WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 5:45 PM ON MAY 3, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Council meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Council meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Mayor and Council reserve the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. ROLL CALL

B. BUSINESS ITEMS
Business action or discussion items to be considered.

1. Pedestrian Crosswalk Discussion
   Discussion of pedestrian crosswalk at 400 W and Chase Lane
2. Preserving Trail Access
   Discussion on preserving trail access on the hillside

C. CLOSED SESSION
The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

D. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Hansen

CITY COUNCIL

Staff Report

5/3/2022

Item No. 1.

Title: Pedestrian Crosswalk Discussion

Initiated By: Brant Hanson, City Manager

Staff Representative: Kevin Campbell, City Engineer

SUBJECT:

Discussion of pedestrian crosswalk at 400 W and Chase Lane

RECOMMENDATION:

BACKGROUND:

The City installed a pedestrian crosswalk with flashing crosswalk signs on the North side of the intersection at 400 W and Chase Lane during the Summer 2021. The location and installation was based on engineering standards and the Police Department was involved to assist with public safety concerns. City Staff has received concerns from the community regarding placement of the crosswalk.

ATTACHMENTS:

1. 400 W Chase Lane Plan View

EDGLEY, ERIC & MICHELE
390 WEST CHASE LANE

CHASE LANE

CHIDESTER, CHARLES LYNN
& CYNDIE
377 WEST CHASE LANE

N

100+00

15+00

101+00

102+00

23'

7'

15'

11.5'

12'

23'

15'

12'

19'

6'

400 WEST

14+00

ADAMS, ALVIN M &
RUTH MARIE
1011 NORTH 400 WEST

GLINES PROPERTIES LLC
409 WEST CHASE LANE

REVISION	DATE	BY	DESCRIPTION

DESIGN BWN
DRAWN PSB
CHECKED KLC
DATE 04/12/2021

400 WEST STRIPING

CENTERVILLE CITY
CHASE LANE
OVERLAYS AND MAINTENANCE

ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET, SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET 7A
OF 11

PROJECT NO.
20-170

CITY COUNCIL

Staff Report

5/3/2022

Item No. 2.

Title: Preserving Trail Access

Initiated By: City Council

Staff Representative:

SUBJECT:

Discussion on preserving trail access on the hillside

RECOMMENDATION:

BACKGROUND:

It was recommended by the Council in the April 19th City Council meeting to discuss preserving trail access on the hillside

The Foothills Management Plan can be found on the City's website HERE:

ATTACHMENTS:

1. Part 12-510 Foothills Management Plan (PDF)

A. Background

Located entirely east of Centerville City, the foothills of the Wasatch Range are a prominent feature located at the base of these eastern Mountains. Most notably are the Bonneville and Provo benches created by the ancient shorelines of Lake Bonneville and the surface facets that have been created by normal faulting within the Wasatch Fault Zone.

The foothills are comprised of a mixture of both private and publicly owned lands located within and outside of the municipal boundaries of Centerville City. Additionally, these lands are traversed by canyons and drainage ravines carrying runoff that flows west towards the Great Salt Lake. These lands and waters are the source for the provision of necessary culinary and irrigation supplies that are owned, operated and maintained by the City or Special Service Districts.

Furthermore, such lands and waters include natural hazards that can pose a threat to life and property resulting from landslides, earthquakes, poor soils, flooding, and so forth. Therefore, it is essential to Centerville's health and safety, aesthetic appeal, and its quality of life to effectively preserve and/or manage the use and development of land along and within the foothills area.

The following information is a brief summary of the research information that was utilized to form a basis for developing the Foothills Management Plan of Centerville City.

B. Summary of Land Ownership by Acreage and Percent

The City's Planning Staff performed a land ownership analysis of the foothill area using the City's GIS software. A summary of the resulting analysis is provided below.

Ownership	*Acreage*	*Percent*
Private	334.28 ac	61%
Municipal	164.39 ac	30%
County	39.93 ac	7%
Other*	10.39 ac	2%
Total	548.99ac	100%

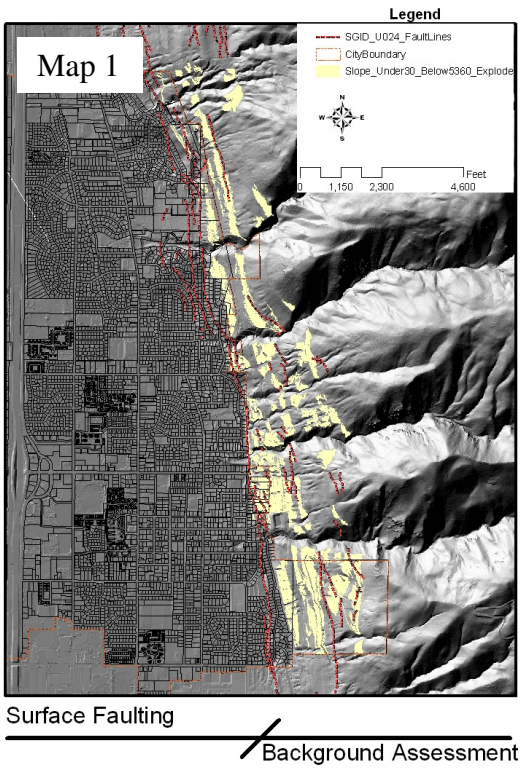
Note: Lands owned and managed by the National Forest Service are not included in this summary.

