



## OGDEN VALLEY PLANNING COMMISSION

### AMENDED PLANNING MEETING AGENDA

October 23, 2018

5:00 p.m.

*Pledge of Allegiance*

*Roll Call*

1. Minutes: Approval of the July 17, 2018, August 07, 2018, and August 28, 2018, September 25, 2018 and October 2, 2018 Meeting Minutes
2. Petitions, Applications and Public Hearings
  - 2.1. Administrative Items
    - a. New Business
      1. CUP 2018-02 Consideration and action for a conditional use amendment for a temporary park and ride lot in Eden, located in the Commercial Valley -2 (CV-2) Zone, to provide free shuttle service to Powder Mountain Ski Resort (Terry Phillips Properties, LLC, applicant; Anne Winston (SMGH, LLC) agent)
  - 2.2. Legislative Items
    - a. New Business
      1. ZDA 2018-05: Consideration and action on GP 2018-06, a request to amend the Ogden Valley General Plan related to forest firefighting management of roadless areas on Forest Service Lands.
3. Public Comment for Items not on the Agenda:
4. Remarks from Planning Commissioners:
5. Planning Director Report:
6. Remarks from Legal Counsel:
7. Adjournment:

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah. Work Session will be held in the Breakout Room.*

*A pre-meeting will be held in Room 108 beginning at 4:30 p.m. to discuss agenda items*

*No decisions are made in this 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***



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for a conditional use amendment for a temporary park and ride lot in Eden to provide free shuttle service to Powder Mountain Ski Resort
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, October 23, 2018
<b>Applicant:</b>	Terry Phillips Properties, LLC
<b>Authorized Representative:</b>	Anne Winston (SMGH, LLC)
<b>File Number:</b>	CUP2016-02

### Property Information

<b>Approximate Address:</b>	2628 North Highway 162
<b>Project Area:</b>	100,000 square feet
<b>Zoning:</b>	CV-2
<b>Existing Land Use:</b>	Temporary Park and Ride Lot
<b>Proposed Land Use:</b>	Temporary Park and Ride Lot
<b>Parcel ID:</b>	22-154-0002
<b>Township, Range, Section:</b>	T7N, R1E, NW ¼ Section 34

### Adjacent Land Use

<b>North:</b>	Commercial	<b>South:</b>	Commercial
<b>East:</b>	Vacant	<b>West:</b>	Commercial

### Staff Information

<b>Report Presenter:</b>	Ronda Kippen <a href="mailto:rkippen@co.weber.ut.us">rkippen@co.weber.ut.us</a> 801-399-8768
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## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 21 Commercial Zones (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Development History

- The subject property was purchased by the original petitioner in November 1995.
- Weber County Planning Division received a request to rezone the subject property on August 1, 1996 from Agricultural A-1 Zone to Commercial (C-2) Zone.
- The rezone petition was forwarded to the Planning Commission on August 27, 1996 with a positive recommendation from Staff.
- The rezone petition was forwarded to the Board of County Commissioners with a unanimously positive recommendation from the Planning Commission on October 9, 1996.
- Zoning Development Agreement Ordinance# 96-33 was recorded on January 13, 1997 successfully rezoning the property from Agricultural (A-1) to Commercial (C-2) Zone.
- The subject property was subdivided into three lots known as the "Little Bear Subdivision" July 21, 1999.
- Property purchased by Terry Phillips Property, LLC on May 12, 2005.
- A conditional use permit request was received by the Weber Planning Division on October 3, 2008.
- The conditional use permit #01-11 was approved by the Ogden Valley Planning Commission for the temporary parking use of the park and ride lot on January 25, 2011.

- The Ogden Valley Planning Commission held a public hearing and forwarded a positive recommendation on August 28, 2018 and forwarded a positive recommendation to the County Commission for approval of the Zoning Development Agreement (ZDA).
- The Weber County Commission held a public hearing and approved the ZDA 2018-05 on October 9, 2018.

## Summary and Background

The Planning Division recommends approval of the request for a conditional use amendment for a temporary park and ride lot in Eden to provide free parking for up to 100 cars and free shuttle service to Powder Mountain Ski Resort. The proposed park and ride lot will be located on Lot 2 in Little Bear Subdivision which is located directly south of the Elk Run commercial project and directly north of the firehouse preschool building.

The Uniform Land Use Code of Weber County, Utah (LUC) does allow a parking lot as a conditional use in the CV-2 Zone. The proposed park and ride lot will use the existing access from Highway 162 and eight new evergreen, drought resistant trees along the frontage of Lot 2 of the Little Bear Subdivision to buffer the parking lot by softening the frontage of the lot to travelers along Hwy 162. The following is staff's review of the request.

## Analysis

General Plan: The Ogden Valley General Plan identifies the need to encourage commercial development in the Ogden Valley by balancing commercial development and residential growth and that such development occur in a manner that does not detract from the area's character.

Zoning: The LUC §104-21-1 has identified the need to provide suitable areas for the location of various types of commercial activity needed to serve the people of the Ogden Valley. The CV-2 Zone has been established for "General Commercial" and can be further described per the LUC §104-21-1(c) as follows:

*"The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices."*

The CV-2 Zone has specific standards identified in the LUC §104-21-2 that shall be met as part of the development process; however, these standards are not applicable at this point. Those standards are as follows:

- Minimum lot area: None
- Minimum lot width: None

Minimum yard setbacks:

- Front: 20' unless the requirements listed in §104-21-4(c) Special Regulations are met
- Side: None, except 10' where a building is adjacent to a forest, agricultural, or residential zone boundary
- Rear: None, except 10' where a building is adjacent to a forest, agricultural, or residential zone boundary

Building height:

- Minimum: 1 story
- Maximum: 35'

The current configuration of the property is on record with the Weber County Recorder's Office as all of Lot 2 in the Little Bear Subdivision (see Exhibit A). The Lot 2 is approximately 0.92 acres and the proposed area of disturbance is approximately 100,000 square feet. A condition of approval to ensure that the proposed site plan meets the required site as well as the required site development standards for the CV-2 zone regarding minimum lot area, lot width, building height and lot coverage.

