



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARING

August 12, 2021

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearing electronically for the purposes and at the times as described below on Thursday, August 12, 2021.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's August 6, 2021 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting and Public Hearing

6:00 PM

I. Call to Order

- [1.](#) Mayor Rubin's No Anchor Site Determination Letter

II. Roll Call

III. Approval of Council Minutes

- [1.](#) May 12, 2021 Referendum Presentation Meeting Minutes DRAFT

IV. Public Hearing Items

- [1.](#) Amend the AMDA (Annexation Master Development Agreement) for the Silver Meadows Annexation to revise several deadlines in light of the District Court's ruling finding the Annexation is invalid and the appeal thereof.

IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda

V. Agenda Items

- [1.](#) Overview and discussion of PID (Public Infrastructure Development) Financing
- [2.](#) Discussion and consideration to approve the Rocky Mountain Power Franchise Agreement
3. Discussion and possible action regarding filling the council vacancy
- [4.](#) Discussion and direction on an Emergency Operations Plan
- [5.](#) Discussion and possible action on an Ordinance to amend Chapter 3.04 to replace the Board of Adjustment with an Administrative Law Judge
- [6.](#) Discussion and possible action on an Ordinance to adopt Chapter 9.07 Sufficient Infrastructure for Proposed Development

VI. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

VII. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

Posted 08/11/2021

File Attachments for Item:

1. Mayor Rubin's No Anchor Site Determination Letter



August 6, 2021

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 14.93% of those tested since July 31, 2021. The seven-day average number of positive cases has been, on average, 906 per day since August 4, 2021.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

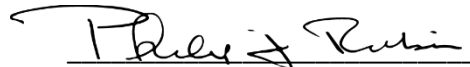
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

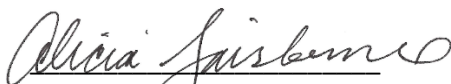
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be read during the public comment portion and entered into public record.

This determination will expire in 30 days on September 5, 2021.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

1. May 12, 2021 Referendum Presentation Meeting Minutes DRAFT

Minutes
Town of Hideout
Public Information Presentation
May 12, 2021

The Town Council of Hideout, Wasatch County, Utah met for a Public Information Presentation on May 12, 2021 at 6:30 pm. All presenters and Council met electronically via Zoom meeting and participants were invited to watch via YouTube Live Stream due to the ongoing COVID-19 pandemic.

Public Information Presentation

I. Call to Order

1. Mayor Rubin's No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:40 pm and reminded participants there was no anchor site due to the COVID-19 pandemic.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
Town Clerk Alicia Fairbourne

Others Present: Kurt Shadle (Referendum Sponsor)

III. Public Information Presentation of the Silver Meadows Annexation

Mayor Rubin welcomed the participants and introduced one of the sponsors of the referendum, formal Council Member and friend of Hideout, Kurt Shadle. Mayor Rubin reviewed the importance and reason for the referendum, which was to allow citizens to make their choice through a formal vote and electoral process. He provided an overview of election deadlines and procedures and encouraged eligible voters to vote in the election.

An overview of Hideout's annexation process was reviewed. It was noted the process was done legally prior to the law being repealed.

Mayor Rubin presented the environmental study, which suggested the soil and ground water were consistent with typical residential soil and water in the area. He noted one of the studies showed arsenic in the soil, but noted it was not unusual for higher levels of arsenic in all soil across the mountain west region.

1 A map of the annexation area was presented which showed specifics of where the soil was taken
2 for testing. He reviewed the preliminary data from the studies and mentioned the final tests would
3 be available in early June, in which another information presentation would be held. He presented
4 the preliminary results from the surface and ground water studies, which were below or at the
5 target range for safety standards.

6 The traffic study model was presented, which indicated the traffic increase from a new
7 development was within reason once the three proposed traffic lights were installed on Richardson
8 Flats Road. Mayor Rubin noted a fourth traffic light was being discussed which would be on a
9 direct road off SR-248, which consultants agreed would reduce the traffic demand on the three
10 other intersections.

11 Two firms were commissioned to conduct fiscal studies, both of which concluded the projected
12 revenue was \$15 million over a 20-year period. The Town's projected net would be between \$3
13 and \$7 million. Mayor Rubin was working with the consultants to align the difference in the
14 amounts. He noted the tax rate was consistent in both fiscal models, and revenue could be created
15 without raising property tax due to the annexation.

16 The chair lift was mentioned, but there was no report for the study done at the time of the meeting.
17 Questions raised for the study included:

- 18 • Was the chair lift for recreational or transportation purposes?
- 19 • What services would it bring?
- 20 • How would it connect to the community?
- 21 • Would it be cost-neutral or a profit?

22
23 Mayor Rubin stated he was working with the developer on the prioritization of the chair lift and if
24 Council would make a recommendation to move forward with it.

25
26 Mayor Rubin addressed concerns raised by residents regarding a possible increase in property
27 taxes. He assured residents the developer had gone on record stating taxes would not be driven up
28 due to the annexation.

29
30 Next, development was addressed. He presented a map which he noted could be found in the
31 environmental study and annexation documents. He spoke of the number of housing units planned
32 around the Jordanelle area and Wasatch and Summit Counties, and stated the entities would need
33 to work together to plan for the incoming residents and focus on a solution to mitigate the impact
34 of the growth. He hoped adding a variety of different types of housing would permit lower price
35 points, allowing workers to live closer to their place of employment. He also discussed a concept
36 for a potential school, senior community center, and other retail shops.

37
38 Mayor Rubin turned the time over to Mr. Shadle, who thanked Mayor Rubin, Council, and town
39 staff for their work on the annexation project. A presentation opposing the annexation was shown,
40 noting the immediate repeal of the cross-county annexation bill by the legislature after it was
41 passed. Mr. Shadle expressed his concern of the number of lawsuits filed against the town due to
42 the annexation and thought those would be a distraction to the town's governance for the next
43 several years. He stated the number of development and developer issues the town faced should
44 be the primary focus. Due to the small number of staff, he shared his uncertainty the town's
45 governance would be able to handle the demands of the annexation project from a
46 planning/engineering/construction oversight standpoint, as well as a legal standpoint. He expressed

his concern of the environmental issues and where the water supply would come from for the residents of the Silver Meadows site.

Mr. Shadle turned his attention to the growth and development in the area and stated the surrounding entities should work together to form a regional plan to address traffic, sales taxes and making the area more livable. He presented several photo examples representing the lack of regional planning for traffic and infrastructure by Wasatch County, Summit County and Park City, noting planning required attention from multiple sources.

He addressed reports of development east of Highway 40 and statements of the contaminated soil from that development being moved and stored on Richardson Flats as a repository facility. He reiterated his thoughts stating the area should be developed through a formalized Regional Planning Commission and expressed his concerns of the negative impacts of individual community decisions on neighboring communities across counties.

Mayor Rubin agreed that, regardless of the outcome, a formalized Regional Planning Commission should be created, which should consist of a broad inclusion of the stakeholders.

IV. Meeting Adjournment

Upon conclusion of the presentations by Mayor Rubin and Mr. Shadle, Mayor Rubin called for a motion to adjourn the meeting.

Motion: Council Member Baier moved to adjourn the meeting. Council Member Dwinell made the second. Voting Yea: Council Members Baier, Dwinell, Haselton and Severini. None opposed.

The meeting adjourned at 7:37 pm.

Alicia Fairbourne, Town Clerk

File Attachments for Item:

1. Amend the AMDA (Annexation Master Development Agreement) for the Silver Meadows Annexation to revise several deadlines in light of the District Court's ruling finding the Annexation is invalid and the appeal thereof.

WHEN RECORDED, RETURN TO:

Bruce R. Baird
 Bruce R. Baird PLLC
 2150 South 1300 East # 500
 Salt Lake City, UT 84106

**FIRST AMENDMENT TO THE OCTOBER 16, 2020
 ANNEXATION AND MASTER DEVELOPMENT AGREEMENT
 FOR THE SILVER MEADOWS MASTER PLANNED
 COMMUNITY**

THIS FIRST AMENDMENT TO THE ANNEXATION AND MASTER DEVELOPMENT AGREEMENT FOR THE SILVER SPRINGS MASTER PLANNED COMMUNITY is made and entered as of the— day of _____, 2021 by and between the Town of Hideout, a political subdivision of the State of Utah, NB 248, L.L.C. a Delaware limited liability company and Stichting Mayflower Mountain Fonds, a Netherlands association, and Stichting Mayflower Recreational Fonds, a Netherlands association.

RECITALS

A. After October 16, 2020, when the of Town of Hideout adopted Ordinance 2020-10, which approved the annexation of the Silver Meadows Master Planned Community and voted in favor of entering the October 16, 2020 Annexation and Master Development Agreement (“AMDA”), a referendum was petitioned for and granted;

B. The vote for the referendum was held on June 22, 2021 and the voters supported the Annexation by over a 2 to 1 margin.

C. Litigation with Summit County has been ongoing in Fourth District Court over this annexation. Judge Jennifer Brown issued an oral ruling on June 22, 2021, in

case number 200500107, finding that Ordinance No. 2020-10, in its entirety, together with the Certificate of Annexation, are declared to be void ab initio and of no legal force or effect.

D. A Motion to Reconsider has been filed by the Town of Hideout on that ruling and will be heard by the Court on September 16, 2021.

E. Other counts in the case will be argued before the Court on October 14, 2021.

F. Based on the stance of the litigants it is almost certain that any ruling by the Court will be appealed.

G. Based on the above recitals, it is necessary for the Parties to revise the dates of certain actions in the October 16, 2020 AMDA.

H. After it being duly noticed, the Hideout Planning Commission reviewed this First Amendment after holding a public hearing on August 9, 2021 and forwarded a recommendation to the Town Council.

I. After it being duly noticed, the Hideout Town Council reviewed this First Amendment after holding a public hearing on August 12, 2021.

NOW, THEREFORE, the Town, Owners and Master Developer hereby agree to amend the following:

7.7 Land for Public Service Facilities and Town Hall. On or before ~~March 1, 2021~~ one hundred and twenty (120) days from the date of the final decision on litigation, including appellate courts, related to the approval and passage of the Annexation, Master Developer shall dedicate approximately 3 acres of land as determined by the Town within the Project to the Town for the Town's potential construction of a police and/or fire station and a potential Town Hall. The location of this site shall be

mutually determined. The deed for this site shall contain a reversionary clause limiting the uses to those specified above. The time for this dedication shall be extended *pari passu* if the effective date of this AMDA is extended as a result of any litigation or other statutory grounds. The Town Hall and the Community Center will be constructed to a design agreed upon by the Town, at the Developer's expense.

8.1 Creation of Design Standards. The Parties acknowledge that an integrated, consistent, high-quality design for Silver Meadows is important to its success and to the image of the Town. The Parties further acknowledge that the level of detail required for the Design Standards including architectural elements, massing, setbacks, building materials, surface treatments, landscaping, signage and other such items are beyond what is contemplated in the Zoning Ordinance. The Parties intend to work cooperatively to create a mutually acceptable set of the Design Standards on or before ~~March 1, 2021~~ one hundred and twenty (120) days from the date of the final decision on litigation including appellate courts related to the approval and passage of the Annexation, including meetings with the Town's Planner, the Planning Commission, the Town Council and public input. The Design Standards, when adopted, shall automatically become a part of this AMDA.

12.1 School Site Set Aside. The Concept Plan shows a site of approximately eight and one half (8.5) acres to be set aside for sale as a potential future school site. Master Developer shall dedicate that site to the Town on or before one hundred

and twenty (120) days from the date of the final decision on litigation including appellate courts related to the approval and passage of the Annexation for the purpose of the Town's later donating that site to public school. The deed for the school site shall contain a reversionary clause limiting the uses to that of a public school. The time for this dedication shall be extended *pari passu* if the effective date of this AMDA is extended as a result of any litigation or other statutory grounds.

12.4 Secondary Access and Parking: If issues regarding the SR 248 connection and parking along Richardson Flats road are not resolved to the Town's satisfaction by ~~August 31, 2021~~ one hundred and twenty (120) days from the date of the final decision on litigation including appellate courts related to the approval and passage of the Annexation then the AMDA ~~shall be null, void & may be terminated at the Town's discretion.~~

12.5 Condition Precedent: This AMDA shall not take effect until after the results of a referendum, if any, are certified and any litigation related to the passage and adoption of the annexation is resolved.

All other terms of the October 16, 2020 AMDA remain in effect.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to the October 16, 2020 AMDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

MASTER DEVELOPER
NB 248, LLC

TOWN
Town of Hideout

By: _____
Its: _____

By: _____,
Its: _____

OWNERS

Stichting Mayflower Mountain Fonds,
a Netherlands association
By: Stichting Beheer Mayflower Project
Its: Manager

Stichting Mayflower Recreational Fonds,
a Netherlands association
By: Stichting Beheer Mayflower Project
Its: Manager

By: _____
Its: _____

By: _____
Its: _____

Approved as to form for the Town:

Attest for the Town:

Town Attorney

Town Recorder

TOWN ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On the ____ day of 2021, personally appeared before me Phil Rubin who being by me duly sworn, did say that he is the Mayor of the Town of Hideout, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the Town by authority of its Town Council and said _____ acknowledged to me that the Town executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 2021 personally appeared before me Nate Brockbank, who being by me duly sworn, did say that he is the Manager of Western States Ventures, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

OWNERS ACKNOWLEDGMENT**STICHTING MAYFLOWER RECREATIONAL FONDS**

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On the ____ day of _____, 2021, personally appeared before me _____, who being by me duly sworn, did say that he is the Manager of Stichting Beheer Mayflower Project which is the Manager of Stichting Mayflower Recreational Fonds a Netherlands association and that the foregoing instrument was duly authorized by the association in a lawful manner by authority of its association and signed in behalf of said association.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

STICHTING MAYFLOWER MOUNTAIN FONDS

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On the ____ day of _____, 2021, personally appeared before me _____, who being by me duly sworn, did say that he is the Manager of Stichting Beheer Mayflower Project which is the Manager of Stichting Mayflower Mountain Fonds a Netherlands association and that the foregoing instrument was duly authorized by the association in a lawful manner by authority of its association and signed in behalf of said association.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

File Attachments for Item:

1. Overview and discussion of PID (Public Infrastructure Development) Financing

Public Infrastructure Districts

Introduction to Senate Bill 228



Codified as Title 17D, Chapter 4



This bill grants cities and counties (Creating Entity) the power to create Public Infrastructure Districts (PIDs) to finance public infrastructure for new development and redevelopment



PIDs can issue debt repayable from property taxes or assessments on the property owners within its boundaries



PIDs can be an effective tool to the interests of both municipalities and property owners when potentially competing interests are balanced

Economic Development Tools

- Historically, there have been two key economic development financing tools used by cities and counties:
 - ✓ Tax Increment Financing (TIF)
 - ✓ Assessment Areas & Bonds
- Public Infrastructure Districts are intended to compliment these tools as well as address some of their shortcomings



