

**Eagle Mountain City,**  
**on behalf of the Camp Williams JLUS Policy Committee,**  
**Application for**  
**Camp Williams Joint Land Use Study Implementation**  
**Grant Assistance**  
**from the Department of Defense Office of Economic Adjustment**

**DATE, 2012**

**PURPOSE OF GRANT APPLICATION**

The Utah Army National Guard (UTARNG) is a substantial component of the eight local economies surrounding Army Garrison Camp Williams. The installation employs directly or indirectly over 2,300 people and contributes more than \$57.3 million annually to the regional economy through payroll, construction, and contracts. The recently completed Camp Williams Joint Land Use Study (JLUS) assessed compatibility factors relative to sustaining the federal and state mission at Camp Williams and balancing the continued growth that is occurring in this part of Utah. The JLUS identified numerous implementation strategies between the base and the local jurisdictions that would foster compatible land uses between the military and community activities. To continue the momentum established by the JLUS, it is necessary to request additional grant assistance for JLUS implementation with the affected eight jurisdictions and Camp Williams.

Camp Williams is situated between the Oquirrh Mountains to the west and the Jordan Narrows to the east in Utah; this geography provides similar terrain to those combat theaters in Afghanistan. This coupled with the arid climate provide an optimal training environment year-round making this installation a valuable asset in this nation's defense and emergency management operations. While the location provides suitable defense training for the UTARNG and other federal and local law enforcement agencies; it is surrounded by municipalities where these training exercises can impact community activities such as land use planning. The eight jurisdictions surrounding Camp Williams are: Salt Lake County, Herriman City, City of Bluffdale, Utah County, Town of Cedar Fort, Eagle Mountain City, Saratoga Springs, and Lehi City. Conversely, these municipalities planning decisions can affect Camp Williams' ability to carry out the federal and state mission ultimately impairing military readiness and emergency response. In order to preserve the military and emergency missions of Camp Williams and protect the public in the surrounding communities, Eagle Mountain City sponsored a Joint Land Use Study to assess compatibility in the regional area.

The Camp Williams JLUS analyzed the existing tools in each jurisdiction's planning toolbox and developed strategies to assist the municipalities and Camp Williams by incorporating compatibility planning best practices in the JLUS implementation plan. Jurisdictional general plans and zoning ordinances were reviewed, base plans were assessed for compatibility with joint land uses to preserve the Camp Williams mission and enhance the vision of the jurisdictions. Through this compatibility assessment, issues were identified by the JLUS organization, committees, and various stakeholders. These issues were based on the 23 common compatibility factors that can affect both the military mission and the adjacent and proximate community land uses. The Camp Williams JLUS determined that the noise and vibration factors could be combined, and thus the JLUS recommendations comprise strategies for 22

compatibility factors identified in the Camp Williams JLUS study area. The JLUS issues were then prioritized and ranked based on input received about the relative issue that presented the greatest impact for the jurisdictions as well as timeframe to implement the strategy, i.e. Wildfire Management. The Camp Williams JLUS issues were ranked into High, Medium, Low Priority, and Awareness category and strategies were designed with this priority system in mind.

The following summary of need outlines the foundation for the implementation grant for Eagle Mountain City and the Camp Williams JLUS Implementation Plan.

## **SUMMARY OF NEED**

Camp Williams is mostly surrounded by municipalities with traditional land use zoning authority. The undeveloped lands to the west and to the south are controlled by Salt Lake and Utah Counties, respectively. The Camp Williams JLUS identified the regional area as having experienced a significant amount of growth in the last 10 years, an increase of 45% from 10 years ago. This population increase along with the undeveloped land near Camp Williams and the ability of the surrounding jurisdictions to provide adequate public services has made this area ideal for relocation. This growth has increased the opportunities for the public to interface with the Camp Williams mission. This interface has directly generated adverse impacts to both the military and the public due to the training exercises performed at the installation and the land use decisions carried out by the surrounding jurisdictions.

Camp Williams' terrain is mountainous and offers varied elevations from 4,494 feet on the Jordan River to 7,255 feet on Sheep's Ridge in the Oquirrh Mountains ideal for replicating training environments similar to key strategic areas in the world. Camp Williams training facility is best known for its multiple-range capabilities both live-fire and non-live-fire. The installation offers military service personnel the opportunity to train in various combat courses including vehicle maneuvering (i.e. improvised explosive device defeat lane course) and a variety of weaponry and provides local police power training opportunities.

Camp Williams also performs limited rotary-wing aircraft training exercises both in rescue mission exercises and drop zone missions. These allow military personnel to become proficient in parachuting and airborne operations. The aircraft use flight corridors located over lands off the installation that can adversely impact the safety of people and property.