C. Summary of the General Natural Hazards

Generally, the foothills are prone to the existence of several natural hazards. These natural hazards consist of earthquakes, landslides, poor soils, flooding, and other geologically or hill slope related problems.

1. Earthquakes and Surface Fault Ruptures

Geologic evidence indicates that faulting along the Wasatch Fault and other normal faults can cause earthquakes reaching 6.5 to



7.5 in magnitude. However, the evidence further indicates that there are more frequent earthquakes of moderate size magnitudes (5.0 to 6.5) which can still cause significant damage if located below an urban area.

Given Centerville City's geological location, the City is at risk for these earthquake events and such evidence appears near and in the foothill area *(**see Map 1 – Surface Faulting**)*. Additionally, such events can trigger mass wasting (landslides), flooding from natural and man-made water systems, and can damage the regional utility services that traverse through the foothills.

As a result, the Foothills Management Plan takes into consideration these geologic risk factors in developing a strategy that attempts to minimize impacts to life and property from such hazards.

2. Mass Wasting

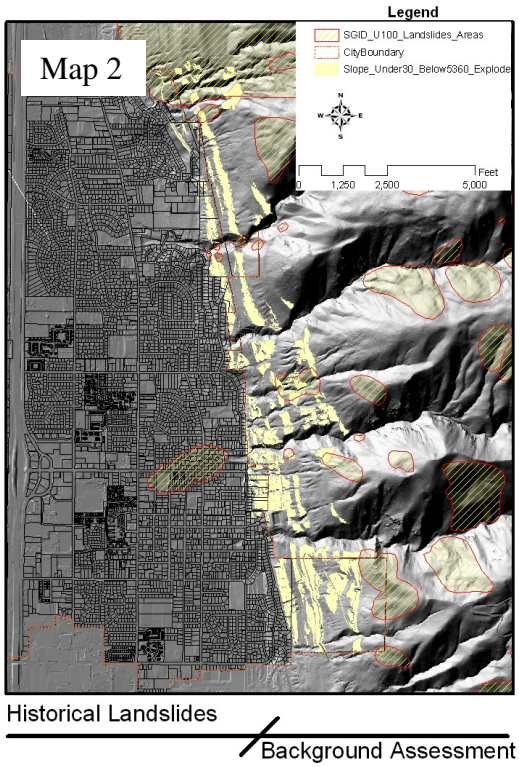
Landslides are also common natural hazards in the foothill area *(**see Map 2 – Historical Landslides**)*. Slides strike without warning and can be destructive and costly to life and property. The more common types of landslides in Centerville are debris flows, slope failure, and rock falls.

Landslides are also associated with saturated surface soils or rising ground-water levels due to rainfall, snowmelt, and landscape irrigation. Thus, landslides in Centerville may move during the months of March, April, and May, although debris flows associated with intense thunderstorm rainfall can be common in other months.

Consequently, the Foothills Management Plan takes into consideration these mass wasting risk factors in developing a strategy that attempts to minimize impacts to life and property from such hazards.

3. FEMA Mapped Floodplains

The City has adopted a flood damage prevention ordinance (*Chapter 9-5, Centerville City Municipal Code*). This ordinance establishes "Areas of Special Flood Hazards." Theses areas are established using the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency. The purpose of the ordinance is to "minimize public and private losses due to flood conditions."



The canyons and drainage ravines associated with the foothill area are the features that create several of these flood hazards areas. The management of foothill area will have an affect how property can be used or developed within and as well as below the foothills.

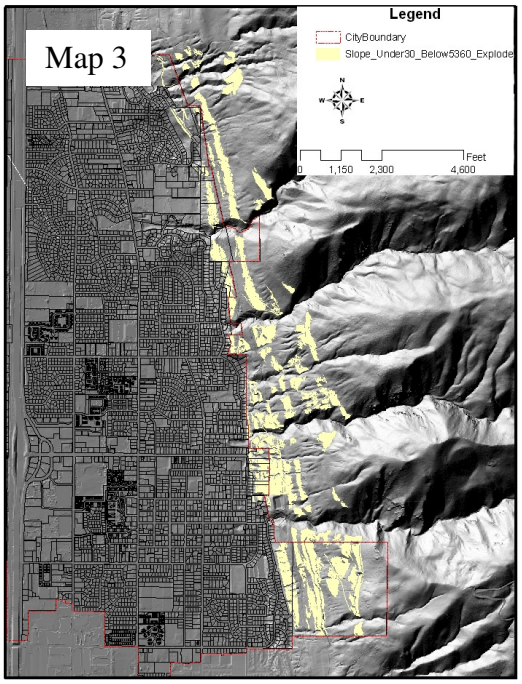
D. Summary of Environmental Issues and Constraints

1. Slope Stability

Generally, slopes above 30% pose significant use and development problems usually associated with unstable subsurface soils and gravity's constant presence. In addition to the natural instability problems, the presence of irrigated vegetation increases the probability of slope failure. Thus, development is better situated in areas of lesser slope percentages. In Centerville City, the Zoning and Subdivision Ordinances restrict development above a slope average of 30% and establish parameters for development below this restricted percent.