Conditional Use Review: The proposed use is conditionally allowed in the CV-2 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has provided the required material to facilitate a thorough review of the proposed project. The items that are applicable for this review are also the same items that are in the Design Review and the Ogden Valley Architectural Standards. For the analysis, I will be only addressing the applicable standards.

*Design Review:* The commercial zone and the proposed conditional use amendment, mandates a design review as outlined in the LUC §108-1 to ensure that the general design, layout and appearance of building remains orderly and harmonious with the surrounding neighborhood. The applicant has petitioned the County to reinstate the Zoning Development Agreement for this property to allow for temporary use. The design review is based on the a revised plan and to ensure that the proposal is in conformance with the final approved Zoning Development Agreement.

- Considerations relating to traffic safety and traffic congestion. As part of this consideration, the applicant has provided a detailed site plan with the parking lot layout (see Exhibit B). The applicant has provided 100+ parking spaces on the site. The parking lot will consist of 5 inches of 3 inch minus gravel which will be topped with road base and compacted. The LUC generally requires that parking lots be paved with concrete or asphalt, but an exception is provided for “seasonal transient amusements such as but not limited to, a corn maze, fair, festival, etc.” per LUC §108-8-7 which states:

*“Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface. Exceptions to this requirement will be made for seasonal, temporary, or transient uses, including, but not limited to, a fair, festival, short-term vendor, **park and ride lots**, and legitimate agricultural uses and agriculturally related uses, including, but not limited to, a petting farm, corn maze, green house, garden plant sales, and/or approved agri-tourism operations”.*

Staff’s interpretation is that a park and ride lot for winter skiing is a seasonal amusement which meets the intent of the exception. If the park and ride lot was to be used year round it would require hard surface paving, landscaping, etc. Powder Mountain is currently working on a lease on the park and ride area for the 2018-2019 and 2019-2020 ski seasons.

A copy of the final lease must be provided to the County prior to the issuance of the CUP. If this use is to be continued in future years the conditional use will be revisited by the Planning Commission every five years. **If the Planning Commission is not comfortable with revisiting this CUP every five years, a revised condition of approval will need to be made.**

- Considerations relating to landscaping. The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 by utilizing the existing trees that are currently on site and additional drought resistant trees will be added by June 30, 2019 or this CUP will be considered in default.
- Considerations relating to buildings and site layout. The park and ride lot will be open daily from 7:30 AM to 9:30 PM and a parking lot attendant will be on site from 7:00 AM to 3:00 PM daily. There will be no structures or lighting associated with the lot but two temporary signs, which are in compliance with the Ogden Valley Sign Ordinance, will be placed on the lot. One sign is a 2 foot wide by 3 foot tall timber informational sign which lists the shuttle times. The other sign is a 6 foot wide by 4 foot tall timber monument sign which identifies the entrance to the lot. Both signs will be removed after April 15th. The proposed CUP amendment is in conformance with the existing CUP and the Zoning Development Agreement Master Plan as well as the applicable requirements in the LUC. At this time the applicant is not asking for any lighting on the site.
- Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division pertaining to storm water and surface water drainage, retention facilities, and for utilities to and through the property.
- Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. As stated earlier in the review, the applicant has petitioned the County to amend the conceptual development plan that was made part of the approved Zoning Development Agreement. The revised conceptual development plan and uses is essential to facilitate the proposed conditional use. The issuance of a conditional use permit amendment can now take place based on the ZDA being approved recently.

## Staff Recommendation

Staff recommends approval of the request for a conditional use amendment for a temporary park and ride lot in Eden to provide free parking for up to 100 cars and free shuttle service to Powder Mountain Ski Resort. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to June 30, 2019, eight drought resistant evergreen trees will be planted along the frontage of Hwy 162.
2. The temporary use permit will be renewed every five years.

3. A copy of the executed lease agreement between Terry Phillips Properties, LLC and SMHG, LLC must be provided prior to the CUP being issued.

And based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed amendment complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the amended conceptual drawings.
4. The proposed master planned development amendment is in conformance with the approved Zoning Development Master Planned.
5. The proposed development will not be detrimental to the public health, safety, or welfare.
6. The proposed development will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Subdivision Plat
- B. Site Plan