PID Features

- Governed under the Local district Act, Title 17B
- Independent political subdivision
 - PID debt is not a liability or a balance sheet item of the Creating Entity
 - Defaults by PID taxpayers not enforced by municipality
- Governed by own board
- Creates new tax revenue stream rather than reallocation of existing taxes

PID Creation and Powers

PID Creation

- At the discretion of the Creating Entity
- Requires consent of 100% of property owners and voters within the PID boundaries
- Costs of Creating Entity counsel in evaluating PID to be paid by the property owner

PID Powers

- Broad powers to finance public infrastructure of many types, generally including any improvement that will be owned by a state or local government, including the PID
- Powers may be limited by the Creating Entity in the governing document entered into at creation

PID Governance

- PIDs are governed by a board with members initially appointed by the Creating Entity
- Initial board comprised of property owners or their designated representatives
- Board will transition to an elected board as electors reside in the PID, as provided in the Governing Document
- Board authority constrained by the limitations established in the Governing Document





Potential Uses of PIDs

- Incentivize commercial development
- Facilitate master planned communities
- Incentivize multi-family and/or low-income housing
- Enhanced infrastructure, such as increased capacity
- Backbone and regional infrastructure

Medical School Campus PID – Provo, Utah

- Provo City and Noorda College had been working together for years to bring new medical school to the City
- Noorda purchased a portion of the East Bay Golf Course from the City to construct the campus, but infrastructure costs were very high (\$37,500,000) because it was the site of a former landfill
- Provo City and Noorda worked together to form the Medical School Campus PID
- The PID was able to issue \$42,754,000 in 30-year tax-exempt limited tax bonds



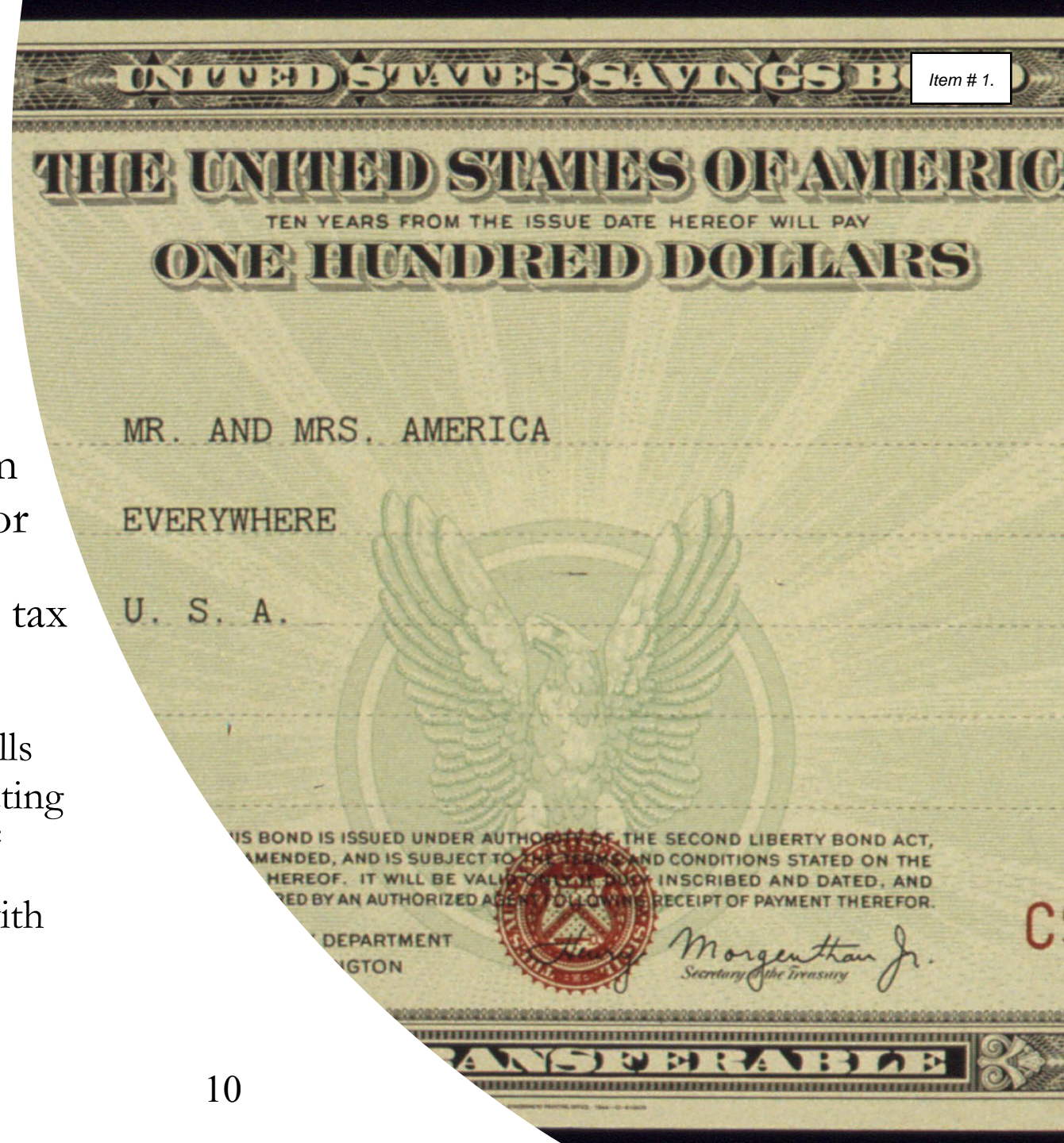


- PIDs may issue:
 - ✓ Special Assessment Bonds
 - ✓ General Obligation Bonds
 - ✓ Limited Tax Bonds
- In addition, TIF revenues may be pledged to repay PID Bonds

Bonds, PID Bonds

Limited Tax Bonds

- ✓ Fixed rate bonds, generally for 30-year term
- ✓ Not subject to a fair market value ratio prior to issuance
- ✓ Repaid from a limited ad valorem property tax
 - ✓ Tax payment pegged to taxable value of property
 - ✓ Statutorily, this rate may not to exceed 15 mills
 - ✓ A lower limit may be established by the Creating Entity in the Governing Document or in the bond documents
 - ✓ New revenue source, no need to negotiate with school district, RDA, etc.



Limited Tax Bonds, *continued*

- In the event the proceeds of the limited tax are insufficient to meet annual debt service as it comes due:
 - ✓ Not an event of default
 - ✓ Bondholder has no statutory remedy to require additional taxes or fees of the PID
 - ✓ No statutory recourse to the property or the property owner
- Because of these unique features, the statute limits sale of limited tax bonds to qualified institutional buyers or to be sold in denominations of \$500,000



Sample Property Tax Mill Levy – 12.5 Mill Base

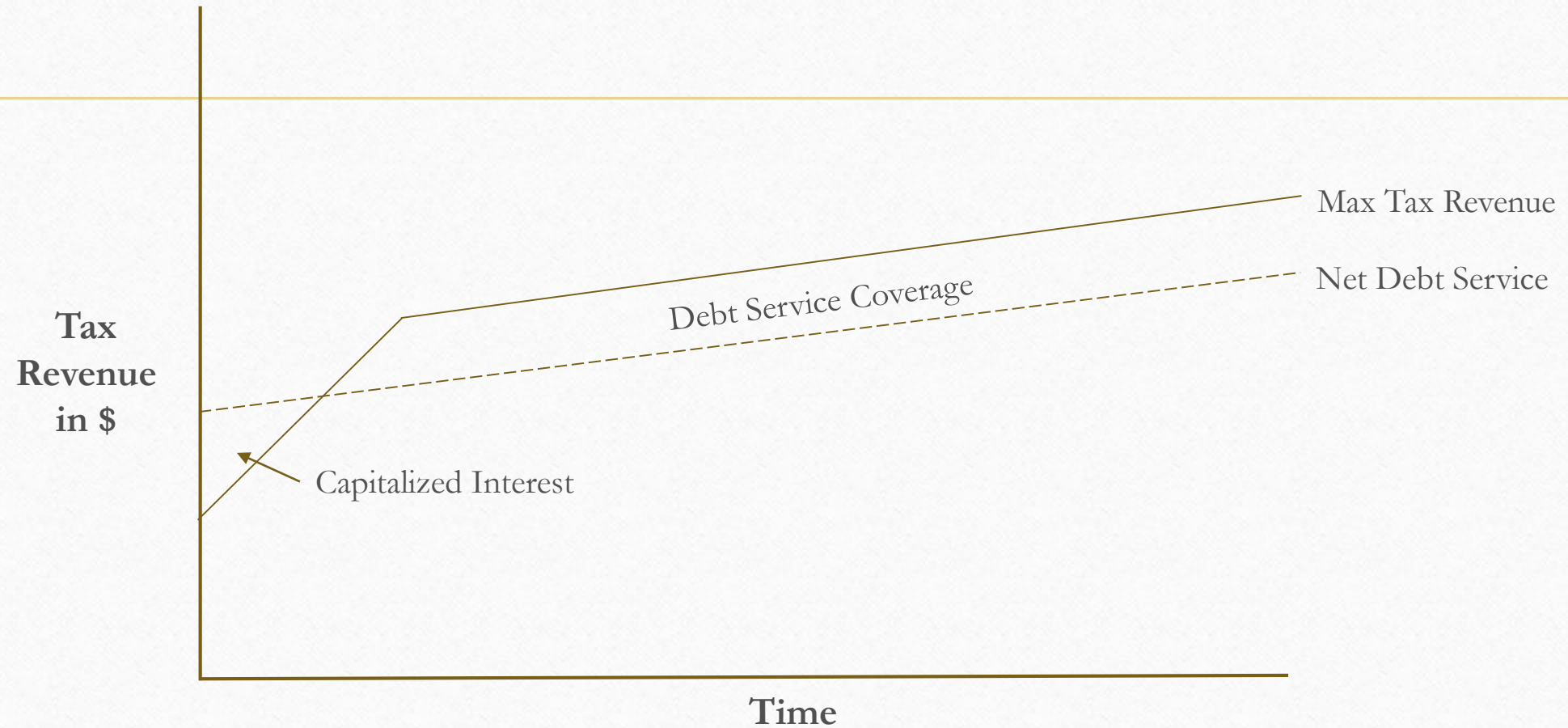
The property tax calculation for a residential owner is:

Market Value x Taxable Value (@55%, primary home exemption) x Mill Rate (1/1,000th) = Annual Taxes

Generally, property taxes are deductible from federal income taxes.

Mill Rate	Market Value	Taxable Value with primary home exemption	Mill Rate	Annual Taxes
Base Overlapping Mills	\$400,000	\$220,000	12.5	\$2,750
+ 7 PID mills	\$400,000	\$220,000	19.5	\$4,290
+ 10 PID mills	\$400,000	\$220,000	22.5	\$4,950
+ 15 PID mills	\$400,000	\$220,000	27.5	\$6,050

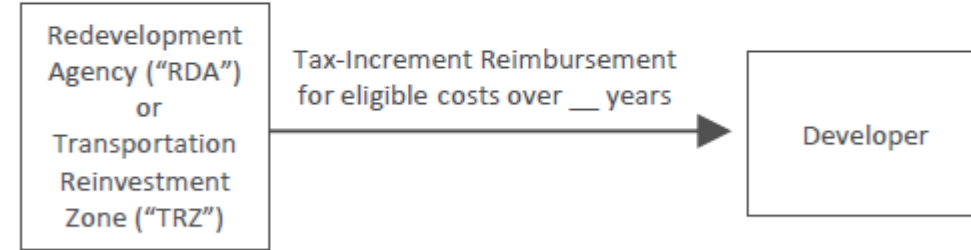
Limited Tax Bonds – Debt Service Coverage



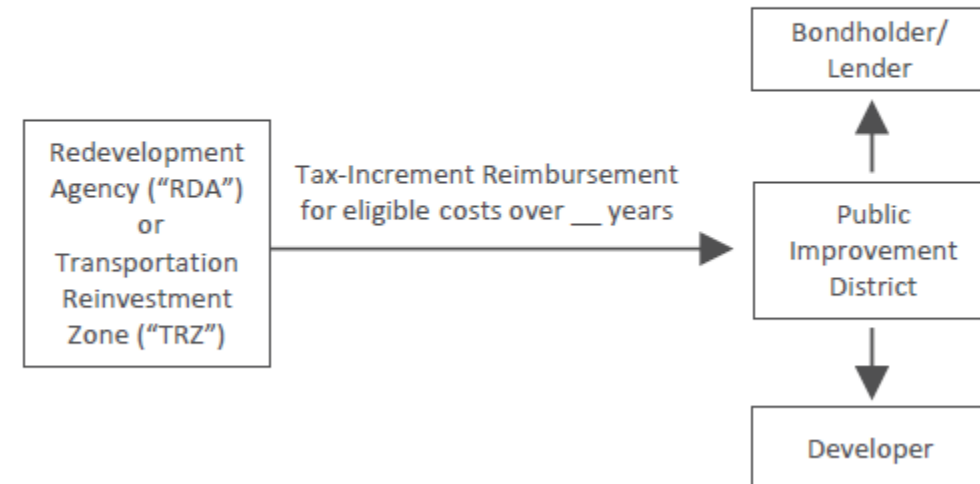
PID Interaction with Tax Increment Finance

- PIDs can act as the counterparty to RDA revenues, thereby creating a tax-exempt borrower to capitalize the increment without having 3rd party debt on RDA balance sheet
- PIDs bring additional revenues to the project from benefitted property owners whereas TIF involves reallocating tax revenue from other entities

Current/Traditional Plan



Public Infrastructure District involvement in Tax-Increment Finance





Considerations for the Creating Entity in Drafting the Governing Document

- The statute only establishes the outer limits of what a PID can do, greater limitations or requirements may be imposed by the Creating Entity
- Engage bond counsel to ensure proper legal and tax analysis over negotiations to ensure:
 - ✓ eligibility for tax-exempt financing
 - ✓ that the PID will constitute a “separate political subdivision” for tax purposes
- Creating Entity will want to adopt standard policies for evaluating all PID requests in light of its objectives

Considerations for the Creating Entity in Drafting the Governing Document, *continued*

- Consider what types of infrastructure the Creating Entity wants to allow the PID to finance
- Establish a mill rate limit appropriate to accomplish financing of approved improvements
- Establish Standards for:
 - ✓ Any general obligation bonding
 - ✓ Procurement
 - ✓ Transition to elected Board
 - ✓ PID lifespan and dissolution
 - ✓ Notice to future property owners



Questions?



