



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

Executive Summary



UTAH COUNTY

Utah County offers important implementation opportunities, particularly in regards to unincorporated lands located at the west end of SR 73 (south of and abutting Camp Williams). Utah County policies and land use regulations are in general, very consistent with compatibility objectives, especially in terms of land use. In fact, Utah County has already adopted General Plan (GP) amendments (in advance of the JLUS Implementation project completion), which will further enhance compatibility and collaboration.

In that these were adopted prior to the following analysis, it should be noted that certain parts of the following may have been rendered moot by the more recent GP update.

General Plan Findings

Land Use

There is no specific treatment of military compatibility, however County policy is to orient development to existing municipal areas or to adjacent land served by necessary infrastructure. Lands in Utah County potentially affected by military compatibility areas are largely undeveloped mountains or agriculture.

Over 50% of Camp Williams is within Utah Co, and is designated "Agriculture/Watershed" in the County GP.

South of Camp Williams (in Utah County), there is a large developable area of farmland (northeast of Cedar Fort). This area is zoned RA-5, is accessible via SR 73, and is proximal to both Cedar Fort and Eagle Mountain.

Light

There is no explicit treatment of outdoor lighting in the GP, either generally or as to Camp Williams.

Noise

There is no explicit treatment of noise impacts in the GP, either generally or as to Camp Williams.

Height

There is no explicit treatment of height conflicts in the GP, either generally or as to Camp Williams.

The GP does contain language endorsing support of airports (generally).

The flight path over the west side of Cedar Fort is partially over County lands (north of Cedar Fort) that are also designated Agriculture/Watershed in the Utah County GP and are very mountainous. The County portions are zoned "Mining & Grazing- 1."

The flight path between Eagle Mountain and Cedar Fort is also designated Agriculture/Watershed in the GP, but is zoned "RA-5."

Agricultural Preservation

The zoning regulations contain a transfer of development rights (TDR) provision, intended to help preserve prime farmland.

From a policy stand point, and given the limited amount of private land potentially affected, the military compatibility area overlays would actually help to implement current Utah County land use policies and objectives.

General Plan Recommendations

- Incorporate specific treatment of Camp Williams and compatibility issues/strategies.
- Create a new land use category for the area within Camp Williams and zone accordingly.
- Endorse the creation of overlays for light, noise, land use and aviation, especially as to the “valley” area northeasterly of Cedar Fort (as distinguished from areas within Camp Williams).
- Endorse and re-evaluate current zoning (map designations and regulations) to better align with GP policies (i.e. as to agricultural preservation). Evaluate the TDR program.

Land Use Regulation Findings

Land Use

The subject lands are zoned either “Mining and Grazing-1” (M&G-1) or (a much smaller area) “Residential-Agriculture-5” (RA-5). The overwhelming majority of the zoned County land (as to Camp Williams) is actually **within the border of the Camp**.

Section 5-2 contains the RA-5 zone regulations (1 du/5 acres). Agriculture is the primary focus, although uses allowed as of right and permissible conditional uses may conflict with military compatibility goals. Setbacks are only 15’ side/rear. Permitted height is 40’, but can be higher for certain types of structures.

Section 5-7 contains the M&G-1 zone regulations (1 du/50 acres). These are essentially the RA-5 regulations, but also allow such uses as open pit mining, batch plants, race tracks, prisons, power generation facilities, sanitary landfills and livestock yards (as well as single family homes, nursing homes and schools). Bulk standards are more or less the same as the RA-5 as well.

The County GP recommends rezoning RA-5 to A-40 and to avoid creating additional RA-5 lands (rezoning) if such changes reduce farmland viability.

Housing for disabled (RA-5) and elderly (RA-5 and M&G-1) are permitted as of right, subject to a 2500’ separation standard.

Section 3-37 (Airports) permits airfields, etc. in the RA-5 and M&G-1 by conditional use (Board of Adjustment). Section “G” stipulates that for existing Airports, no building permit can be issued for a building or structure in an airport overlay zone, without approval of the airport (reply required within 45 days or permit is approved). It’s unclear where this applies or if it is being implemented.

Explosives manufacture and storage is permitted in the M&G-1 by conditional use permit. Section 3-39 permits overnight camping in the M&G-1. Sections 3-40 and 3-41 allow “landscape parks” and “major non-commercial campgrounds” in all zones, subject to Board of Adjustment approval.

Light

Lighting design standards are minimal to non-existent.

Noise

There is no explicit treatment in the regulations, either generally or as to Camp Williams.

Height

The flight path over the west side of Cedar Fort is partially over mountainous County lands (north of Cedar Fort) that are also designated Agriculture/Watershed in the GP. The County portions are zoned “Mining & Grazing- 1.” Specific proximal locations are excellent and/or “outstanding” candidates for **wind energy turbine towers** (this is not addressed in the zoning regulations specifically).

The flight path between Eagle Mountain and Cedar Fort is also designated Agriculture/Watershed in the GP, but is zoned “RA-5.”

Provisions relating to towers, utility poles, etc. need to be carefully evaluated/possibly modified.

Agricultural Preservation

Section 5-16 is a TDR to promote farmland preservation.

The scope of uses potentially permissible in the RA-5 and M&G-1 is extensive and seems inconsistent with the GP’s emphasis on protecting viable farms and farmland (unless used for TDR credits).

The focus area should be the RA-5 zoned farmland northeast of Cedar Fort. The County GP recommends rezoning RA-5 to A-40 and to avoid creating additional RA-5 lands (rezoning) if such changes reduce farmland viability.

Miscellaneous/Other

The County’s nonconforming use provisions are rigorous (endorse amortization).

Notification requirements are extensive and could be modified as to development proposed within military compatibility areas (including as to approval extensions).

Land Use Regulation Recommendations

Create a specific zone and regulations for the County lands within the boundary of Camp Williams and rezone these lands accordingly.

Rezone the RA-5 in the “valley” area, (which would be subject to the military compatibility areas), to A-40, as an intermediate step, prior to creation and mapping military compatibility areas (MCAs).

Create noise, aviation, LU A and LU B and light MCAs and amend the zoning map and regulations.

As to the “aviation” MCA, possibly focus on areas most likely to be developed (i.e. perhaps “disregard” the flight path over the mountains/western portion of Cedar Fort).