## Location Map



### LITTLE BEAR SUBDIVISION

A PART OF THE NW 1/4 OF SECTION 34,  
17th, RTE, S.E.R. & M.  
MARCH, 1989

ADDRESSES	
LOT 1	2431 STATE HIGHWAY 162
LOT 2	2432 STATE HIGHWAY 162
LOT 3	2433 STATE HIGHWAY 162

BOUNDARY DESCRIPTION

ACCESS EASEMENT DESCRIPTION  
FOR LOTS 2 & 3

SURVEY ACCORDANCE

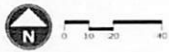
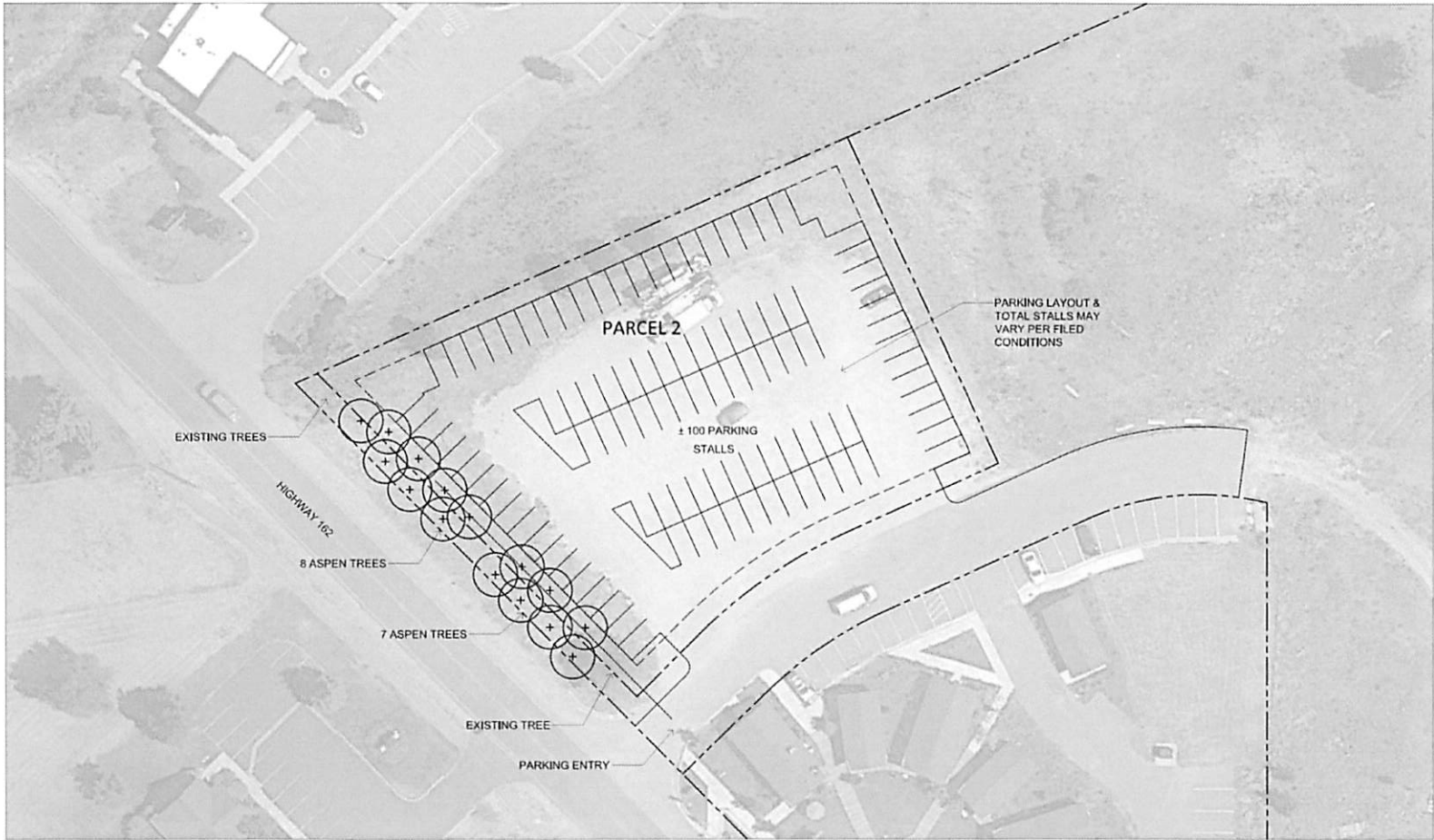
OWNER'S DECLARATION

ACKNOWLEDGMENT

<p><b>HEBER-MORGAN HEALTH DEPARTMENT</b></p> <p>I hereby certify that the facts presented herein, and the conditions for this subdivision have been investigated by this office and are approved for health, environmental and safety purposes.</p> <p>Signed this 22nd day of March, 1989.</p> <p>_____ Director, Heber-Morgan Health Department</p>	<p><b>HEBER COUNTY ATTORNEY</b></p> <p>I have examined the "Boundary Description and other documents" associated with this subdivision and find same to be in accord with the County Ordinance defining same and also in form and effect.</p> <p>Signed this 22nd day of March, 1989.</p> <p>_____ Attorney</p>	<p><b>HEBER COUNTY SURVEYOR</b></p> <p>I hereby certify that I have investigated the data of survey of the foregoing plat and the legal description of the land contained therein, and find them to be correct and to comply with the laws and requirements of the State of Utah.</p> <p>Signed this 22nd day of March, 1989.</p>	<p><b>HEBER COUNTY ENGINEER</b></p> <p>I hereby certify that the existing public improvements, standards and utilities for the subdivision, including water supply systems and sewer disposal systems, are adequate to serve the subdivision.</p> <p>Signed this 22nd day of March, 1989.</p> <p>_____ Engineer</p>
<p><b>HEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>This is to certify that this subdivision complies with the provisions of the County Ordinance defining same and also in form and effect.</p> <p>Signed this 22nd day of March, 1989.</p> <p>_____ Chairman, Heber County Commission</p>	<p><b>HEBER COUNTY PLANNING COMMISSION</b></p> <p>This is to certify that this subdivision complies with the provisions of the County Ordinance defining same and also in form and effect.</p> <p>Signed this 22nd day of March, 1989.</p> <p>_____ Chairman, Heber County Planning Commission</p>	<p><b>COUNTY RECORDER</b></p> <p>Book 10-252812 on page 1000</p> <p>HEBER 2431-2433 STATE HIGHWAY 162</p> <p>17th, RTE, S.E.R. &amp; M.</p> <p>March 22, 1989</p> <p>_____ Recorder</p>	

STATE

STATE



**SUMMIT POWDER MOUNTAIN**  
PARK AND RIDE SITE PLAN  
EXHIBIT A



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** To consider and take action on GP 2018-06, a request to amend the Ogden Valley General Plan related to forest firefighting management of roadless areas on Forest Service Lands.

