

**SOUTH WEBER CITY  
CITY COUNCIL MEETING  
Special Presentation HAFB Compatible Use Plan (CUP)**

**DATE OF MEETING:** 16 February 2022

**TIME COMMENCED:** 10:00 a.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Rod Westbroek (excused)

**COUNCIL MEMBERS:**

Hayley Alberts  
Joel Dills  
Blair Halverson (Mayor Pro Tem)  
Angie Petty  
Quin Soderquist

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**CITY ENGINEER:**

Brandon Jones

**PR ASSISTANT:**

Shaelee King

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Paul Sturm and Tammy Long.

**Councilman Halverson, Mayor Pro Tem for the meeting, called the meeting to order and excused Mayor Westbroek from the meeting.**

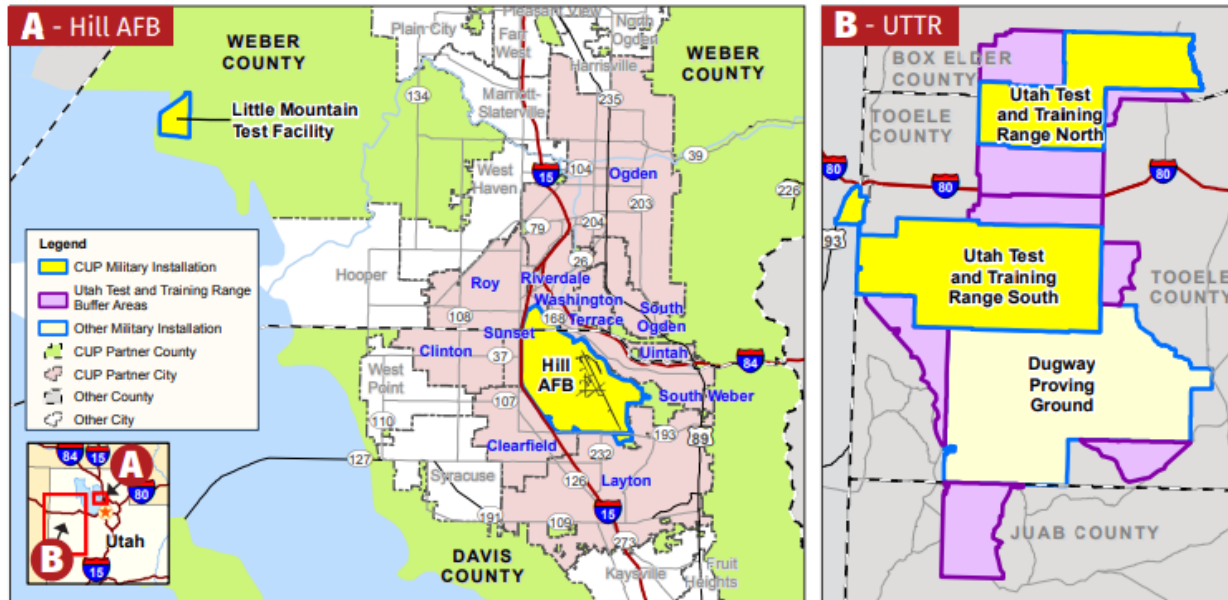
Pat Small with Matrix Design Group (MDG) introduced himself and acknowledged in early 2020 work began on the collaborative planning effort of Hill Air Force Base (HAFB), surrounding cities (including South Weber), Davis & Weber Counties, and other agencies and stakeholders that would reduce potential conflicts between HAFB and surrounding communities.

Upon selection through a competitive procurement process, MDG worked over the last couple of years to create the plan. South Weber City, along with all other cities, provided information to and worked with MDG so they could make informed evaluations of current and future compatible land use of the area.

The Compatible Use Plan (CUP) is a community-led project, a collaborative process, a body of information that assists in making more informed decisions, and a study that recommends appropriate actions for each jurisdiction/agency. The CUP *is not* a regulatory document or enforceable action. The purpose of the CUP is to identify and minimize or prevent compatibility issues between Hill (AFB), the Utah Test and Training Range (UTTR), Little Mountain Test Facility, and surrounding communities, while promoting new compatible growth and economic

development. The CUP includes in-depth analyses of potential issues and culminates in a set of recommended strategies to help protect the installations’ military mission, communities’ economic vitality, and public health, safety, and quality of life.

**Hill AFB CUP Project Area**



Compatibility in relationship to military readiness is the balance and/or compromise between community and military needs and interests. The goal of compatibility planning is to promote an environment where both entities can coexist successfully. The HAFB CUP will assess this set of 25 potential compatibility factors to determine all current and potential issues for HAFB and nearby area.

