

**Marriott- Slaterville**

**2018 GENERAL PLAN DRAFT v.2**

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#### INTRODUCTION

##### Purpose of the General Plan

A general plan is a vision for the future of a city. It articulates the development plans that the city government wishes to implement, and it must take into consideration the desires of the public. As part of these considerations, the general plan examines where uses can or should be located in the future. In order for a general plan to operate, it must first set aside goals a city wishes to reach in the future. Setting these goals and reaching them will determine the success of a city.

Marriott-Slaterville City faces challenges similar to those of other municipalities along the Wasatch Front. The City also has specific challenges related to its low-laying lands, flood potential, and geography that preclude development of its sensitive lands. Increasing population can lead to higher housing demand and/or a loss of prime agricultural land. The Planning Commission, City Council, and community members of Marriott-Slaterville City will play a critical role in determining the sustainability of land use within their City. Marriott-Slaterville City can still maintain its rural atmosphere by making careful decisions regarding commercial and residential development.

This General Plan is an effort to provide a starting point for taking a close, yet comprehensive, look at the vast potential the region holds for current residents and future generations.

##### State Law and Marriott-Slaterville City’s Plan

Marriott-Slaterville City recognizes the need for proactive community-level planning and land use management. Utah State Law (Title 10 Chapter 9a) requires local plans and development guidelines to address general health, safety, moral and welfare issues. The state law also requires public participation in the planning process through proper public notice and public outreach.

The Marriott-Slaterville General Plan serves as a framework for the City’s decision makers as they consider future land use, development, and other decisions. The Plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

##### Amending the General Plan

The General Plan is not intended to be a static document. Rather, it is intended to be used on a regular basis to identify and direct where various activities will be located, the strategies of the city to encourage certain land uses and the requirements for their establishment, to identify priorities for city actions, and resource allocation decisions, and to identify the provisions of required services and their adopted standards.

The General Plan is a long-term document that should serve the community over the next twenty (20) years, and it may be reviewed on occasion as the need arises to provide responsible and well-formulated public policy directions. As new circumstances arise, new data becomes available, and new challenges emerge updates and changes may be considered.

The process for amending the Plan is outlined in Utah state law and City Code includes: noticed public hearings, recommendation by the Planning Commission and approval by the City Council and Mayor.

The City may adopt from time to time other plans, elements, policies, or strategies. Such are to be considered an extension of this General Plan and should be treated as accordingly.

##### Implementation

Implementation of the General Plan by the Mayor, City Council, and Planning Commission fulfills the Plan’s purpose. Each element of the general plan provides background and context materials, as well as goals and policies that the city will pursue to promote the achievement of the vision of this plan.

##### Public Input

Public input is an essential part of any planning effort. The comments and desire of the public help shape plans and the City’s future. Public comment is received by the Planning Commission as part of the General Plan process in accordance with Utah Code §10-9a-404. The Planning Commission held a public hearing regarding updating the General Plan on Tuesday, June 19, 2018. Following is a summary of common themes in the comments received from the public.

The importance of keeping a rural atmosphere in Marriott-Slaterville came up frequently. It seems that the way the public at the meeting defined rural atmosphere was through the maintenance of large lot sizes and via density clustering or rural by design concepts. There were also numerous comments of expressing concern about the effect more commercial development and increased traffic in the City. If proper transportation improvements are made the public feels the impact can be mitigated. To accomplish this, the City will need to coordinate with the Utah Department of Transportation (UDOT) regarding congestion on UDOT operated roads in the City. Public comments also supported open space areas and how they are used. It seems the public desires open space to be better developed into recreation opportunities and located in accessible areas. Overall, the sentiment seemed about protecting the things that are important to Marriott-Slaterville residents.

#### COMMUNITY CONTEXT

##### A Brief History of Marriott-Slaterville

Before pioneer settlers arrived in the area that later became Marriott it was explored by fur trappers who and frontiersmen who navigated along the rivers and streams. Marriott was a heavily-timbered area with Box Elder, Cottonwood, willows, and brush. Marriott’s first permanent settler was John Marriott who settled in 1854, and after whom the town was named. At the close of the 19th century, Marriott had a population of about 250 people. There was also a large Indian encampment nearby.

Just to the north of Marriott, Slaterville was settled around 1852. The settlement was named in honor of Richard Slater for his service in Company E of the Mormon Battalion. By 1900, that settlement hosted approximately 400 residents. Slaterville had an abundance of water and was known for its good farmland, fruit production, and livestock pastures.

In 1993, residents of Marriott filed a petition to incorporate as a town. However, incorporation was not completed at that time. In 1995, a committee of Marriott residents was formed to research incorporation as a city in a second attempt. In 1996, this committee decided to pursue making Marriott into a township. Marriott was the first community in the county to file to become a township under Utah’s new township law in May 1996. Slaterville shortly followed, and both communities assisted each other to gain township status. In 1997, the Legislature stripped away boundary control and boarder protection of the townships and made major modifications to the incorporation law. As a result, residents from Marriott-Slaterville decided to jointly pursue incorporation in 1997. Following elections in the fall of 1998, Marriott-Slaterville succeeded in becoming a municipality, and was officially incorporated as a city on July 1, 1999.

##### Population & Demographics

In 2016, Marriott-Slaterville had a total population of 1,784. Compared to 1,701 in 2010, the population has not grown by much and is relatively stable. The population projection for Weber County is likely to influence the potential population growth in Marriott-Slaterville. The surrounding area is projected to grow by roughly 69,241 people by the year 2030 and it is anticipated that a portion of that growth, though small, will locate in the developable portions of Marriott-Slaterville City.

The median age of City residents is estimated to be 34.8 years old. Marriott-Slaterville has a slightly older population than Utah generally (30.3). A majority of residents are either 5-17 or 25-64 suggesting that residents are mainly middle-aged families or older and potentially retired citizens. This is to be expected with the rural character of the area, but could change in the future with anticipated population growth.

Approximately 90% of the population is white, 9.2% of the population is Hispanic or Latino, 0.5% black. In the 2010 Census, there were more races represented and the Hispanic and Latino population was 7.4%. Marriott-Slaterville has seen an increase in racial diversity, and it reasonable to see that trend continue.

#### VISION STATEMENT

##### Model Open Space City (House Resolution 5)

In the 1999 general session of the state of Utah House of Representatives, a resolution was passed designating Marriott-Slaterville as a "model open space city" to the rest of Utah. The unique position of being a newly formed municipality has given Marriott-Slaterville the opportunity to try and follow this directive from the state.