**Staff Report Date:** October 15, 2018  
**Agenda Date:** Tuesday, October 23, 2018  
**Applicant:** Weber County  
**File Number:** GP #2018-06

### Property Information

**Approximate Address:** Forest Service Land  
**Project Area:** NA  
**Zoning:** F-40  
**Existing Land Use:** Forest  
**Proposed Land Use:** NA

### Staff Information

**Report Presenter:** Charles Ewert  
cewert@webercountyutah.gov  
801-399-8763

**Report Reviewer:** RG

## Applicable Ordinances

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

## Summary

The Forest Service has a rule that restricts building new roads on most forest service land. This restriction can make it difficult to effectively manage the health of a forest. One emerging concern is the risk of catastrophic wildfires. Historically, forest health has been dominantly maintained naturally through periodic wildfire purges. Human-caused suppression of wildfires has led to an unnatural level of under-growth and dead vegetation. These fuels create bigger and hotter wildfires that threaten our ability to effectively firefight.

A solution that the State of Utah hopes to employ is better management-access to forested areas. Better access can enable heavier equipment to be used to clear out dead timber. The State is not looking for unregulated road building in these roadless areas, but rather the ability to build a road for forest management purposes, and in most cases, remove and reclaim the road in a natural state.

In order to do this the state has to lobby for a rule change that create a specific rule applicable to the State of Utah. The state is following in the footsteps of Idaho and Colorado, who both have unique roadless rules applicable to their states. The state's current roadless rule draft is attached as Exhibit A.

The state is asking the counties to amend their resource management plans in a manner that offers a local-recommendation for roadless designations in accordance with their draft rule. For this reason, this general plan amendment is being proposed for your consideration.

Staff is recommending approval.

## Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a



recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require compatibility with the general plan and existing ordinances.

### Planning Commission Considerations

The state is has drafted a proposed rule amendment to the Forest Service's roadless rule. The draft is attached as Exhibit A. Please take a moment to review it as part of this report. In it you will see that the state is requesting the following four roadless area categories:

1. Primitive areas (most restrictive for road building)
2. Forest restoration
3. Forest stewardship
4. Re-inventory or boundary adjustment

Staff are recommending that the areas affected by the Ogden Valley General Plan are categorized as "forest restoration" areas (category 2). This recommendation also comes with a caveat that the roadless rule should not restrict the development of ski resorts in the event the county decides to permit them in the future. This designation can be seen in the map included in this report as Exhibit D. This map is a new map being proposed to be included in the General Plan (as Map 10).

To complement this map, staff are also proposing the text changes shown in Exhibit C. The pages referenced in this proposed change are pages from the current Western Weber County Resource Management Plan. Those existing pages are shown as excerpts in Exhibit B for your reference.

### Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #GP 2018-06, a request to amend the Ogden Valley General Plan related to forest firefighting management of roadless areas on Forest Service Land. This recommendation comes with the following findings:

1. That the amendment will offer necessary forest management guidance for the State and Federal Government.
2. That the county supports the state's efforts to better manage public lands.
3. That the changes are in the best interest of the public.

### Exhibit

- Exhibit A: Utah Roadless Rule Petition [DRAFT].  
Exhibit B: Affected excerpts from current General Plan.  
Exhibit C: Proposed text amendment to the General Plan.  
Exhibit D: Proposed map addition to the General Plan: Roadless Area Forest Management Categories.

**Utah Roadless Rule Petition**  
**Proposed Management Area Categories**

**Management Areas – Most Restrictive to Least Restrictive**

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1. Primitive Areas
2. Forest Restoration Areas
3. Forest Stewardship Areas
4. Boundary Adjustment/Re-Inventory Areas

**Brief Summary of Management Areas**

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- 1. Primitive Areas – follows existing management**
  - a. Primitive Areas represent the same management that currently occurs in Roadless Areas under the 2001 Roadless Rule, 36 C.F.R. § 294. Road construction and reconstruction will be prohibited, except under certain circumstances such as when needed to protect public health and safety in cases of an imminent threat of flood or fire. The cutting, sale, or removal of timber will be prohibited except in special circumstances, such as reducing the risk of uncharacteristic wildfire effects. Timber cut, sold, or removed under these exceptions will generally be small diameter. Road construction/reconstruction to facilitate mining activities is prohibited (beyond valid existing rights). Public motorized travel limited to routes designated by Forest Travel Plan.
- 2. Forest Restoration Areas – moderate flexibility**
  - a. Preference toward temporary road construction with mitigation, commercial timber harvest allowed for forest health reasons only, temporary road construction/reconstruction to facilitate permitted mining activities is allowed. Public motorized travel limited to routes designated by Forest Travel Plan.
- 3. Forest Stewardship Areas – high flexibility**
  - a. Permanent road construction is allowed (although temporary roads are preferred) full range of silviculture techniques allowed road construction/reconstruction to facilitate permitted mining activities allowed. Public motorized travel limited to routes designated by Forest Travel Plan.
- 4. Boundary Adjustment/Re-Inventory Areas**
  - a. These areas should either have boundaries adjusted or be removed entirely from the Roadless Rule due to high presence of roads, motorized trails, energy infrastructure, and other features that disrupt roadless values. Also may include some areas that are smaller than 5,000 acres and do not meet the size threshold for Roadless Areas under the 2001 Roadless Rule.

## Comparison Table of Suitable Uses in Management Areas

Suitable Use/Activity	Primitive Area	Forest Restoration Area	Forest Stewardship Area	Re-Inventory/ Boundary Adjustment Area
Fire Management	Yes <sup>1</sup>	Yes <sup>2</sup>	Yes <sup>3</sup>	
Forest Health	Yes <sup>4</sup>	Yes <sup>5</sup>	Yes <sup>6</sup>	
Timber Cutting	No <sup>7</sup>	No <sup>8</sup>	Yes <sup>9</sup>	
Grazing	Yes	Yes	Yes	
Motorized Travel	Yes <sup>10</sup>	Yes <sup>11</sup>	Yes <sup>12</sup>	

<sup>1</sup> Prescribed fire, cutting, sale, and removal of generally small diameter timber when need to reduce the risk of uncharacteristic wildfire effects, in accordance with 36 C.F.R. § 294.13.

