from the 2003 West Central Weber County General Plan that would 941 apply to the Lakeside RMP area include: 942 Policy: Wildlife/Waterfowl Management Areas 943 The existing wildlife and waterfowl management areas should remain zoned S-1, 944 Shorelines. Policy: Sensitive Area Management Planning 945 946 Weber County should begin working with the Corps of Engineers and other local 947 governmental agencies to fund a wetland delineation study, which could be combined 948 with a Sensitive Area Management Plan (SAMP) and a shoreline protection plan. The SAMP engages government agencies, property owners, and local planning staff in the 949 950 development of a management plan that treats property owners equitably, resolves 951 critical issues, and at the same time protects valuable natural resources. Options that resolve property owner concerns with resource agency concerns will need to be 952 addressed in the near future. 953 954 Implementation: As sensitive lands are identified and determined to be 955 inappropriate for development, the land should be zoned as Open Space O-1 as 956 per Chapter 22E of the Weber County Zoning Ordinance. Socio-Economic Resources 957 958 **Cultural, Historical, Geological and Paleontological Resources** 959 Weber County will continue to support inventory efforts by the U.S. Forest Service and State agencies to 960 document American Indian sites as well as the early European settlement of the area. 961 **Law Enforcement** 962 Weber County will continue to support effective coordination and cooperation among the federal, state 963 and local law enforcement agencies in the RMP planning area. 964 **Economic Considerations** 965 Weber County will continue to support agriculture, mining, tourism and recreation as important 966 components of the County's economy. 967 **Air Quality** 968 Weber County will continue to support the Utah Department of Air Quality implementation plans for 969 meeting and continuing to meet the NAAQS in the RMP planning area. These plans provide relevant 970 background, pollutant sources, and the selected control measures for each non-attainment case. 971

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WESTERN WEBER COUNTY RESOURCE MANAGEMENT PLAN

# WESTERN WEBER COUNTY RESOURCE MANAGEMENT PLAN

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PREPARED BY: WEBER COUNTY, UTAH



WITH ASSISTANCE FROM LOGAN SIMPSON





#### **CHAPTER 1**

#### INTRODUCTION

# THE WESTERN WEBER COUNTY PLANNING AREA

In September, 2003, Weber County adopted the West Central Weber County General Plan for the unincorporated area of the County to the west of the Ogden area, including the Warren, Reese, West Weber and Weber Township areas as shown in Map 1.

The planning area for the 2003 Plan excluded unincorporated areas of Weber County to the east of the Ogden metropolitan area. In August, 2016 the Weber County Commission adopted the updated Ogden Valley General Plan, which included a resource management element as Chapter 8 of the plan. This Western Weber County Resource Management Plan (RMP) includes all of the area of unincorporated Weber County, not part of the Ogden Valley General Plan area, as shown in Map 2, encompassing approximately 208,000 acres.

# CONTEXT AND LEGAL BASIS FOR THE COUNTY RESOURCE MANAGEMENT PLAN

House Bill 219, passed by the Utah Legislature during its 2016 general session, amended Section 17-27a-401 of the Utah Code to add a county resource management plan as a required element of county general plans. New Subsection (3) provides:

#### **MORE INFORMATION**

For more information visit: <a href="http://www.wfrc.org/">http://www.wfrc.org/</a>
<a href="http://www.wfrc.org/">new wfrc/crmp/weber-county/</a>

"(a) The general plan shall contain a resource management plan for the public lands, as defined in section 63L-6-102, within the county.

(b) the resource management plan shall

address:

Mining;

land use;

livestock and grazing;

irrigation;

agriculture;

fire management;

noxious weeds;

forest management;

water rights;

ditches and canals;

water quality and hydrology;

flood plains and river terraces;

wetlands:

riparian areas;

predator control;

wildlife;

fisheries:

recreation and tourism;

energy resources;

mineral resources;

cultural, historical, geological, and

paleontological resources;

wilderness;

wild and scenic rivers;

threatened, endangered, and sensitive species;

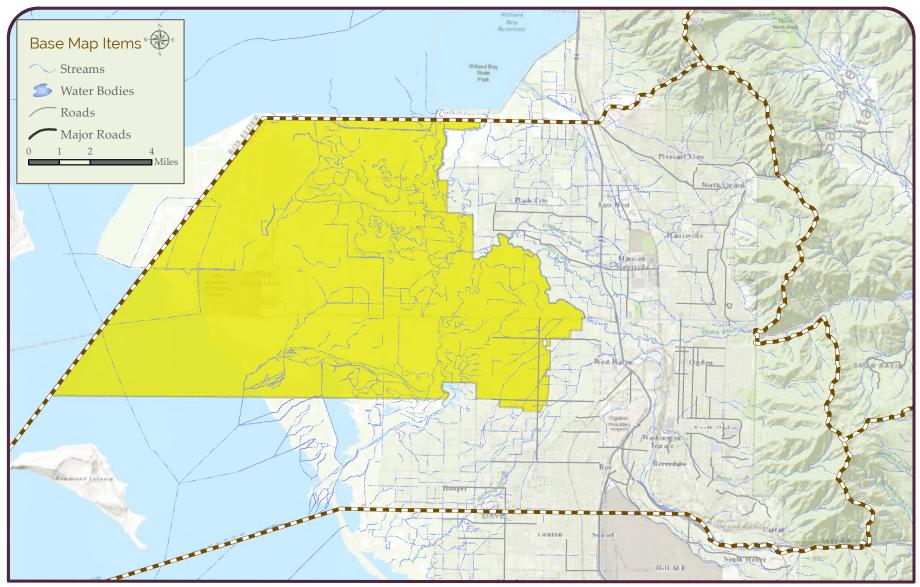
land access;

law enforcement;

economic considerations; and

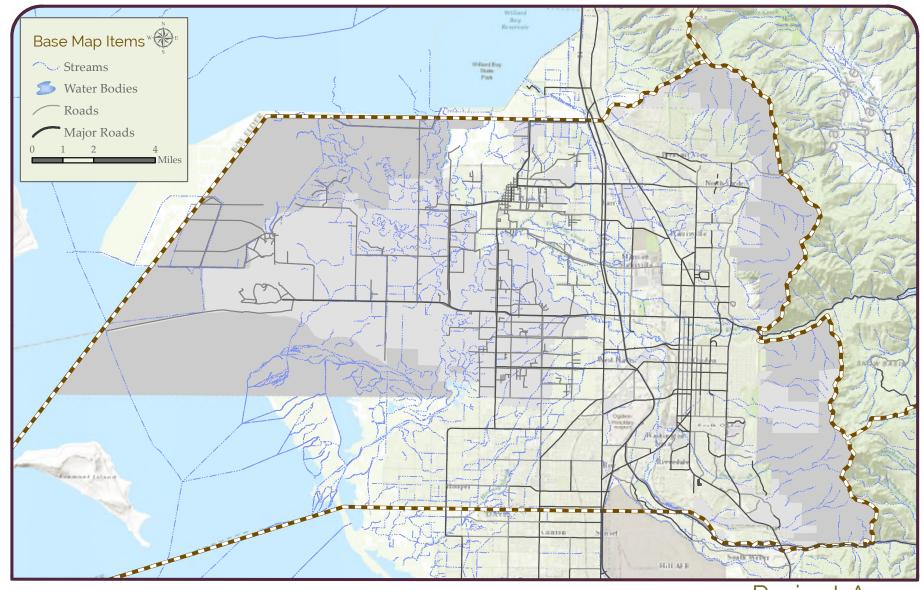
air.

MAP 1: 2003 GENERAL PLAN WEST CENTRAL WEBER COUNTY PLANNING AREA



2003 Western Weber General Plan Area

MAP 2: WEBER COUNTY RESOURCE MANAGEMENT PROJECT AREA



### Unincorporated Western Weber County

- State or Federal Land
- Private

Project Area

Date: 5/1/2017

(c) For each item listed under Subsection (3)(b), a county's resource management plan shall:
(i) establish findings pertaining to the item;
(ii) establish defined objectives; and
(iii) outline general policies and guidelines on how the objectives described in Subsection (3)
(c)(ii) are to be accomplished."