THANK YOU



RANDALL LARSEN

Direct: 801.258.2722 /

Mobile: 801.541.1108

rlarsen@gilmorebell.com

AARON WADE

Direct: 801.258.2730

awade@gilmorebell.com



UTAH SENATE BILL 228 – PUBLIC INFRASTRUCTURE DISTRICT ACT

Senate Bill 228 grants Cities and Counties in Utah the power to create Public Infrastructure Districts (PIDs) to finance public infrastructure for new development. This infrastructure may be financed by issuing bonds repayable from property taxes or assessments on the property owners of the development. PIDs are an exciting new economic development tool for Cities and Counties along with property owners. -- *SB 228 became effective on May 14, 2019.*

Summary

- PIDs are local districts under Title 17B and constitute independent political subdivisions, as such they are not a component unit of the City or County that creates the PID (Creating Entity).
- Debt issued by PIDs is not a liability of the Creating Entity or the State, therefore PID debt is a non-balance sheet item.
- Debt is repaid solely from a Limited Property Tax or Assessments imposed by the PID.
- Formation requires 100% consent of property owners and any voters in the PID boundaries.
- PIDs have fairly broad powers to finance public infrastructure of many types generally including any improvement that will be owned by a state or local government, including the PID.
- PIDs have authority to finance capital costs of improvements in an energy assessment area, commonly referred to as Property Assessed Clean Energy (PACE) improvements.

PID Formation and Governance

PIDs are formed similarly to other local districts except for the additional requirement of consent of 100% of property owners and voters within PID boundaries. The creation of a PID is at the discretion of the Creating Entity. We recommend that each potential Creating Entity adopt standard policies for how it will evaluate all PID requests in light of its overall objectives. Negotiations with any property owner on a PID request should require legal representation of counsel to the City, with all costs paid by the property owner and not contingent on a successful PID creation. Creating Entities may also consider utilizing a financial advisor under similar circumstances. We recommend that property owners applying for a PID also obtain their own legal representation.

In addition to the statutory requirements, PIDs are governed by a Governing Document agreed to at the time of creation with the Creating Entity. The Governing Document may include limitations on the powers of the PID, establish reporting requirements, establish debt and mill rate levy limits, in addition to other limitations in accordance with the Creating Entity's policies and objectives. The Governing Document is enforced contractually through an Interlocal Agreement between the Creating Entity and the PID. Again here, the Creating Entity and the property owner should each be represented by counsel at the expense of the property owner.

PIDs are governed by a Board initially appointed by the Creating Entity with initial members being property owners or designated representatives of property owners. The appointed Board then transitions to an elected board after new electors reside or own property in the PID, as established in the Governing Document.

Debt Issuance

In addition to special assessment and standard general obligation bonds, PIDs may issue limited tax bonds which are repaid from a limited ad valorem property tax not to exceed more than 15 mills (or any lower limit established in the Governing Document or bond documents). In the event the proceeds of the limited tax are insufficient to meet annual debt service as it comes due, the bondholder has no statutory remedy to require additional taxes or fees of the PID, nor statutory recourse to the property or the property owner. Limited tax bonds must mature within 40 years of issuance and unlike general obligation bonds, are not constrained by a ratio compared to fair market value. The statute limits sale of limited tax bonds to qualified institutional buyers or to be sold in denominations of \$500,000.

Considerations for the Creating Entity in Drafting the Governing Document:

- The statute only establishes the outer limits of what a PID can do, the Creating Entity may consider additional limits to each PID in the Governing Document.
- Board member term lengths and transition to elected board seats, including the possibility of divisions and interlinked PIDs for phases of development.
- Improvements that the Creating Entity will allow the PID to finance (can be used in conjunction with the development agreement to finance improvements/benefits to the property owner and the Creating Entity).
- Establish a mill rate limit appropriate to accomplish financing of approved improvements.
- Establish standards for general obligation bonding, procurement (including requiring third-party engineer certifications as to fair market value for acquisitions of improvements by PID), PID lifespan and dissolution if no activity within a certain timeframe, etc.
- Creating Entity input into any enhanced disclosure to future property owners.
- Proper legal tax analysis over all Governing Document negotiations to ensure eligibility for desired tax-exempt financing and that the PID constitutes a “separate political subdivision” for tax purposes.
- Ability to leverage with TIF, assessment, and other economic development revenues.
- Interaction with capital facility plans and impact fees.

For further information, please contact:

Randall Larsen | Gilmore & Bell, P.C.

15 West South Temple, #1450

Salt Lake City, Utah 84101

Direct: (801) 258-2722 | Mobile: (801) 541-1108

rlarsen@gilmorebell.com

Aaron Wade | Gilmore & Bell, P.C.

15 West South Temple, #1450

Salt Lake City, Utah 84101

Direct: (801) 258-2730

awade@gilmorebell.com

IT MATTERS WHO YOU LISTEN TO.

Rely on Gilmore Bell's combined 135 years of experience in assisting local governments across Utah.

File Attachments for Item:

2. Discussion and consideration to approve the Rocky Mountain Power Franchise Agreement

**TOWN OF HIDEOUT
ORDINANCE NO. 2021-O-11
AN ORDINANCE GRANTING AN ELECTRIC UTILITY FRANCHISE
AND GENERAL UTILITY EASEMENT
TO
ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of the Town of Hideout (the “Town”) and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the Town;

WHEREAS, the Town, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the Town desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the Town;

NOW, THEREFORE, be it ordained by the Town:

SECTION 1. Grant of Franchise and General Utility Easement. The Town hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, public ways and public places (collectively referred to herein as “Public Ways”) within the Town, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the Town and persons and corporations beyond the limits thereof.

SECTION 2. Term. The term of this Franchise and General Utility Easement is for ten (10) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

SECTION 3. Acceptance by Company. Within sixty (60) days after the passage of this ordinance by the Town, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the Town Recorder otherwise the ordinance and the rights granted herein shall be null and void.

SECTION 4. Non-Exclusive Franchise. The right to use and occupy the Public Ways of the Town shall be nonexclusive and the Town reserves the right to use the Public Ways for itself or

any other entity authorized by the Town; provided, however, that such use shall not unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

SECTION 5. Town Regulatory Authority. In addition to the provision herein contained, the Town reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or Town Ordinance.

SECTION 6. Indemnification. The Town shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the Town harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the Town, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The Town shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the Town seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the Town harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the Town or any of its officers or employees.

SECTION 8. Annexation.

8.1 **Extension of Town Limits.** Upon the annexation of any territory to the Town, the rights granted herein shall extend to the annexed territory to the extent the Town has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

8.2 **Notice of Annexation.** When any territory is approved for annexation to the Town, the Town shall, not later than ten (25) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the Town's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center
Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel
201 South Main Street, Suite 2400
Salt Lake City, UT 84111

SECTION 9. Plan, Design, Construction and Installation of Company Facilities.

9.1 All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and town laws, codes and regulations.

9.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the public way or street or other public places, shall apply for and obtain a permit from the Town in accordance with applicable Town ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the Town, and the Town may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs. In the event of an emergency, Rocky Mountain Power shall notify the Town as soon as reasonably practical of the emergency and the necessary repairs. Rocky Mountain Power shall apply as soon thereafter as reasonably practical for a permit for the work in the Public Way.

9.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the Town and the use of such Public Ways by others; and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the Town.

9.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the Town) replace and restore it in as good a condition as existed before the work commenced in accordance with applicable Town standards. All such repairs and restoration work shall be completed by Rocky Mountain Power within a reasonable time. If Rocky Mountain Power does not repair or replace the Public Ways or other public property to as near as reasonably practical the same condition as existed prior to the damage to or disturbance thereof in compliance with applicable Town standards, the Town shall so notify Rocky Mountain Power and give a reasonable time of not less than thirty (30) days to remedy the situation. If Rocky Mountain Power fails to perform then the Town shall have the option to perform or cause to be performed such reasonable and necessary work on behalf of Rocky Mountain Power and to charge Rocky Mountain Power for the reasonable costs incurred. Upon receipt of demand for payment by the Town, Rocky Mountain Power shall promptly reimburse the Town for such costs.

9.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by Town ordinance.

9.6 The Town shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for Town wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the Town for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the Town shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. Town attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, Town attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the Town's expense, such attachments to ensure compliance with this Section 9.6 and to require the Town to remedy any defective attachments.

9.7 Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the Town. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the Town of such work by written notice and shall allow the Town, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the Town will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

9.8 Except in the event of an emergency, before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the Town shall give written notice to Rocky Mountain Power. In the event of an emergency such as a fire or natural disaster, such acts may be done without the prior written approval of Rocky Mountain Power, and any repairs rendered necessary by such work shall be made by Rocky Mountain Power without charge to the Town, but Rocky Mountain Power shall not be precluded from making a claim against any third party who may have caused said damage for the costs of such repairs. Any written approval required by this Section shall be promptly reviewed and processed by Rocky Mountain Power and approval shall not be unreasonably withheld.

SECTION 10. Cooperation and Exchange of Information. Upon request by either the Town or Rocky Mountain Power, the parties shall meet and confer for the purpose of exchanging information with respect to the construction or other work conducted within the Town boundaries with a view towards coordinating their respective activities in those areas where such coordination may prove to be mutually beneficial

SECTION 11. Relocations of Electric Facilities.

11.1 The Town reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the Town. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the Town shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the Town shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

11.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

SECTION 12. Subdivision Plat Notification. Before the Town approves any new subdivision and before recordation of the plat, the Town shall mail notification of such approval and a copy of the plat to Rocky Mountain Power:

Rocky Mountain Power
Attn: Property Management / Right-of-Way Department
1407 West North Temple, Suite 110
Salt Lake City, UT 84116

SECTION 13. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways to prevent the branches or limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power's Electrical Facilities. Such pruning shall comply with the *American National Standard for Tree Care Operation (ANSI A300)* and be conducted under the direction of an arborist certified with the International Society of Arboriculture. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing and problematic. Nothing contained in this Section shall prevent Rocky Mountain Power, when necessary and with the approval of the owner of the property on which they may be located, from cutting down and removing any trees which overhang streets. Rocky

Mountain Power shall make a reasonable effort, including written notice, to notify the Town and owners of property adjacent to the trees to be trimmed at least 72 hours before doing the work.

SECTION 14. Renewal. At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the Town either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the Town as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise. **Removal of Abandoned Facilities.** Rocky Mountain Power shall remove at its own cost and expense any discontinued or abandoned electrical facilities from any Public Way within the Town. Rocky Mountain Power shall perform such removal within ninety (90) days of receipt of written notice and demand from the Town. This time period may be extended as reasonably necessary to accommodate delays beyond Rocky Mountain Power's reasonable control. Rocky Mountain Power shall be obligated, at its sole cost and expense, to promptly restore the Public Ways in any public or private property affected by such removal to as near as reasonably practical the same condition as existed immediately prior to such removal.

SECTION 15. No Waiver. Neither the Town nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 16. Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations hereunder, unless the Town shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

SECTION 17. Amendment. At any time during the term of this Franchise, the Town through its Town Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired, and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the Town and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

SECTION 18. Notices. Unless otherwise specified herein, all notices from Rocky Mountain Power to the Town pursuant to or concerning this Franchise shall be delivered to the Town Recorder's Office. Unless otherwise specified herein, all notices from the Town to Rocky

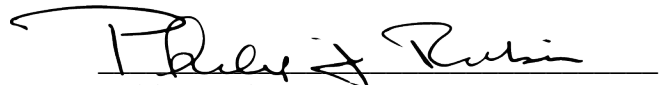
Mountain Power pursuant to or concerning this Franchise shall be delivered to the Customer Services Vice President, Rocky Mountain Power, 201 South Main, Suite 2400, Salt Lake City, Utah 84111, and such other office as Rocky Mountain Power may advise the Town of by written notice.

SECTION 19. Severability. If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

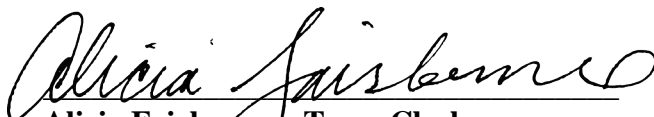
Section 20. Remedies at Law. In the event that Rocky Mountain Power or the Town fails to fulfill any of its respective obligations under the terms of this Franchise, the Town or Rocky Mountain, whichever the case may be, shall have the right to pursue a breach of contract claim and remedy against the other, in addition to any other remedy provide herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Franchise shall become effective without such action that would be necessary to formally amend this Franchise.

PASSED by the Town Council of the Town of Hideout, Utah this 12th day of August, 2021.

MAYOR


Philip Rubin

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

4. Discussion and direction on an Emergency Operations Plan

WASATCH COUNTY EMERGENCY OPERATIONS PLAN



SEPTEMBER 18, 2013

EMERGENCY OPERATIONS PLAN IMPLEMENTATION

Item # 4.

This plan is continually operational with changes in levels occurring under the following conditions:

- An incident occurs or is imminent
- A local state of emergency is declared
- As directed by Wasatch County Emergency Management Director or designee

Becoming familiar with the Emergency Operations Plan (EOP) is an important responsibility. Familiarity with the EOP components will allow the user to locate guidelines, procedures and supplemental information to use as a reference to complete assignments in a timely manner during an event. The EOP will also provide guidance regarding official records to be kept on file after an actual emergency response.

Under the direction of the Wasatch County Manager, the Emergency Management Director or Designee coordinates interdepartmental emergency operations and maintains responsibility for coordination of limited resources to a variety of concurrent emergency situations.

The preservation of human lives will take precedence over property protection for decisions involving resource allocation and prioritization.

Responsibility for coordination of emergency activities with regional, state and private partners resides with Wasatch County Emergency Management and will be accomplished through established liaison roles within the incident or unified command structure as outlined in the National Incident Management System.

RECORD OF CHANGES

Item # 4.

[illegible]

Item # 4.

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UMMINGS@CO.WASATCH.UT.US

FOREWORD

This plan applies to Wasatch County under the direction of the Wasatch County Emergency Management Director who has been designated as the lead agency for Wasatch County. The Emergency Management Director has been given the title and assignment as County Coordinating Officer and has the authority and responsibility for the administration and operations of Wasatch County Emergency Management.

The EOP consists of a base plan, fifteen Emergency Support Function (ESF) Annexes, Support and Incidents Annexes. The base plan provides guidance for response, roles and responsibilities, response actions, response organizations, and planning requirements to any incident that occurs. ESF Annexes group county resources and capabilities into functional areas that are most frequently needed in a county response. Support Annexes describe essential supporting aspects that are common to all incidents. Incident Annexes address the unique aspects of how the county responds to specific incident categories.

To support an effective response, all ESF's are required to have both strategic and detailed operational plans that include all participating organizations and engage the private sector and nongovernmental organizations as appropriate. Departments and agencies will be expected to develop and maintain standard operating procedures that outline specific responsibilities associated with these roles. Each department or agency involved will create a list of responsibilities that will serve as a guide for internal standard operating procedures.

Further, this plan describes the role of the county EOC and the coordination that occurs between the EOC, cities, townships, communities, and other response agencies. The plan outlines how Wasatch County EOC will serve as the focal point between cities, towns, townships, communities, and the state in times of disaster.

Wasatch County Emergency Management is responsible for updating the EOP on a regular basis to reflect and address the changing needs of Wasatch County. This EOP complies with the National Incident Management System, in accordance with the National Response Framework, the Incident Command System and the State of Utah Emergency Operations Plan.