Timber cutting/removal expected to be infrequent.

<sup>2</sup> Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.

<sup>3</sup> Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.

<sup>4</sup> Cutting, sale, or removal of generally small diameter timber allowed when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species, in accordance with 36 C.F.R. § 294.13. Timber cutting, sale, and removal expected to be infrequent.

<sup>5</sup> Cutting, sale, and removal of timber allowed using proper silviculture practices when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species. Includes timber cutting, sale, and removal that may require temporary road construction/reconstruction wider than 50 inches.

<sup>6</sup> Full range of silviculture techniques, including silviculture techniques that may require new road construction/reconstruction wider than 50 inches.

<sup>7</sup> The cutting, sale, or removal of timber is allowed when needed and appropriate for personal or administrative use (see 36 C.F.R. part 223), or under exceptions listed in 36 C.F.R. §294.13(b).

<sup>8</sup> The cutting, sale, or removal of timber is allowed for forest health purposes, as well as for personal or administrative use, or under exceptions listed in 36 C.F.R. §294.13(b).

<sup>9</sup> Full range of silviculture techniques for forest health or commercial purposes, including silviculture techniques that require new road construction/reconstruction wider than 50 inches.

<sup>10</sup> Public motorized access subject to existing Forest Travel Plans.

<sup>11</sup> Public motorized access subject to existing Forest Travel Plans.

<sup>12</sup> Public motorized access subject to existing Forest Travel Plans.

Road Construction/Reconstruction to facilitate mining activities	No <sup>13</sup>	No <sup>14</sup>	Yes <sup>15</sup>
Recreation	Yes	Yes	Yes
Road Construction and/or Reconstruction (i.e. over 50 inches wide)	No <sup>16</sup>	Yes <sup>17</sup>	Yes <sup>18</sup>
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	Yes	Yes	Yes
Weed/Pest Management	Yes	Yes	Yes
Mechanized Equipment Use	Yes <sup>19</sup>	Yes	Yes

<sup>13</sup> Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).

<sup>14</sup> Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).

<sup>15</sup> Construction/reconstruction of temporary administrative roads to facilitate permitted mining activities allowed. Road construction or reconstruction associated with mining activities must minimize effects on surface resources and may only be approved after evaluating other access options.

<sup>16</sup> Road Construction/reconstruction prohibited, subject of exceptions found in 36 C.F.R. §294.12(b).

<sup>17</sup> Preference toward temporary administrative road construction with mitigation; however, permanent administrative road construction permissible based on long-term ecological need, particularly if a road is needed to protect public health and safety in cases of a threat of flood, uncharacteristic wildfire, or other catastrophic event, including long term threats.

<sup>18</sup> Permanent administrative roads are compatible, particularly when needed to maintain or restore the characteristics or ecosystem composition and structure, such as to reduce the risk of uncharacteristic wildfire effects.

<sup>19</sup> Chainsaws, helicopters, other mechanical equipment that does not require the use of new trails wider than 50 inches.

## **Detailed Description of Management Areas**

### **Management Area #1: Primitive Areas**

**Current Condition:** Areas managed as Primitive Areas show little evidence of historical or human use. Natural processes are predominant. People visiting these areas can find outstanding opportunities for recreation, including exploration, solitude, risk, and challenge. Primitive Areas represent the same management that currently occurs in Roadless Areas under the 2001 Roadless Rule, 36 C.F.R. § 294.

**Desired Future Condition:** Areas managed as Primitive Areas will continue to show little evidence of historical or human use. As such, the natural processes of the area will continue to predominate, which will allow visitors to enjoy the same type of primitive recreation opportunities they found in the past.

**Management Focus:** These areas shall be managed to protect the primitive recreation opportunities of the area. Only activities and management actions not deemed an irretrievable commitment of resources will be considered suitable uses.

**Watershed and Vegetative Restoration:** Watershed and vegetative restoration shall be accomplished through passive, natural ecological processes.

**Mechanized Uses:** Mechanized uses (e.g. chainsaws, helicopters, and equipment that does not require the use of new trails wider than 50 inches, etc.) shall be allowed in these areas unless said use constitutes an irretrievable commitment of resources.

### **Primitive Area Suitable Uses and Activities**

<b>Available Use/Activity</b>	<b>Yes</b>	<b>No</b>	<b>Notes</b>
Fire Management	X		Prescribed fire, cutting, sale, and removal of generally small diameter timber when need to reduce the risk of uncharacteristic wildfire effects, in accordance with 36 C.F.R. § 294.13. Timber cutting/removal expected to be infrequent.
Forest Health	X		Cutting, sale, or removal of generally small diameter timber allowed when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species, in accordance with 36 C.F.R. § 294.13. Timber

			cutting, sale, and removal expected to be infrequent.
Timber Cutting		X	Personal or administrative use only, or under exceptions found in 36 C.F.R. §294.13(b).
Grazing	X		
Motorized Travel	X		Public motorized access subject to existing Forest Travel Plans.
Road Construction/Reconstruction to facilitate mining activities		X	Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).
Recreation	X		
Road Construction and/or Reconstruction (i.e. over 50 inches wide)		X	Road Construction/reconstruction prohibited, subject of exceptions found in 36 C.F.R. §294.12(b).
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	X		
Weed/Pest Management	X		
Mechanized Equipment Use	X		Chainsaws, helicopters, etc.

**IRAs Recommended for Management as Primitive Areas:**

National Forest	IRA Name	Approx. Acres	Recommendation	Acreage	Consistent W/ Current Forest Plan

**Management Area #2: Forest Restoration Areas**

Current Condition: Forest Restoration Areas includes areas where evidence of human use may or may not be present. Generally, few constructed features exist with the exception of trails and lookouts. These areas may also show some evidence of vegetative manipulation. Like the primitive areas, Forest Restoration Areas include a broad range of terrain and vegetative types.