This resolution has been implemented and the city has developed many ordinances based on this resolution. In effect, it has become the city’s vision statement. The city wishes to continue to aid, encourage, and promote open space by developing a model zoning ordinance, recommending appropriate legislation, educating the public, and involving the community.

##### Vision Statement:

**Marriott-Slaterville City seeks to create a future community that enhances a rural ambiance in an urbanizing society, promotes clean growth and energy, while fostering community traditions and identity.**

#### LAND USE

##### Background

One of the major purposes of a general plan is to look at land use. This section is state-mandated and represents the long-range vision of the physical development of the City. This vision is based upon public input and current conditions and is an official collection of goals and policies regarding land use. These goals and policies are not only described in writing, but also represented by a Future Land Use Map that can be referenced by local officials when making decisions regarding land use.

This version of the Plan is anticipated to be used over the next twenty (20) years, unless updated further.

The categories and objectives for each land use are as follows:

**Agriculture/Low Density.** The purpose of this category is to designate prime agricultural farmland for preservation through cluster concepts or mitigate intensive urban development, and to set up guidelines to continue evolving agricultural pursuits and future trends. These areas also constitute flood prone areas or areas of soils incompatible for development and serve to facilitate the keeping of farm animals, and to direct orderly low-density residential or clustered development in a continuing rural environment. The City will also use Agricultural Protection Areas as a means of protection and preservation as provided by state law. The City has also identified such area in accordance with Utah Code §10-9a-403(2)(c). See Map 1 for Prime Agricultural Lands and Map 2 for Agriculture Protection Areas.

**Medium Density.** The major purpose of this category is to provide and protect residential development at a low density in an agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, or rural housing cluster areas, in conjunction with the primary residential nature of the zone.

**Higher Density.** The major purpose of this category is to provide and protect residential development at a medium density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone. Lot sizes range may around 15,000 square feet or small in cases of cluster development.

**Commercial.** The intent of the Commercial category is to permit the establishment of well-designed complexes of retail commercial facilities for the community that will provide goods and services for the people to be served that are close to supporting UDOT and other transportation corridors. The intent is to minimize traffic congestion on thoroughfares and public streets in their vicinity and which shall best fit the general environment and land use patterns of the community.

**Open Space.** The Open Space category is specifically intended to encourage the preservation of a natural environment for future generations. In this category, natural topography, geology, resources, plants, and animals can be protected and studied. This category is also essential to restrict and protect encroachment in development in the flood plain, near rivers, creeks, streams, waterways, and ponds. This category will serve future generations by providing essential recreation including, but not limited to: hiking, biking, horseback, riding, relaxation, along with passive and active sports. Open Space areas also will be needed to alleviate stream and environmental pollution and as a flood control measure.

**Institutional/Technology and Mixed Use.** The purpose of the Institutional and Technology designation is to promote the establishment of well-designed places for education, healthcare, technology, and professional services and institutions, together with ancillary, incidental, related, or accessory healthcare, business or commercial uses, services or activities. This designation is intended to facilitate the goals coordinated in conjunction with Weber County for planning our county as a future technological center. It is designed to enhance employment opportunities and support the economic vitality and general welfare of the greater community as a whole. This category is capable of supporting a mix of uses with commercial or residential uses located in these areas and still be successful in reaching the overall goal of their categories. In addition, mixing uses allows the City to have freedom in making decisions when it comes to corridors under this category and planning for moderate income housing.

##### General Plan Overlays

This General Plan has four overlay designations. The purpose of an overlay area is to serve as regulatory tool that creates a special mapped geographic area placed over existing mapped geographical area(s) or zone(s), which identifies special regulations in addition to and/or superseding those of the underlying base area(s) or zone(s). The overlay area may share common boundaries with the base area(s) or zone(s) or cut across such boundaries. A general overview of each of these overlays is as follows:

**Sensitive Lands Overlay.** This overlay is to ensure proper restriction and development occur in areas that pose possible natural and man-made hazards or to reasonably preserve natural scenic beauty and ecological integrity.

**Flood Hazard Overlay.** This overlay includes all or part of any county parcel that is inclusive of the 100-year flood plain designed by the Federal Emergency Management Agency (FEMA). Special regulations apply to parcels located in certain flood plain areas as provided in the municipal code.

**Street Tree and Forestry.** This overlay is intended to use urban forestry to beautify areas within Marriott-Slaterville and provide for cleaner air quality.

**Central Business District.** The Central Business District (CBD) is an overlay area within the City that is primarily business in nature and separated away from residential areas as delineated on the overlay map. The municipal code provides for special regulations throughout the municipal code for the CBD.

##### Zoning

The Marriott-Slaterville area is composed of many different land use types. Zoning is an important tool the city uses to implement the goals of this general plan. Zoning and proposed zones changes should consult, and be consistent with, the future land use map of this element.

The development densities of these zones range from open space to technology. Zoning classification categorizes each land use. Zoning and land use classifications are an essential part of the planning process. Many conflicts can be avoided by positioning complementary land uses adjacent to one another, providing buffer areas, and protecting or mitigating sensitive lands from development impacts.

A brief overview of the City’s current zoning is as follows. This table is meant to be a brief overview of zoning for purposes of understanding the future land use element of the general plan, and not to be construed as the zoning ordinance itself.

##### Examples of Land Use

|  |  |  |
| --- | --- | --- |
| Zone | Examples of Permitted Uses | Minimum Lot Size |
| Open Zone O-1 | Agriculture, conservation areas, parks | None |
| Residential Zone RE-15 | Single family homes, churches | 15,000 sq ft |
| Residential Zone RE-20 | Single family homes, family food production | 20,000 sq ft |
| Agriculture Zone A-1 | Agriculture, public buildings | can be 2-5 acres depending on use |
| Agriculture Zone A-2 | Agriculture, animals, recreation | can be 5 acres depending on use |
| Planned Commercial C-1P | Neighborhood commercial uses | 1/2 acre |
| Planned Commercial C-2P | Convenience goods, retail and personal services | 1 acre |
| Planned Commercial C-3P | Regional commercial uses | 5 acres |
| Manufacturing Zone M-1 | Light and low impact manufacturing | 1 acre |
| Institutional and Technology Zone ITZ | Healthcare, education  technology, recreation, and professional offices | Varies |
| Flood Hazard Overlay | Recreation and flood prevention | None |

##### Goals & Policies - Land Use

*Goal 1*. Maintain the open space atmosphere and residential lifestyle enjoyed by the citizens of Marriott-Slaterville City.