In order to establish a baseline slope assessment for the Foothills Management Plan, the City's GIS Staff obtained Light Detection and Ranging (LIDAR) data, which is a remote sensing system used to collect topographic data. This data from LIDAR was analyzed by the City's GIS software. This data estimated proximal (two-meter resolution) slope measurements for the foothill area to assist with making initial decisions regarding the land management decisions for the use and development within the foothills.

The information indicates that there are 30% or less slope areas present below 4900 foot elevation with significant contiguous acreage that may feasible for development (***see Map 3 – Slope Analysis***). The more problematic slope areas over 30% occur in greater amounts between the 4900 and 5200 foot elevations, the approximate high shoreline level of the ancient Lake Bonneville. However, this LIDAR slope analysis does not provide any confirmation regarding the suitability of the soils for development purposes or any geologic hazards within these elevations.



2. Drinking Water Source Protection Zones

Currently, Centerville City operates or maintains nine (9) water well sites. The City has adopted a source protection zone and protocol for each wellhead site. These protection zones indicate the estimated groundwater time travel to the wellhead site. The groundwater water within these zones generally flows from east to west. However, in low precipitation years and/or in severe droughts, it is possible for water to flow west to east to these wellhead sites.

Generally, the foothills are located within protection zones three (3) and four (4), which have 3-year to 15-year groundwater travel times. However, these two (2) protection zones are located in rocky and granular soil types that can percolate at a faster rate than the valley soils that are laden with clay material. Thus in the foothills, chemicals and other contaminants can enter the ground-water system fairly quick and may not be discovered until three (3) to 15 years later at the wellhead site.

Accordingly, the Foothills Management Plan takes into consideration these risk factors in developing a strategy that attempts

to minimize contamination to these important well head sites.

3. Runoff and Drainage

Traversing through the foothills area are four (4) major drainage ravines or canyons. These drainage areas, from north to south, are known as:

- Ricks Creek (approx. 1600 North)
- Barnard Creek (approx. 1200 North)
- Parrish Creek (approx. 500 North)
- Deuel Creek (approx. 100 South)

These natural drainage facilities carry snowmelt and surface water from the mountains to the Great Salt Lake. Additionally, these drainage waters are a source of secondary irrigation for residential and agricultural uses, and for other approved water right allowances.

Furthermore, scattered between these major ravines are a number of secondary drainage gullies. These secondary drainages move surface water to the major ravine areas or naturally disperse water efficiently for proper infiltration into the ground water system. Also, such natural features secondarily serve to control runoff and erosion to existing development located further below the foothills.

The Foothills Management Plan takes into account the necessary function of these ravines and gullies in considering the proper management of land to minimize impacts to life and property and to preserve, maintain, or enhance this natural drainage system.

4. Wildland-Urban Fire Interface Zone

Generally, the foothills are the demarcation zone between the natural environment of the Uinta-Wasatch-Cache Forest and the urbanized area of the Wasatch Front. This area is known as a "Wildland-Urban interface zone."

The Wildland-Urban interface is an area where humans and their development meet or intermix with wildland vegetation and fuels." In Centerville, the foothills function as this interface between land development and the natural environment of the mountains above. Inside this zone, important factors such as fuel control, access, water supply, and other related elements establish protection and/or mitigate potential threats from wildland fires.

Within this interface zone of the foothills there exists a limited improved dirt roadway, locally known as "Firebreak Road," which traverses north and south along the foothills. This road functions both as a fire break and access road to the foothills. Much of Firebreak Road runs along the Weber Basin Aqueduct, which is also used to service and maintain an aqueduct that provides and moves culinary and secondary water for much of the South Davis County area. Damage could result to this facility, future development, and existing development below from either a wildland fire or from slope erosion or failure in the aftermath of a fire.

Consequently, the Foothills Management Plan takes into consideration this wildland fire risk factor in developing strategies to minimize impacts to life and property from such wildland fire hazards.

5. Regional Utility and Service Infrastructure

Weber Basin Water District operates a major water delivery aqueduct that crosses, north-south, through the foothills. Associated with this aqueduct is an approximate 100 foot wide easement owned by the Federal government to protect, maintain, and provide access to this facility.

Additionally, near the southern end of the foothills area, Questar Gas owns and operates a high-pressure gas line that

delivers natural gas to the Wasatch Front. This line traverses across the foothills from south to north to about Pages Lanes and then proceeds westward through the City and into West Bountiful.

Such regional utility facilities and their associated easement areas will additionally create a unique foothills management issue within the mid to upper elevations of the foothills area.