The focus of HB 219 is on the management of public lands and resources as defined in State statute, including lands managed by the Bureau of Land Management (BLM), the U.S. Forest Service and other federal agencies. The definition of "public lands" excludes "...lands owned or held in trust by this state, a political subdivision of this state, or an independent entity." The RMP planning area encompasses approximately 208,000 acres. Within the RMP planning area are approximately 16,000 acres of National Forest lands, 10,000 acres within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service, and approximately 412 acres owned by the U.S. Department of Defense in the southwestern Little Mountain area.

The Forest Service is required to coordinate "...with the land and resource management planning processes of State and local governments" in their land planning efforts. (16 U.S.C. §1604(a)) The Forest Service's planning regulations state that "the Responsible [Forest Service] Official must provide opportunities for the coordination of Forest Service planning efforts...with those of other resource management agencies." Furthermore, the agency's planning regulations provide that "the Responsible Official should seek assistance, where appropriate, from other state and local governments...to help address management issues or opportunities." (36 C.F.R.

219.9) Although there is no explicit parallel requirement for consistency of Forest Service plans with plans of state, local and tribal governments as that contained within FLPMA for the BLM Resource Management Plans, the Forest Service is required to "discuss any inconsistency" between the proposed plan's provision and "any approved State or local plan and laws." Further, if any inconsistencies exist, the plan must "describe the extent to which the [Forest Service] would reconcile its proposed action with the plan or law." (40 C.F.R. §1506.2(d))

There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The Utah State and Institutional Trust Lands Administration (SITLA) owns approximately 5 acres in the planning area. Although not the focus of the House Bill 219 planning effort, the planning team saw value in looking at the resources identified more holistically to develop statements of desired future conditions (goals), policies and implementation, where appropriate, that would be applicable regardless of land ownership or management.



# PLAN PROCESS AND METHODOLOGY

In order to support Utah counties in implementing the new resource management plan requirements, The Community Impact Board financially supported the development of databases for each county in the Wasatch Front Regional Council (WFRC) area to rely on in preparing each resource management plan. The WFRC retained a contractor to identify, gather and organize information relevant to the RMP process. Those data were gathered and are reported on a county-wide basis, in map, table and narrative formats, and the information is available on the WFRC website at http://www.wfrc.org/new wfrc/crmp/. The information addresses all the subject matter categories specified in House Bill 219 and the Utah Code.

Weber County began the overall RMP process in January, 2016 with a series of stakeholder meetings to identify data needs and issues for detailed evaluation in the RMP process. The County completed a Resource Management Element as part of the Ogden Valley General Plan update project in 2016, which was underway when the CRMP process began. This RMP addresses the balance of unincorporated Weber County. Data were not collected nor reported for the Western Weber County planning area as a separate sub-area of Weber County. As a result, much of the information provided to support this RMP is described in general terms and extrapolated from other data.

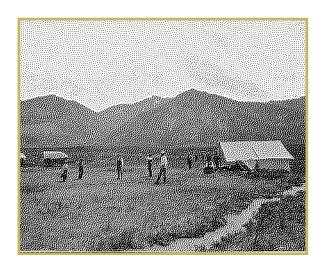
Based on the initial January stakeholder input, additional western Weber County stakeholder interviews were conducted in June and July, 2016. On direction from the County Planning Department, a draft of this RMP was prepared and introduced for public comment at an open house on May 9, 2017.

#### **COUNTY HISTORY AND CULTURE**

#### LAKESIDE RMP AREA

The unincorporated area to the west of the Ogden metropolitan area is the study area for the 2003 West Central Weber County General Plan, a historically agricultural area. For the purposes of this RMP, this area will be referred to as the Lakeside RMP area. Nearly 45,000 acres of the Lakeside RMP are occupied by the shoreline and bed of Great Salt Lake, and are under the management of the Utah Division of Wildlife Resources and the Division of Forestry Fire and State Lands. Management of these areas provides for recreation, wildlife habitat, and a variety of other uses and values, and is important to the residents of the planning area and the County as a whole.

The 2003 Plan reports that residents in the Lakeside area value the open spaces resulting from the dominance of agricultural uses in the Lakeside area. Agriculture has been the primary land use since the Lakeside area was



First camp of the Survey, at Ogden, Weber County, Utah Source: U.S. National Archives and Records Administration

settled, and many people hold the view that agriculture should continue to be the highest priority for the area, with between 96 and 98 percent of responses gathered during the 2003 General Plan process express a desire to maintain rural character and agricultural land. Rural atmosphere is the quality most often expressed as desirable. Respondents defined rural atmosphere as the openness of the area, the keeping of animals on their properties, and the agricultural uses and businesses in the area.

The 2003 West Central Weber County General Plan contains a Vision Statement that provides: "West Central Weber County is a place that:

- Values and protects its rural character, lifestyle, and atmosphere.
- Manages growth to strike a balance between preservation and development.
- Provides the necessary and desired community services to assure a high standardof-living to its residents.
- Encourages safe, efficient, and varied transportation systems.
- Maintains a community that is safe from environmental hazard and criminal activity."

The 2003 Plan contains three main elements that address Land Use, Transportation and Sensitive Lands, and identifies a series of implementation tools focused on protecting and developing sensitive lands and preserving open space. The policies and direction of the 2003 West Central Weber County General Plan largely inform the direction and initiatives of this RMP.



#### MOUNTAINSIDE RMP AREA

The unincorporated area to the east of the Ogden metropolitan area lies in the foothills and slopes of the Wasatch Mountains and is primarily in the Uinta-Wasatch-Cache National Forest, in the Ogden Ranger District. For the purposes of this RMP, this area will be referred to as the Mountainside RMP area. The Uintah-Wasatch-Cache National Forest is managed pursuant to the 2003 Revised Wasatch-Cache National Forest Management Plan. Specific management directions are provided for the North Wasatch Ogden Valley Management Area, which includes the Mountainside RMP area.

Road access into the National Forest is limited to the North Ogden and Ogden Canyons. All other access to the National Forest in the planning area is via non-motorized trails. The western side of the Wasatch Mountains has provided recreational opportunities primarily in the form of hiking and hunting, as no designated ATV routes or campgrounds are present.



View of the Wasatch Mountains from Plain City Source: http://assets.utahrealestate.com/ photos/640x480/1200537\_6.jpg

#### **CHAPTER 2**

# KEY COUNTY RESOURCES AND MANAGEMENT PRIORITIES

The RMP planning area is located to the east and west of Ogden and the other incorporated areas of Weber County, adjacent to Great Salt Lake on the west, and adjacent to the Wasatch Mountains on the east. Nearly 45,000 acres of the planning area is occupied by the shoreline and bed of Great Salt Lake, and is under the management of the Utah Division of Wildlife Resources and the Division of Forestry Fire and State Lands. Management of these areas provides for recreation, wildlife habitat, and a variety of other uses and values, and is important to the residents of the planning area and the County as a whole.

The Uintah-Wasatch-Cache National Forest is managed pursuant to the 2003 Revised Wasatch-Cache National Forest Management Plan. Specific management directions are provided for the North Wasatch Ogden Valley Management Area, which includes the Mountainside area of the RMP planning area.