He shared compatibility issues are divided into social factors such as communication, resource factors such as water quality, and development factors like roadway capacity. Areas that can help achieve compatibility include information, communication, coordination, partnerships, policies, and regulations. He announced strategies were identified by committee input, coordination with stakeholder technical staff, public input, and expertise and experience regarding military compatibility.

Military Compatibility Areas and overlay districts had key issues of noise, airfield safety zone, bird/wildlife aircraft strike hazard, and vertical obstructions. He then offered examples of mitigation strategies for these issues.

Councilwoman Petty questioned the 65 DNL noise contour. When she used a sound meter on the west end of town, the noise contour was 85 DNL. Mr. Small responded that the Department of Defense (DOD) conducts noise modeling on a regular basis, but particularly when there is a change in weapon systems (i.e., type of aircraft). The model is based on an annual average. He explained the type of noise modeling conducted is being reassessed as well. He noted noise is dependent on atmospheric conditions, terrain, etc. He further explained the noise modeling

conducted by the DOD is incorporated into an Air Installation Compatible Use Zone (AICUZ) Study that is updated every five years.

Councilman Dills expressed he investigated other cities which are surrounded by an Air Force Base, and it seems as if their suggestions to curb the noise were rejected. He requested insight into HAFB's willingness to work with communities. Mr. Small shared through the public process they did not hear a lot from citizens in the north part of HAFB relative to noise, but most was from the public in the south. He gave an example that the F-35 makes more noise when the after burners are on, so part of this process is helping HAFB understand, from a human perspective, what the impact is to the community. There may be opportunities for HAFB to conduct more intense activities from Wendover Airport. He discussed the need to get leadership from the installation into the communities to help understand the impacts as well as creating a citizen organization to help those types of issues remain on the radar.

Mr. Small pointed out in the 2021 Federal Legislation charged the Office of Local Defense Community Cooperation (OCC) with establishing a community cooperation noise program which is specifically targeted to addressing noise compatibility issues with affective communities. HAFB was one of the bases targeted in that program. Unfortunately, the program is not fully defined at this point nor is there an allocation of funding. Impacted communities must keep that program on their radar so that when it is funded, they can take advantage of what that program can do. Councilwoman Alberts questioned how the funding will come about. M. Small responded through federal allocation, but it will filter down into the same organization that funded the Compatible Use Plan. Councilwoman Alberts wondered about an end date as to when the program should be created. There is none. Councilwoman Alberts indicated a citizen organization with no funding will be ineffective. Mr. Small recommended the citizen organization be formalized with a charter that would identify their responsibilities and the composition of the organization. It is up to the community organization to identify what their charge will be. The CUP recommends annual noise assessments for the military to identify where noise complaints are coming from and to have a better process for the communities and the residents because there are individuals impacted that do not know the process to voice their concerns. It is important for the military to make sure the process is clear, transparent, and followed up with the community. The annual noise reporting is critical for the DOD to understand because that information is filtered up the chain of command.

Councilman Soderquist questioned why 65 DNL as the base. How can the noise be only in certain pockets? Is 65 a target? David Larson iterated the contour lines are based on an average throughout the day. Pat explained the DOD has produced a set of land use recommendations for noise and safety and has prescribed uses for within each set of noise contours. It is important for communities to incorporate this information in their planning framework. Most communities acknowledge the DOD and the FAA have these requirements and they incorporate that in their codes.

Mr. Small outlined the next steps for South Weber

- City endorsement of the Compatible Use Plan
- City endorsement of the Implementation Committee – Mr. Small pointed out the committee is involved with implementation of the strategies.
- Implementation actions

He recommended the city create a CUP Implementation Coordination Committee to help in implementing strategies identified in the CUP.

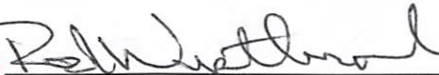
Councilman Soderquist inquired if there are any concerns that affect South Weber City. M Small reviewed the key issues for South Weber are the accident potential zone one and noise zone. The city should focus on educating, coordinating, and communicating those areas to the community. Some of the implementation strategies are things the city can execute independent of anyone else, but some strategies require a collaborative effort.

The public can provide input and guidance throughout the CUP process by:

- Attending public meetings.
- Providing input through the project website.
- Taking the community questionnaire.
- Joining the email list to receive updates and stay informed of the CUP process.

Mayor Pro Tem Halverson and the Council thanked Mr. Small for his attendance and presentation.

**ADJOURN:** Councilwoman Petty moved to adjourn the Council Meeting at 11:07 a.m. Councilwoman Alberts seconded the motion. Mayor Pro Tem Halverson called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

**APPROVED:**  Date 03-08-2022  
Mayor: Rod Westbroek

  
Transcriber: Michelle Clark

Attest:   
City Recorder: Lisa Smith