PROMULGATION

Item # 4.

WHEREAS, Wasatch County recognizes it is at risk to a wide range of natural, technological, and man-made hazards and there is a need for ongoing emergency operations planning by all jurisdictions of government within Wasatch County; and

WHEREAS, this Emergency Operations Plan is needed to coordinate and support county response efforts in the event of an emergency or disaster and during the aftermath thereof; and

WHEREAS, this plan will provide a framework for the departments in each jurisdiction, township, community, and county to plan and perform their respective emergency functions during a disaster or national emergency. Tasked organizations within the plan have the responsibility to prepare and maintain standard operating procedures and commit to the training and exercises required to support this plan. Under the direction of The Emergency Management Director, this plan will be revised and updated as required. All recipients are responsible to submit to Wasatch County Emergency Management any changes that might result in its improvement or increase its usefulness.

WHEREAS, in accordance with the Homeland Security Presidential Directive 5, all agencies, departments, and organizations having responsibilities delineated in this Emergency Operations Plan will use the National Incident Management System. This system will allow proper coordination between local, state and federal organizations. The Incident Command System, as a part of the National Incident Management System, will enable effective and efficient incident management by integrating a combination of facilities, equipment, personnel, procedures and communications operating with a common organizational structure. All on-scene management of incidents will be conducted using the Incident Command System.

This plan is promulgated as the Wasatch County Emergency Operations Plan and designed to comply with all applicable Wasatch County regulations and provides the policies and procedures to be followed in response to emergencies, disasters and terrorism events.

NOW THEREFORE, BE IT RESOLVED by the Manager of Wasatch County, this Emergency Operations Plan as updated is officially adopted, IN WITNESS WHEREOF;

Name / Title

Date

Name / Title

Date

The Wasatch County Emergency Operations Plan identifies and assigns disaster responsibilities for County personnel. It addresses the four goals identified in the National Strategy for Homeland Security:

- Prevent and disrupt terrorist attacks
- Protect the American people, critical infrastructure, and key resources
- Respond to and recover from incidents that do occur
- Continue to strengthen the foundation to ensure long-term success

By integrating planning efforts in those four areas, Wasatch County can produce an effective emergency management and homeland security program.

This plan is designed to comply with all applicable Wasatch County regulations and provides the policies and procedures to be followed in response to emergencies, disasters and terrorism events and was developed to meet the requirements of the National Response Framework (NRF) and the National Incident Management System (NIMS). This plan supersedes all previous plans.

Specific modifications of the plan can be made by Wasatch County Emergency Management without the senior official's signature.

I acknowledge that I, or a representative have reviewed this plan and agree to the tasks and responsibilities assigned herein. I also agree if necessary to upgrade this Emergency Operations Plan as it relates to responsibilities on an annual basis and submit any changes to Wasatch County Emergency Management for their annual review and updates.

Name / Title

Date

Name / Title

Date

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Item # 4.

1.1 Purpose

The Wasatch County Emergency Operations Plan (EOP) establishes the framework for the effective and comprehensive integration and coordination of the emergency response and recovery actions of all levels of government, volunteer organizations and the private sector within the county. The EOP is a comprehensive plan that is risk-based and all-hazards in its approach. As such, it is the blueprint for all Wasatch County emergency and disaster operations, including natural disasters, human-caused accidental disasters and terrorist incidents.

The emergency response and recovery actions undertaken by different government agencies and volunteer organizations following a major disaster or emergency will ensure that the following objectives are met:

Reduce the vulnerability of citizens and communities within Wasatch County to loss of life, injury, damage and destruction of property during natural, technological or human-caused emergencies and disasters or during hostile military or paramilitary actions.

Prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies and disasters.

Respond to emergencies using all systems, plans and resources necessary to preserve the health, safety and welfare of persons affected by the emergency.

Assist communities and citizens within Wasatch County in recovering from emergencies and disasters by providing for the rapid and orderly restoration and rehabilitation of persons and property affected by emergencies.

Provide an emergency management system encompassing all aspects of pre-emergency preparedness and post-emergency response, recovery, and mitigation.

Wasatch County Emergency Management is the lead agency for coordinating the response during a major disaster or emergency affecting Wasatch County and is responsible for the following:

- Assist families, businesses, and industry with developing their emergency plans.
- Develop effective mitigation practices for the community.
- Provide training and exercises for emergency response agencies of the county.
- Develop and implement emergency plans, operating procedures/checklists systems, and facilities for response to community emergencies
- Work with local government and community agencies to develop plans and procedures to recover from a disaster
- Coordinate the county's response to disasters

1.2 Scope

The EOP establishes the fundamental policies, basic program strategies, assumptions, and

mechanisms through which Wasatch County will mobilize resources and conduct activities to guide and support local jurisdictions and to seek assistance when necessary from the State of Utah, Division of Emergency Management (DEM) during response, recovery, and mitigation.

Item # 4.

The EOP consists of a base plan, ESF Annexes, Support, and Incidents Annexes. The base plan provides guidance for response, roles and responsibilities, response actions, response organizations, and planning requirements to any incident that occurs. ESF Annexes group county resources and capabilities into functional areas that are most frequently needed in a county response. Support Annexes describe essential supporting aspects that are common to all incidents. Incident Annexes address the unique aspects of how we respond to specific incident categories.

The EOP applies to the cities located within the boundaries of Wasatch County and a number of townships and communities.

The EOP addresses the various levels of emergencies or disasters likely to occur and, in accordance with the magnitude of an event, the corresponding short- and long-term response and recovery actions that the county will take in coordination with local jurisdictions and DEM.

1.3 Phases of Emergency Management

The EOP describes basic strategies that will outline the mobilization of resources and emergency operation activities that support local emergency management efforts. The EOP addresses disasters through the four mission areas identified in the National Strategy for Homeland Security: to prevent, protect against, respond to and recover from natural, technological or human-caused emergencies.

Prevention consists of actions that reduce risk from human-caused events. Prevention planning identifies actions that minimize the possibility that an event will occur or adversely impact the safety and security of a jurisdiction's critical infrastructures and its inhabitants.

Protection reduces or eliminates a threat to people and places. The protection of critical infrastructure and key resources is vital to local jurisdictions, national security, public health and safety, and economic vitality. Protection safeguards citizens and their freedoms, critical infrastructure, property, and the economy from acts of terrorism, natural disasters or other emergencies. Protective actions may occur before, during, or after an incident and prevent, minimize, or contain the impact of an incident.

Mitigation is a vital component of the overall preparedness effort and represents the sustained actions a jurisdiction takes to reduce or eliminate long-term risk to people and property from the effects of hazards and threats. The purpose of mitigation is twofold: (1) to protect people and structures and (2) to minimize the costs of disaster response and recovery.

Response embodies the actions taken in the immediate aftermath of an event to save lives, meet basic human needs and reduce the loss of property and impact to the environment.

Response planning provides rapid and disciplined incident assessment to ensure response

is quickly scalable, adaptable and flexible.

Item # 4.

Recovery encompasses both short-term and long-term efforts for the rebuilding and revitalization of affected communities. Recovery planning must be a near seamless transition from response activities to short-term recovery operations, including restoration of interrupted utility services, reestablishment of transportation routes, and the provision of food and shelter to displaced persons.

More specific information concerning prevention, protection, response and recovery is addressed in the emergency support function section and incident annex appendices to this EOP.

1.4 Disaster Condition

It is recognized that Wasatch County is vulnerable to natural, technological and human-caused hazards that threaten the health, welfare and security of our citizens. The cost of response to and recovery from potential disasters can be substantially reduced when attention is turned to mitigation action and planning. Although Wasatch County is vulnerable to flooding, wildfires, snowstorms, earthquakes, and drought, other hazards such as tornadoes and avalanches pose risks to Wasatch County's population and property.

In the event of a major disaster or emergency, a large number of fatalities and injuries may result. Many residents work outside of the area and may be unable to return to care for their children. Many people will be displaced and incapable of providing food, clothing and shelter for themselves and their families. Jobs will be lost with reduced prospect for future employment in the area. The economic viability of the affected communities may be jeopardized.

Many private homes, businesses and major industries may be damaged or destroyed. The structural integrity of many public buildings, bridges, roadways and facilities may be compromised. Water and utility infrastructure may be severely affected. Emergency response personnel may be hampered in the response efforts due to transportation problems, lack of electrical power, debris, and damaged, destroyed, or inaccessible local structures. Timely deployment of resources from unaffected areas of Wasatch County and the State of Utah will be needed to ensure an effective and efficient response.

1.5 Planning Assumptions

- Emergency management coordination in Wasatch County is based on a bottom-up approach to response and recovery resource allocation (that is, local response efforts followed by county response efforts, then state response efforts, and finally federal government assistance) with each level exhausting its resources prior to elevation to the next level. Homeland security statute or regulations may govern certain response activities. The recovery of losses and/or reimbursements of costs from federal resources will require preparation and compliance with certain processes.
- The County will make every reasonable effort to respond in the event of an emergency or disaster. However, county resources and systems may be damaged, destroyed or overwhelmed.

- The responsibilities and functions outlined in this plan will be fulfilled only if the information exchange, extent of actual agency capabilities, and resources are available at the time.
- Damages to infrastructure will likely be manifested in direct physical and economic damages to facilities and systems, emergency response abilities will be diminished due to inaccessible locales, and may cause inconvenience or overwhelming distress due to temporary or protracted service interruptions and will result in long-term economic losses due to the economic and physical limitations of recovery operations.
- Wasatch County EOC will be staffed with representatives from county agencies and private organizations grouped together under the ESF concept. The primary agency for each ESF will be responsible for coordinating the planning and response activities of the support agencies assigned to that ESF.
- Effective preparedness requires ongoing public awareness and education programs so that citizens will be prepared, when possible, and understand their own responsibilities should a major disaster or emergency event occur.
- Time of occurrence, severity of impact, weather conditions, population density, building construction, and secondary events such as fires, explosions, structural collapse, contamination issues, loss of critical infrastructure and floods are a few of the significant factors that will affect casualties and damage.
- Disaster relief from agencies outside the county may take 72 hours or more to arrive.
- Residents living within the county boundaries are encouraged to develop a family disaster plan and maintain the essential supplies to be self-sufficient for a minimum of 72 hours and up to two (2) weeks.

1.6 Incident Command System

Wasatch County has adopted the National Incident Management System (NIMS) as the standard incident management structure within the county. The Incident Command System (ICS) is the standard for on-scene emergency management throughout Wasatch County. First responders in all organizations are encouraged to implement the training, exercising and everyday use of ICS. ICS is a combination of facilities, equipment, personnel, procedures and communications that operates with a common organizational structure and is designed to aid in the management of resources during incidents. ICS is applicable to small and large/complex incidents. All operations within the EOC will be conducted using ICS.

SECTION 2 POLICIES

All operations under the Wasatch County EOP will be undertaken in accordance with the mission statement of Wasatch County Emergency Management:

“The mission of Wasatch County Emergency Management is to establish, coordinate, maintain county-wide Emergency Management activities and intergovernmental, private, and volunteer partnerships in order to establish sustainable communities and support responses to and recovery from emergencies, as well as collect and disseminate critical information.”

- Wasatch County Emergency Management is responsible for the development of this plan.
- Municipal, state, and federal emergency plans and programs will integrate with the Wasatch County EOP to provide effective and timely support to the citizens of Wasatch County in the event of a major disaster or emergency.
- County agencies will develop appropriate plans and procedures to carry out the emergency responsibilities assigned to them in the EOP.
- Local emergency response is primary during an emergency or disaster. Wasatch County will coordinate with local officials to augment local emergency resources as needed.
- All local governments and agencies must be prepared to respond to emergencies and disasters even when government facilities, vehicles, personnel and political decision-making authorities are affected. The Wasatch County Continuity of Operations (COOP) Plan may be used in conjunction with this EOP during various types of emergency situations. The COOP plan details the processes by which administrative and operational functions will be accomplished during an emergency that may disrupt normal business activities. As part of this plan, essential functions of county and local government, private sector businesses and community services are identified and procedures are developed to support these.
- When necessary, Wasatch County Emergency Management will initiate requests for assistance from the state government through the Division of Emergency Management (DEM). DEM may initiate requests for assistance from the federal government through the Federal Emergency Management Agency (FEMA) and other states through the Emergency Management Assistance Compact (EMAC).

All activity undertaken under the EOP shall be coordinated using the Incident Command System, and the National Incident Management System, in accordance with Homeland Security Presidential Directive.

Particularly in major disasters, the public looks to government at all levels for assistance through all available means. In addition to the increased potential for disasters, a number of other factors are also on the rise. These include property values, population growth and population density within hazard vulnerable zones. This sets the stage for increased impact and economic ramifications of catastrophic events.

3.1 Hazard Analysis

A disaster can occur at anytime within the jurisdictions of Wasatch County or any of its municipalities. All areas of Wasatch County are at risk for three types of events:

- **Natural Disasters** – Avalanche, drought, earthquake, epidemic, flood, landslide, tornado, severe weather (rain, snow, wind, lightning, etc.) and wildfire.
- **Technological Incidents** – Airplane crash, dam failures, hazardous materials release, power failure, radiological release, train derailment, urban conflagration, etc.
- **Human-Caused Hazards** - Transportation incidents involving hazardous substances, small and medium size aircraft crashes, ground transportation accidents, civil disturbances, school violence, terrorists or bomb threats, sabotage and conventional nuclear, biological, or chemical attack, etc.

3.2 Natural Hazards

Numerous natural hazards exist in Wasatch County that can threaten lives, and constrain land use. From severe weather events to earthquakes to potential for landslides, debris flows, rock falls, and snow avalanches.

Avalanche Wasatch County is surrounded by the Uintah's and Wasatch Mountains. Wasatch County valleys receive an average annual snowfall of 5-6 feet with the mountains receiving significantly more. Such heavy snowfall coupled with steep terrain, create ideal conditions for avalanches. Avalanche risk is generally in the mountainous areas of the county where residents and visitors snowmobile, ski, and hunt.

Landslide Landslides are common natural hazards in Utah. They often strike without warning and can be destructive and costly. Common types of landslides in Utah are debris flows, slides, and rock falls. Many landslides are associated with rising groundwater levels due to rainfall, snowmelt and landscape irrigation.

Drought Even in normal years, Utah has a limited water supply. It is the second driest state in the nation. Most of Utah is classified as a desert receiving less than 13 inches of annual precipitation. Drought is a normal and recurring feature of climate and is a result of a deficiency of precipitation over an extended period of time, resulting in a water shortage that impacts normal water usage. The severity of a drought depends on the degree of moisture deficiency, its duration and the size of the affected area. Because it is so hard to develop a quantitative definition for drought, it is difficult to determine precisely when a drought starts and

Earthquake A major earthquake anywhere along the Wasatch Fault would pose significant risks to the transportation routes to and from Wasatch County and the Wasatch Front. The lack of access to viable resources could cause serious health and welfare risks to the citizens of Wasatch County

Epidemic and Public Health Emergency Emerging and reemerging infections such as pandemics, mosquito-borne illnesses, hemorrhagic fevers, and the resurgence of tuberculosis and cholera in new, more severe forms, and the economic and environmental dangers of similar occurrences in animals and plants attest to our continuing vulnerability to infectious diseases throughout the world.