**Desired Future Condition:** While areas managed as Forest Restoration Areas may display increased evidence of management activities, these areas will generally retain their roadless character.

**Management Focus:** Forest Restoration Areas will be managed to provide a variety of recreation opportunities, while also ensuring adequate flexibility to maintain forest health. These areas may include trailheads and recreational sites (developed and dispersed). Depending on specific National Forest Travel Plans, these areas may be managed for summer and/or winter motorized recreation opportunities. Lastly, due to the increased management flexibility afforded to these areas, fish and game can potentially benefit from carefully conducted habitat manipulation.

**Watershed and Vegetative Restoration:** Watershed and vegetative restoration will be accomplished through a combination of active management and natural processes. Both active and passive management restoration activities (and in some cases use restrictions) may occur to address specific habitat needs of fish and wildlife.

**Forest Management Area Suitable Uses and Activities**

<b>Available Use/Activity</b>	<b>Yes</b>	<b>No</b>	<b>Notes</b>
Fire Management	X		Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.
Forest Health	X		Cutting, sale, and removal of timber allowed using proper silviculture practices when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species. Includes timber cutting, sale, and removal that may require temporary road construction/reconstruction wider than 50 inches.
Timber Cutting		X	The cutting, sale, or removal of timber is allowed for forest health purposes, as well as for personal or administrative use, or under exceptions listed in 36 C.F.R. §294.13(b).
Grazing	X		
Motorized Travel	X		Public motorized access subject to existing Forest Travel Plans.

Road Construction/Reconstruction to facilitate mining activities		X	Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).
Recreation	X		
Road Construction and/or Reconstruction (i.e. over 50 inches wide)	X		Preference toward temporary administrative road construction with mitigation; however, permanent administrative road construction permissible based on long-term ecological need, particularly if a road is needed to protect public health and safety in cases of a threat of flood, uncharacteristic wildfire, or other catastrophic event, including long term threats.
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	X		
Weed/Pest Management	X		
Mechanized Equipment Use	X		

**IRAs Recommended for Management as Forest Restoration Areas:**

National Forest	IRA Name	Approx. Acres	Recommendation	Acreage	Consistent W/ Current Forest Plan

**Management Area #3: Forest Stewardship Areas**

Current Condition: Forest Stewardship areas include locations that may display high levels of human use including roads, facilities, evidence of vegetative manipulation (e.g. silvicultural treatments, grazing) and mineral exploration/extraction. These areas also encompass a broad



range of terrain and vegetative types, and may be comprised of forest, grasslands, rangelands, or a combination thereof.

**Desired Future Condition:** These areas may over time display increased levels of human use including roads, facilities, and evidence of vegetative manipulation. Forest Stewardship areas will also include evidence of watershed restoration and/or mitigation activities. Despite higher levels of human use than Forest Restoration Areas, Forest Stewardship Areas will still retain some of their roadless qualities. In other words, an area designated as “Forest Stewardship” will not necessarily reflect all the characteristics of non-roadless forest lands.

**Management Focus:** Forest Stewardship areas will be managed to provide a variety of goods and services, broad range of recreational opportunities including both motorized and non-motorized, while also ensuring adequate flexibility to maintain forest, rangeland, and/or grassland health.

**Watershed and Vegetative Restoration:** Watershed and vegetative restoration shall be accomplished primarily through active management, including timber harvest, salvage, fuels reduction, projects, and grazing.

#### **Forest Stewardship Area Suitable Uses and Activities**

<b>Available Use/Activity</b>	<b>Yes</b>	<b>No</b>	<b>Notes</b>
Fire Management	X		Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.
Forest Health	X		Full range of silviculture techniques, including silviculture techniques that may require new road construction/reconstruction wider than 50 inches.
Timber Cutting	X		Full range of silviculture techniques for forest health or commercial purposes, including silviculture techniques that require new road construction/reconstruction wider than 50 inches.
Grazing	X		
Motorized Travel	X		Public motorized access subject to existing Forest Travel Plans.
Road Construction/Reconstruction to facilitate mining activities	X		Construction/reconstruction of temporary administrative roads to facilitate permitted mining activities allowed. Road construction or reconstruction associated with mining activities must minimize

			effects on surface resources and may only be approved after evaluating other access options.
Recreation	X		
Road Construction and/or Reconstruction (i.e. over 50 inches wide)	X		Permanent administrative roads are compatible, particularly when needed to maintain or restore the characteristics or ecosystem composition and structure, such as to reduce the risk of uncharacteristic wildfire effects.
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	X		
Weed/Pest Management	X		
Mechanized Equipment Use	X		

**IRAs Recommended for Management as Forest Stewardship Areas:**

National Forest	IRA Name	Approx. Acres	Recommendation	Acreage	Consistent W/ Current Forest Plan