E. Summary of Existing County or Forest Management Plans

Currently, a good portion of the land consisting of the foothills above Centerville is located in either unincorporated Davis County or adjacent to or in the Uinta-Wasatch-Cache National Forest. The following information generally describes or highlights the currently adopted policies for the various land management directives of these entities.

1. Davis County Comprehensive Hillside Master Plan

The Davis County Comprehensive Hillside Master Plan establishes the County's Vision for unincorporated lands located in the foothills above Centerville. This plan was a collaborative effort to create policy for the foothills County wide. The foothills directly above the City are located in what is labeled the Central Area Map, consisting of the Centerville and Farmington area. Some highlights for this area in the County's Plan are:

- The existing and proposed alignment for the Bonneville Shoreline Trail
- The designation of potential areas for clustered development and for development density transfers
- The preservation of the Centerville OHV area
- The proposed trail connecting the Centerville OHV area and the Bountiful "B" OHV area
- The potential location for a trailhead with equestrian access on the Centerville/Farmington border
- The location of the Parrish Lane Trailhead
- The hillside preservation above the aqueduct in most of Centerville

2. Uinta-Wasatch-Cache National Forest Plan

The National Forest Plan establishes "forest management prescriptions" for the various areas within the Uinta-Wasatch-Cache National Forest. Within the foothills of Centerville, the Forest Plan indicates that such forest lands have a Management Objective (i.e. 3.1w) which is a watershed preservation or use emphasis or focus. The Forest Plan establishes, generally, that the forest lands above Centerville consist of uplands identified as important watersheds. The main or basic management objectives for these 3.1w areas of the Forest Plan are:

- Timber harvest, road construction and new recreation facility development uses are not allowed
- Vegetation, fuel treatment, prescribed fire, and wild land fire use are allowed for the purposes of maintaining, improving, or restoring watersheds to desired conditions, and to protect property in the wild land/urban interface
- Livestock grazing is allowed on open allotments to meet site-specifically defined desired conditions
- New trail construction is allowed with consideration of existing road/trail densities.

F. Foothills Management Plan

Beginning in July of 2009, the City created a Foothills Management Plan Oversight Committee consisting of City Council

Members, Planning Commissioners, property owners, and citizens. The Committee met together several times to create and define a set of guiding statements to reflect the values and future desires for management of the foothills. The City Staff then used the value statements to guide and draft the proposed Foothills Management Plan.

Upon initial completion of the Foothills Management Draft Plan by the Oversight Committee, the City held an "Open House" meeting on April 12, 2011 to initiate the engagement of the public and received written comments regarding the draft plan. In August of 2011, the City's Planning Commission held two separate hearings, the 10th and the 24th, and allowed for written comment to be received during this period. Then on August 24th, the Planning Commission, with a few changes to the plan, forwarded a recommendation to approve a General Plan amendment to adopt the Foothills Management Plan.

The Foothills Management Plan establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the residents and city officials of Centerville. Additional planning principles and concepts have also been included to help establish the overall policies found in the Management Plan.

The Foothills Management Area is defined as any land, parcel, tract or lot that is located at or below 5200 feet in elevation (i.e. above mean sea level) to just below the Weber Basin Aqueduct (along the edges of existing development as of 2010). All decisions regarding annexation, development, or use of land within the management area is subject to the policies, directives, and other recommendations as outlined in this management plan or other related policies and regulations adopted by the City.

The twelve (12) guiding statements used to help direct drafting of the Foothills Management Plan are as follows:

1. *Develop a well-thought out management plan, with potential annexation areas, which allows the City to monitor, influence, maintain or direct future land use development within the foothills.*

2. *The City prefers that annexation petitions be considered when there are sufficient areas to develop master-planned neighborhoods, which will most likely be created from combining several parcels adjacent to one another.*

3. *The City prefers that annexations, for purpose of land development, be limited to 4900 feet (mean sea level) in elevation and/or below.*

4. *The Foothills Management Plan must ensure that there is sufficient municipal type service capacity (i.e. water, sewer, fire and safety protection, etc.) and infrastructure funding for land use development of the foothills.*

5. *Development within the foothills must take into account the geologic and other natural hazards that are present, such as, but not limited to, earthquakes, landslides, wildland fires, soils stability, drainage, flooding, etc.*

6. *Due to environmental constraints and concerns, the development of residential and recreational uses in the foothills must be executed in accordance with firm engineering principles.*

7. *As part of the foothills management plan, consider the potential feasibility of integrating the City's need for an expanded "city cemetery."*

8. *Preserve, maintain, and properly manage the City's rifle or shooting range facility.*

9. *Provide, preserve, and maintain specific separate use areas for motorized and non-motorized recreational facilities and their respective associated amenities.*

10. *Develop and incorporate educational and instructional materials for proper use of the foothills (i.e. print or website guidebooks, instructional or directional signs, enforcement procedures, etc.).*

11. *Consider the potential feasibility of using "firebreak road" as a residential collector street for the foothills area,* ***OR****…*

12. *Consider the potential feasibility of using "firebreak road" as an access or main thoroughfare for a recreational trail system.*