Flooding Although located in a semi-arid region, Wasatch County is vulnerable to severe thunderstorms and snowmelt floods. Portions of Wasatch County are also subject to flash flooding with swollen rivers and streams as a complication.

Severe Weather

Snow: Snowstorms over northern Utah have a dramatic effect on transportation and daily activity. Mountain Valley's typically receive significant amounts of snow.

Lightning: Each year, hundreds of Americans are hit by lightning, resulting in dozens of deaths and injuries. Lightning causes more deaths per year in the United States than those from tornados or hurricanes.

Tornado: Tornados can occur in Wasatch County with the potential of causing significant damage to infrastructure, property, and lives.

Wildfire: Utah's typical fire season is May through October. A large number of wildfires are caused by lightning. The wildland/urban interface is defined as the area where structures and other human development meet or intermingle with undeveloped wild land or vegetative fuels. Wasatch County has a large number of High Mountain Subdivisions that are extremely vulnerable to wild land fires.

3.3 Technological Hazards

Technological hazards include hazardous materials incidents and nuclear power plant failures. Usually, little or no warning precedes incidents involving technological hazards. Numerous technological hazards could impact Wasatch County.

Hazardous Materials Hazardous materials incidents can occur anywhere there is a road, rail line, pipeline or fixed facility storing hazardous materials. Virtually the entire county is at risk to an unpredictable incident of some type.

Fixed Sites: The Wasatch County Fire district reviews on an annual basis, facilities that store or use chemicals that are considered extremely hazardous substances by the U.S. Environmental Protection Agency. The Wasatch County Fire District maintains and updates the hazard analysis and facility emergency response information every two years.

Chemical Stockpile Emergency Preparedness Program: In December 1985, Congress directed the U.S. Department of Defense to destroy the United States stockpile of lethal unitary

Nuclear Power Plant: The University of Utah Reactor, located in the Engineering Building on the main campus of the University of Utah, is the only nuclear reactor in the state of Utah. The reactor is a low-power training reactor with a minimal possibility of any off-site releases.

Utility Outages/Shortages: Temporary or long-term utility outages/shortages can cause massive disruptions in the operations of essential services. Many critical facilities have emergency standby power supplies; however, they are designed for short-term events and are subject to failure as well.

Urban Fires: The risk of an urban conflagration has been reduced with the establishment and implementation of fire prevention codes and inspection programs. Arson and institutional fires may require major commitments of fire suppression resources leaving the community vulnerable to other emergency responses.

3.4 Human-Caused Hazards

Wasatch County may not be able to prevent a human-caused hazard from happening, but it is well within the county's ability to lessen the likelihood and/or the potential effects of an incident.

Transportation Incidents: Transportation incidents involve the interruption or failure of transportation systems. These systems include ground, air, and recreational rail. These transportation systems have the potential to create serious injuries and/or mass casualty incident.

Wasatch County has two winding steep mountain passes that are major transportation routes in and out of Wasatch County. Highways 40 and 189 intersect in the center of Heber City. US Hwy 189 through Provo Canyon to Utah County is a scenic byway. US Hwy 40 is Heber City's main street and begins at Silver Creek Junction in Summit County from Interstate 80 to the Uintah Basin and onto Colorado.

Highways 32 and 35 are scenic byways and used mostly for recreational use and some local commuters. Highway 248 runs through the northern boundary of Wasatch County, to Summit County and used mostly for local commuters.

Heber City's Municipal Airport services small aircrafts through 20 passenger jets on a daily basis.

Three lakes are used regularly all seasons for recreational uses. And the Heber Valley Historical Railroad takes passengers through a scenic ride along Deer Creek Reservoir through Provo Canyon to Vivian Park during most of the year. These areas have potential risk of serious accident and/or injury to multiple victims.

Domestic Terrorism: Terrorism is the use of force or violence against persons or property in violation of the criminal laws of the United States for purposes of intimidation, coercion or ransom. Terrorists often use threats to create fear among the public, to try to convince citizens that their government is powerless to prevent terrorism, and to get immediate publicity for their causes. The Federal Bureau of Investigation (FBI) categorizes terrorism in the United States as one of two types: domestic terrorism or international terrorism.

- Domestic terrorism involves groups or individuals whose terrorist activities are directed at elements of our government or population without foreign direction.
- International terrorism involves groups or individuals whose terrorist activities are foreign-based and/or directed by countries or groups outside the United States or whose activities transcend national boundaries.

A terrorist attack can take several forms, depending on the technological means available to the terrorist, the nature of the political issue motivating the attack, and the points of weakness of the terrorist's target. Bombings are the most frequently used terrorist method in the United States. Other possibilities include an attack at transportation facilities, an attack against utilities, other public services or an incident involving chemical or biological agents.

Biological and Chemical Weapons: Biological agents are infectious microbes or toxins used to produce illness or death in people, animals or plants. Biological agents can be dispersed as aerosols or airborne particles. Terrorists may use biological agents to contaminate food or water because they are extremely difficult to detect. Chemical agents kill or incapacitate people, destroy livestock, or ravage crops. Some chemical agents are odorless and tasteless and are difficult to detect. They can have an immediate effect (a few seconds to a few minutes) or a delayed effect (several hours to several days)

3.4.1 Hazard Assessment

Wasatch County has conducted an all-hazards assessment of potential vulnerabilities to the county. This assessment will assist with prioritization and outlines a direction for planning efforts. Wasatch County recognizes the pre-disaster mitigation plan developed by Mountainlands Association of Governments which includes the incorporated Cities and Towns. This pre-disaster mitigation plan serves to reduce the region's vulnerability to natural hazards. The pre-disaster mitigation plan is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property and the natural environment within the region.

The hazard analysis table below provides information to understand risks and their corresponding likelihood and consequences in Wasatch County.

Table 3-1 Hazard Analysis Table Legend

Rating	Frequency	Consequences
Low	Occurrence less frequent than every 25 years	Some community-wide impact possible. Usually handled with available community resources.
Medium	Occurrence frequency between 1 and 25 years	Localized damage may be severe, community-wide impact minimal to moderate. Handled with community resources and some mutual aid.
High	Annual event	Moderate to high community-wide impact. May require state or federal assistance.

Table 3-2 Hazard Analysis Table*Item # 4.*

Hazard	Frequency	Warning Lead Times	Consequences	Population/Area at Risk
Avalanche	Medium	Minutes	Low	Site
Landslide	Low	Hours-days	Low	Site
Drought	Medium	Weeks-months	Medium	Countywide
Earthquake	Low	Minutes	Medium	Countywide
Epidemic	Low	Weeks - occurrence	Catastrophic	Countywide
Flooding	Medium	24 hours - occurrence	High	Site
Flooding/Dam Failure	Low	Minutes	Catastrophic	Site
Severe Weather Snowstorm	High	36 to 24 hours	Medium	Countywide
Severe Weather Lightning	High	Occurrence	Low	Site
Severe Weather Tornado	Low	Several minutes	High	Countywide
Severe Weather Wildfire	High	24 - 12 hours / occurrence	Medium	Wildland urban interface
HAZMAT	Medium	Occurrence	High	Site
Radiological Incidents	Low	Occurrence	Medium	Site
Utility Outages/Shortages	Low	Months - weeks	High	Countywide
Telecommunications Disruptions	Low	Days - hours	High	Countywide
Urban Fires	High	Months - weeks	High	Countywide
Transportation Accidents	High	Occurrence	Low	Site
Domestic Terrorism	Has not occurred	Days - hours	High	Locale
Biological/Chemical Weapons	Has not occurred	Days - hours	High	Locale

3.4.2 Mitigation

Item # 4.

Based on the hazard analysis and hazard assessment above, Wasatch County has designed mitigation activities to reduce or eliminate risks to persons or property and to lessen the actual or potential effects or consequences of an incident. These mitigation activities are detailed in the State of Utah Hazard Mitigation Plan. Mitigation activities may be implemented prior to, during, or after an incident, as appropriate, and can be conducted at the federal, state, county, or jurisdictional level. This section outlines the mitigation activities at each level of government as they pertain to the Wasatch County mitigation strategy to reduce exposure to, probability of or potential loss from hazards.

The State of Utah Natural Hazard Mitigation Plan served as the guideline for mitigation operations in the State of Utah in general and Wasatch County specifically. The plan is intended to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property and the natural environment.

3.4.2.1 Mitigation Planning Process and Coordination

Division of Emergency Management (DEM) is the lead agency responsible for coordinating the development of the State of Utah Natural Hazard Mitigation Plan. The state plan is a result of a separate planning process put into motion before the state planning process. The initial pre-disaster mitigation planning process involved the seven associations of government (AOG) entities. The second process initiated to complete the state natural hazard mitigation plan was a result of a strengthening and augmentation of the process used over the last 15 years to complete previous state hazard mitigation plans. The state plan and process used to create it relied on mitigation and program experts from DEM and state agencies.

During the planning process, subject matter experts from state and federal agencies were used to verify information in the review of multi-jurisdiction mitigation plans submitted by Mountainlands Association of Government.

The seven multi-jurisdictional plans were reviewed and information from these plans was instrumental in completing the state plan. Sections were split from the state mitigation plan for review, the plan was posted on the Department of Emergency Services Web site and comments were solicited from interested parties.

Every attempt was made to coordinate other planning efforts to reduce duplication of effort. The plan was posted to the Web site upon completion and comments were solicited. The plan was also submitted to FEMA region VIII for approval.

3.4.2.2 Mitigation Programs

Single Jurisdictional Areas

Jurisdictions will develop and implement programs designed to avoid, reduce and mitigate the effects of hazards through the development and enforcement of policies, standards and regulations.

Jurisdictions will promote mitigation efforts in the private sector by encouraging the creation of COOP plans and identifying critical infrastructures vulnerable to disasters or required for emergency response.

Wasatch County

Develop and implement short- and long-term programs designed to avoid, reduce, and mitigate the effects of hazards through the development and enforcement of policies, standards, and regulations, such as the removal of homes and businesses from floodplains, the establishment and enforcement of zoning/building codes, the installation of surveillance cameras, and the screening and surveillance of cargo.

Enhance public education on relevant topics, including severe weather warning systems, home safety, personal preparedness checklists, evacuation routes and weather safety procedures such as flooded roads, winter storm conditions and electrocution hazards.

Review, exercise, and re-evaluate emergency plans, policies, and procedures.

Review resource lists to ensure availability of properly functioning road-clearing equipment, four-wheel drive vehicles, emergency generators, fuel, chainsaws, etc.

Review shelter availability and procedures to ensure that basic procedures are in place for rapid procurement of services, equipment, and supplies.

Test emergency communications systems and generators.

Promote mitigation efforts of local government, businesses, and the private sector with emphasis on local infrastructure and continuity of government (COG) and continuity of operations (COOP). Identification of critical infrastructures that may be impacted by disasters or require emergency response efforts.

The State of Utah Natural Hazard Mitigation Plan identifies priorities, objectives and mitigation activities for the following high-threat hazards for Wasatch County: dam failure, drought, wildfire, earthquake, flooding, landslide and severe weather.

Specific mitigation functions and program details are outlined in ESF #14 - Long-Term Community Recovery.

The State of Utah Natural Hazard Mitigation Plan references the following sector-specific protection plans to further mitigate hazards:

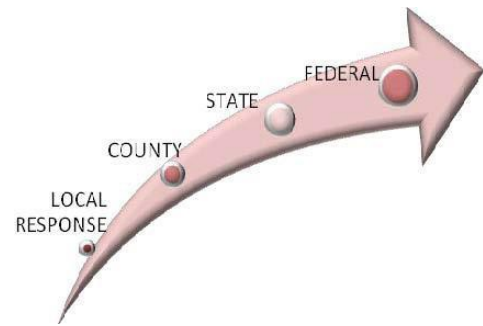
- Mountainlands Association of Governments Pre-disaster Mitigation Plan.
- Central Utah Water Conservancy District Hazard Mitigation Plan
- HAZUS-MH: Earthquake Event Report
- Prepared Schools Certification

3.4.3 Capability Assessment

Wasatch County has conducted a risk analysis and capability assessment. The assessment focused on assessing, prioritizing and managing specific risks in Wasatch County. Risks facing Wasatch County were prioritized and investments have been built on those key capabilities where Wasatch County can mitigate specific risks.

Section 4 CONCEPT OF OPERATIONS

Wasatch County utilizes a bottom-up approach in all phases of emergency management, with emergency activities being resolved at the lowest possible level of response. Thus, the resources of local response agencies, state and federal agencies are utilized in this sequential order to ensure a rapid and efficient response.



4.1 Normal Operations

In the absence of a declared disaster or state of emergency, the emergency response forces of the community (EMS, fire, law enforcement and public works) will respond to emergencies within their jurisdictions with the authorities vested to them by law and local policy. Mutual aid and shared response jurisdictions are addressed through local agreements and do not require a local declaration of a state of emergency to enable them.

Wasatch County Emergency Management monitors local emergencies and provides EOC operational assistance as required. Notifications of reportable events are made to the appropriate agencies and warning points. Severe weather watches and warnings are relayed to agencies when issued by the National Weather Service. The county EOC levels may be escalated without a local declaration of a state of emergency to support local agencies in normal response or community emergencies.

4.2 Emergency Operations Plan Implementation

This plan is continually operational with changes in levels occurring under the following conditions:

- An incident occurs or is imminent
- A state of emergency is declared
- As directed by the County Emergency Manager or designee

4.3 Declaring a Local State of Emergency

The EOC will serve as the county's coordination center for all disaster response operations. It is located at 1361 South Highway 40, Heber City, UT. If a disaster or emergency situation prevents the use of the primary facility, an alternate EOC will be activated in accordance with Wasatch County's Continuity of Operations (COOP) Plan.

An event may start out small and escalate quickly or a major event may occur at any time. The following is an example of steps leading to a county disaster declaration. As soon as an incident occurs, Wasatch County Emergency Management begins monitoring the situation; activates to the appropriate level and staffs the EOC accordingly. The affected jurisdiction notifies Wasatch County Emergency Management of the incident and requests assistance. An initial assessment of damages is provided if available. Wasatch County Emergency Management will:

- Make assistance available as necessary.
- When conditions warrant, assist the County Manager in declaring that a local state of emergency exists. (The Manager has the authority to declare an emergency and is charged with overall responsibility for the response and recovery during a declared

local state of emergency. After 30 days, the declaration will expire unless it is ratified by the County Council.) A county council member and/or the county may make a declaration of an emergency or disaster strictly in accordance with local ordinances, state statute or federal law.