Policies:

1. Promote larger residential lot requirements through the use of zoning and cluster concepts to preserve open space.
2. Guide future growth and development into areas that can be served by public existing infrastructure and minimize sprawl and future infrastructure costs via cluster development.
3. Prohibit building on sensitive or high-risk lands (such as the flood plain) to preserve open space for future generations.
4. Balance appropriate commercial and residential growth to minimize tax burdens.

*Goal 2*. Integrate commercial development within the community while being sensitive to the negative impacts of commercial uses.

Policies:

1. In cases where commercial uses abut residential areas, require landscaping buffers and lighting to mitigate negative impacts.
2. Consider housing density, open space, or parks to buffer the low-density housing from the visual and physical impacts of commercial uses.
3. Consider zoning map amendments for commercial development only upon a complete application for a demonstrably feasible planned project.

#### TRANSPORTATION

##### Background

State law requires that each municipality adopt a transportation and traffic circulation element as part of a general plan as set forth in Utah Code §10-9a-403(2)(a)(ii). Marriott-Slaterville City previously adopted this element and will continue with its current Transportation Plan as provided in the attached Map.

The City functions predominantly as a bedroom community with an overwhelming majority of its commuter traffic traveling between Ogden, Davis County, and Salt Lake County. In Marriott-Slaterville 91% of workers have two (2) or more cars according to the 2016 American Community Survey. The average travel time to work is 18.6 minutes, and 78% of workers commuted alone in a car, truck, or van.

Marriott-Slaterville City has an enviable network of collector and arterial roads serving the community. The City Engineer has updated and attached to this General Plan a Traffic Circulation Plan that outlines street capacity under the applicable engineering standards and specification. Future development will require certain roads be widened to accommodate increased traffic, planning coordination, additional or modified signage, signalization, and congestion mitigation measures. Cooperation with adjoining cities, UDOT, UTA, and the Wasatch Front Regional Council should also be considered in transportation planning decisions. The City also has development and is implementing its Trails and Alternative Transportation Plan which in included as part of this General Plan. Development should consider what public transportation (bus and rail) and other alternative transportation methods are available or may be included as part of development to lessen congestion on roads and facilitate public safety. Alternative modes of transportation include, but are not limited to bike lanes, trails, pathways, and related connectivity.

##### Goals & Policies - Transportation

*Goal 1*. Marriott-Slaterville seeks to maintain a street hierarchy that maintains long-term traffic flow as much and enhances safety.

*Policy*: Provide a balanced transportation and circulation system for the City that provides for the safe, efficient, and convenient movement of vehicles and pedestrians, and reinforces the desired land use pattern.

*Goal 2*. Provide a Supporting Street and Circulation System

*Policy*: As much as practical, all areas of the City and all future development areas should be connected together through linked and connected roads, streets, sidewalks, open space, park areas, and alternative transportation. Public transportation options should be considered in along major transportation routes and highways.

*Goal 3*. Limit the Number of Conflict Points

*Policy:* Utilize engineered road design standards to minimize conflict and improve safety such as medians, traffic calming measures, devices, and similar techniques.

#### HOUSING

##### Background

This Housing Plan element analyzes existing housing supply, specifically for moderate income households where the income level is at or below 80% of the median income of the community. It also makes a projection of housing needs and factors that will affect housing.

##### Purpose

The purpose of this element is to conform to the moderate income housing requirements defined by the Utah Legislature in Utah Code Annotated §10-9a-103(41). State law mandates that certain municipalities in Utah adopt a Moderate Income Housing Plan (MIHP) that is biannually updated. On November 9, 2000, the City adopted its MIHP and has made its biannual updated as provided by state law. In 2018, the State Legislature adopted HB 259 amending the moderate income housing requirements for municipalities to follow in developing moderate income housing. The amendments in HB 259, as codified in Utah Code §10-9a-401(3)(a), only apply to municipalities over 5,000 in population. Marriott-Slaterville City is far below the threshold population of 5,000 for these statutory moderate income housing requirements to apply.

##### Vision Statement

It is the goal of Marriott-Slaterville is to reasonably accommodate residents of all incomes and meet the needs of the City in providing for home ownership opportunities in the community. It is acknowledged that there are ample opportunities for all types of housing available in throughout Weber County, and the City is doing its part for its residents. It is acknowledged that many of the homes and families in the City currently qualify as moderate income households. Lastly, it is recognized that City residents have an interest in preserving the integrity of the community, and that plans for moderate income housing can be still effective while preserving the rural and agriculture character of the community.

##### Organization and Summary

Utah Code Annotated §10-9a-408 mandates that the City’s Plan contain the following elements:

1. An estimate of the existing supply of moderate income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually.
3. A survey of total residential zoning.
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing.
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.

Each of the above elements required to be part of this Plan are evaluated below. This Plan analyzes the current regulations, incentives, barriers, and opportunities for moderate income housing in Marriott-Slaterville. Further, this Plan lays out a variety of policy and implementation ideas to help the City meet the needs and goals of the community. The policy and implementation measures included are an attempt to make this an action document with practical ideas for finding solutions for moderate income housing.

The MIHP is divided into several sections as follows:

**Executive Summary.** Contains information that delivers a basic introduction, defines the purpose of the Plan, gives the Vision Statement for this Plan, and highlights the elements for moderate income housing that are part of this Plan.

**Community Profile.** This section delivers a basic familiarity with Marriott-Slaterville City by explaining a brief background of the community and describing the general land, topography, geological features, and conditions that are unique to the City.

**Housing Conditions and Needs.** After outlining the methodology used for this Plan, this section describes the existing conditions in the City. Uses current population estimates and housing trends, this section also outlines base housing data and factors that directly affect housing. This section also outlines projections for housing needs over a period of years. Identifies and prioritizes moderate housing targeted populations according to the Vision Statement. These projections were created by analyzing current data, reviewing trends, and projecting needs that may result from these continued trends. The data in this section represents the best effort to meet the purpose of this Plan. This section assesses the current City regulations and policies that affect housing in the City. Included this section is a summary of current zoning and building regulations.

**Incentives and Considerations.** The MIHP provides for categorical incentives for certain moderate income populations that include reduction of specific fees and density requirements. The incentives have appropriate checks and balances to prevent abuse. Requirements also include potential mandates on developer to provide asset asides for moderate income in new development. The MIHP address elder care, assisted living and homelessness as well.