At the beginning of the County-wide RMP process, five key resources of greatest importance to the County were identified by stakeholders as follows:

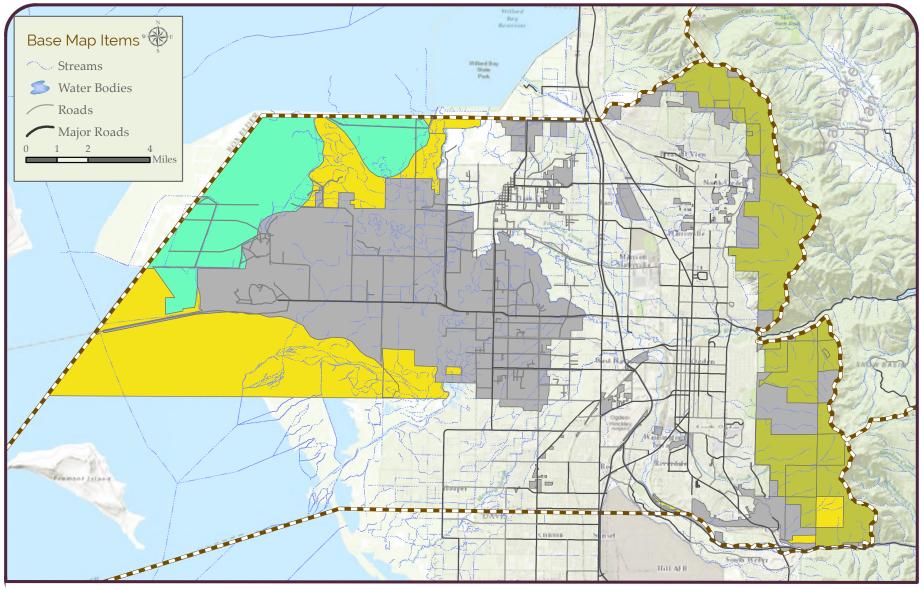
- Recreation and Tourism
- Water Quality and Hydrology
- Water Rights
- Land Use
- Agriculture

According to the 2003 West Central Weber County General Plan, the areas of greatest interest to the residents of the Lakeside planning area are agriculture, land use, water rights and recreation. Given these management priorities, and the management direction provided in the 2003 Revised Wasatch-Cache National Forest Management Plan, this RMP groups the twenty-eight required resource elements into five general categories: Land Resources, Water Resources, Recreation Resources, Wildlife Resources and Socio-Economic Resources. Each section presents a description of the resource and the current resource management setting; a description of relevant socio-economic effects of resource management; and the desired future management conditions. Statements of goals, policies and implementation steps, as appropriate to each resource, are provided in Section 3.

#### LAND RESOURCES

This Land Resources section addresses land use; agriculture; livestock and grazing; irrigation; mining; mineral resources; energy resources; fire management; noxious weeds; forest management; land access; wilderness and wild and scenic rivers. These topics are further combined into subsections that group resources logically and in a manner that complements the structure of the body of the 2003 General Plan.

MAP 3: OWNERSHIP



Legend

Unincorporated DNR

Unincorporated Private

Unincorporated USFS

Unincorporated USFWS

Ownership Agency

Date: 5/1/2017

#### LAND USE AND LAND ACCESS

The 2015 census estimated a population of 238,682 in Weber County, a 23% increase from 2000 (196,553). Most of that growth in population occurred in the incorporated areas of the County. The area of West Central Weber County illustrated in Map 1 is assumed to be home to approximately three percent of the total Weber County population or approximately 7,099 in 2015.

#### **RMP** Area

Western Weber County zoning categories, acreage, and the percentage of the total acreage are as follows:

- Residential 1,342 acres, 1.8%
- Commercial 60 acres, .08%
- Manufacturing 9,926 acres, 13.3%
- Open Space- 124 acres, .20%
- Shoreline 29,631 acres, 39.8%
- Agricultural 32,979 acres, 44.3\$
- Other- 272 acres, .36%

Total - 74,338 acres

It should be noted that within the Utah sovereign lands category are two State wildlife management areas and a portion of Great Salt Lake that contribute both habitat and recreational values. It should also be noted that the main mining activity in the planning area, salt extraction, is taking place on Utah sovereign lands.

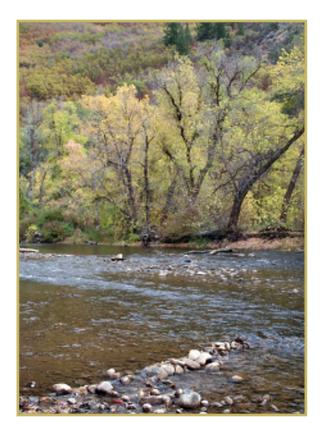
The resources of Great Salt Lake and the underlying lake bed are managed by the Utah Division of Forestry, Fire and State Lands (FF&SL) pursuant to the 2013 Great Salt Lake Comprehensive Management Plan. The Comprehensive Management Plan provides:



Wasatch-Cache National Forest, Weber County Photographer: Ken Krahulec

"The framework for sovereign land management is found in the Utah Constitution (Article XX), state statute (primarily Chapter 65A-10), and administrative rule (UTAH ADMIN. CODE R652). The constitution accepts sovereign lands to be held in trust for the people and managed for the purposes for which the lands were acquired. UTAH CODE § 65A-2-1 states that "The division [FFSL] shall administer state lands under comprehensive land management programs using multipleuse, sustained-yield principles." Briefly stated, the overarching management objectives of FFSL are to protect and sustain the trust resources and to provide for reasonable beneficial uses of those resources, consistent with their long-term





South Fork of the Ogden River Source: Utah Division of Wildlife Resources

protection and conservation. This means that FFSL will manage GSL's sovereign land resources under multiple-use sustained yield principles, implementing legislative policies and accommodating public and private uses to the extent that those policies and uses do not compromise Public Trust obligations (UTAH CODE § 65A-10-1) and economic and environmental sustainability is maintained. Any beneficial use of Public Trust resources is ancillary to long-term conservation of resources."

The Division of FFSL has established five management classes for Great Salt Lake resources. The Lakeside RMP area includes sovereign lands designated under Classes 1 (the salt mining lease areas) and 6 (the wildlife management areas), as follows:

Class 1: Managed to Protect Existing
Resource Development Use. Lands under
this classification include the area around
Antelope Island delegated to DSPR for
recreation management, the area around
Saltair and GSL Marina, existing mineral
extraction lease areas, and areas under
special use lease for brine shrimp cyst harvest
activities. These lands would be open to oil
and gas leasing, but no surface occupancy
would be allowed in the recreation areas.

Class 6: Managed to Protect Existing Resource Preservation Uses. This classification covers existing WMAs. Lands would be available for oil and gas leasing with no surface occupancy.

#### Mountainside RMP Area

Land uses in the Mountainside area include limited residential uses in the foothills between the incorporated areas and the National Forest, public water storage reservoirs, some limited gravel mining and the National Forest itself. Vehicular access into the National Forest in the study area is limited to Ogden Canyon (SR 39) and North Ogden Canyon (SR 569). Travel routes within the Forest are managed pursuant to the 2016 Ogden Ranger District Travel Management Plan. The only travel route open to motorized vehicles in the study area is the Skyline Trail, which is located along the Wasatch Mountain ridgeline on the eastern boundary of the RMP study area, and is open to motorcycles only. The Skyline Trail is accessible from both the North Ogden and Ogden Canyon highways. Non-motorized access to and within the National Forest is available via a number of recreational trails in the study area.

# AGRICULTURE, LIVESTOCK, GRAZING, IRRIGATION AND PREDATOR CONTROL

#### Lakeside RMP Area

As reported in the 2003 General Plan, agriculture is the dominant land use in the Lakeside area. All of the agricultural operations in the Lakeside RMP area are located on private lands. Many parcels in the western part of Weber County are small "ranchettes" of 5 to 10 acres. In 2002, approximately 28,116 acres of land were in agricultural use, for grazing of cattle and horses, crop production (alfalfa, hay, small grains, such as, oats, wheat, and barley), and dairy operations (16 operations and approximately 2,765 dairy cows). With the growth of population in the County since 2002, the number of acres in agricultural uses in the Lakeside area has decreased to 27,743 acres, 2 percent less than in 2002. Additionally, there are approximately 3,818 acres in Agricultural Protection Areas.