- Request damage assessment updates from the affected areas at regular intervals to the county EOC to affix costs to the declaration.
- County agencies may respond with available resources to assist in response, recovery and mitigation efforts as specific requests are received.

FEMA assesses a number of factors to determine the severity, magnitude and impact of a disaster event. In evaluating a governor's request for a major disaster declaration, a number of primary factors along with other relevant information are considered in developing a recommendation to the president for supplemental disaster assistance. Primary factors considered include:

- Amount and type of damage (number of homes destroyed or with major damage).
- Impact on the infrastructure of affected areas or critical facilities.
- Imminent threats to public health and safety.
- Impacts to essential government services and functions.
- Unique capability of Federal government.
- Dispersion or concentration of damage.
- Level of insurance coverage in place for homeowners and public facilities.
- Assistance available from other sources (federal, state, local, voluntary organizations).
- State and local resource commitments from previous, undeclared events.
- Frequency of disaster events over recent time period.

The very nature of disasters, their unique circumstances, the unexpected timing, and varied impacts, precludes a complete listing of factors considered when evaluating disaster declaration requests. However, the above lists most primary considerations.

4.3.1 Local Government Resources

Local governments shall use their own resources first in an emergency or disaster situation and may call for assistance from Wasatch County Emergency Management during events that overwhelm or threaten to overwhelm their own response and recovery resources.

State and Federal relief may be overwhelmed when damage is widespread and severe. Therefore, the local jurisdiction must develop and maintain an ongoing program of mitigation, preparedness, response and recovery.

Federal Emergency Management Agency (FEMA) coordinates the Federal government's role; the State coordinates their role in preparing for, preventing, mitigating the effects of, responding to and recovering from all domestic disasters, whether natural or human-caused, including acts of terror.

When required, the county's declaration will take into account the primary factors required by FEMA for their declaration process.

4.4 Emergency Operations Center

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Wasatch County EOC will serve as the county's coordination center for all disaster response operations. If a disaster or emergency situation prevents the use of the primary facility, an alternate EOC will be activated.

4.4.1 Escalation of Levels in the Emergency Operations Center

The EOC activation level may be elevated by the Mayor, the County Emergency Manager, the UFA Fire Chief or their designees during any situation where the need for EOC-level coordination is evident. Escalation of levels may also extend to the following:

- Wasatch County Emergency Management on-call duty officers may independently increase the level of activation when Wasatch County Emergency Management representatives are unavailable and it has been determined by the personnel commanding an emergency event that Wasatch County interdepartmental coordination is required.
- Any senior official or department head may request EOC assistance for a county emergency by contacting Wasatch County Emergency Management during business hours or an on-call duty officer after hours. Such requests should be related to the facilitation of interdepartmental coordination for the purposes of managing an emergency or planned event. If the EOC mission is unclear or if such a response is not evident, the matter will be referred to the County Emergency Management Director, who may request policy group input prior to authorizing the activation level be escalated.
- Individuals will be notified of an escalation in levels using communication methods that are most functional and available.
- Wasatch County Emergency Management may also utilize the EOC in preparation for planned events in which EOC-level coordination is needed. If a department recognizes a need for EOC support during pre-event planning, a request may be submitted to the Emergency Management Director. Examples of planned events may include, but are not limited to, protests and demonstrations, political events, parades, and holiday events.

4.4.2 EOC Levels of Operation

Emergencies or disasters that can potentially affect Wasatch County are divided into three levels of readiness to establish emergency operations. These levels are outlined below. Wasatch County is constantly monitoring events within the county. Emergency Management Duty Officers are on-call at all times to monitor and follow up on situations, threats or events within the county. How severe an event is will directly affect the level of activation. Increasing or decreasing levels of activation will be directly decided by Wasatch County Manager and the emergency management director. The EOC activation levels provide a means for a centralized response and recovery, with operational plans and activities focused on efficiency, quality and quantity of resources.

There are three levels of activation:

- **Level I:** Full-Scale Activation.
- **Level II:** Limited Activation.
- **Level III:** Daily Operations / Monitoring

See Table below for a concise depiction and summary of the levels of emergencies or disasters and corresponding Wasatch County Emergency Management EOC operational level.

Table 4-1 Levels of Emergencies or Disasters and Corresponding Actions

Level of Emergency or Disaster	Initiating Events	Salt Lake County EOC Operational Level	Corresponding Actions
I	Widespread threats to the public safety; large-scale County, State and Federal response anticipated.	Full Activation	24/7 staffing of command, general staff, and ESF agencies as needed for event/incident coordination, determined by operational needs.
II	Incidents that overwhelm local response capability; requiring County assistance.	Limited Activation	Extended staffing with selected command, general staff and ESF agency representation as needed.
III	Monitoring and assessment of incidents. Emergency incident for which local response capabilities are likely adequate.	Emergency Management staff monitors situations 24/7	Wasatch County Emergency Management provides full time EOC staff, on-call EOC staff (after hours and weekends) to monitor 24/7 and, if needed, elevate activation level.

4.4.2.1 Level I – Full-Scale Activation

In a full-scale activation, all primary and support ESF agencies under the county plan are notified. Wasatch County Emergency Management staff and all primary ESFs will report to the county EOC. When an event warrants a Level I activation, the EOC will be activated on a 24-hour, 7 day schedule due to the severity of the event or an imminent threat. All staff and all ESFs are activated and will be contacted to provide representatives at the EOC. ICS is implemented and all sections and branches are activated, the EOC Planning Section initiates the incident support planning process to establish operational objectives and priorities. It is expected at this level of activation that response and recovery operations will last for an extended period. As county resources are exhausted, the state Division of Emergency Management (DEM) will be contacted for assistance and the State will then notify FEMA of the response operations and status of needs.

4.4.2.2 Level II - Limited Activation

Level II is limited agency activation. Coordinators of primary ESFs that are affected will be notified by Wasatch County Emergency Management staff to report to the EOC. All other ESFs are alerted and put on standby. All agencies involved in the response will be requested to provide a representative to the county EOC. Some ESFs may be activated to support response/recovery operations. Emergency Management staff will report to the EOC as well as the local agencies involved in the response and recovery. This level can warrant a 24-hour schedule. The ICS system is activated and all sections and branches are activated as required.

Level III is typically a monitoring phase in which events are typically handled by jurisdictional response agencies. Wasatch County duty officers monitor and follow-up on situations, threats or events and report to the EOC as needed to assess the situation and escalate activation level when necessary.

Notification will be made to local agencies and ESFs who would need to take action as part of their

everyday responsibilities. This level typically involves observation, verification of appropriate action, and follow-up by Wasatch County Emergency Management staff. Most events can be resolved in a small amount of time using small amounts of resources. The day-to-day operations are typically not altered and the management structure stays the same. Emergency Management on-call duty officers apprised of the event evaluate the situation and, if conditions warrant, appropriate individuals and agencies are alerted and advised of the situation and instructed to take appropriate action as part of their everyday responsibilities. At the conclusion of the event, the duty officers verify completion of the actions taken and document the incident. Incident action planning is not necessary, although it may be necessary to provide briefings or meetings for response or mitigation efforts for the event.

4.4.2.3.1 Level III – ICS Forms

In the event of an incident progressing beyond normal day-to-day operations or elevation in the EOC activation an Incident Support Plan (ISP) should be prepared in accordance with Section 4.4.5 utilizing ICS forms and the ICS Incident Support Plan format. This ISP should be created as the transition is made from initial response to operational periods and incident support objectives are established. The initial EOC incident response activities should be documented on an ICS 201 form.

4.4.3 Emergency Support Functions

The EOC is organized based on the Incident Command System (ICS) structure, which provides EOC staff with a standardized operational structure and common terminology. The EOC is organized into 18 emergency support function (ESF) annexes. ESFs are composed of local agencies and voluntary organizations that are grouped together to provide needed assistance.

These 15 categories or types of assistance constitute Wasatch County ESFs and will serve under a section as designated under ICS, within the EOC structure. ESFs, in coordination with Wasatch County Emergency Management, are the primary mechanism for providing response and recovery assistance to local governments through all disaster levels. Assistance types are grouped according to like functions. See Table 4-2 for a summary of all ESFs and the services each provides.

- County agencies and organizations have been designated as primary and support agencies for each ESF according to authority, resources and capability to coordinate emergency efforts in the field of each specific ESF.
- Primary agencies, with assistance from one or more support agency, are responsible for coordinating the activities of the ESF and ensuring that tasks assigned to the ESF by Wasatch County Emergency Management are completed successfully.
- ESF operational autonomy tends to increase as the number and complexity of mission assignments increases following an emergency event. However, regardless of circumstance, the ESFs will coordinate within the EOC in executing and accomplishing their missions.

Table 4-2 Summary of Emergency Support Functions

Item # 4.

Annex	Scope	Responsible Division
ESF #1 – Transportation	Transportation Safety Restoration/recovery of transportation infrastructure Movement restrictions Damage and impact assessment	Public Works Engineering
ESF #2 – Communications	Coordination with telecommunications and information technology industries Restoration and repair of telecommunications infrastructure Protection, restoration, and sustainment of county cyber and information technology resources Oversight of communications within the county incident management and response structures	Information Services Wasatch County Dispatch
ESF #3 – Public Works and Engineering	Infrastructure protection and emergency repair Infrastructure restoration Engineering services and construction management Emergency contracting support for life-saving and life-sustaining services	Public Works Operations Public Works Engineering Public Works Cities and Towns Twin Creeks and Jordanelle SSD's Heber Valley Special Service Dist. (Sewer)
ESF #4 – Firefighting	Coordination of county firefighting activities Support to wild-land, rural, and urban firefighting operations	Wasatch County Fire District
ESF #5 – Emergency Management	Coordination of incident management and response efforts Issuance of mission assignments Resource and human capital Incident action planning Financial management	Emergency Management
ESF #6 – Mass Care, Emergency Assistance, Housing, Human Services	Mass care Emergency assistance Disaster housing Human services	Red Cross Evacuation Facility Personnel Health Department Housing Authority Volunteers
ESF #7 – Logistics Management and Resource Support	Comprehensive county incident logistics planning, management, and sustainment capability Resource support (facility space, office equipment and supplies, contracting services, nutrition assistance etc.)	Emergency Management Director Law Enforcement Fire IT Department Senior Citizens Food Service
ESF #8 – Public Health and Medical Services	Public Health Food Safety and Security Medical Mental health services Mass fatality management	Wasatch County Health Department Heber Valley Medical Center Wasatch Mental Health EMS
ESF #9 – Search and Rescue	Life-saving assistance Search and rescue operations	Fire Department Law Enforcement EMS
ESF #10 – Oil and Hazardous Materials Response	Oil and hazardous materials (chemical, biological, radiological, etc.) response Environmental short- and long-term cleanup	Fire/Hazmat Health Department Law Enforcement Emergency Management

Annex	Scope	Responsible Division	Item # 4.
ESF #11 – Animal Services, Agriculture and Natural Resources	Animal and plant disease and pest response Safety and well-being of household pets and livestock Natural Resources	Heber City Animal Control Law Enforcement Division of Natural Resources	
ESF #12 – Energy	Energy infrastructure assessment, repair, and restoration Energy industry utilities coordination Energy forecast	Heber Light & Power Rocky Mountain Power Questar Gas Wasatch County Building Maintenance	
ESF #13 – Public Safety – Law Enforcement and Security	Facility and resource security Security planning and technical resource assistance Public safety – Law Enforcement and security support Support to access, traffic, and crowd control	Sheriff Heber City Police Department Utah Highway Patrol State Park Rangers	
ESF #14 – Long-Term Community Recovery	Social and economic community impact assessment Long-term community recovery assistance to local governments, and the private sector Analysis and review of mitigation program implementation Historic properties protection and restoration Cultural Resources	Emergency Management Planning & Development Public Works Department Human Resources	
ESF #15 – External Affairs	Emergency public information and protective action guidance Media and community relations	PIO's (Public Information Officers)	

4.4.4 EOC Coordination

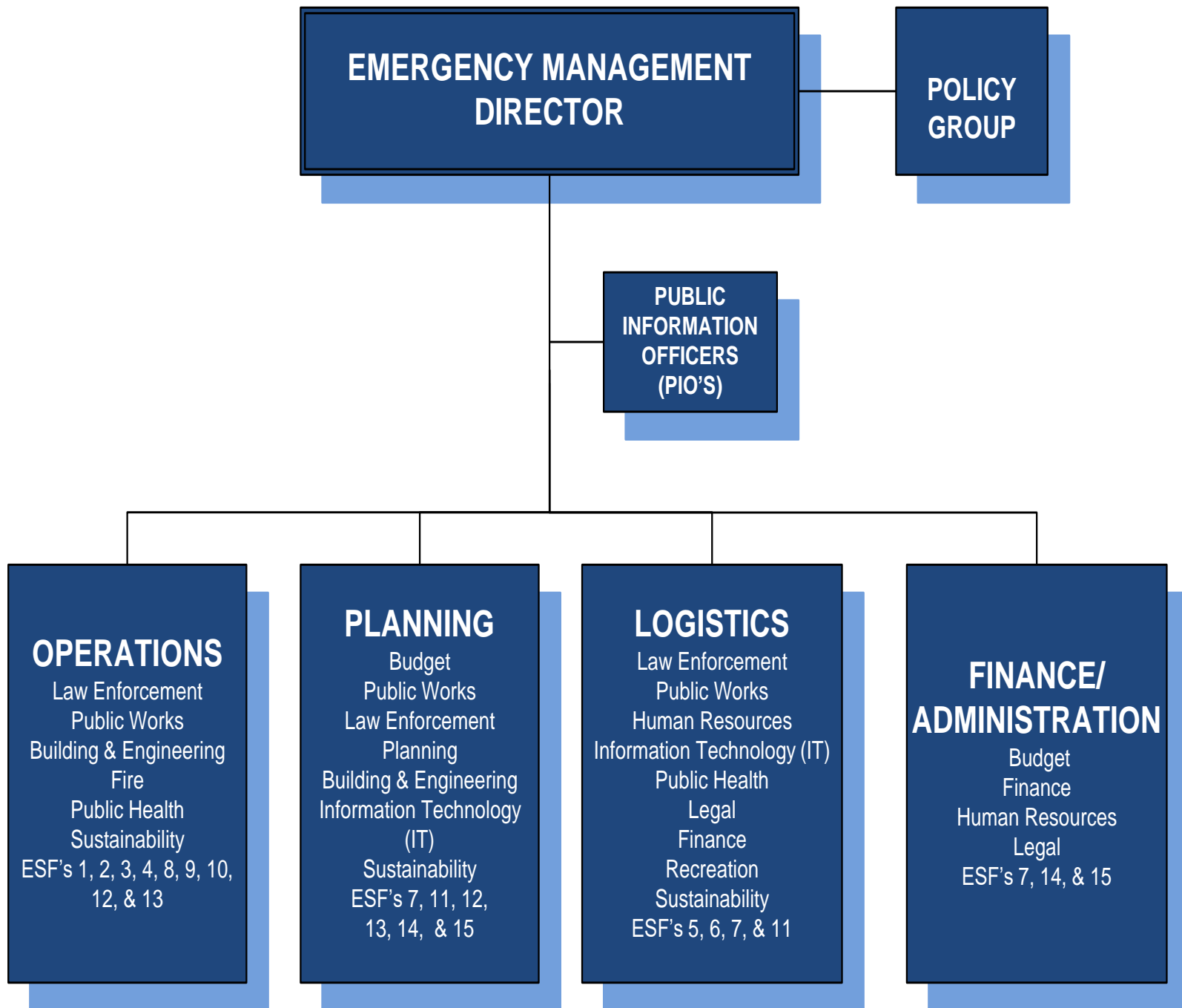
Wasatch County Emergency Management is responsible for emergency operations and coordination before, during and after an event. Resource management and policy coordination take place in the EOC.