**Conclusion.** This final section shall contains a needs analysis for housing demands, and offers staff recommendations for the creation of incentives, opportunities, and barriers reduction for moderate income housing. This section also provides for implementation measures that appear to have been effective in helping meet affordable housing needs.

##### Plan Updates and Methodology

The Moderate Income Housing Plan (MIHP) has been updated by the City biannually and most recently on 18, 2018, the 2018 Biannual Update Report (Report) was adopted to comply with *Utah Code Annotated* §10-9a-408. The biannual updated are typically adopted by resolution of the City Council and are considered to be automatically incorporated as part of this General Plan.

*Utah Code Annotated* §10-9a-103 defines “moderate income housing” as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” A biannual review of the MIHP provides the opportunity to issue a report on the implementation of the MIHP and make findings during the review. The primary objective of the City’s MIHP is to promote home-ownership opportunities for moderate income households. It also seeks to allow households of moderate income to benefit from and fully participate in all aspects of neighborhood and community life.

According to state statute, this Report addresses the following:

1. Efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
2. Actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing.
3. Progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing.
4. Efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

Moderate income housing is defined by state law as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. Marriott-Slaterville City, Utah, is located in Weber County; and is within the Ogden-Clearfield Metropolitan Statistical Area (MSA) as defined by the U.S. Department of Housing and Urban Development (HUD).

The U.S. Census Bureau tracks median income levels across the county. According to available data at the time of this Report, the 2017 data for the median income for Weber County, including Marriott-Slaterville, is determined to be $73,750, per annum. A moderate income household earns 80% of the median income, or, in this case $59,000, per annum.

**REPORT AND FINDINGS.**

**A. Efforts made by the City to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.**

The Marriott-Slaterville City Council adopted Chapter 14.05 of the Marriott-Slaterville Municipal Code to codify the MIHP and address the reduction, mitigation, or elimination of barriers for moderate income housing. The legislative body determined that the City has an interest in providing for moderate income housing for its residents. The City desires to support individuals who want to live near their family and relatives in the City. The City also supports families seeking or continuing an agricultural and family food production. The City Council determined that it is in the interest of the community to implement the MIHP to promoting such interests.

In an effort to reduce, mitigate, or eliminate barriers to moderate income housing, the City Council created incentives for classes of moderate income households while preserving the other elements of the General Plan. MIHP incentives apply to provide individuals or families seeking home ownership opportunities. These opportunities are available under the MIHP for eligible homeowners

To prevent discriminatory development and land use practices that would put such development in hazardous areas, the MIHP does not allow for moderate income housing incentives in designated Sensitive Land identified on the Sensitive Land Overlay. These areas would include flood plain, geologically unstable areas, areas incompatible with development, or similar areas.

To address moderate income housing barriers, the City Council authorizes incentives for certain classes of moderate income households. These incentives are afforded directly to the individual home builder who qualifies, not to the developer, to ensure the barriers are actually reduced, mitigated, or eliminated with these savings being passed on. These incentives include a fifty percent (50%) reduction in impact fees and zoning accommodations. The City Council also encourages individuals to utilize state or federal programs to promote the construction of moderate income housing, as well as encourages programs offered by the Utah Housing Finance Agency.

To encourage moderate income housing, the legislative body requires new subdivisions to follow cluster development concepts to save infrastructure costs and preserve a sense of community. In exchange for the creation of such developments some density bonus is provided. In 2016, the City Council streamlined the Subdivision process to promote a more effective procedure.

It should also be noted that there are many more elements that involve the housing market beyond the City. These elements include, but are not limited to: inflation, interest rates, unemployment, federal fiscal policy, socio-economic issues, and the economic climate in the United States. These element may negatively affect moderate income housing opportunities notwithstanding all the efforts made by the City to encourage the same. The City is only a small part of a greater whole of the national housing market. When these other elements become factors that make obtaining a mortgage or affording housing more difficult, such elements are beyond the City’s control and should be addressed by our state and national leaders.

**B. Actions taken by the City to encourage preservation of existing moderate income housing and development of new moderate income housing.**

In order to adequately update the Plan, this Report determines the eligibility amount a moderate income household is capable of qualifying for a mortgage for a home. Taking that amount and comparing it to the valuation breakdown of the total housing stock in the City will show the number of homes within the ranges of a moderate income household to purchase. The City estimates that there are approximately 687 total estimated dwelling units in the City, of these 546 are classified as owner-occupied, and 141 units occupied as rental units (some of which may actually be single family units but coded as residential rental property).

The City finds that overall housing prices have increased, for the most part, since the 2016 Report. Since the last report there have been 26 building permits issued for new single family homes, and 8 new multifamily units. Approximately 4 housing units were also demolished. For the purpose of a report, the City uses the records of the Weber County Assessor. There are currently approximately 546 single-family housing units in the City.

To determine the stock of moderate income housing a Report determines the estimated number of single-family dwellings in the City that a moderate income household would likely qualify for a mortgage. A Report considers a standard 30-year fixed mortgage according to data provided by local financial institutions and lenders.

Presently, a moderate household income earns $59,000, per annum. Based upon this income, a moderate household qualifies for a standard 30-year fix mortgage for a home valued at or below $234,208. This amount is slightly up from the prior Report. Based upon 546 single-family dwelling units in the data, an estimated 254 are within the price range of a moderate income household. This represents 46% of the total housing stock of the City being priced within the range of a moderate income household.

Based upon the high percentage of housing units available to moderate income households, the City finds that the current and ongoing land use policies and practices of the City have not limited moderate income housing opportunities.

As far a multi-family and rental units operating in the City, there are an estimated 141 rental units, as adjusted to include new construction. All of these units are within the ranges for moderate income household for rental rates.

**C. Progress made within the City to provide moderate income housing, as measured by permits issued for new units of moderate income housing**.

During the Report period, the City issued approximately 26 new building permits for subject dwelling units newly constructed. Of the new permits issued, 2 of the 26 subject dwelling units are within the range of a moderate income household. A number the remaining 24 single-family construction are relatively close to the moderate income threshold which changes from year-to-year.

Rental units are not part of the state law requirement for the MIHP. Information in a Report relating to rental units is provided as a convenience and is not required by law. The City had 8 new multi-family units constructed, all of which are intended as rental properties. The area available for multi-family units has increase by 10% leaving the area at approximately 70% build-out.