In the case of the Foothills Management Plan, the **Guiding Policies and Directives of the Management Plan are expressed** by the division of the foothills area into three (3) use and/or development segments. Each segment plays a different and sometimes distinct role in how land uses patterns are to develop in that particular area of the foothills. These segments are identified as follows:

- ***South Foothills Segment "A"***
- ***Central Foothills Segment "B"***
- ***North Foothills Segment "C"***

Furthermore, the Management Plan sets forth various future land use "management prescriptions." These **Management Prescriptions provide general tolerance level and/or land use intensities for existing uses and/or future development** within each of the defined management areas. These prescriptions range from acceptable intensity and future use potential (Prescription 1.0) to limited intensity with little or no tolerance for future use potential (Prescription 4.0). In general, these management prescriptions and the expected development expectations are explained as follows:

- ***Management Prescription of 1.0*** *– area of acceptable land use and probable use potential*
- ***Management Prescription of 2.0*** *– area of fairly constrained land use but, includes plausible future use potential*
- ***Management Prescription of 3.0*** *– area of limited land use or severely constrained future use potential*
- ***Management Prescription of 4.0*** *– area that has little or no future use potential*

These development segments and management prescriptions are to be considered as statements of policy and are to be used in the decision-making process for annexations, land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs.

Additionally, these development segments or management prescriptions may be accompanied by descriptive text or a map that is intended to assist with understanding the purpose, intent, and interpretation of a policy or directive. The fundamentals of the Foothills Management Plan are described on the remaining pages of this document.

ENVIRONMENTAL MITIGATION

POLICY:

1. Create a Geologic-Hazard Element for the City's General Plan and Zoning Ordinances.

Exposure to geologic hazards and the associated risks vary greatly from one community to another. Once the City can properly identify these potentially high-hazard areas, the City can better understand the local risks and can take steps to reduce them by adopting and enforcing a locally applicable geologic-hazards ordinance.

DIRECTIVES:

1.A. Gather data from the Utah Geologic Survey (UGS), the Automated Geographical Reference Center (AGRC) and other applicable resources to establish a geologic-hazards assessment for Centerville City and the Foothills Area.

1.B. Create and adopt a geologic-hazards map using the available data from the assessment and make necessary updates to properly identify local area geologic-hazards.

1.C. Create and adopt a geologic-hazards mitigation ordinance that establishes the needed prohibitions or minimum criteria for the development of land uses at risk or possible exposure from these geologic-hazards.

1.D. Ensure that all annexations, rezoning, land use proposals or other development related requests are subject to, or that it is feasible to comply with, the recommendations, standards, or regulations adopted in the geologic-hazards mitigation ordinance.

ENVIRONMENTAL MITIGATION

POLICY:

2. Support and Sustain the City's Drinking Water Source Protection Policies.

Within the foothills, chemicals and other contaminants can enter the ground-water system fairly quickly and may not be discovered until three (3) to 15 years later at the wellhead site. It is the intent of the Foothills Management Plan to take into consideration these risk factors in developing a strategy that attempts to minimize contamination to these important well head sites operated by the City or other entities.

DIRECTIVES:

2.A. Promote land uses that have a low or minimal risk to produce or dispose of contaminants that would negatively impact to drinking water sources.

2.B. Properly restrict or even prohibit land uses with high risk for contamination such as, but not limited to, intensive agricultural industry or mineral or resource extraction operations, crude oil and similar utility pipelines, the storage, processing or manufacturing of industrial chemicals, etc.

2.C. Require all development related improvements to install or connect to appropriate infrastructure for the capture and disposal of storm and/or waste water that pose a risk of containing unwanted contaminants, pesticides or other pollutants.

ENVIRONMENTAL MITIGATION

POLICY:

3. Protect and Maintain the Natural Drainage Canyons and Ravines.

These natural facilities within the Foothills carry snowmelt and surface water from the mountains to the Great Salt Lake. Additionally, the waters collected by these areas are a source for secondary irrigation for residential and agricultural uses below in the valley, and for other approved water right allowances.

DIRECTIVES:

3.A. Protect and restrict private development in or nearby the major drainage canyons of Ricks Creek, Barnard Creek, Parrish Creek, and Deuel Creek.

3.B. Limit alterations to any major drainage canyons or ravines, except for the express purpose of protecting life and property from major flood events, as determined necessary by the City, County, State, or Federal Entities.

3.C. Establish development encroachment protection edge buffers around all major canyons of at least 100 feet and at least 50 feet for any major secondary drainage ravines to maintain proper drainage of the foothills, or as determined by an approved geotechnical/ soils studies.

ENVIRONMENTAL MITIGATION

POLICY:

4. Establish Proper Mitigation Standards for the Wildland-UrbanWildland-Urban Interface Zone.

In Centerville, the foothills function as the interface between land development and the natural environment of the mountains above. Inside this interface zone, important factors such as fuel control, access, water supply, and other related elements establish protection and/or mitigate potential threats from wildland fires.