Wasatch County's response to and recovery from an emergency and/or pending disaster is carried out through the County Emergency Management Organization. (See Table 4-3)

ESFs are grouped by the types of assistance provided. Each ESF is led by a primary agency or agencies and is supported by other county agencies and volunteer organizations.

TABLE 4-3 EMERGENCY MANAGEMENT ORGANIZATION

Item # 4.



The principles of this plan conform to the National Incident Management System (NIMS), which provides a core set of common concepts, principles, terminology and technologies. The EOC will especially be needed when incidents cross disciplinary boundaries or involve complex scenarios.

The EOC utilizes ICS to develop a structured method for identifying priorities and objectives to support an incident or event. These priorities serve as guidance for the allocation of resources and enable the EOC to coordinate requests.

The EOC utilizes ICS to manage ESF coordination.

The use of distinct titles for ICS positions allows for filling ICS positions with the most qualified individuals rather than by seniority. Standardized position titles are useful when requesting qualified personnel. Local and county agencies and responders may have various roles and responsibilities throughout the duration of an emergency. Therefore, it is particularly important that the local command structure established to support response and recovery efforts maintain significant flexibility in order to expand and contract as the situation changes. Typical duties and roles may also vary depending on the severity of impacts, size of the incident(s), and availability of local resources. It is imperative to develop and maintain depth within the command structure and response community.

4.4.5 EOC Support Planning

The planning section is responsible for developing the ISP and facilitating planning meetings. EOC support plans are developed for a specified operational period, which may range from a few hours to 24 hours. The operational period is determined by establishing an initial set of priority actions to be performed. A reasonable timeframe is then determined for the accomplishment of those actions. EOC support plans should be sufficiently detailed to guide EOC elements in implementing the priority actions but do not need to be complex.

EOC support plans provide designated EOC personnel with knowledge of the objectives to be achieved and the steps required for their achievement. EOC support plans also provide a basis for measuring achievement of objectives and overall system performance. Planning is an important management tool that involves the following:

- Identification of emergency response priorities and objectives based on situational awareness
- Documentation of established priorities and objectives as well as the associated tasks and personnel assignments

4.4.6 After Action Reports Prepared

As immediate threats to life and property subside and the need for sustained ESF operations diminishes, the debriefing of responsible individuals and the documentation of lessons learned will begin. Resulting information will be consolidated and reviewed by Wasatch County Emergency Management personnel and a written report will be prepared. Matters requiring corrective action will be forwarded to Wasatch County Emergency Management planning staff to be addressed as needed.

4.5 Notification and Warning

Item # 4.

Wasatch County's response agencies are dispatched by Wasatch County Sheriff Office Dispatch Center. The Wasatch County Sheriff Office Dispatch is the 24/7 Law Enforcement, Fire, and EMS Dispatch Center. Wasatch County Sheriff Office Dispatch is responsible for after hours notification of the Emergency Management staff, responders, and the media if conditions warrant. The county manager, emergency management staff, fire chief officers or Law Enforcement Level personnel may request notifications and warnings take place if conditions warrant. Conditions to be considered include threat to life and property and safety of the responders. The Dispatch Center is equipped with an emergency generator, computers and uninterrupted power supplies. Both dispatch centers have emergency plans to rely on in a major event.

Section 5 ORGANIZATION AND RESPONSIBILITIES

Item # 4.

Local and county agencies and response partners may have various roles and responsibilities throughout the duration of an emergency. Therefore, it is particularly important that the local command structure established to support response and recovery efforts maintain significant flexibility in order to expand and contract as the situation changes. Typical duties and roles may also vary depending on the severity of impacts, size of the incident(s), and availability of local resources.

Each agency and department is responsible for ensuring that critical staff are identified and trained at levels that enable effective Implementation of existing response plans, procedures and policies. Agencies and organizations tasked by this plan with specific emergency management responsibilities should complete the following:

- Maintain current internal personnel notification rosters and standard operating procedures to perform assigned tasks (notifications, staffing, etc.).
- Negotiate, coordinate and prepare mutual aid agreements, as appropriate.
- Analyze need and determine specific communications resource needs and requirements.
- Provide the Wasatch County Emergency Management with current contact information. Identify potential sources of additional equipment and supplies.
- Provide for continuity of operations by taking action to:
 - Ensure lines of succession for key management positions are established to ensure continuous leadership and authority for emergency actions and decisions in emergency conditions.
 - Protect records, facilities, and organizational equipment deemed essential for sustaining government functions and conducting emergency operations.
 - Ensure, if practical, that alternate operating locations are available should the primary location suffer damage, become inaccessible, or require evacuation.
- Protect emergency response staff. Actions include:
 - Obtain, as required, personnel protective equipment for responders
 - Provide security at facilities
 - Rotate staff or schedule time off to prevent fatigue and stress
 - Make stress counseling available
 - Encourage staff to prepare family disaster plans including arrangements for the safety and welfare of emergency worker's families if sheltering is required

The following are county agencies tasked with primary or support responsibilities as detailed by the EOP. More specific assignments can be found in the emergency support function section and incident annex appendices to this EOP.

5.1 County Manager's Office /County Council

Wasatch County manager as the jurisdiction's chief executive officer is responsible for ensuring

the public safety and welfare of the people of that jurisdiction. Specifically, this official provides strategic guidance and resources during preparedness, response, and recovery efforts. Emergency management, including preparation and training for effective response, is a core obligation of local leaders.

Item # 4.

Chief elected or appointed officials must have a clear understanding of their roles and responsibilities for successful emergency management and response. At times, these roles may require providing direction and guidance to constituents during an incident, but their day-to-day activities do not focus on emergency management and response. On an ongoing basis, elected and appointed officials may be called upon to help shape or modify laws, policies, and budgets to aid preparedness efforts and to improve emergency management and response capabilities.

5.2 State

The State of Utah has laws mandating establishment of a State emergency management agency and the emergency plans coordinated by that agency. The Director of the State emergency management agency ensures that the State is prepared to deal with large-scale emergencies and is responsible for coordinating the State response in any incident.

This includes supporting local governments as needed or requested and coordinating assistance with other States and/or the Federal Government.

5.3 Federal

When an incident occurs that exceeds or is anticipated to exceed local or State resources the Federal Government uses the National Response Framework to involve all necessary department and agency capabilities, organize the Federal response, and ensure coordination with response partners.

5.4 Delegation of Authority

If the County Coordinating Officer determines that all or portions of the Incident Management should be managed by a third party, a specific Delegation of Authority shall be negotiated and executed in written form by the county Manager or designee and the responsible official of the proposed managing entity. Transfer of authority may occur through a documented transfer of all or part of the operational command but shall be supported by a specific written Delegation of Authority.

Table 5-1 Emergency Support Functions Assignment Matrix

WASATCH COUNTY: Emergency Management Organization by ESF P = Primary Agency S = Support Agency	ESF #1 Transportation	ESF #2 Communications	ESF #3 Public Works and Engineering	ESF #4 Firefighting	ESF #5 Emergency Management	ESF #6 Mass Care, Emergency Assistance, Housing, Human Services	ESF #7 Logistics Management and Resource Support	ESF #8 Public Health and Medical Services	ESF #9 Search and Rescue	ESF #10 Oil and Hazardous Materials	ESF #11 Animal Services, Agriculture and Natural Resources	ESF #12 Energy	ESF #13 Public Safety – Law Enforcement & Security	ESF #14 Long-Term Community Recovery	ESF #15 External Affairs
American Red Cross						S		S							
Animal & Plant Health Inspection (DNR)											S				
Animal Control Agencies											S				
Animal Welfare Organizations											S				
Association for Utah Community Health								S							
Fire Department				S						S					
County School Districts	S					S		S							
Code 3 Associates											S				
Facilities Management												S			
Finance							S								
Kennels – Private Boarding											S				
Parks and Recreation	S						S								
Public Works Engineering	P		P												
Public Works Operations			P												
Questar												S			
Heber Valley Medical Response System								S							

WASATCH COUNTY: Emergency Management Organization by ESF P = Primary Agency S = Support Agency	ESF #1 Transportation	ESF #2 Communications	ESF #3 Public Works and Engineering	ESF #4 Firefighting	ESF #5 Emergency Management	ESF #6 Mass Care, Emergency Assistance, Housing, Human Services	ESF #7 Logistics Management and Resource Support	ESF #8 Public Health and Medical Services	ESF #9 Search and Rescue	ESF #10 Oil and Hazardous Materials	ESF #11 Animal Services, Agriculture and Natural Resources	ESF #12 Energy	ESF #13 Public Safety – Law Enforcement & Security	ESF #14 Long-Term Community Recovery	ESF #15 External Affairs
Wasatch County Health Department								P		S					
ARES of Wasatch County		S						S							
Emergency Management	S	P/S	S	S	P	S	S	S	S	S	S	S	S	S	P
Information Services		P													
County Public Information Office (PIO's)															S
Public Works	S		P							S		P			
Solid Waste Management												P			
Law Enforcement		P							P				P		
Law Enforcement Dispatch		P													
Utah Department of Agriculture & Food											P				
Utah Department of Health								S							
Utah DEQ										S					
Utah Division of Wildlife Resources											S				
Utah Emergency Animal Response Coalition											S				
Utah Highway Patrol Motor Carriers Division										S					
Utah National Guard								S							
Utah OSHA										S					
Utah Power												S			
Mental Health								S							
Veterinary Hospitals											S				
VOAD						S					S				

The emergency response forces of the community (EMS, fire, law enforcement and public works, public health) are the primary forces of the county in response to community emergencies and disasters. When the local emergency response forces are unable to meet the immediate demands of the event or require EOC functions, the EOC will be activated to the appropriate level.

Wasatch County Emergency Management coordinates resources to support response to major events when required. The County Emergency Management Director, in collaboration with the County Manager, will focus on a declaration of a local state of emergency when county resources are inadequate. If the emergency exceeds locally available resources of the emergency response forces, Wasatch County will request mutual aid under the statewide mutual aid agreement. The county Emergency Manager may also request state assistance from DEM, which is the state agency charged with coordinating the State of Utah's response to disasters.

Coordination of the EOP components will be as follows:

1. This promulgated EOP is effective immediately upon approval and implementation.
2. All departments, agencies and organizations involved in the implementation of this EOP will be organized, equipped and trained to perform all designated responsibilities contained in this plan and it is implementing instructions for preparedness, response and recovery activities.
3. All organizations are responsible for the development and maintenance of their own internal operating and notification procedures.
4. All responding organizations are responsible for filling any important vacancies; recalling personnel from leave, if appropriate; and alerting those who are absent due to other duties or assignments.
5. Unless directed otherwise, existing organization/agency communications systems and frequencies will be employed.
6. Unless directed otherwise, the release of information to the public or media will be handled through the county's joint information system, using the concepts outlined in Emergency Support Function (ESF) #15 - External Affairs.
7. Personnel designated to the EOC will make prior arrangements to ensure that their families are provided for in the event of an emergency to ensure a prompt, worry-free response and subsequent duty.
8. At the EOC, organizational and agency representatives will:
 - a. Report to EOC check-in immediately upon arrival for an update on the situation and to confirm table/telephone assignments.
 - b. Provide name, agency and contact information on EOC staffing chart.
 - c. Ensure adequate 24/7 staffing for long-term EOC activations.
 - d. Ensure that their departments/agencies are kept constantly informed of the situation, including major developments, decisions and requirements.

- e. Maintain coordination with other appropriate organizations/agencies.
 - f. Thoroughly brief incoming relief personnel and inform the EOC appropriate section chief of the changeover prior to departing. The briefing will include, at a minimum, information on what has happened, problems encountered, actions pending, and the location and phone number of the person being relieved.
9. The safety of both the affected population and response or recovery personnel will be a high priority throughout an emergency. All actions contemplated will consider safety prior to any implementing decision, and safety will be constantly monitored during the operation itself.

6.1 Rapid Damage Assessment

A rapid damage assessment is a rapid assessment that takes place within hours after an incident and focuses on lifesaving needs, imminent hazards, and critical lifelines.

6.2 Preliminary Damage Assessment

A preliminary damage assessment is conducted within the framework of a declaration process and identifies and affixes a dollar amount to damages. The preliminary damage assessment assists the Manager in determining resources available and additional needs that may be required. Damage assessments are to be conducted in areas affected by the disaster and relayed to the EOC through the call center. Areas working with Wasatch County Emergency Management assemble assessments in the EOC environment.

A preliminary damage assessment team may be composed of personnel from FEMA, the state emergency management agency, county and local officials, and the U.S. Small Business Administration. The team's work begins with reviewing the types of damage or emergency costs incurred by the units of government, and the impact to critical facilities, such as public utilities, hospitals, schools and fire and law enforcement. They will also look at the effect on individuals and businesses, including the amount of damage and the number of people displaced as well as the threat to health and safety caused by the event. Additional data from the American Red Cross or other local voluntary agencies may also be reviewed. During the assessment, the team will collect estimates of the expenses and damages compiled by the EOC.

This information can then be used by the governor to support a declaration of a state of emergency request that will outline the cost of response efforts, such as emergency personnel overtime, other emergency services shortfalls, community damage and citizenry affected, and criteria to illustrate that the needed response efforts are beyond state and local recovery capabilities. The information gathered during the assessment will help the governor certify that the damage exceeds state and local resources.

6.3 Response Procedures

Wasatch County Emergency Management will monitor impending emergencies and actual occurrences. If the readiness level indicates, the Wasatch County Emergency Management staff will notify any key response organizations. When events are such that normal response procedures and/or local resources are inadequate, Wasatch County Emergency Manager will direct the operations of the EOC and activate the appropriate response personnel.

For those situations where response is beyond the capability of Wasatch County due to the severity or the need for special equipment or resources, the county will declare a State of Emergency and request assistance from the State through DEM. For such, the governor may declare a state of emergency activating state assistance (pursuant to the Utah Emergency Operations Plan and Title 63, Chapter 3, Utah Code).

Further, where response is beyond the capability of the state and county, the governor will request assistance from the federal government.