**D. Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities.**

Marriott-Slaterville City makes information available online. The City consulted with local municipalities in the county in preparation of this Report. The City is willing to discuss a Report and coordinate with other municipalities on moderate income housing issues.

At the time the original Moderate Income Housing Plan was prepared, Marriott-Slaterville City obtained moderate income housing information for other cities including: North Ogden, South Ogden, and Ogden City.

**E. The legislative body of each city shall send a copy of the report to the Department of Workforce Services and the association of governments in which the city is located.**

As required by state law, a copy of a Report is sent by the City to the Utah Department of Department of Workforce Services and the Wasatch Front Regional Council (WFRC), which is the association of governments where the City is located.

OTHER HOUSING CONSIDERATIONS

The legislative body has approved ordinances and policies that aid in reducing, mitigating, or eliminating housing barriers. The City is willing to coordinate housing plans with other municipalities and the county. The City should continue to evaluate trends and development and make adjustments accordingly for future planning needs which may include mixed-uses.

The City has established the Marriott-Slaterville Community Reinvestment Agency. This Agency has the ability to approve development projects that benefit housing in the community. The Jeremiah West Project recent approved by the Agency hopes to project assisted living and elder care housing to benefit aging populations.

Other programs are available from the Community Development Corporation of Utah and the Weber County Housing Authority that the City should consider. Also the City should be conscious of housing tends and concepts that may arise in the future as well as other program that help with keeping the housing stock in good condition. The WFRC has studies the City’s housing stock and found many structure to be older and in needing repair. The City’s senior population may be the most vulnerable and need program assistance for housing rehabilitation. Typical housing assistance can help replace roofing, update electrical, replace faulty HV/AC systems, replace failing utilities, upgrade insulation, and address weatherization.

#### AGRICULTURE

##### Background

Agriculture has been a primary land use in the area since it was settles, and many people hold the view that it should continue to be a high priority for the area, in part because “rural character” is the quality that is frequently identified as the main reason people choose to live in the community. The County’s 2003 general plan also identified agriculture as a use that should be allowed and encouraged to continue.

##### Agriculture Protection Areas

State statute requires that general plans to “identify and consider each agriculture protection area” (10-9a-403(2)(c)). Currently, the City does have some protection areas that have been registered.

An agriculture protection area is a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a county must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20 year period the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

##### Goals & Policies - Agriculture

*Goal 1*. Encourage agriculture as an important component of the community.

*Policies:*

1. Support the use of special designations to protect agricultural operations both as they currently exist and carefully support new designations as they are proposed.
2. Encourage farm owners to transfer development rights from their farms to more suitable properties near available infrastructure and services.
3. Support agri-tourism and “farm-to-table” as a means for agricultural operators to diversify their operations and effectively utilize smaller parcels of agricultural land.
4. Encourage the availability of fresh locally-grown produce for personal consumption and direct farm-to-consumer sales at farm stands and markets.

#### ENVIRONMENTAL

##### Background

Marriott-Slaterville is in a unique situation when it comes to natural hazards. A large portion of the city, approximately one-third, is located within the 100-year flood plain designated by the Federal Emergency Management Agency (FEMA). Smaller portions of the City are located in the most dangerous flood way area designated by FEMA. Currently FEMA is reviewing other stream corridors for listing as additional flood prone areas that should be added by the City to ensure such sensitive lands are precluded from development encroachment should the FEMA flood plain areas be expanded in the future.

The City is also susceptible to earthquakes hazards because of its location near fault lines. The greatest danger from an earthquake is liquefaction because of the City’s low laying area, conductive soils, and high water table. These three factors make liquefaction a grave danger in the City, especially for the areas west of Interstate 15.

Other environmental threats to the City include wildfires along the river corridor. Chemical spills (hazmat), or technological hazards, are also possible. The City coordinates with Weber County and has development a Pre-disaster Mitigation Plan that is submitted for approval to the applicable federal regulatory agency.

Our environment also impacts our quality of life. The City should implement goals that improve air quality, water quality, and other environmental resources for the benefit of future generations.

##### Geologic Hazards

Potential geologic hazards in the Marriott-Slaterville City and surrounding area are earthquake hazards. This includes ground shaking, tectonic subsidence, and liquefaction, as well as slope failures, and flooding.

The Marriott-Slaterville area is in an active earthquake zone called the Intermountain Seismic Belt, which extends from northwestern Montana to southwestern Utah. Numerous small earthquakes have occurred in the Weber County area within the last 120 years. Many of these earthquakes cannot be attributed to known active faults, although faults capable of generating earthquakes are present in the area. The Wasatch Fault, which trends north-south along the mountain front east of the City, is one of utmost concern because of its recent movement, potential for generating large earthquakes, and proximity to the area. It consists of a zone of faults and crustal deformation, sometimes as much as several thousand feet wide, and is considered capable to generating earthquakes up to magnitude 7.0-7.5.

Large-scale tectonic subsidence may accompany surface faulting during large earthquakes as the downthrown block undergoes regional down dropping and tilting toward the fault. This subsidence may occur over tens of miles from surface faults. Tectonic deformation maps for the Wasatch fault indicate that predicted subsidence due to the Wasatch fault earthquake (Richter magnitude 7.0-7.5) is less than five (5) feet in the Marriott-Slaterville area. Tilting of the ground surface to the east may be as much as 0.5 ft/mile. Also, subsidence could occur due to ponded shallow ground water in the certain area of Marriott- Slaterville City. Tectonic subsidence is most likely to affect low laying areas, tall buildings, and gravity-flow systems such as water corridors (rivers and streams), irrigation waterways, sanitary sewers, and storm water systems..

Liquefaction may occur when water-saturated sandy soils are subjected to earthquake ground shaking. When soil liquefies, it loses strength and behaves as a viscous liquid rather than as a solid. This can cause buildings to sink into the ground or tilt, empty buried tanks to rise to the ground surface, slope failures, or nearly level ground to shift laterally. Liquefaction is a major hazard associated with earthquakes in Utah. Marriott- Slaterville City is especially vulnerable to liquefaction because of susceptible soils, shallow ground water, and relatively high probability of moderate to large earthquakes.

Flooding due to earthquake events may result from dam failure, tectonic subsidence, discharge of groundwater, and diversion of surface drainage. Earthquake-induced flooding in the Marriott-Slaterville City is most likely to occur along the Weber River from possible dam failure upstream on either the Ogden or Weber River or ponding of shallow ground water due to tectonic subsidence.