DIRECTIVES:

4.A. Work with local and state fire authorities to establish an Wildland-Urban mitigation ordinance that establishes the needed prohibitions or minimum criteria for protecting or mitigating wildland fire threats to urban development and the natural environment.

4.B. Maintain adequate fire suppression access to the foothills utilizing fire break road.

4.C. Establish adequate fire suppression systems to protect life and property within the Foothills. Such systems include, but are not limited to, access roads, water and fire hydrant supply, building sprinkling systems, and developing fire suppression staging areas.

4.D. Work with the Forest Service, Davis County, South Davis Metro Fire, and other applicable entities to create a cohesive effort to minimize the risk to life and property from potential wild fires in the foothills.

MANAGEMENT PERSCRIPTIONS

POLICY:

5. Establish Specific Land Management Prescriptions Ranging from Acceptable to Undesirable to Describe Future Land Use Expectations Within the Foothills.

Management Prescription Categories provide a general sense of the expected uses values identified by the Community. The specific prescription further emphasizes the level of acceptability for that particular value or use. All petitions for annexations, rezoning, or other land management decision ought to heavily consider whether a future proposal can adequately implement the desired prescription.

Additionally, if residential development is deemed feasible in the future, it is to be limited to low-density, single-family type uses, and to prohibit multi-family type uses.

DIRECTIVES:

5.A. Establish the following management prescriptions for describing municipal type land uses (i.e. residential):

- **Res. 1.0** for acceptable or probable use areas, consisting of only single-family, low density, subdivision development.
- **Res. 2.0** for possible use areas for single-family, low net density, likely involving planned unit or cluster subdivision development.
- **Res. 3.0** for very limited or severely constrained use areas for single-family, very low density, large/estate lot, several acres per lot, subdivision development.
- **Res. 4.0** for undesirable or prohibited residential use areas.

5.B. Establish the following management prescriptions for describing recreational type land uses:

- **Rec. 1.0** for acceptable use areas, or consisting usually of maintaining existing facilities or uses.
- **Rec. 2.0** for possible use areas for future recreational amenities.
- **Rec. 3.0** for very limited or severely constrained use areas, usually only consisting of trailheads and trails.
- **Rec. 4.0** for undesirable or prohibited recreational use areas.

MANAGEMENT PERSCRIPTIONS

POLICY:

(Policy 5 Cont...) *Establish Specific Land Management Prescriptions Ranging from Acceptable to Undesirable to Describe Future Land Use Expectations Within the Foothills.*

DIRECTIVES:

5.B. Establish the following management prescriptions for describing future potential annexations:

- **Annex. 1.0** for acceptable areas for future annexations into the City.
- **Annex. 2.0** for areas with possible future annexation into the City, provided that adequate municipal type services can be established.
- **Annex. 3.0** for areas with limited potential annexation into the City, for the purposes of water or drainage resource protection or for recreational amenities.
- **Annex. 4.0** for areas with very limited or nonexistent opportunities for annexing into the City.

LAND USE MANAGEMENT

POLICY:

6. Divide the Foothill Area Into Three (3) Future Use Segments and Specify the Use Parameters That Are Unique to Each Segment.

The geology of the foothills area created several major drainages or canyons. These canyons are difficult to traverse with roads and municipal service infrastructure. Therefore, access and service infrastructure would need to be built in segments in order to allow development within the foothills.

Roughly, there are three (3) major segments within the foothills area, with each having their unique challenges and obstacles to overcome to in order to properly utilize or develop such lands.

DIRECTIVES:

6.A. Delineate from the south City Boundary to approximately Parrish Creek as South Foothills Future Use Segment "A."

6.B. Delineate from approximately Parrish Creek to Ricks Creek drainages as Central Foothills Future Use Segment "B."

6.C. Delineate from approximately Ricks Creek drainage to the north City limits as North Foothills Future Use Segment "C."

6.D. Establish future land use policies for each of these segments. Identify desirable or future land uses that are specific for each segment. Describe such opportunities through policy statements and by using "management prescription" classifications.

LAND USE MANAGEMENT

POLICY:

7. Establish the Future Use Expectations of South Foothills Segment "A" and Specify the Parameters That Are Unique to this Segment.

Future Use Segment "A" begins at the south City Boundary, between Bountiful and Centerville, and extends to approximately Parrish Creek.

This segment contains a sizeable land area owned by the City, which is already within the City's municipal boundary. Thus, annexation will likely play a limited role in the future use of this segment.

Additionally, the area does not currently have municipal type services such as water and sewer. Such services would not likely become available until there is sufficient market demand to develop a significant portion of the land to justify the costs for municipal service infrastructure.

DIRECTIVES:

RESIDENTIAL LAND USE:

7.A. Designate Management Prescription **Res. 1.0** to 30% or less averaged slope areas within the existing City Limits located below the Weber Basin Aqueduct.

7.B. Designate Management Prescription **Res. 2.0** to 30% or less average slope areas within the existing City Limits located above the Weber Basin Aqueduct.

7.C. Designate Management Prescription **Res 3.0** to 30% or less average slope areas outside the existing City Limits that would require annexation or are owned by the U.S. Forest Service.