In 2013, the Weber Conservation District published the Weber County Resource Assessment that identifies agricultural land preservation and sustainability as one of five priorities for the District. The Resource Assessment also contains recommendations for implementation steps toward those ends. Agricultural operations in the Lakeside RMP area are dependent on a network of irrigation ditches and canals. A map of the existing and proposed irrigation ditches and canals that serve the RMP planning area is available on the WFRC website. While many irrigation ditches in The Lakeside RMP area have been converted to pressurized pipe, open canals and ditches remain important to the continued viability of agricultural operations.

#### Mountainside RMP Area

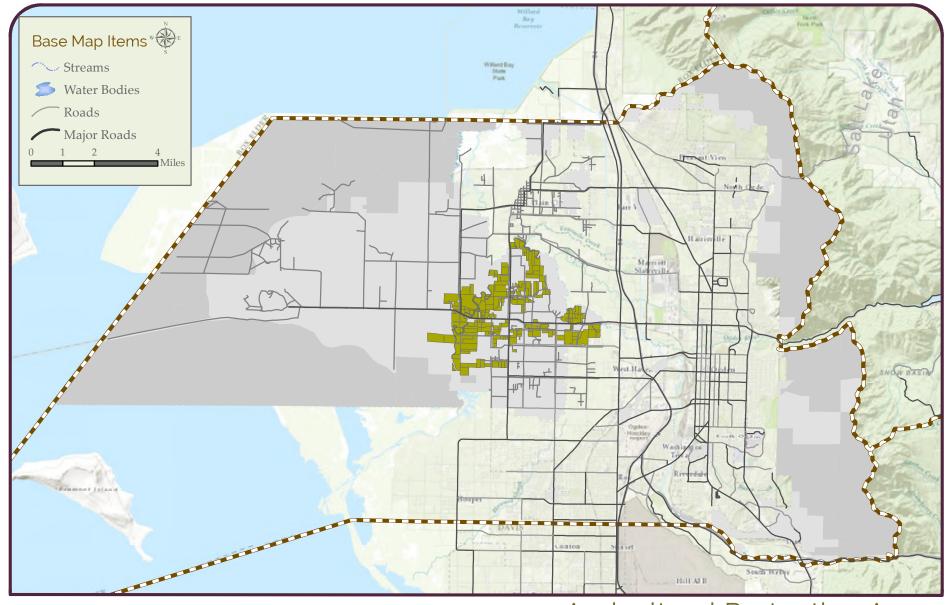
The bulk of the private land in the Mountainside RMP area is currently zoned A-1, F-40, and RE-20.





Farmer
Source: Hoopercity.com

MAP 4: AGRICULTURAL PROTECTION AREAS



#### Unincorporated Western Weber County

Private

Agricultural Protection Areas

Date: 5/1/2017

#### PREDATOR CONTROL

Predator control in the RMP planning area is managed by the Utah Division of Wildlife Resources (UDWR) and the U.S. Department of Agriculture Wildlife Services, and includes a coyote removal program. For more information on predator control, see the UDWR, USDA-APHIS, and WFRC websites.

# MINING, MINERAL RESOURCES AND ENERGY RESOURCES

Within the planning area are several sand, gravel and rock aggregate operations which are located on private property and are owned by the surface property owners. The main mining activity in the planning area is salt extraction from large evaporation ponds on State sovereign lands on the bed of Great Salt Lake. There are no other State-permitted metal or leaseable mineral mines in the RMP planning area.



Source: Utah Division of Wildlife Resources

No energy minerals are extracted in the RMP planning area, but there are four hydropower generating plants and there is potential for geothermal power development. Other renewable energy resources, such as solar and wind power, have potential for private or small-scale commercial uses in the planning area, but large-scale power generation in the RMP planning area is unlikely because most of the available lands are privately owned, and are currently in agricultural or residential uses.

# FIRE MANAGEMENT AND NOXIOUS WEEDS

#### Fire Management

In Utah the State legislature tasked the Utah Division of Forestry, Fire, and State Lands (DFFSL) to devise a Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-56. Under this plan, a master cooperative wildland fire management and Stafford Act response agreement is signed each year between numerous federal land management agencies and the State of Utah for cooperation during wildland fire incidents that occur throughout the state. Weber County is within the service area of the Northern Utah Interagency Fire Center (NUIFC), located in Draper. NUIFC is a joint dispatch center operated through cooperation among the Bureau of Land Management, U.S. Forest Service and the State of Utah Division of Forestry Fire and State Lands. NUIFC is responsible for dispatching and coordination of wildfires (averaging 500 fires per/year) and incidents for approximately 15 million acres located in Box Elder, Cache, Rich, Tooele, Weber, Morgan, Davis, Duchesne, Juab, Sanpete, Salt Lake, Summit, Wasatch and



Utah Counties. From the WFRC RMP website:

"Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step in protecting communities both urban and rural. Fire management refers to the principles and actions to control, extinguish, use, or influence fire for the protection or enhancement of resources as it pertains to wildlands. It involves a multiple-objective approach strategy including ecosystem restoration, community preparedness, and wildfire response."

#### **Noxious Weeds**

From the 2013 Natural Resource Conservation Service (NRCS) Weber County Resource Assessment (Attachment B to this RMP):

"Both noxious and invasive weeds are competitive non-native species that are introduced into environments where they readily adapt and reproduce prolifically. They negatively affect agricultural lands, forests, nature preserves, stream banks, private lands, and parks. If left unmanaged, weeds can quickly dominate a land-scape and crowd out native plants, thus reducing forage for animals and increasing the risk of wildfire... In addition noxious weeds, such as purple loosestrife and non-native phragmites, have infested many of the irrigation delivery systems in the county, created difficulties with conveyance, and reduced the amount of available water."

Many species of exotic and invasive weeds exist in the Utah. The Utah Noxious Weed Act of 2008 defined 28 noxious weed species into

three prioritization categories. In December 2015 the official State Noxious Weed list was updated to include 54 species and prioritization categories were modified to include five categories of priority for action. State land managers, local governments, and property owners are responsible for controlling weed species on the state's noxious weeds list, and local weed species of concern if necessary. Weed control includes both lands under local management (roads, right-of-ways, parks, etc.) as well as enforcing weed laws on private lands. State law provides county weed managers the right to treat weeds on private lands (assuming proper notice is provided) if the landowner is unwilling or unable to treat the problem, and to seek reimbursement or apply liens for the work.

The local weed control program for the planning area is the Weber County



#### MORE INFORMATION

For more information about noxious weeds in Weber County, visit: http://www1.co.weber.ut.us/weeds/noxious.php

Weed Department. County weed boards are responsible for the formulation and implementation of county-wide coordinated noxious weed control programs designed to prevent and control noxious weeds within its county. The Weber Conservation District has recently become the Weber County weed board. A Weber-County-specific weed control assessment is available from the Utah Association of Conservation Districts (UACD) and the federal Natural Resource Conservation Service (NRCS): Weber County Resource Assessment (2013).

#### **FOREST MANAGEMENT**

Approximately 16,000 acres in the eastern portion of the study area are within the Uinta-Wasatch-Cache National Forest. The National Forest in the RMP planning area is managed in accordance with the 2003 Revised Wasatch-Cache National Forest Management Plan (the Forest Plan). The Forest Plan provides management directions for the North Wasatch Ogden Valley Management Area which includes the RMP planning area.

With regard to timber management, the Forest Plan provides as follows:

"Although there are no capable available timberlands in the area, there are needs for reducing fuels and providing buffers adjacent to interface communities. If economic use can be made of any of the fuel materials, there may be potential for some type of commercial harvest."

With regard to Wild and Scenic Rivers, the Forest Plan provides:

"The Left Fork South Fork Ogden River (Frost Canyon/Bear Canyon confluence to Causey Reservoir for scenery values) will be managed to protect the values that made it eligible in the inventory. Activities within the corridor will maintain a "Wild" classification."