##### Water Quality

Water quality in Utah is regulated by the Utah Division of Water Quality (UDWQ) through the issuance of permits to discharge to surface waters in the state. In general, the UDWQ has determined that surface and ground water quality in the area is good, and is currently meeting the County’s needs for culinary, industrial, fisheries, irrigation and other uses. In the long-run, protection of water resources can ensure that the area remains an attractive and viable place for residents and businesses.

##### Flooding

Floods present the greatest risk to Marriott-Slaterville City and its residents. In 2011, the City experienced a flood resulting in a U.S. Presidential Disaster Declaration as many homes and business were flooded or threatened. Great measures should be taken by the City to mitigate flood risked and prevent further development encroachment. Property damage and human loss from flooding is potentially severe. Flooding will be commonplace in the City, especially after heavy rain or rapid spring snowmelt, or heavy spring runoff. Most of the flooding occurs along the Weber River. However, flooding is also persistent along Four Mile Creek and other watercourses in the City and surrounding area.

The primary cause of flooding along the Weber River is rapidly melting snow from late April to early July. In the past, floods have caused extensive damage to agricultural lands, roads, and structures, including homes, in these areas. Risks are particularly high in the area downstream from the confluence with the Ogden River and Weber River.

Because of the proximity of Marriott-Slaterville to the Weber River that has been joined with the Ogden River upstream, the flood hazard from a dam failure would severely affect the City. The City has emergency management documents for such a scenario and residents near rivers should be aware of this danger.

The 100-year flood plain encompasses nearly one-third of the City and maybe expanded based upon ongoing area studies being conducted by FEMA. The FEMA flood plain is shown on the Map available online from FEMA and used by the National Flood Insurance Program (NFIP) in which the City participates. High velocity flood flows occur in the flood way designed on the FEMA Map and will cause severe erosion, as well as transport of debris, rock, gravel, sand, and silt. The City prohibits most development in the FEMA flood plain, and should consider other flood prone areas as well. It is essential that the City comply with NFIP regulations and local ordinances adopted to support the NFIP so that hazard areas should be followed so that the City’s residents can have the ability and benefit of obtaining flood insurance since this is the biggest threat to life and property in the City.

##### Air Quality

The federal Clean Air Act (1990) places control of local air quality at the state level with federal oversight. It requires state and local ambient air quality standards be equal to or lower in concentration than the National Ambient Air Quality Standards (NAAQS). Western Weber County is currently a non-attainment area for large particulate matter (PM10) and fine particulate matter (PM2.5).

##### Wildfires

According to Utah's Department of Natural Resources Marriott-Slaterville City has approximately 620 acres that are at high risk for wildfire. A large portion of the City’s open space is forest area some of which predate the Shoshone Tribe who inhabited the area. These areas are especially susceptible to fire and require protection. The City participates in the Weber Fire District (Fire District) which provides fire protection service. The City is regularly briefed about wildfire programs and participates with the Fire District in its fire prevention and strategies to manage wildfire.

##### Sensitive Lands and Other Environmental Threats

Sensitive lands area areas where the geology or topography may threaten life or property. Areas of high water table are common in the community resulting in flooding basements and property damage. The City should implement restrictions to prevent damage from groundwater. Also, areas of the City have poor soils that are not compatible for development. The Sensitive Lands Map shows where areas that are not conductive to development or where special regulations limit development.

Technological disasters are man-made threats waiting to happen. Among these risks, hazardous materials (hazmat) are the greatest in the community. Hazmat risks will be an ongoing threat near the railroad, interstate, and highway corridors. In the last few years a major chemical spill along the railroad route closed off certain areas and nearly resulted in evacuation. In 2002, a terrorist bomb threat received in the community threatening interstate facilities in the City. The Fire District is the first responders to technological disasters.

The Central Weber Sewer Improvement District (Sewer District) and its treatment facility is located in the City also stores large amounts of hazardous chemical and other environmental hazards that are of concern. Prior to modern sewer treatment technology, the Sewer District, and its predecessor, dumped large amount of sewage or “sludge” openly in the river and surrounding property. Sludge contain heavy metals and other toxins that are hazardous to humans and animals. Much of this property is now owned by the Sewer District and is preserved as a buffer area to prevent encroachment of development near the Sewer District facilities. However, there are gaps and areas that still are in need of further buffering. The City should coordinate with the Sewer District to make further efforts to buffer the Sewer District treatment facility from encroaching development.

##### Environmental Protection

The City should consider measures to protect air quality, water quality, wildlife habitat, and other environmental consideration that benefit the community. Poor air quality causes severe health problems in Utah. Contamination of the water supply is a danger to the environment. Protection of wildlife habitat and forest areas is critical to community health.

##### Goals & Policies - Environmental

*Goal 1*. Proactively try to mitigate future damage from environmental hazards.

*Policies:*

1. Continue to update the Pre-disaster Mitigation Plan.
2. Require site-specific studies during the development process by a professional geotechnical engineer to determine the risk for sensitive lands and hazards.
3. If significant risk is found, require mitigation strategies to be implemented (like soil improvement and special foundation design).

*Goal 2*. Proactively try to mitigate future damage from flooding.

*Policies:*

1. Prohibit the building of permanent structures in the 100-year floodplain.
2. Require structures that are built in the fringe floodplains or other flood prone areas to follow specialized development guidelines.
3. Automatically incorporate FEMA updates and NFIP regulations.
4. Protect flood prone and wetland areas from development through acquisition, transfer of development rights, or other mechanisms.

*Goal 3.* Proactively try to mitigate future damage from wildfires.

*Policies:*

1. Fund and educate the public frequently about how to prevent wildfires.
2. Ensure future developments have adequate access for firefighters. (i.e. fire hydrants and road width).

*Goal 4*. Proactively mitigate damage in sensitive land areas.

*Policies:*

1. Continue to identify and update sensitive land areas.
2. Prevent development from encroaching into sensitive land areas.
3. Implement regulatory measures to regulate and mitigate hazards presented in sensitive land areas.

*Goal 5*. Proactively improve the environment.

*Policies:*

1. Implement government policies only after considering the impact on the environment.
2. Develop and conduct environmental assessments.
3. The City will continue to support the Utah Department of Air Quality implementation plans for meeting and continuing to meet the NAAQS.
4. Marriott-Slaterville will work to protect surface and groundwater quality and ensure adequate water supply for culinary, industrial, fisheries, irrigation and other uses.
5. Support development that reduces piping or channelization of natural creeks, drainages or rivers.