Overall the Camp Williams mission and its range and training capabilities can lead to unintentional impacts on the adjacent and proximate communities including noise and vibration nuisance, wild fires caused by the firing of live ammunition (i.e. Herriman Fire 'Machine Gun Fire' of 2010), and incompatible land uses in aviation flight and safety corridors. Conversely, the land use decisions of the adjacent and proximate municipalities can impede the ability of Camp Williams to prepare and ready military personnel for national defense actions and state disaster missions.

## **INTENT OF CAMP WILLIAMS JLUS IMPLEMENTATION**

Eagle Mountain City, on behalf of the Camp Williams JLUS Policy Committee, is seeking a JLUS Implementation Grant from the Office of Economic Adjustment to implement recommendations from the Camp Williams JLUS in an effort to more fully address compatible land uses between Army Garrison Camp Williams and the eight surrounding jurisdictions. This would be accomplished by hiring a contractor to develop and / or modify the necessary tools to implement specific recommendations from the JLUS for each jurisdiction to implement through their respective public process. Below are the implementation plan goals, objectives, expectations and organizational structure of the implementation effort.

### JLUS Implementation Grant Goal and Objectives

1. Develop key JLUS strategies into readily-implementable policies and ordinances for each jurisdiction to accept and adopt through their public process, respectively.

### JLUS Implementation Grant Objectives and Expectations

1. Provide surrounding communities with the specific narrative text for new and / or modifications to existing specific key JLUS strategies (policies and regulatory tools) that will ultimately be adopted:
2. Develop a formalized coordination and communication protocols for JLUS stakeholders (jurisdictions, agencies, and Camp Williams to ensure regional planning is coordinated among all impacted stakeholders including military.

### Organization Overseeing the JLUS Implementation Grant

The Camp Williams JLUS Implementation will be overseen and executed by an organization that includes the capacity for executive oversight, technical review, and consultative assistance, organized as described below:

The proposed roles and responsibilities for each entity involved in the implementation of the key selected JLUS strategies include:

#### **JLUS Implementation Task Force (JLUS Policy Committee):**

The JLUS Policy Committee, per their existing resolutions converts to the JLUS Implementation Task Force. This task force represents executive officials / representatives from participating jurisdictions and Camp Williams leadership. The members of the Task Force will be responsible for the overall direction of the Implementation; approval of the statement of work and request for proposal for a consultant; approval of draft and final deliverables; and guiding the approval of the developed policy and regulatory tools to be implemented by their respective jurisdictions.

A list of members of the Camp Williams JLUS Implementation Task Force is attached (Attachment A).

#### **Technical Review:**

A technical review component will be included at the discretion of the Task Force when specific issues occur with the development of each of the tools for each jurisdiction.

Consultant: A private consulting firm will be hired to develop the technical tools required to implement key recommendations of the Camp Williams JLUS. Based on Task Force, community and public input, the consultant will create and / or modify policy and regulatory tools including maps and diagrams for each jurisdiction to enable user-friendly, planning tools to be implemented by each jurisdiction in a timely manner. The tools will be subject to each jurisdiction's public process for review and adoption.

#### **Community Grant Administration Support**

Eagle Mountain has actively administered the Camp Williams JLUS OEA grant on behalf of the JLUS Policy Committee (surrounding communities and organizations affected by training activities at Camp Williams through the recent JLUS process. Eagle Mountain City, under their existing resolution will continue their role as the entity to monitor and administer the grant.

## SCOPE OF WORK

The main objective of this scope of work is to complete a number of key strategy recommendations from the Camp Williams Joint Land Use Study (JLUS) completed and accepted in January 2013. The consultant shall develop the strategies so that they achieve the following primary compatible land use goals: 1) ensuring the public's health, safety, and welfare; 2) recognizing private land owners' current property rights and 3) ensuring the continued viability of the mission activities on Camp Williams. This request for implementation grant assistance seeks to further address compatibility through the implementation of the following key JLUS strategy recommendations.

1. Develop a Military Compatibility Area Zoning Overlay District Ordinance;
2. Update City and County General Plans to include Military Compatibility Policies that support and promote compatible land uses;
3. Further Consideration and Potential creation of a Multi-Jurisdictional Agriculture Protection Overlay Zone (APO);
4. Create a Intergovernmental Agreement to formalize the Coordination and Communication Efforts between all Jurisdictions and Camp Williams that;
  - a. Includes Camp Williams as a Stakeholder for all Regional and Local Transportation Planning Activities;
5. Draft Language to Require Real Estate Disclosures
6. Develop a community based educational brochure that could be distributed via electronically, on jurisdiction and agency websites, and hard copy. The Camp Williams Informational Brochure could include an overview of the mission, typical schedule of operations and frequency of operations, the economic impact benefit to the community, other community service benefits, and a specific section on Wildland Fires that describes history of wildland fires (where they initiated both on and off the installation) the measures that Camp Williams does to prevent Wildland Fires and the importance of partnering to prevent them and to deal with them.