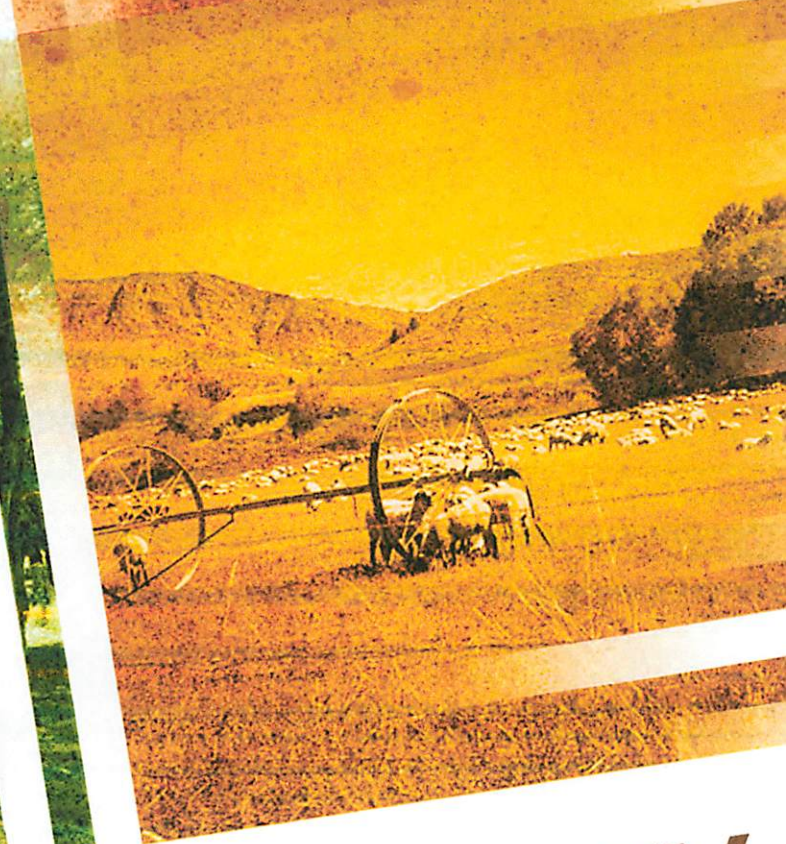
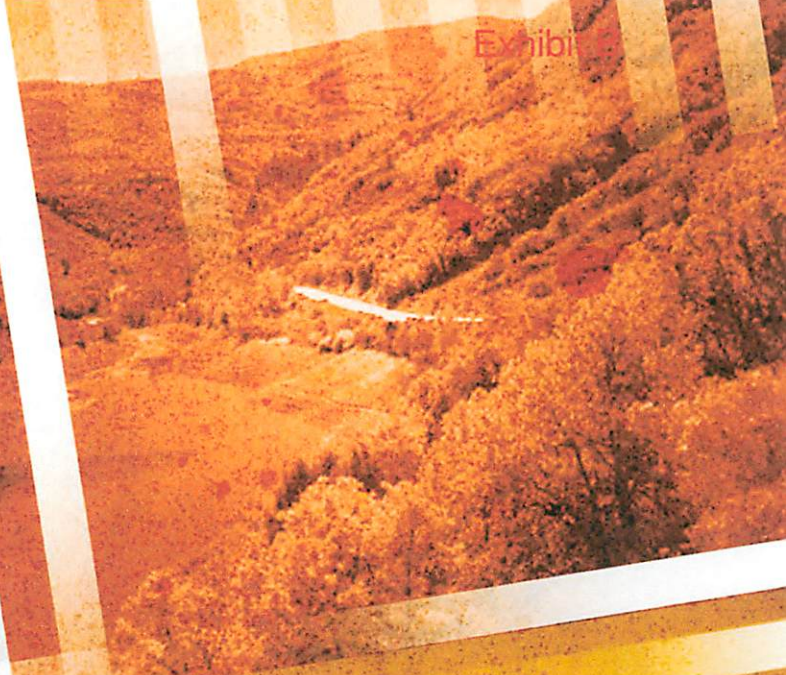
**Management Area #4: Areas Recommended for Boundary Adjustments or Re-inventory**

The State requests a re-inventory or boundary adjustments of some Inventoried Roadless Areas found not in conformity with the requirements for “roadless” designation as defined in the FEIS Nov. 2002, Volume 1 (i.e. “Undeveloped areas typically exceeding 5,000 acres that met the minimum criteria for wilderness consideration under the Wilderness Act . . .”). Boundary adjustment may include consolidation of existing Inventoried Roadless Areas. Some areas may necessitate boundary correction based on new information. If the Forest Service finds after re-inventory that certain areas are not in conformity with the requirements for roadless designations, such areas should be managed in accordance with the relevant forest plan.

**IRAs Recommended for Boundary Adjustments or Re-inventory:**

<b>National Forest</b>	<b>IRA Name</b>	<b>Approx. Acres</b>	<b>Recommendation</b>	<b>Rationale</b>

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# OGDEN VALLEY GENERAL PLAN

2016



water recharge, wild life habitat, aesthetics, etc.) and complement the rural character of the Valley.

**Utilities and Public Services Principle 3.2:** Provide for the planning, design, and construction of more advanced and attractive retention and detention facilities to minimize off-site stormwater effects.

**Utilities and Public Services Implementation 3.2.1:** Complete and implement a stormwater master plan for Ogden Valley.

**Utilities and Public Services Implementation 3.2.2:** Amend County ordinances to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects and provide other public benefits.

**Utilities and Public Services Implementation 3.2.3:** Employ techniques such as financial security and performance measures to ensure proper completion and maintenance of stormwater facilities.

**Utilities and Public Services Goal 4: A goal of Weber County is to reduce impacts of utility construction and operation in Ogden Valley.**

**Utilities and Public Services Principle 4.1:** Plan future electric utilities to reduce visual impacts.

**Utilities and Public Services Implementation 4.1.1:** Weber County will consider requiring the burial of power distribution lines within new development. ([Reference Community Character Gateways and Viewsheds Implementation 2.2.3](#))

**Utilities and Public Services Implementation 4.1.2:** To the extent that additional aboveground high-voltage transmission lines are necessary in Ogden Valley, they should be located within existing transmission line corridors, as is feasible, to reduce visual impacts.

**Utilities and Public Services Principle 4.2:** Require appropriate mitigation of the impacts of all utilities.

**Utilities and Public Services Implementation 4.2.1:** Employ techniques such as financial security and performance measures to ensure proper completion, site restoration, maintenance, and weed control of utility facilities, corridors, and rights-of-way.

**Utilities and Public Services Goal 5: A goal of Weber County is to improve public safety in Ogden Valley.**

**Utilities and Public Services Principle 5.1:** Educate the public regarding life safety, including fire prevention and fire codes.