#### REDEVELOPMENT AND CONSERVATION

##### Background

Marriott-Slaterville recognizes the need to invigorate the economy and to use land wisely. In an effort to maintain historic areas, eliminate blight, and develop or redevelop land. To assist the City in proper and effective development or redevelopment strategy, the City established the Marriott-Slaterville Community Reinvestment Agency. To promote and preserve community history the City established the Marriott-Slaterville Community Arts & Culture Council (Arts & Culture Council).

##### Existing Conditions

The Agency has already managed two (2) development projects to reinvest in the community including the Sierra RV Project and the Jeremiah West Project. These projects increase access to goods and services in the community, provide infrastructure, are high quality, and provide quality employment opportunities. The Jeremiah West Project will include housing for elderly and assisted living which also facility the Housing Element in this General Plan. In the future, the City should continue finding Agency projects that fulfill the goals of this element.

The Arts & Culture Council is established assists the City to fulfill its vision of generating future open space and maintaining community history. The Arts & Culture Council has the goal of creating a future museum, interpretive markers and sites, and similar projects that benefit future generation in the community. The City should continue to seek grant funds and community partnerships with other organizations dedicated to conservation and community services.

**Resources**

There is a limited amount of resources in a community. Marriott-Slaterville City and its partnering entities such as Bona Vista Water Improvement District may face limited water supplies in the face of increased demand. Conservation of energy resource should also be considered by encouraging renewable energy.

**Goals & Policies - Redevelopment and Conservation**

*Goal 1*. Seek out opportunities for the redevelopment agency.

*Policies:*

1. Identify prime areas within the city for redevelopment that are blighted or under-utilized.
2. Coordinate with partners and development strategists to fulfill goals of the Land Use Element or Agency goals community reinvestment projects.
3. Examine reinvestment project that improve infrastructure, housing options, and employment for residents.
4. Invest and encourage resource conservation and renewable energy.
5. Conserve and protect sensitive lands and community history while partnering with other organizations and seeking funds.

#### PARKS AND RECREATION

##### Background

Marriott-Slaterville City is deeply committed to the preservation of parks and open spaces. The City has had a history of open space preservation dating back to incorporation and designation as Utah Model Open Space City in 1999 by the Utah House of Representative in H.R. 5. The City is dedicated to serving its residents by providing use of park facilities. Open space is preserved to enhance the environment and protect sensitive lands. In order to operate a secure and well-maintained park facility the City should implement effective policies.

The City has implemented a policy to develop park and open space areas every one-half mile. This is similar to the objectives of St. George City. Some open space areas may be converted to developed parks in the future as additional recreational needs arise in the greater community.

Park and recreational opportunities are enhanced by active and passive recreation. Active recreation should include diverse team sports or active sports. Passive recreation includes passive activities like hiking, biking, fishing, and boating. In addition to developed parks, passive recreation is available at the City nature areas, rivers and stream corridors, trails, wildlife habitat, wetlands, and related areas.

##### Parks and Open Space

Currently the City has four (4) landscaped parks, namely: City Hall Park, Heritage Park, Marriott Park, and Slaterville Park. The City also has various nature areas and open space reserves that promote the natural environment and wildlife habitat. The City should continue to obtain park areas and open space as development arises. The needs for recreation will continue to grow as population increases.

Features of each developed park:

City Hall Park: asphalt parking area, restrooms, bowery, grass amphitheater and sound system, cement walking track, playground, municipal gardens.

Heritage Park: Multi-use storm drain detention and park that includes asphalt parking, youth soccer field, and grassy area.

Marriott Park: Asphalt parking, basketball court, youth ball field, playground, and bowery.

Slaterville Park: inadequate parking, basketball court, bowery, adult ball field, playground, and soccer field.

##### Recreation

Currently Marriott-Slaterville City coordinates with the recreation programs of neighboring cities like Farr West, Plain City, and Harrisville. The City has entered an agreement with Harrisville to charge resident rates for recreation programs. Through this agreement, residents have access to baseball, softball, basketball, volleyball, tennis, and similar programs. The City

##### Trails

The City currently has trailheads located near city hall, 17th Street, and Heritage Park. In this plan, it is proposed that a new trail head be placed for the Warren Canal. Marriott- Slaterville has the potential for a large amount of trails due to the amount of rivers in town. These rivers have floodplains which are being maintained as open space which can be utilized for trails.

Future trials could be located along Mill Creek, Weber River, and Fourmile Creek. Some of these trails have already been started or the city has already acquired right-of-way, but they can be expanded to follow the whole lengths of these rivers and creeks.

Bike paths are also an amenity that the city wishes to provide to residents. Some proposed bike routes are located along 1900 W, 700 S, Tomlinson Road, Pioneer Road, and many others. A map has been provided to show the location of all the proposed routes.

##### Goals & Policies - Parks and Recreation

*Goal 1*. Marriott-Slaterville encourages the development and maintenance of parks with quality recreational facilities dispersed throughout the community.

*Policies:*

1. As resources are available, work with county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future park and recreational needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.

*Goal 2*. Support public/private cooperation in developing park improvements, recreational services, and facilities.

*Policies:*

1. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.
2. Utilize tools, like transfers of development rights, to secure and protect open space from development into the future.
3. Consider a lighting ordinance to protect the night sky environment.

*Goal 3*. As resources are available, support the expansion of the city’s non-motorized transportation opportunities.

*Policies:*

1. Seek-out state funds for recreation programs and facilities.
2. Acquire ROW for a trail network as new development is proposed.
3. All park and trail improvements will be universally accessible as much as possible.
4. Work with interested communities, agencies, the County, and landowners to develop a regional parks and recreation master plan that includes trails along floodplain areas.

#### PUBLIC FACILITIES

##### Background

The intent of this element is to explain generally the various public facilities and services within the City. These services represent the public’s investment in the development and operation of Marriott-Slaterville City. Detailed plans are developed for many of these services, and this Public Facilities Element of the General Plan should be reviewed periodically in order to meet the evolving needs of the City. The City will also maintain a current Capital Investments Plan (CIP) that is typically updated annually and automatically incorporated into this General Plan.

##### Culinary Water

Culinary water is the drinking water system. Marriott-Slaterville City in conjunction with Farr West, Harrisville, and Plain City participates in Bona Vista Water Improvement District (Water District). The City will continue to participate in this Water District in perpetuity. City plans and regulations should be conscious of water conservation measures, demand, and capacity. Development should be required to bring its own water source capacity which should be dedicated to the City or District as part of development approval. A Map of the Bona Vista culinary water system has been included in this Plan as a reference.