With regard to roadless areas, the Forest Plan provides as follows:

"All the roadless areas on the Ogden Ranger District (Burch, Lewis, and Willard Peak) will maintain or mostly maintain roadless values. They will be closed to winter motorized use with exception of a limited portion of the east side of the Willard Peak Roadless Area. Burch Creek Roadless Area will be managed to mostly maintain roadless values while continuing to provide non-motorized, relatively rugged dispersed recreation opportunities. Any proposal for special uses in the area must consider the prohibition on road construction and potential impacts to roadless characteristics."

There is no designated wilderness, nor are there designated wild and scenic rivers, in the RMP planning area. The management prescriptions for other National Forest resources in the RMP planning area, such as wildlife, water and recreation resources, are discussed in each resource section.



#### WATER RESOURCES

This Water Resources section addresses water rights; water quality and hydrology; and flood plains and river terraces.

#### **WATER RIGHTS**

Water rights in the RMP planning area have been fully adjudicated, and are managed according to the rules of the Utah State Engineer. No additional water is available for appropriation, so new development must rely on existing water rights.

#### WATER QUALITY AND HYDROLOGY

Water quality in Utah is regulated by the Utah Division of Water Quality (UDWQ) through the issuance of permits to discharge to surface waters in the State. In general, surface and ground water quality in the RMP planning area is good. The Ogden River in the planning area is classified by the UDWQ in Assessment Category 1, that it supports all designated uses, which include Primary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses. The Weber River in the planning area is in Assessment Category 5, and requires additional reductions in pollution from non-point sources, such as storm water and overland flows, but is meeting its designated uses which include Secondary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses.

The Uinta-Wasatch-Cache National Forest Management Plan addresses water quality management as follows:

"Watershed protection for quality water and normal flow regimes along with maintenance of undeveloped character will continue to be a primary emphasis in all management decisions regarding this area of highly intermingled private/public urban/wildlands. Any disturbance or development must consider watershed integrity and susceptibility to debris flows that can originate on National Forest System lands... In general, recreation will





Taylor Canyon South Trail
Source: Steve Baker, The Deseret News
Bird Watchers on the Great Salt Lake
Source: Leia Larson, The Standard Examiner

be managed with watershed condition as a priority. User-created trails within riparian areas will be evaluated and relocated and/or designed, armored and adequately drained to reduce impacts to streams while allowing access for recreation. Trail alignments will be corrected to prevent excessive erosion while continuing to provide access."

Water supply in the RMP planning area is from both surface sources and groundwater wells. Although water supplies for current uses are thought to be adequate, localized areas of groundwater table depression occur at some locations. One major water supplier, the Weber Basin Water Conservancy District (WBWCD), provides both culinary and secondary (non-potable) water service in the RMP planning area. The WBWCD has developed a supply and demand plan and conducts on-going water resource planning to ensure adequate water supplies in the planning area.

#### FLOOD PLAINS AND RIVER TERRACES

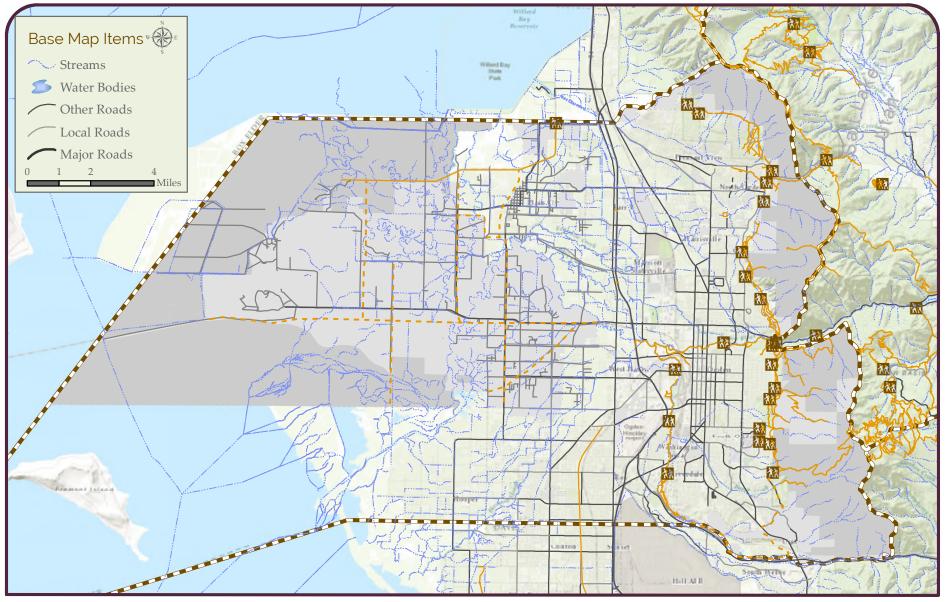
Flood plains and river terraces can both provide wildlife habitats and pose threats to land development. The Federal Emergency Management Agency (FEMA) provides maps of areas of potential flooding so that community officials, emergency responders, and the general public can be informed and plan accordingly to avoid or reduce impacts from floods. The flood hazard maps are used to guide development and reduce risk by avoiding flood hazard areas, or by applying special restrictions and development standards for flood areas. Weber County has adopted the FEMA maps and implemented flood protection regulations.

The floodplain of Great Salt Lake is considered to be the lakeshore elevation of 4,217 feet above sea level. Special development restrictions for areas below 4,217' have been adopted by cities and Weber County in the planning area.

#### RECREATION RESOURCES

This section discusses recreation and tourism in the RMP planning area. The 2003 West Central Weber County General Plan reports that, during the planning process, "Many people expressed a desire for developed public parks (with playing fields, pavilions, playgrounds, tennis courts), a variety of trails including pedestrian, bicycle and equestrian trails, recreation facilities such as a recreation center and other developed facilities, and a library. Some suggested that utility easements are good locations for trails and bike paths; others felt that canals are too dangerous for use as trails. The concept of a "river walk" was mentioned, but those with property directly on the river were opposed to trails development along the river. It was suggested that the river flood plain should be purchased and held in public ownership."

MAP 5: TRAILS AND TRAILHEADS



#### Unincorporated Western Weber County

State or Federal Land

Trailheads

Private

— Trails

--- Potential Multiuse Trails

### Trails and Trailheads

Date: 5/1/2017

Within the 2003 General Plan area, one public park of 5.75 acres is located in the Reese Township. This park is under the jurisdiction of West Warren Park Service District Numbers 5 and 6. Three other private parks are owned and managed by the LDS Church and are not open to the general public. These include Warren LDS Bowery, West Weber LDS Park, and Taylor LDS Park. The LDS Church may allow their parks to be used by the general public, however a "hold harmless" agreement must be executed between the Board of Weber County Commissioners and the LDS Church. No such agreement was on file as of 2002.

The National Forest in the Mountainside RMP area provides a variety of recreational opportunities, including hiking, biking, climbing, back-country skiing, hunting and other outdoor pursuits. The 2003 Forest Plan states;

"Trails and trailheads will be designed to support year-round use where possible. A connection for the Bonneville Shoreline Trail will be created through the North Ogden area in cooperation with the cities of North Ogden, Pleasant View and Willard. Needed access and rights of way will be maintained or acquired to complete the Bonneville Shoreline trail along the Wasatch Front. Public access to National Forest in Davis and Weber Counties will be a priority to maintain or obtain, as development continues from Fruit Heights, Kaysville, Ogden, North Ogden, Pleasant View and Ogden Valley. The Ogden front will continue to be closed to winter motorized use providing non-motorized designated trail opportunities while providing maximum protection to these high value watersheds. Opportunities for limited

summer motorized use on designated routes (Skyline Trail/Great Western Trail in Lewis Peak Area)."

The Forest Plan goes on to provide "The roadless areas from Willard to Ogden Canyon will provide non-motorized recreation opportunities in winter except from east of the road to Willard Peak to the Weber-Box Elder County line, which will be open for winter motorized uses."

