



**CAMP<sup>W</sup> & WILLIAMS  
JOINT LAND USE STUDY  
IMPLEMENTATION**

**Executive Summary**





## SALT LAKE COUNTY

Salt Lake County's portion of the study area is fairly small, and abuts Camp Williams on its northwesterly border. This area is fairly rural, generally unincorporated area, with difficult topography and limited, if any utilities. The area is relatively isolated and access may be difficult during the winter months. Small scale low density residential and undeveloped land is most common.

Salt Lake County's General Plan includes a number of "area plans" and as to the subject area; the applicable Plan is the County's "Southwest Area Plan." The following includes findings and recommendations in regards to the current Southwest Area Plan, as well as land use regulations governing the subject area.

### General Plan

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#### Land Use

The SW Area Plan recommends a large open space/regional park to expand the Yellow Fork Canyon Park. This is shown in more detail in the 2005 Parks/Recreation Master Plan. The subject land is southwest of a developing subdivision in this area and abuts the Camp.

In other parts of this area, the General Plan recommends low density "Foothill" residential (1 du/ 2.5 acres) and very low density "Mountain" residential (1 du/5 acres to 1 du/20 acres). The Camp itself is depicted as "Military." An "LDR" area (where increases are permitted up to 4 du/acre) is well outside the military influence areas. Likewise, an "NPCR" area (3 du/acre base up to 5 du/acre if in an MPC), is also well outside the bounds of the military influence areas.

The 3 du/acre "Rose Flats" area (south of Herriman Highway) and the 3-5 du/acre Butterfield Creek area (north of Herriman Highway) are both also outside of the military influence areas.

While the SW Area Plan does not speak directly to Camp Williams, it does clearly call out the impacts of growth in the area. The GP's land use designations and policies for the areas within the military influence areas (i.e. open space and very low density residential) are consistent with program objectives.

#### Light

Lighting conflicts and policies are not explicitly addressed in the GP either generally or as to Camp Williams.

#### Noise

Noise conflicts and policies are not explicitly addressed in the GP either generally or as to Camp Williams.

#### Height

Height conflicts and policies are not explicitly addressed in the GP either generally or as to Camp Williams, however the aviation safety overlay only impacts a very small area adjacent to the Camp (in Salt Lake County).

## Agriculture

The land within this portion of the County does not appear to be high value farmland. There are no farmland preservation provisions in the SW Area Plan, but there are density bonuses when new residential “buffers” are provided adjacent to existing agriculture.

## General Plan Recommendations

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Provide a specific Compatibility section in the GP, including policies and strategies for noise, light and structure heights (aviation safety). Include (map) the full extent of all applicable military compatibility areas and adjust/limit if necessary as part of a regulation update.

Promote the use of open space acquisition not only to offset development impacts, to protect the environment etc., but also as a way to mitigate compatibility issues and to “buffer” developing residential in the area.

## Zoning Regulation Findings

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### Land Use

There are three zoning districts affecting this particular area. Taken together, and when applying other current land use regulations, these appear to limit the potential for conflicts with military operations.

- **19.12 FR Zones (Forestry and Recreation)**. As of right uses include single family detached (FR-5 is maximum of 1 du/5 gross acres and FR-20 is maximum of 1 du/20 gross acres), also agriculture, small daycare, residences for the disabled, accessory “wireless telecom” (attached to a structure) and subject to 19.83 standards and district height maximums. Conditional uses include B&Bs, group dwellings, PUDs, preschools, residences for the elderly and wireless telecom monopoles. All conditional uses are subject to sections 19.84, 19.72 and 19.73 (see below).
- **19.54 FA Zones (Foothill Agriculture)**. As of right uses are the same as for FR zones but FR permits a wider range of conditional uses. FA 2.5 permits a maximum residential density of 2.5 du per gross acre and FA 5 a maximum of 5 du/gross acre.
- **19.72 and 19.73 Foothills Canyon Overlay Zone (FCOZ)**. The FCOZ contains very comprehensive, detailed and rigorous standards which will most likely reduce du/acre yield well below the 2.5/acre permitted in the FA-2.5 zone. FCOZ standards address slopes, grading, tree retention, limits of disturbance, etc. Site plans are required for individual SF homes. The density bonus for cluster is only 0.25%, and is also based on “net developable acreage” (although up to 25% of areas with slopes over 30% can be used for density calculations/yield, if the Planning Commission approves as to trail/Open space dedication above the minimum required). PUDs must meet the dwelling unit yield for the base zone.
- **Daycare/Preschool**. Requires 80’ wide Right of way (unlikely to be feasible in either FA or FR zones)

## Light

Monopoles cannot be lit, unless FAA mandates.

Illumination standards can be imposed on cluster developments in the FCOZ and FCOZ design standards also contain requirements for shielded/low impact lighting.

### *19.78.120 Signs and Floodlighting in PUDs*

The size, location, design and nature of signs, if any, and the intensity and direction of area floodlighting shall be detailed in the application.

## Parking Area Requirements-

Lighting used to illuminate any off-street parking area shall be so arranged as to direct light away from adjoining premises and from street traffic. No light source (light bulb, fluorescent tube, or other direct source of light used to illuminate a parking area) shall be visible beyond the property line of any off-street parking area.

## Noise

Section 19.76.290 contains a reference to the Universal Building Code as to single family home requirements, but no reference was found to noise attenuation requirements there or anywhere in the zoning regulations.

## Height

### *FR and FA Zones*

Maximum of 30-35' generally, except monopoles can be up to 60' by conditional use permit. Attached residential accessory are permitted as of right, but must meet the district height maximum. Also, all utilities must be underground, unless permitted otherwise by section 19.79.

### Section 19.70 Airport Overlay Zone (AOZ)

Contains very detailed provisions, but unclear where it applies (the AOZ does not show on the zoning map and the "appendix" referenced in the regulation text cannot be located.)

### Foothills Canyon Overlay Zone

Prohibits development on ridgelines.

### 19.76.190 Height limitations—Exceptions.

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures, **may be erected above the height limits prescribed in this title**, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and no heights are permitted above the maximum allowed under airport height provisions.

### 19.76.200 Additional height allowed when.

Public or semipublic utility buildings, when authorized in a zone, **may be erected to a height not exceeding seventy-five feet** if the building is set back from each otherwise established building line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

### 19.79.030

Utility systems “may be required” to be underground. Only applies to upgrades where existing poles lower than 65’ high are proposed to be increased to above 65’ high. Otherwise, existing nonconforming poles are exempt.

### Signs

The height of any ground sign cannot exceed the maximum height in the zone for the principal structure, or lower as required by the sign regulations.

### Section 19.83

Wireless telecommunications and wind arte both inapplicable to the Camp Williams military impact areas in Salt Lake County.

## **Agriculture**

### *FR and FA Zones*

Agriculture is a permitted use as of right (although land not very suitable for crops). There is no agriculture “overlay” zone.

### *Miscellaneous*

The current conditional use review/approval criteria do not explicitly address Camp Williams or the relationship of a proposed conditional use to Camp Williams' compatibility issues.

## **Land Use Regulation Recommendations**

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1. Create a “military” camp zone for the Salt Lake County portion of the Camp.
2. Modify conditional use criteria to address Camp Williams' compatibility (FA and FR zones).
3. Provide for Noise Attenuation via incentives or mandates.
4. Address Street lighting standards. (Subdivision Regulations/County Technical Specs).