##### Secondary Water and Enhanced Services

Marriott-Slaterville secondary water and irrigation water is provided by six companies: Marriott Irrigation, North Slaterville Irrigation, Perry Irrigation, Richardson-Cowen Irrigation, Smout-Holley Irrigation, and South Slaterville Irrigation. The whole city is not yet serviced by secondary water, and as funds become available, the city will seek to improve infrastructure and expand this service.

The Pioneer Special Service District was created by the City to handle secondary water and special services that are not available to the City but only in certain newly developed areas. Such areas include certain newly developed subdivisions, multi-family development, and some commercial and non-residential areas. The primary purpose of this District is to provide pressurized secondary water service comparable to Pineview Water Systems that is available in other locations in the county. Pineview Water Systems is not nor will it ever be available in the City, as such, it was necessary for the City to create its own District. In addition to secondary water, the District also collects funds in developed areas for enhanced services as outlined in its incorporation document, which includes transportation, street lighting, snow removal, recreation (open space), flood control, and animal control.

##### Storm Water

Marriott-Slaterville City is subject to regulation of the U.S. Environmental Protection Agency under Phase II of the Federal Clean Water Act. This requires the City to administer a Storm Water Pollution and Prevention Program (SWPPP). The City has adopted, and continues to update, it required Storm Water Management Plan that includes a best management practices and location for natural and man-made storm water detention sites as noted in that Plan.

##### Public Works and Roads

Marriott-Slaterville City currently contracts with Weber County to provide many public works and road services. Weber County is facing staff shortage and is encouraging the City to provide its own public works staff, equipment, and facilities. The City has acquired property for a future public works facility that will house its community services and road maintenance facility. The City will need to set aside funds, prioritize, and develop its own public works programs and facilities.

##### Public Safety

Marriott-Slaterville City currently contracts with the Weber County Sheriff for Public Safety and Animal Services. The City may consider a unified police model with other jurisdiction to keep affordable public safety costs. The City Building hosts a precinct office for the Weber County Sheriff and plan additional public safety facilities for law enforcement in the future. Weber Fire District provides fire protection services to the City.

**Goals & Policies - Public Facilities**

*Goal 1*. Marriott-Slaterville will make every effort to allocate the cost of public services, facilities, and utilities in a fair and equitable way.

*Policies:*

1. The costs of new development in Marriott-Slaterville will primarily be the responsibility of the developer.
2. New and expanded public facilities and services will be provided and financed through development service fees.

*Goal 2.* Marriott-Slaterville residents and businesses will benefit from high-quality water services and predictable rates, now and into the future.

*Policies:*

1. Support water conservation programs and activities.
2. Protect water rights and interests. Water available to the City should be used within the City.

*Goal 3.* Marriott-Slaterville will make every effort to adequately control stormwater runoff and use of water resources.

*Policies:*

1. Prohibit any use that cannot safeguard water resources and that does not utilize approved onsite or offsite wastewater disposal systems.
2. Require all development to acquire appropriate water rights and plan adequately for storm water management.
3. New development should preserve riparian areas.

*Goal 4.* Marriott-Slaterville will seek to provide residents with all other public utilities that are needed (i.e. sewer, internet, gas) at reasonable and predictable rates.

*Policies:*

1. Mayfield will make every effort to allocate the cost of public services, facilities, and utilities in a fair and equitable way.

*Goal 5:* Public Works and Roads

*Policies:*

1. Needed

*Goal 6:* Marriott-Slaterville will ensure that development occurs in a way that mitigates potential effects of natural hazards, will work as a community to prepare for them, and will diligently support efforts to maintain a safe community.

*Policies:*

1. The City would like to coordinate and participate with all community-based preparedness efforts.

#### APPENDIX

NOTE:

The following maps were current at the time of this plan's printing.   
Please contact the City for the latest versions.

**Enrolled Copy H.R. 5**

**RESOLUTION DESIGNATING MARRIOTT - SLATERVILLE CITY AS OPEN SPACE PROGRAM CITY**

1999 GENERAL SESSION STATE OF UTAH

**Sponsor: Martin R. Stephens**

A RESOLUTION OF THE HOUSE OF REPRESENTATIVES DESIGNATING

MARRIOTT-SLATERVILLE CITY AS AN OPEN SPACE PILOT PROGRAM CITY IN UTAH TO AID, ENCOURAGE, AND PROMOTE OPEN SPACE BY DEVELOPING A MODEL ZONING ORDINANCE, RECOMMENDING APPROPRIATE LEGISLATION, EDUCATING THE PUBLIC, AND INVOLVING THE COMMUNITY.

*Be it resolved by the House of Representatives of the state of Utah:*

WHEREAS, the preservation of open space is a priority in Utah cities and communities;

WHEREAS, Marriott-Slaterville City is Utah's newest city which bears a unique and significant history dating back more than 150 years;

WHEREAS, it is necessary to involve local government, private foundations, and the public in promoting open space preservation;

WHEREAS, the Marriott Heritage Foundation is currently successfully working in the community to foster historical and open space projects such as Bingham's Fort, an early pioneer settlement; the original transcontinental railroad route through the area; and historic Native American grounds;

WHEREAS, as a new city, Marriott-Slaterville is in an exceptional position to develop a zoning ordinance model using open space concepts;

WHEREAS, Marriott-Slaterville City contains river bed, wet land, and natural habitat areas suitable for open space preservation, especially along the Weber River corridor; and

WHEREAS, the model set by an open space pilot program city may benefit other cities, communities, and the public:

NOW, THEREFORE, BE IT RESOLVED by the House of Representatives of the state of Utah that Marriott-Slaterville City be designated an open space preservation city.

**H.R. 5 Enrolled Copy**

BE IT FURTHER RESOLVED that the House of Representatives encourage

Marriott-Slaterville City, as a pilot program, to develop a model zoning ordinance emphasizing open space preservation.

BE IT FURTHER RESOLVED that the House of Representatives encourage

Marriott-Slaterville City to collect information on growth management and open space from state and local government entities to aid, encourage, and promote open space concepts.

BE IT FURTHER RESOLVED that the House of Representatives encourage

Marriott-Slaterville City to make recommendations to the Legislature regarding potential open space legislation, conduct community education, and continue to work to involve the Marriott Heritage Foundation, the public, and the community on open space projects.

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Utah Department of Community and Economic Development and the mayor of Marriot-Slaterville City.



