



**CAMP^W & WILLIAMS
JOINT LAND USE STUDY
IMPLEMENTATION**

General Plan Recommendations



EAGLE
MOUNTAIN



GENERAL PLAN

EAGLEMOUNTAIN CITY

November 1, 2005

Council approve of residential uses when they are logically planned and presented as part of a mixed use Master Development Plan.

AGRICULTURAL PROTECTION AREA-

This category recognizes property which has been designated by the City for an agriculture protection area, which is meant to protect ongoing agricultural activities on the parcel from future development.

When designating or changing land uses and zoning, there is always a presumption in favor of the property owners' desired land use or zoning designation.

When a land use development application is received by the City it will be evaluated for consistency with Map 2, *Future Land Use and Transportation Corridor Plan*, and then reviewed by the Planning Commission and City Council.

MILITARY IMPACT OVERLAY DISTRICT (MIOD)- This land use designation depicts the extent of specific areas identified during the Camp Williams Joint Land Use Study (JLUS) which are impacted by Camp operations in various ways, including noise and vibration and/or aircraft flight paths. In addition, private activities (such as artificial lighting) within certain of these MIOD areas can have a negative impact on Camp operations.

In order to minimize, mitigate or avoid conflicts between the Camp and City, the City will implement a number of strategies and tools governing uses within these areas, with the basic objective of protecting the Camp's economic, military and other contributions, while also preserving the City's ability to accomplish important public objectives.

These tools shall include one or more of the following:

Overlay Zoning Districts

Noise and Vibration

The City will adopt an overlay zone and related standards governing land development located within the noise/vibration area as depicted in the Camp Williams JLUS. With the exception of fully

entitled developments, the standards shall allow the commission having authority over approval of the use to impose special construction standards intended to reduce interior noise levels to no higher than XXXX dB day/night. This may be accomplished through incentives, conditional use provisions or other appropriate means.

Aviation Safety

The City will adopt an overlay zone and related standards governing land development located within the aviation safety area as depicted in the Camp Williams JLUS. With the exception of fully entitled developments, these regulations shall supercede the underlying zoning in terms of maximum permissible residential density, structure heights, FAR and permissible land uses.

Lighting

The City will adopt an overlay zone and related standards governing land development located within one mile of the Camp Williams boundary. With the exception of fully entitled developments, these regulations shall supercede the underlying zoning in terms of lighting design standards, permitting and compliance. These regulations shall prohibit light trespass onto Camp Williams and shall otherwise limit artificial light levels in accordance with "Dark Sky" practices.

Land Use

The City will adopt an overlay zone and related standards governing land development located within one mile of the Camp Williams boundary. With the exception of fully entitled developments, these regulations shall supercede the underlying zoning in terms of permitted land uses and permissible residential density. More rigorous standards shall apply to lands within ½ mile of the Camp boundary, including

prohibitions on sensitive land uses (i.e. those more likely to be

negatively impacted by military operations) and caps on residential density at no more than 2 dwelling units per gross acre of land area. "Sensitive" uses may be permitted as conditional uses in the areas between ½ mile and one mile from the Camp, subject to appropriate standards, criteria, findings and any conditions or stipulations deemed necessary to mitigate any potential safety, public health or welfare conflicts.

Interagency Coordination

The City shall undertake to implement a consistent and comprehensive program of collaboration and coordination with Camp Williams, including but not necessarily limited to formal Memoranda of Understanding, Camp ex officio representation on land use boards, timely opportunities for Camp personnel to review and comment on proposed Plan, policy and map amendments as well as projects proposed within the MIOD boundary.

Disclosure and Notification

The City shall include standard "disclosure" language on all site plans and subdivision plats for any development proposed within the MIOD area, advising parties of interest that the subject development is located within an MIOD area, and as such, may be subject to occasional impacts from military operations, including but not necessarily limited to, aircraft overflights, excessive noise, vibration and dust. The City shall also make available in City hall, printed information concerning Camp Williams operations, as well as digital versions on its City website, in order to educate citizens and businesses about such operations, the Camp's economic contributions, and other relevant facts.