Some land in Malan's Basin to the east of Ogden is privately owned, and offers private recreation opportunities. Ogden City is positioning itself as a recreation and tourism destination, with most recreational opportunities occurring on the National Forest. Like other Wasatch Front communities, Ogden and other municipalities in the RMP planning area are dependent on recreational access to the National Forest to promote themselves as "lifestyle" communities as well as recreation destinations. Management challenges mentioned include obtaining permits for events on national Forest lands, and obtaining guiding and outfitting permits for use of National Forest lands.



#### **WILDLIFE RESOURCES**

The shoreline of Great Salt Lake contains large areas of wetlands and riparian areas that provide significant habitat for a variety of wildlife species. Within the RMP planning area, approximately 10,000 acres are within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service primarily for the protection of migratory birds that pass through the wetlands of Great Salt Lake each year. There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The existing wildlife and waterfowl management areas are zoned S-1 and remain unchanged. Management plans for wildlife management areas are reviewed by the Resource Advisory Council, which makes recommendations to jurisdictional agencies regarding wildlife management plans.

The Uinta-Wasatch-Cache National Forest Management Plan provides the following with regard to wildlife management on the national Forest:

"Maintenance of the broad scale, regionally significant north-south wildlife corridor in this Management Area with connections to the north and southeast will be a priority in all management decisions. Big game winter ranges (generally below 7,000 feet) that occur along the entire western boundary of the Management Area and abutting Ogden Valley will be protected and enhanced, recognizing these become more valuable and important as urban encroachment continues into previously undeveloped areas.

Browse species age classes here will be maintained with a higher proportion of older age classes than in other areas to provide browse above the snow. Big game use will be monitored in cooperation with the Utah Division of Wildlife Resources to ensure population management prevents habitat deterioration."





American White Pelicans Source: David Lewis courtesy of Utah Division of Wildlife Resources

Mule Deer Source: Mike Keller courtesy of Utah Division of Wildlife Resources With regard to aquatic resources, the Forest Management Plan provides:

"Trout Habitat- Aquatic habitats in Wheeler Creek, South Fork Ogden River, and Ogden River will be managed to maintain cool, clear water and well-vegetated stream banks for cover and bank protection. Instream cover, in the form of deep pools and structures such as boulders and logs, will be maintained and their value recognized. Water temperature will be preserved through well-vegetated banks."

#### **SOCIO-ECONOMIC RESOURCES**

This section addresses cultural, historical, geological and paleontological resources; law enforcement; economic considerations; and air quality.

# CULTURAL, HISTORICAL, GEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A large number of prehistoric occupation sites have been identified along the shoreline of Great Salt Lake. In the shoreline adjacent to the Bear River marshes, a number of burials of prehistoric human burials have also been



Great Salt Lake
Source: Home Stacks



identified. Although there has been a great deal of historic activity around the Lake, beginning with fur trappers who passed by and utilization of the Lake's resources by area pioneers, there is little in the way of historic structures or sites in the Lakeside RMP planning area. State and Federal law require the protection of prehistoric and historic cultural resources and Native American human remains.

The Heritage Resources section of the Uinta-Wasatch-Cache National Forest Management Plan in the Mountainside RMP planning area provides:

"Inventory efforts will continue to document the American Indian sites as well as the early European settlement of the area. Through potential partnerships with the Utah State University and Weber State University, high altitude archaeology investigations along the Wasatch Front will be emphasized."

Maps and publications regarding the geologic resources and geologic hazards of the RMP planning area are available on the website of the Utah Geological Survey at geology.utah. gov. The 2013 Great Salt Lake Comprehensive Management Plan also provides information on geologic hazards along the shoreline of Great Salt Lake.

#### LAW ENFORCEMENT

General law-enforcement in the RMP planning area is provided by the Weber County Sheriff's Office. Conservation officers with the Utah Division of Wildlife Resources provide patrol and enforcement services in the RMP area's wildlife management areas. The use of the

National Forest in the RMP Mountainside area is limited in scope. However, officers and special agents with the U.S. Forest Service are cross-deputized as Weber County Deputies by the Sheriff. When taking enforcement actions relevant to Utah State law, Forest Service law enforcement officers are permitted to do so under the direction and in cooperation with the Weber County Sheriff. They may also enforce federal law as necessary and appropriate. This partnership has resulted in good communication and coordination among law enforcement agencies in the RMP planning area.

#### **ECONOMIC CONSIDERATIONS**

Weber County's economy is based on natural resources, business development, and recreational and tourist attractions. In 2012, Weber County as a whole had 117,415 acres of farmland, which produced \$39,872,000 in sales. In 2009 agriculture is estimated to have contributed \$83.7 million dollars in economic activity for the County as a whole. The main crops produced in Weber County are alfalfa, grain, corn silage, and pasture. Weber County's forests and mineral deposits have allowed diversification of its economy. In 2013 the mining industry produced \$3,034,101 in sales revenues, primarily from salt production in the Lakeside RMP area.

Recreation is also an important contributor to economic activity in the RMP study area. Visit Ogden, the non-profit visitor and tourism organization, promotes visitation to Ogden and Weber County by highlighting events, sights and recreational opportunities, among other attractions.

#### **AIR OUALITY**

The Clean Air Act Amendments of 1990 established three designations for areas based on how ambient air quality conditions compare to the National Ambient Air Quality Standards (NAAQS): non-attainment areas, maintenance areas, and attainment areas. Attainment (nonattainment) areas are those with air quality better (worse) than the NAAQS. If an area is designated non-attainment, the relevant air quality management agency must create and implement a plan to reduce emissions in order to reduce concentrations below the NAAOS. The air quality management agency must maintain the plan used to meet the NAAQS and prepare a maintenance plan to keep the air clean for the next 20+ years. A maintenance area is one which was in non-attainment but reduced emissions sufficiently to meet the NAAQS. It must maintain those rules/actions that reduced emissions for a period of 10 years.

The RMP planning area in Weber County is a non-attainment area for large particulate matter (PM10) and fine particulate matter (PM2.5). Requests have been submitted to the EPA to change Ogden City to maintenance for PM10. Plans for meeting and continuing

to meet the NAAQS in these areas are found at the Utah Department of Air Quality (DAQ) website. These plans provide relevant background, pollutant sources, and the selected control measures for each non-attainment case.

The Clean Air Act and its amendments place control of local air quality at the state level with federal oversight, provided certain criteria are met, and require state and local ambient air quality standards be equal to or lower in concentration than the NAAQS. State of Utah laws and rules regarding air quality set the state standards equal to the NAAQS. The local air quality management agency for Weber County is the Utah DAQ. Rules and policies pertaining to air quality activities and plans to achieve NAAQS attainment are set by the Utah Air Quality Board. The DAQ conducts statewide air quality monitoring and research, air emissions permitting and compliance monitoring, air quality compliance planning activities, and public education, outreach, and support programs. The DAQ also supports the Air Quality Board in fulfilling its purposes.



#### **CHAPTER 3**

#### GOALS, POLICIES AND IMPLEMENTATION

The lands and resources addressed in this RMP are currently under management by a variety of federal, state and local agencies. In the main, the management policies and prescriptions contained in the various current land and resource management plans are supported by Weber County, with any exceptions noted specifically in this RMP. However, it is the policy of the County to request notification and an opportunity to engage with the agency when any resource jurisdictional agency is proposing to amend its management policy direction, management prescriptions, or substantive management activities.

#### LAND RESOURCES

#### LAND USE AND LAND ACCESS

#### Lakeside RMP Area Findings:

Weber County's goals for land use and land access are to pursue land management and access strategies that support the Vision articulated in the 2003 West Central Weber County General Plan (Attachment A to this RMP), which provides:

- "West Central Weber County is a place that:
- Values and protects its rural character, lifestyle, and atmosphere.
- Manages growth to strike a balance between preservation and development.
- Provides the necessary and desired community services to assure a high standardof-living to its residents.
- Encourages safe, efficient, and varied transportation systems.
- Maintains a community that is safe from environmental hazard and criminal activity."

The 2003 West Central Weber County General Plan identifies goals and policies for future land uses in the Lakeside RMP area to address residential uses, commercial uses, manufacturing, agriculture, wildlife/waterfowl management areas, schools and parks.