**Utilities and Public Services Implementation 5.1.1:** 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.

**Utilities and Public Services Implementation 5.1.2:** Provide education on fire-wise planning, including building materials and landscaping.

**Utilities and Public Services Implementation 5.1.3:** Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

**Utilities and Public Services Implementation 5.1.4:** Ensure that all development has adequate fire flow and fire flow storage.



**Utilities and Public Services Principle 5.2:** Maintain the ability of the community to respond promptly, efficiently, and effectively in the event of a major natural or human-caused disaster.

**Utilities and Public Services Implementation 5.2.1:** Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.

**Utilities and Public Services Implementation 5.2.2:** Provide funding for programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.

**Utilities and Public Services Implementation 5.2.3:** Provide for emergency shelter and supplies to adequately serve the population in the event of a disaster.

**FIRE MANAGEMENT**

In Utah the state legislature tasked the Utah Division of Forestry, Fire, and State Lands 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.

The [Utilities and Public Services element](#) of this General Plan provides a narrative of current conditions, goals, policies and implementation steps for fire management in the Ogden Valley planning area.

**NOXIOUS WEEDS**

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 Ogden Valley planning area is the Weber County Weed Department. 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).



The U.S. Forest Service addresses weeds in the

planning area in the Wasatch Cache National Forest 2003 Revised Forest Plan with the goals of preventing and reducing weeds across the Wasatch Cache National Forest.

[Gateways and Viewsheds Goal 3](#) states: "A goal of Weber County is to protect key viewsheds throughout the Valley." Principle 3.2 address weed control.

[Land Use Goal 2](#) state: "A goal of Weber County is to support continued agricultural operations in Ogden Valley." Principle 2.3 addresses weed control.

[Utilities and Public Services Goal 4](#) addresses noxious weed management in connection with construction and maintenance of public utilities infrastructure.

**FOREST MANAGEMENT**

Forest lands within the Ogden Valley planning area are primarily shrublands and Pinion-juniper-aspen forests, with some Douglas fir forest in the higher elevations. These forest lands provide grazing, recreation and wildlife habitat, as well as watersheds for valley residents. Forest management outside the national forests is the responsibility of the landowner.

Forest management is not specifically addressed elsewhere in this General Plan, but goals, principles and implementation related to forest lands are presented in the [Land Use](#), [Community Character](#), and [Parks and Recreation](#) elements of the Plan. In particular, the Parks and Recreation element of the General Plan calls for better collaboration with the Forest Service in offering recreational opportunities and managing recreational demand (discussed below).

**Water Resources**

**WATER RIGHTS AND WATER QUALITY**

Water rights in the Ogden Valley planning area have been fully adjudicated, and are managed according to the rules of the Utah State Engineer. During the planning process, concerns regarding the hydrology of the planning area and the availability of groundwater were expressed. As a result, Weber County is participating in a Valley-wide hydrogeologic study to better understand the hydrogeology and water budget of the planning area. Information from that study will be evaluated to determine whether the goals and policies of the General plan with regard to land use and the provision of water and sewer services should be revised.

The [Utilities and Public Services element](#) of this General Plan describes current conditions and trends; goals, policies and implementation steps with regard to water rights, quality, quantity and availability.

(Page 39) **Utilities and Public Services Goal 5: A goal of Weber County is to improve public safety in Ogden Valley.**

**Utilities and Public Services Principle 5.1:** Educate the public regarding life safety, including fire prevention and fire codes.

**Utilities and Public Services Implementation 5.1.1:** 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.

**Utilities and Public Services Implementation 5.1.2:** Provide education on fire-wise planning, including building materials and landscaping.

**Utilities and Public Services Implementation 5.1.3:** Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

**Utilities and Public Services Implementation 5.1.4:** Ensure that all development has adequate fire flow and fire flow storage.

(Page 40) **Utilities and Public Services Principle 5.2:** Maintain the ability of the community to respond promptly, efficiently, and effectively in the event of a major natural or human--caused disaster.

**Utilities and Public Services Implementation 5.2.1:** Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.

**Utilities and Public Services Implementation 5.2.2:** Provide funding for programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.

**Utilities and Public Services Implementation 5.2.3:** Provide for emergency shelter and supplies to adequately serve the population in the event of a disaster.

[Utilities and Public Services Principle 5.3: Encourage and support effective forest management practices in a manner that enhances the health of forested areas and minimizes catastrophic wildfires.](#)

[Utilities and Public Services Implementation 5.3.1: Coordinate and cooperate with the United States Forest Service and the State of Utah to ensure proper governance over and management of public lands.](#)

[Utilities and Public Services Implementation 5.3.2: Support the State's roadless area forest management categories and associated principles. Map 10 designates the appropriate management category for each inventoried roadless area.](#)

[Utilities and Public Services Implementation 5.3.3: Encourage private landowners to follow fire-wise land management principles.](#)

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(Page 50) **Fire Management**

In Utah, the state legislature tasked the Utah Division of Forestry, Fire, and State Lands 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.

[In 2018, the State further asked each county to identify their preferred roadless category for each inventoried roadless Forest Service land. The roadless categories define the forest management methods regarding the access to the land. The categories range from prohibiting new access roads to enabling them. In areas where new access roads are permitted, timber management and other forest health issues may be more easily accommodated.](#)

The Utilities and Public Services element of this General Plan provides a narrative of current conditions, goals, policies and implementation steps for fire management in the Ogden Valley planning area.

[Utilities and Public Services Goal 5 addresses forest management practices in connection with wildfire mitigation.](#)

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# MAP 10: Roadless Area Forest Management

- Legend**
-  County Boundary
  -  Inventoried Roadless Area
  -  Management Area Category 2: Forest Restoration Area
  -  Management Area Category 2: Forest Restoration Area, with special consideration to support ski resort development
  -  Beetle Damage

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