7.D. Designate Management Prescription **Res. 4.0** to areas having average slope greater than 30% that are located within or outside the existing City Limits.

7.E. Require proposed residential subdivision development to be approved and constructed when there is sufficient area to develop master-planned neighborhoods (e.g. minimum of 15 contiguous developable acres).

LAND USE MANAGEMENT

POLICY:

(Policy 7, Cont…) *Establish the Future Use Expectations of South Foothills Segment "A" and Specify the Parameters That Are Unique to this Segment.*

DIRECTIVES:

CENTERVILLE/BOUNTIFUL JOINT ALTERNATIVE OPTION:

7.E. Examine the feasibility of allowing Davis Boulevard to be extended from Bountiful City, along the water aqueduct, and connecting the roadway extension to 100 South or even to Parrish Lane.

7.F. If deemed plausible, ensure that there are secondary accesses constructed from the Davis Boulevard extension possibly near the Cheese Park area of Bountiful and to Island View Drive in Centerville.

LAND USE MANAGEMENT

POLICY:

(Policy 7, Cont…) *Establish the Future Use Expectations of South Foothills Segment "A" and Specify the Parameters That Are Unique to this Segment.*

DIRECTIVES:

RECREATIONAL LAND USE:

7.I. Designate Management Prescription **Rec. 1.0** for the existing OHV area, existing shooting range area, and the north side of the Deuel Creek Drainage for a future city "canyon park" in association with the foothills trail system.

7.J. Designate Management Prescription **Rec. 2.0** for the Firebreak Road, Weber Basin Aqueduct, and Bonneville Shoreline Trail alignments to be used for access and trails to and from various recreational amenities.

7.K. Designate Management Prescription **Rec. 3.0** for all remaining areas adjacent to the City that are below 5200 feet in elevation.

7.L Preserve, maintain, and improve the existing recreational opportunities, such as the existing OHV riding area and the shooting range until other desired lands uses become feasible.

7.M Focus efforts in the hillside area to control excessive erosion and mitigate unneeded scaring of the hillside from recreational activities through prevention and rehabilitation strategies.

LAND USE MANAGEMENT

POLICY:

(Policy 7, Cont…) *Establish the Future Use Expectations of South Foothills Segment "A" and Specify the Parameters That Are Unique to this Segment.*

DIRECTIVES:

RECREATIONAL LAND USE (Cont…):

7.N. Provide and improve access to and from these recreational use areas, through non-motorized trail development, designated and controlled motorized routes, and other similar improvements and include a proper and consistent signing scheme.

7.O. Consider creating appropriate open space areas, utilizing City owned property, for the expansion of the City's Cemetery.

7.P Consider using such open spaces to establish a Bonneville Shoreline Trail "rest stop" area for this major Wasatch Front Trail System. Possible locations for this segment is in the upper southeast quadrant of the City's property or creating a multi-use complex spanning county and forest properties just north of the Deuel Creek Canyon and above the aqueduct.

LAND USE MANAGEMENT

POLICY:

8. Establish the Future Use Expectations of Central Foothills Segment "B" and Specify the Parameters That Are Unique to this Segment.

Future Use Segment "B" begins from approximately Parrish Creek drainage and ends to the north at the Ricks Creek drainage.

Due to federal ownership and easements, and lack of useable slope areas, the feasibility of developing this southern area, between Parrish and Barnard Creeks, is severely constrained. Thus, the City does not expect much future use or growth for this area, except for trail and access development for recreational uses.

Moving north of Barnard Creek, the useable slope areas for future uses are linear with areas both inside and outside the City limits. Public access to these areas will be limited to using Oakridge and 500 East Streets. Additionally, municipal type services would have to be constructed and established prior to allowing development is these northern areas.

Furthermore, geologic hazards may pose additional development constraints.

DIRECTIVES:

RESIDENTIAL LAND USE:

8.A. Designate Management Prescription **Res. 1.0** for the areas located within the existing City Limits.

8.B. Designate Management Prescription **Res. 2.0** for the areas located outside the existing City Limits, but below the Weber Basin Aqueduct, except designate **Res. 3.0** to the small areas around the Parrish Creek drainage that are below the aqueduct.

8.C. Designate Management Prescription **Res. 3.0** for the areas located outside the existing City Limits, but above the Weber Basin Aqueduct.

8.D. Designate Management Prescription **Res. 4.0** to areas having average slope greater than 30% that are located within or outside the existing City Limits.

8.E. Require proposed residential subdivision development to be approved and constructed when there is sufficient area to develop master-planned neighborhoods (e.g. minimum of 10 contiguous developable acres).

LAND USE MANAGEMENT

POLICY:

(Policy 8 Cont…) *Establish the Future Use Expectations of Central Foothills Segment "B" and Specify the Parameters That Are Unique to this Segment.*

DIRECTIVES:

RECREATIONAL LAND USE:

8.F. Designate **Rec. 2.0** for areas above the Weber Basin Aqueduct for the purpose of establishing pathway and trail systems.