#### Lakeside RMP Area Objectives and Policies:

Policy: Land Use

Policies and implementation strategies for each land use are reported in the West Central Weber County General Plan. The focus of the policies and implementation is on privately-owned lands, although the management of State-owned wildlife/waterfowl management areas remain zoned S-1 - Shorelines.

#### Implementation:

Weber County will pursue the management objectives of the West Central Weber County General Plan, including the objectives of the Shorelines zone to promote land for agriculture, wildlife and recreation uses; conserve water and other natural resources; reduce flood and fire hazards and preserve open spaces and natural vegetation.

Policy: Access to State sovereign lands Weber County seeks to maintain access to State sovereign lands to support recreational and mining uses.

#### Implementation 1:

The County will continue to monitor and participate in future planning conducted by the State of Utah agency planning that relates to resources in the Lakeside RMP area through participation in UDWR Resource Advisory Councils, the Utah State Resource Development Coordinating Council and other interagency planning coordination entities.

#### Implementation 2:

The County desires a Western Weber trail loop that connects the Rail Trail to and through Ogden Bay. Weber County will work with the State to address waterfowl management concerns.

#### Mountainside RMP Area Findings:

The bulk of the private land in the Mountainside RMP area is currently zoned A-1, F-40, or RE-20. The land in the Uinta-Wasatch-Cache National Forest is zoned F-40 - Forestry. Weber County generally agrees with and supports the current management direction for National Forest lands as articulated in the 2003 Revised Wasatch-Cache National Forest Management Plan. Weber County also supports the access to National Forest lands provided for in the current Ogden District Motor Vehicle Use Map. However, the County expects to be engaged cooperatively with the National Forest when changes in management policy or management prescriptions are being considered. See also additional discussion in the Forest Management and Recreation sections, below.

Mountainside RMP Area Objectives and Policies:

Policy: Private Lands

For private lands, Weber County's management

goals are reflected in the zoning ordinance. Implementation:

The County will continue to pursue the objectives of the zoning ordinance, subject to revisions pursuant to updated planning.

#### Policy: Forest Lands

Weber County seeks to maintain access to National Forest lands in the Mountainside RMP area to support recreational uses and access water rights points of diversion and conveyance works.

#### Implementation 1:

The County will continue to monitor and participate in future planning conducted by the U.S. Forest Service and interagency planning coordination entities.

#### Implementation 2:

Weber County supports the current travel management plan and limitations onf vehicle access to the National Fforest service area.

# AGRICULTURE, LIVESTOCK, GRAZING, IRRIGATION AND PREDATOR CONTROL

#### Findings:

The 2003 West Central Weber County General Plan emphasizes the importance of agriculture, livestock, grazing and irrigation infrastructure and supporting activities in western Weber County. Although agricultural lands in the Lakeside RMP area are being converted for residential and other uses over time, agriculture remains an important economic activity and contributes to the rural character of much of the planning area.

In 2013, the Weber Conservation District



published the Weber County Resource
Assessment that identifies agricultural land
preservation and sustainability as one of
five priorities for the District. The Resource
Assessment contains recommendations for
implementation steps toward those ends.
The Resource Assessment also identifies
the importance of maintaining irrigation
infrastructure in protecting agricultural
operations.

#### **Objectives and Policies:**

Agricultural protection policies carried forward from the West Central Weber County General Plan, and added recommended implementation steps, include:

Policy: Agricultural Protection
Support the use of special designations to protect agricultural operations

#### Implementation:

Existing agricultural preservation areas should be retained as they currently exist.
Encourage property owners who are engaged in agricultural production and business to expand agricultural protection areas whenever possible, and encourage additional property owners to commit their property to agricultural protection.

Policy: Agricultural Preservation
Encourage farm owners to transfer
development rights from their farms to more
suitable properties near available infrastructure
and services.

#### Implementation:

Work with property owners and Utah Open Lands, The Nature Conservancy, or other conservation organization toward obtaining conservation easements, supporting transfer of development rights, or other agreements that permanently preserve agricultural lands in active production.

Additional agricultural, livestock, grazing and irrigation resource management objectives and policies include:

Policy: Irrigation Infrastructure
Ensure continued access to, and protection
of, points of diversion, irrigation canals,
headgates, storage and other irrigation
infrastructure on both private and public lands.
Implementation: review development
proposals and land management plans to
ensure that appropriate access is provided to
points of diversion and conveyance works,
and that existing irrigation infrastructure is
protected from damage or obstruction as
development continues in the RMP area.

Policy: Predator Control
Support and expand the continuation of the
State's predator control program.

#### Implementation:

upport current coyote control programs, and work with the Division of Wildlife Resources to expand predator control efforts to include skunks, raccoons and other similar predators in agricultural areas.

Policy: Agri-tourism
Support agri-tourism as a means for agricultural operators to diversify their operations and effectively utilize smaller parcels of agricultural land.

### MINING, MINERAL RESOURCES AND ENERGY RESOURCES

#### Findings:

The current salt mining operations on State sovereign lands at Great Salt Lake provide a significant economic benefit to Weber County. Local gravel mining provides a local source of construction materials and reduces the lengths of haul routes. Non-renewable energy resources, such as solar and wind power, have potential for private or small-scale commercial uses.

#### Objectives and Policies:

#### Policy: Mining

Weber County supports the continuation of mining operations in the County in a manner that minimizes adverse impacts and preserves the rural character of the planning area

#### Implementation 1:

Weber County will continue to work cooperatively with the Utah Division of Forestry, Fire and State Lands to ensure continuation of mining operations in a manner that protects the wildlife, recreational, cultural and other resources of Great Salt Lake.

#### Implementation 2:

As the County updates its general plans, it will provide for opportunities for gravel and rock aggregate mining in appropriate areas and with appropriate operational conditions. Amend existing zoning regulations to restrict mining operations to a specific mining zone. Require mining operations to petition the County for a zone change prior to initiation of the operation. Require all mining operations to prepare reclamation plans, and ensure

that financial surety to complete required reclamation is held by a responsible agency. Consider requiring a development agreement for large scale mining activities prior to formal rezoning.

#### Policy: Energy Resources

Support the development of renewable energy resources, such as solar, wind power, and geothermal energy for private or small-scale commercial uses.

# FIRE MANAGEMENT AND NOXIOUS WEEDS

#### Fire Management Findings:

Fire management is a critical governmental function. From the Weber County WFRC website:

"Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step in protecting communities both urban and rural."

#### Fire Management Objectives and Policies:

Policy: Cooperative Fire Management Effective fire management across jurisdictions in Weber County requires inter-agency cooperation.

#### Implementation 1:

Weber County will continue to work cooperatively with the Utah Division of Forestry, Fire, and State Lands and the U.S. Forest Service to implement the Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-56.



#### Implementation 2:

Educate the public regarding life safety, including fire prevention and fire codes.

#### Implementation 3:

Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland Urban Interface in Ogden Valley and amend development ordinances to require notice of proximity to the interface.

#### Implementation 4:

Provide education on fire-wise planning, including building materials and landscaping.

#### Implementation 5:

Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

#### Implementation 6:

Ensure that all development has adequate fire flow and fire flow storage.

#### **Weed Control Findings:**

Effective prevention of the introduction and the spread of noxious weeds is a high priority for Weber County. From the 2013 NRCS Weber County Resource Assessment (Attachment B): "They negatively affect agricultural lands, forests, nature preserves, stream banks, private lands, and parks. If left unmanaged, weeds can quickly dominate a land-scape and crowd out native plants, thus reducing forage for animals and increasing the risk of wildfire."

Weed Control Objectives and Policies:

Policy: Cooperative Weed Control Effective weed control across jurisdictions in Weber County requires inter-agency cooperation.

#### Implementation:

The local weed control program for the RMP planning area is the Weber County Weed Department. The County will continue to work cooperatively with the U.S. Forest Service, the Utah Association of Conservation Districts (UACD) and the federal NRCS to implement the initiatives outlined in the NRCS Weber County Resource Assessment (2013).