GENERAL LAND USE PRACTICES

The City encourages a combination of land uses that are integrated into master-planned communities. The purpose of this section is to identify general land use practices that foster good

design and mitigate conflict between adjacent properties.

PLAN. It is the intent of the City to adopt land use practices that focus on compatible land uses and and effective use of open space.

POLICIES. The following policies for general land use practices are consistent with the City's goals:

- **COMPATIBLE LAND USES.** That the City plans adjacent land uses which are compatible with one another.
- **USE OF OPEN SPACE.** That the City encourages efficient use of dedicated open spaces for

CHAPTER 7- TRAILS

An extensive trail system has been a goal for Eagle Mountain City since its inception. Trail corridors help to complete the open space network by providing connectivity between open spaces as explained in Chapter 6- Open Space & Parks. Additionally, trails provide access to key destinations such as schools, recreation and fitness centers and major retail and service centers. Trails serve as a community resource by providing transportation alternatives, recreational opportunities, environmental access and open space preservation.

Map 8, *City Trails* shows existing trails within the City.

TRAIL STANDARDS

The City requires developers to build trails as a part of all subdivisions. These trails are then dedicated to the public and maintained by the City after being accepted. Trails should be designed and constructed in accordance with recognized standards for both maintenance and safety.

Trail location should be carefully considered to provide suitable grades, adequate width, and infrequent interruptions such as driveways and roadway crossings. In addition, trails located in close proximity to military facilities should be designed in close coordination with military personnel in order to maximize public safety and minimize potential dangers to life that could occur from trespass, exposure to certain activities, etc. Any such trails should include warning signs, operational limitations or other measures to enhance public awareness and safety.

Typically sidewalks are not good candidates for use as trails, since they tend to be far too narrow and are frequently interrupted by driveways and street crossings.

PLAN. It is the intent of the City to adopt uniform design and construction standards for all trails.

POLICIES. The following policies for trail standards are consistent with the City's goals:

PLAN. It is the intent of the City to protect the wildlife of the Cedar Valley whenever feasible and conducive to the City's other goals and individual property rights.

POLICIES. The following policies for wildlife are consistent with the City's goals:

- WILDLIFE HABITAT. That wildlife habitat preservation is welcomed on federal and state property and on ecologically sensitive² lands.

NATURAL DARKNESS

More and more communities throughout the Country are beginning to recognize the value of the night sky not only as an important natural asset, but also as an element of rural community character. It is widely known that many species rely on the "diurnal" (day/night) sequence as part of a healthy life, with activities such as foraging, sleeping, training, mobility and others tied to one or the other period. Artificial light, both in the form of direct "point" sources, as well as "sky glow" and glare, can have serious detrimental environmental impacts.

From a more human perspective, many citizens chose to live in rural environments to escape the artificial "sameness" of urban living. In addition, excess lighting wastes energy and results in higher electric bills for consumers, residents and businesses. In regards to military facilities, certain training operations can only occur at night and require dark conditions (i.e. the use of night vision "goggles" and related tasks). Being smarter about lighting is simply common sense.

In order to address these issues, many communities have adopted and implement "Dark Sky" lighting design ordinances. These standards and methods help to make sure that the minimum amount of light for the use is provided and in ways that do not result in light "trespass" or wasteful "sky glow."

PLAN

It is the intent of the City to protect the City's rural character, limit energy costs and enhance the natural environment by adopting and implementing design standards and practices

which reduce light trespass, glare and sky glow.

POLICIES

The following "lighting" policies are consistent with the City's goals:

- Dark Sky Practices. That the City evaluate current lighting design standards and practices for all uses for consistency with Dark Sky standards and determine necessary design and regulatory changes need to be adopted in order to accomplish Plan objectives.
- Military Base Impacts. That the City place a high priority on eliminating and/or avoiding any point source light trespass onto Camp Williams and that lighting standards for areas within ½ mile of the Camp be given near term priority in Plan implementation.
- Recreational Fields. That public and private recreational fields be sited in locations that provide sufficient distance from in compatible uses (as to lighting impacts) and that the hours of such lighting be limited.
- Street Lighting. That street lighting design comply with Dark Sky standards for cut off fixtures, lumen levels and other elements necessary to limit lighting impacts.