8.G. Designate **Rec. 3.0** for areas below the Weber Basin Aqueduct for the limited purpose of establishing trailheads, parking areas, and other related amenities for the trail and pathway system to recreational use areas.

8.H. Develop a pathway and trail system that includes non-motorized trail development, designated and controlled motorized routes, and other similar improvements and include a proper and consistent signing scheme.

8.I. Focus efforts in the hillside area to control excessive erosion and mitigate unneeded scaring of the hillside from recreational activities through prevention and rehabilitation strategies.

LAND USE MANAGEMENT

POLICY:

9. Establish the Future Use Expectations of North Foothills Segment "C" and Specify the Parameters That Are Unique to this Segment.

Future Use Segment "C" begins from approximately Ricks Creek drainage and ends at the north City limits.

In a similar manner to Segment "B," the useable slope areas within this segment are linear having the majority of the useable area outside the City limits and above the Weber Basin Aqueduct. Public access to these areas is currently limited to a hammer head road terminus that ends above 350 East Street.

Additionally, municipal type services would have to be constructed and established prior to allowing development within this segment. Also, geologic hazards may pose further development constraints.

DIRECTIVES:

RESIDENTIAL LAND USE:

9.A. Designate Management Prescription **Res. 1.0** for the areas located within the existing City Limits and below the Weber Basin Aqueduct.

9.B. Designate Management Prescription **Res. 3.0** for the areas located outside the existing City Limits, below and above the Weber Basin Aqueduct, except designate **Res. 4.0** for the slope area at the northern margin that is traversed by a series of secondary drainage ravines.

9.C. Designate Management Prescription **Res. 4.0** to areas having average slope greater than 30% that are located within or outside the existing City Limits.

9.D. Require proposed residential subdivision development to be approved and constructed when there is sufficient area to develop master-planned neighborhoods (e.g. minimum of 10 contiguous developable acres).

LAND USE MANAGEMENT

POLICY:

(Policy 9 Cont…) *Establish the Future Use Expectations of North Foothills Segment "C" and Specify the Parameters That Are Unique to this Segment.*

DIRECTIVES:

RECREATIONAL LAND USE:

9.E. Designate **Rec. 2.0** for areas above the Weber Basin Aqueduct for the purpose of establishing pathway and trail systems, except designate **Rec. 3.0** for the slope area at the northern margin that is traversed by a series of secondary drainage ravines.

9.F. Designate **Rec. 3.0** for areas below the Weber Basin Aqueduct for the limited purpose of establishing trailheads, parking areas, and other related amenities for the trail and pathway system to recreational use areas.

9.G. Develop a pathway and trail system that includes non-motorized trail development, designated and controlled motorized routes, and other similar improvements and include a proper and consistent signing scheme.

9.H. Focus efforts in the hillside area to control excessive erosion and mitigate unneeded scaring of the hillside from recreational activities through prevention and rehabilitation strategies.

POTENTIAL
DEVELOPMENT
AREAS MAP
INSERTED HERE

POTENTIAL
RECREATION
AREAS MAP
INSERTED HERE

POLICY:

10. Consider in the Future Amending the City's Annexation Declaration Policy Plan to Reflect the Policies and Directives of the Foothills Management Plan.

Annexation for the Foothill Area will play a moderate role in the future development of the City. Generally, annexation should not occur unless a substantial area is readied for development through a cooperative effort of property owners to master plan and construct needed infrastructure to service lands in the Foothills.

However, the goal of the Management Plan is to identify the opportunities or constraints within the Foothills and set forth possible solutions or resolutions that are hopefully agreeable and advantageous to both the private property owners and the City.

ANNEXATION DIRECTIVES

DIRECTIVES:

10.A. Designate **Annex. 2.0** for areas that have significant developable acreage that contains slopes of less than 30%

10.B. Designate **Annex 3.0** for areas that have constrained or limited developable acreage that contains slopes of less than 30%.

10.C. Designate **Annex 4.0** for areas with severely constrained or very limited developable acreage that contains slopes of less than 30% and for areas with greater than 30% slopes.

10.D. Limit annexations to an elevation at or below 5200 feet above sea level, for the express or limited purpose of establishing and providing proper locations for water storage and/or pressurization, which is approximately an elevation of 5340 feet.

10.E. Limit residential land use development within an annexable area to a general elevation at or below 4900 feet above sea level, except in feasible locations above or below as described in specific segment areas.

ANNEXATION DIRECTIVES

POLICY:

(Policy 10 Cont…) *Consider in the Future Amending the City's Annexation Declaration Policy Plan to Reflect the Policies and Directives of the Foothills Management Plan.*

DIRECTIVES:

10.F. Take into account that annexable areas below the Weber Basin Aqueduct may have a greater potential over areas located above the aqueduct, due to engineering loads for crossing the pipeline and the need for securing secondary access roads to and from developed areas.

10.D. Establish that annexing and developing property must be determined by the readiness or ability for sizeable areas to be master-planned to establish adequate access, utility services, and assess the environmental constraints for any proposed development.

POTENTIAL
ANNEXATION
AREAS MAP
INSERTED
HERE