#### **FOREST MANAGEMENT**

As described above, the forest resources in the Mountainside RMP area are managed primarily pursuant to the terms of the 2003 Revised Wasatch-Cache National Forest Management Plan. The Forest Plan addresses the multipleuses of forest lands, which uses are described in more detail under each resource heading in this RMP. Overall, Weber County plans to continue to work cooperatively with the U.S Forest Service in both its planning and administrative activities to ensure that forest management is appropriately supporting Weber County goals.

#### WATER RESOURCES

#### **WATER RIGHTS**

#### Findings:

The protection of water rights and the ability to access authorized points of diversion and water conveyance works are critical to the sustainability of the County.

#### Objectives and Policies:

Policy: Water Rights

The transfer and use of water rights in Weber County must be in accordance with State law and administrative rules.

#### Implementation:

Weber County will continue to monitor water rights applications filed in the RMP planning area to ensure water rights are managed in accordance with State law and the rules of the Utah State Engineer.

Policy: Points of Diversion and Water Infrastructure

Water rights points of diversion and authorized water storage, conveyance and measuring infrastructure must be accessible to approved water users.

#### Implementation:

Weber County will conduct planning and development review, and will monitor the planning and development review of other nearby jurisdictions, to ensure continued access to and maintenance of authorized water infrastructure.

#### WATER OUALITY AND HYDROLOGY

#### Findings:

Surface and groundwater quality in the RMP planning area is good, and is currently meeting the County's needs for culinary, industrial, fisheries, irrigation and other uses.

#### **Objectives and Policies:**

Policy: Water Quality

Weber County will work to protect surface and groundwater quality

#### Implementation:

A setback policy desribed in the 2003 West Central Weber County General Plan relating to flood plains and river terraces (below) could provide beneficial surface water quality impacts.

Policy: Water Supply

Weber County will ensure adequate water supply for culinary, industrial, fisheries, irrigation and other uses.

#### Implementation:

Weber County will continue to work with the Weber Basin Water Conservancy District (WBWCD), and other water service providers in the RMP planning area, to ensure adequate supplies of primary and secondary water to meet the County's needs. Consider supporting the creation of a fresh water impoundment in Bear River Bay.

#### FLOOD PLAINS AND RIVER TERRACES

#### Findings:

Weber County land development ordinances provide for protection for river corridors and riparian areas.

#### Objectives and Policies:

A policy and implementation action carried



forward from the West Central Weber County General Plan provides:

Policy: Weber River Floodplain Setback
The Weber River floodplain, wetland areas associated with the meander corridor, and streamside vegetation should be protected from development. A setback from the high water line on either side of the river could provide protections to hydrologic and riparian function. As development occurs, public trails for bicycles, pedestrians, and horses may be provided within the setback and with property owner approval, and if properties are purchased or donated, parks and open spaces can be developed for recreational and educational purposes.

#### Implementation:

Require site analysis for all development within 100 feet of the water line of the Weber River to determine whether additional protections of hydrologic and riparian function should be provided.

#### **RECREATION RESOURCES**

#### Findings:

As described above, Ogden City is positioning itself as a recreation and tourism destination, with most recreational opportunities occurring on the Uintah-Wasatch Cache National Forest. Like other Wasatch Front communities, Ogden and other municipalities in the Mountainside RMP area are dependent on recreational access to the National Forest to promote themselves as "lifestyle" communities as well as recreation destinations.

Stakeholders have expressed concerns with the complexity and amount of time it takes to secure authorizations for recreational uses such as guided hunting, skiing, and mountainbiking; and staging sporting events, such as back-country skiing and running races, on the National Forest.

#### **Objectives and Policies:**

Policy: National Forest Recreation
Management
Weber County supports simplifying and
streamlining the Forest Service permitting
processes for guiding, recreational
competitions and similar activities on the
National Forest.

#### Implementation:

Weber County will monitor National Forest planning and rule-making as it pertains to recreational access to see if the authorization system can be simplified and/or expedited on National Forest lands.

Policy: Private Recreation Opportunities
Weber County supports the development

and operation of recreational facilities on both private and public lands.

#### Implementation:

Weber County will work with private owners in Malan's Basin and other areas within and adjacent to National Forest Lands to provide recreational opportunities and maintain access to National Forest System lands.

Policies and implementation actions from the 2003 West Central Weber County General Plan include:

#### Policy: Parks

As development occurs in the West Central Weber County area, new public parks will be needed and should be planned, and generally located adjacent to new schools.

#### Implementation:

Work with Weber School District and charter schools to locate additional public parks adjacent to schools, and negotiate joint management and maintenance agreements for shared facilities.

#### Implementation:

Encourage park districts to expand their service areas and develop additional public parks to meet the park and recreation service needs of new development.

Policy: Off-street Bicycle and Pedestrian Paths
Trails are highly desired amenities for
communities. As primary roads are improved,
separated bicycle and pedestrian trails should
be included. The community is rural and
does not have sidewalks, so it is important to
provide safe paths for children going to and
from school, and for the enjoyment of residents
and the many others who bicycle and walk in

the area.

#### Implementation:

Work with Weber Pathways Committee, UDOT, property owners, local transportation agencies, and others affected to identify an alignment for trails and to secure funding for trails development. Coordinate with adjacent communities and their trail development plans. Typical separated multi-purpose, paved and un-paved trail cross-sections follow.

#### **WILDLIFE RESOURCES**

#### Findings:

Wildlife and fisheries in the RMP planning areas are managed by the Utah Division of Wildlife Resources and by the U.S. Forest Service pursuant to the Uinta-Wasatch-Cache National Forest Management Plan.

#### Objectives and Policies:

Policy: Wildlife Management
Weber County supports the wildlife
management activities of the jurisdictional
agencies, and believes they generally support
the County's objectives.

#### Implementation:

Weber County will continue to work cooperatively with the Utah Division of Wildlife Resources to protect and provide appropriate access to, the wildlife resources of Great Salt Lake and its environs. The County supports additional efforts to enhance habitats and overall productivity of wildlife in the Lakeside RMP area. For the Mountainside RMP area, Weber County will continue work cooperatively with the U.S. Forest Service to protect and provide appropriate access to, the wildlife resources of the National Forest.



Policies and implementation actions from the 2003 West Central Weber County General Plan that would apply to the Lakeside RMP area include:

Policy: Wildlife/Waterfowl Management Areas The existing wildlife and waterfowl management areas should remain zoned S-1, Shorelines.

Policy: Sensitive Area Management Planning Weber County should begin working with the Corps of Engineers and other local governmental agencies to fund a wetland delineation study, which could be combined with a Sensitive Area Management Plan (SAMP) and a shoreline protection plan. The SAMP engages government agencies, property owners, and local planning staff in the development of a management plan that treats property owners equitably, resolves critical issues, and at the same time protects valuable natural resources. Options that resolve property owner concerns with resource agency concerns will need to be addressed in the near future.

#### Implementation:

As sensitive lands are identified and determined to be inappropriate for development, the land should be zoned as Open Space O-1 as per Chapter 22E of the Weber County Zoning Ordinance.

#### SOCIO-ECONOMIC RESOURCES

# Cultural, Historical, Geological and Paleontological Resources

Weber County will continue to support inventory efforts by the U.S. Forest Service and State agencies to document American Indian sites as well as the early European settlement of the area.

#### LAW ENFORCEMENT

Weber County will continue to support effective coordination and cooperation among the federal, state and local law enforcement agencies in the RMP planning area.

#### **ECONOMIC CONSIDERATIONS**

Weber County will continue to support agriculture, mining, tourism and recreation as important components of the County's economy.

#### **AIR OUALITY**

Weber County will continue to support the Utah Department of Air Quality implementation plans for meeting and continuing to meet the NAAQS in the RMP planning area. These plans provide relevant background, pollutant sources, and the selected control measures for each nonattainment case.