**Task 1: Project Kickoff.** The consultant shall coordinate a meeting with appropriate staff from all the affected jurisdictions through the JLUS Technical Committee to review the scope of work and discuss expectations. Consultant shall develop and present a public participation strategy that will include appropriate staff from the affected jurisdictions as well as Camp Williams to be used throughout the duration of the project. The proposed public participation strategy shall include a recommended number and schedule of public workshops that will be based on the Consultant's plan for completing this Scope of Work. Approval for these task items will be from the JLUS Policy Committee.

**Task 2: Community Involvement.** The consultant will develop a community involvement plan that includes Policy and Technical Committee meetings, Public Meetings, and Public Hearings.

The Plan will include meetings at each milestone of the project (Kickoff, Draft Plan, and Final Plan). Two public meetings will be conducted for each Set of Public Meetings (one meeting in Saratoga Springs and one meeting in Herriman) The Public Involvement Plan will be reviewed and approved by the Policy Committee.

### **Task 3: Development of Draft Strategies**

#### **SubTask 3.1 Develop a Military Compatibility Area Overlay District as Part of the Zoning Ordinance.**

This strategy seeks to delineate an overlay district where military operations can impact the activities of adjacent communities outside the fence and where the communities' future development may impact the military mission. Within this overlay district, properties would be subject to land use regulations that promote compatibility, protect the public health, safety and welfare, and preserve the military mission. Land use regulations within the Military Compatibility Area Overlay District (MCAOD) would include land use controls such as:

- Building and structure height limitations;
- Limitations on densities where the impacts of military operations are greater;
- Downward lighting standards in areas where ambient light impacts military night training exercises

#### **SubTask 3.2 Update City and County General Plans to Include Military Compatibility Policies that Support and Promote Compatible Land Uses.**

This recommendation seeks to update existing city and county general plans to include military compatibility policies that enable the sustainability of the Camp Williams mission while also allowing for the continued growth of each municipality.

#### **SubTask 3.3 Further Consideration and Potential creation of a Multi-Jurisdictional Agriculture Protection Overlay Zone (APO);**

#### **SubTask 3.4 Create Intergovernmental Agreements to formalize the Coordination and Communication Efforts between all Jurisdictions and Camp Williams that;**

- Includes Camp Williams as a Stakeholder for all Regional and Local Transportation Planning Activities;

#### **SubTask 3.5 Draft Language to Require Real Estate Disclosures**

After assessing current real estate disclosure forms combined with input provided by stakeholders, the goal of this strategy would be to enable home buyers of properties within the JLUS Study Area to be aware of the type of missions conducted at Camp Williams that is proximate to the said home or property.

#### **SubTask 3.6 Identify Different Venues to Enhance Public Awareness of the Camp Williams Mission**

The purpose of addressing this strategy in the implementation phase is to provide additional venues to enhance and increase awareness of the Camp Williams mission to the public within the surrounding jurisdictions. This recommendation would assess various methods to increase public awareness as well as the different audiences to ensure the communication protocol is ideal and appropriate for each jurisdiction and stakeholder group. Such awareness methods may include:

- Informational brochures to be available in city and county administration offices;

- Public and military websites;
- Regular open houses or installation tours for various stakeholder groups to learn about the Camp Williams military mission;
- Development community groups that support the Camp Williams mission (i.e. Eyes on Camp Williams Program”)

**Task 4: Draft Report Development.** The consultant will prepare an administrative draft report to be circulated internally that will include consideration of the specifications as indicated in this Request for Proposal and taking into account the most recent information available. Based on comments from the administrative draft report, a draft report will be developed and circulated to the public for comments. The administrative and draft plans will provide the detail and specific language for the proposed implementation strategies. A presentation on the Draft Report will be provided to the JLUS Technical and Policy Committee for their review and comment.

**Task 5: Prepare Final Strategies Report.** The consultant will prepare the final set of strategies based upon the comments and suggestions received on the draft document. All comments received on the draft document will be included in the final strategies report.

**Task 6: Prepare Final Strategies in an Adoption Ready Format.** The consultant will provide the final Strategies Report to the affected jurisdictions in a format that provides a turn-key package for adoption were appropriate.

#### **BUDGET**

To be completed after Scope of Work (selection of key strategies) is confirmed by JLUS Technical and Policy Committees.

#### **GRANT MANAGEMENT**

Eagle Mountain City Clerk's Office will continue to serve as the City's office of primary responsibility for carrying out the duties of administering the OEA Camp Williams JLUS Implementation grant. Eagle Mountain City Council provides oversight of the City Clerk's Office.