Title 63K, Chapter 4, Utah Code Unannotated (Disaster Response and Recovery Act), authorizes Wasatch County to declare a state of emergency within its boundaries. All executive proclamations or resolutions shall indicate the nature of the emergency, the area or areas (including countywide) threatened or involved, and the conditions creating the threat or emergency. The contents of such proclamations or resolutions shall be promptly disseminated to the public and filed with the county clerk. Copies shall be maintained in the Wasatch County Emergency Management office and the county attorney's office.

The EOC serves as the central location for coordination of resources and information sharing activities. When the EOC is fully activated, it will be staffed by the county's emergency management staff and personnel from each of the emergency support functions that are activated. Each ESF will designate a lead who will direct that ESF operation. These individuals will report to the County Emergency Manager.

Emergency response actions may be undertaken and coordinated on-scene or at the County EOC, depending on the severity of the impending or actual situation. The decision to escalate the level of activation will be made by Wasatch County Emergency Management in conjunction with field command staff.

The priorities of response will focus on life safety; then basic survival issues (water, food, basic medical care, shelter); restoration of the community's vital infrastructures (water/waste systems, electric, phones, roads); clean up and emergency repairs; and then recovery.

When the county requires shelter facilities, ESF #6 will be notified to coordinate sheltering operations. The Joint Information Center (JIC) will organize notifications to the public, business community, and other parties of developments and activities via all available communication systems. Local resources will be utilized fully before requesting mutual aid or state/federal assistance.

If county resources are overwhelmed and become inadequate to cope with an emergency, the county will request mutual aid or state assistance. Wasatch County is a participant in the Statewide Mutual Aid Act. All requests for mutual aid and State/Federal assistance will be coordinated by the county EOC and forwarded to the state EOC. The State liaison will assist the county with appropriate procedures to accomplish these efforts.

6.4 Response Recovery

County emergency and public works personnel, volunteers, humanitarian organizations, and other private interest groups provide emergency assistance required to protect the public's health and safety and to meet immediate human needs.

The county EOC will conduct a preliminary damage assessment immediately after a disaster occurs. This assessment shall identify resources required to respond and recover from the disaster. This will form the basis for the request of state and federal assistance.

ESF agencies shall report to the county EOC as their first priority. They will prioritize their needs as quickly as possible accordingly:

1. Life Safety
2. Property Preservation Environmental Preservation

The EOC will compile damage assessment information to determine the fiscal impact and dollar loss associated with a disaster. Damage assessment information is needed to secure a presidential disaster declaration (not normally required before federal assistance is requested in a catastrophic disaster).

Emergency public information and rumor control are coordinated by Emergency Support Function #15 – External Affairs. The Wasatch County JIC in conjunction with the Emergency Management Director is monitoring events and will staff according to the established level of activation.

Under a county-declared state of emergency, the county JIC will release all emergency public information. Other public information officers from the municipalities and volunteer organizations will coordinate their efforts through the county JIC.

Mutual aid agreements will be used for support from other local governments. Mutual aid requests will be coordinated with the State EOC to ensure coordination with other impacted counties.

In a major or catastrophic disaster, the county may be divided into operation areas with an operations commander for each area. The area commander will be responsible for coordination.

When the emergency has diminished to the point where the normal day-to-day resources and organization of the local governments can cope with the situation, the county Manager terminates the state of emergency. The EOP and county EOC may continue to function in support of limited emergencies and the recovery process.

The Manager may determine, after consulting with local government officials that the recovery appears to be beyond the combined resources of both the county and local governments and that state assistance may be needed. The Manager must certify that the severity and magnitude of the disaster exceed county and local capabilities; certify that state assistance is necessary to supplement the efforts and available resources of the county and local governments, disaster relief organizations, and compensation by insurance for disaster related losses; confirm Implementation of the county's EOP; and certify adherence to cost sharing requirements.

If the county receives a presidential disaster declaration, a recovery team will be implemented to address long-term issues in recovery.

6.5 Requesting State and Federal Resources

Item # 4.

Requests for assistance will be forwarded to the state Division of Emergency Management (DEM) from the county EOC when local resources are exhausted or local capabilities are unable to meet the need. DEM can orchestrate and bring to bear outside resources and materials to meet the situation. The State of Utah is able to contact the federal government for assistance if it is unable to fill the request.

6.6 Continuity of Government

Continuity of government is an essential function of emergency management and is vital during a community emergency/disaster situation. All levels of government (federal, state, and local) share a constitutional responsibility to preserve life and property of its citizenry. Local continuity of government is defined as the preservation and maintenance of the local civil government ability to carry out its constitutional responsibilities. Ordinances, administrative rules and departmental procedures address continuity of government in Wasatch County.

Section 7 DISASTER INTELLIGENCE

Item # 4.

Disaster intelligence relates to collecting, analyzing and disseminating information and analyses that describe the nature and scope of hazards and their impacts. Intelligence and information sharing in the EOC is important, especially for each emergency support function (ESF) that is activated. It will be vital in evaluation of ESF resources, capabilities and shortfalls (for example, availability of trained personnel, equipment and supplies) and will help to determine the level of assistance that is needed, according to each ESF group. This information will become part of the planning and response process as ESF shortfalls are relayed to the county EOC command staff.

ESF #5 - Emergency Management is responsible for establishing procedures for coordination of overall information and planning activities in the EOC. The EOC supports local emergency response and recovery operations, provides a nerve center for collection and dissemination of information to emergency management agencies in order to qualify for state and federal assistance. It also gauges required commitment of resources, and supports other emergency response organizations in their assigned roles.

Disaster intelligence incorporates essential elements of information, which include but not limited to the following:

- Information element
- Specific requirements
- Collection method
- Responsible element
- Deliverables
- When needed
- Distribute to

Rapid assessment includes all immediate response activities that are directly linked to preliminary damage assessment operations in order to determine life-saving and life-sustaining needs. It is a systematic method for acquiring life-threatening disaster intelligence after a disaster has occurred. In an event that occurs without warning, this assessment must be conducted, at least initially, with county resources. This assessment will lay the foundation for determining immediate response efforts and provide adequate local government response. Coordinated and timely assessments allow for prioritization of response activities, allocation of resources, criteria for requesting mutual aid and state and federal assistance.

Wasatch County Emergency Management staff monitors events 24/7, which provides immediate information management. The county will coordinate preliminary damage assessment following any event where disaster intelligence is needed. This assessment involves teamwork and requires personnel who are in place and know their responsibilities. This assessment will be organized for information flow to the Joint Information Center (JIC).

Assessment is accomplished in three phases:

DISASTER INTELLIGENCE

- Rapid assessment, which takes place within hours and focuses on life-saving needs, hazards, and critical lifelines

- Preliminary damage assessment, reviewed by legal authority, which affixes a dollar amount to damage
- Combined verification, which includes a detailed inspection of damage to individual sites by specialized personnel

Item # 4.

Development of preliminary assessment procedures will provide guidance to all participating agencies that will be involved in the process. Procedures will include:

- Development of a county profile
- Sectoring the county and performing an assessment by sector
- Look at county staffing patterns and possible resource needs
- Develop communication procedures
- Testing and exercising

Development of preliminary assessment forms will assist pre-identified personnel as they collect intelligence. These checklists will ensure uniformity for information gathered, disseminated and collected

Section 8 COMMUNICATIONS

Emergency communications is defined as the ability of emergency responders to exchange information via data, voice and video. Emergency response at all levels of government must have interoperable and seamless communications to manage emergencies, establish command and control, maintain situational awareness, and function under a common operating picture for a broad spectrum of incidents.

Emergency communications consists of three primary elements:

1. Operability - The ability of emergency responders to establish and sustain communications in support of the operation.
2. Interoperability - The ability of emergency responders to communicate among jurisdictions, disciplines and levels of government using a variety of communication mediums. System operability is required for system interoperability.
3. Continuity of communications - The ability of emergency response agencies to maintain communications in the event of damage to or destruction of the primary infrastructure.

8.1 Common Operating Picture

A common operating picture is established and maintained by the use of integrated systems for communication, information management, intelligence and information sharing. This allows a continuous update of data during an incident and provides a common framework that covers the incident life cycle across jurisdictions and disciplines.

A common operating picture accessible across jurisdictions and functional agencies should serve the following purposes:

- Allow incident managers at all levels to make effective, consistent decisions.
- Ensure consistency at all levels of incident management.

Critical aspects of local incident management are as follows:

- Effective communications
- Information management
- Information and intelligence sharing

A common operating picture and systems interoperability provide the information necessary to complete the following:

- Formulate and disseminate indications and warnings
- Formulate, execute, and communicate operational decisions
- Prepare for potential requirements and requests supporting incident management activities
- Develop and maintain overall awareness and understanding of an incident within and across jurisdictions

An EOC uses a combination of networks to disseminate critical information that constitutes a common operating picture, including the following:

- Indications and warnings
- Incident notifications
- Public communications

Notifications are made to the appropriate jurisdictional levels and to private sector and nongovernmental organizations through the mechanisms defined in emergency operations and Continuity of Operations Plans at all levels of government.

The types of communication used in an incident or event will vary depending on the complexity of the incident or event and consist of both internal communications and external communications. They may cross a broad spectrum of methods such as:

Internal Communications

- Landline
- Cellular phone
- Texting
- Paging/notification
- 800 MHZ
- Internet/WebEOC/ESponder
- Amateur Radio Emergency Service (ARES)

External Communications

- Landline
- Fax
- Cellular phone
- Text
- 800 MHZ
- Internet/WebEOC
- Joint Information System/Joint Information Center

- Emergency activation system
- Reverse 911
- Press releases
- News media

Agencies must plan for the effective and efficient use of information management technologies such as computers and networks for the following purposes:

- Tie together all command, tactical, and support units involved in incident management
- Enable these entities to share information critical to mission Execution and the cataloguing of required corrective actions

Prior to an incident, entities responsible for taking appropriate pre-incident actions use communications and information management processes and systems to inform and guide various critical activities.

These actions include the following:

- Mobilization or pre-deployment of resources
- Strategic planning by:
 - Preparedness organizations
 - Multiagency coordination entities
 - Agency executives
 - Jurisdictional authorities
 - EOC personnel

Section 9 ADMINISTRATION, FINANCE, AND LOGISTICS

9.1 Administration Information

- The EOC monitors continuously 24/7 and is administered by Wasatch County Emergency Management. Day-to-day operations are under the direction the County Emergency Manager.
- The operational readiness of the EOC is the responsibility of Wasatch County Emergency Management.
- Narratives and operational journals of response actions will be kept.
- All written records, reports, and other documents will follow the principles of the National Incident Management System (NIMS).
- Agreements and understandings must be entered into by duly authorized officials and should be formalized in writing whenever possible prior to emergencies.
- Organizations tasked with responsibilities in the implementation of this plan are responsible for providing their own administrative and logistical needs and for the preparation and maintenance of a resource list for use in carrying out their emergency responsibilities.

9.1.1 Records Preservation and Restoration

All affected governments in Wasatch County must ensure protection of their records so normal operations can continue after the emergency. Such records may also be vital to the rapid recovery from the effects of an emergency, with the maintenance of plans for the safety,

9.1.2 Reports and Records

General - The planning and activation of an effective emergency response requires timely and accurate reporting of information and the maintenance of records on a continual basis.

Reporting guidelines - Wasatch County will submit consolidated reports to DEM to include information from local municipalities. Local governments will submit situation reports, requests for assistance, and damage assessment reports to Wasatch County Emergency Management by the most practical means and in a timely manner. Municipal and county governments will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations. Narrative and written log-type records of response actions will be kept by the municipal emergency management agency. The logs and records will form the basis for status reports to the county and state.

Preliminary damage assessment – Preliminary damage assessment reports are the necessary basis for the governor's decision to declare a state of emergency and to request a presidential disaster declaration. These reports determine the specific types and extent of assistance made available to the affected area.

Updates - Situation reports outlining new developments and more complete information will be forwarded as often as necessary in the most expeditious manner available. At a minimum, a daily situation report will be forwarded to the state EOC duration a local activation.

Post emergency reports – Wasatch County Emergency Management will submit the appropriate post emergency reports to the:

Utah Division of Emergency Management
Department of Public Safety
1110 State Office Building
Salt Lake City, Utah 84114
801 538-3400

9.2 Financial Management

The Wasatch County EOP assigns Primary and support agencies for 15 functional areas of disaster response. Each agency assigned to an emergency support function (ESF) is responsible for mobilizing existing personnel, equipment, materials, supplies and other resources under their control.

When agencies require additional resources, these requests will be referred to ESF #7 – Logistics Management and Resource Support in the county EOC. ESF #7 is tasked with identifying the most appropriate and economical method of meeting the resource request. There are four basic methods of meeting a resource request as follows:

- Local forces are those resources under direct control of the county EOC. They can be assigned based on priorities established by the EOC organizational response agencies.

- Mutual aid can be requested by the county EOC to augment local forces during a locally declared state of local emergency. All requests for mutual aid must follow the procedures established by the state Division of Emergency Management (DEM) under this agreement.
- State and federal agencies' response may be required when either mutual aid or contracting can meet the resource request. It is anticipated that this response would occur early in the disaster for short time periods.
- All ESF procurements and expenditures will be documented. All receipts and invoices with explanations and justifications will be forwarded to the Clerk/Auditor's office in a timely fashion. The Clerk/Auditor will ensure all documentation is complete, recorded on the appropriate forms and proper in all respects. If the county was federally declared, the Clerk/Auditor will submit for reimbursement. If the county was not declared, the documentation will serve as a recorded history of activity with expenditures.

9.2.1 Accounting

Complete and accurate accounts of emergency expenditures and obligations, including personnel and equipment costs, will be maintained. Such records are essential to identify and document (1) costs for which no Federal reimbursement will be requested and (2) those costs eligible for reimbursement under major emergency project applications. When Federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to both state and Federal audit. The county auditor will coordinate the reimbursement documentation for the FEMA Public Assistance program during a presidentially declared disaster for county government.

9.2.2 Fiscal Agreements

A clear statement of agreement between all major agencies responding to an emergency concerning payment or reimbursement for personnel services rendered, equipment costs and expenditures of materials used in response to an emergency is crucial for accurate cost accounting.

9.3 Logistics

- Wasatch County Emergency Management maintains current resource information on supplies, equipment, facilities and skilled personnel available for emergency response and recovery operations.
- ESF # 7 - Logistics Management and Resource Support provides logistical and resource support, including locating, procuring, and issuing resources (such as food, water, ice, supplies, office space, office equipment, fuel and communications contracting services, personnel, heavy equipment and transportation) to local entities involved in delivery emergency response and recovery efforts.
- The Manager or designee has the authority to appropriate services and equipment from citizens as necessary in response to a disaster.
- Detailed information on logistical assets may be found in the resource and logistics annex.

- Unless covered in a mutual aid agreement/memorandum of understanding, emergency resources may not be sent outside Wasatch County unless the Manager, the Wasatch County Emergency Management Director or other designated representative grants approval

Section 10 PLAN MAINTENANCE

Wasatch County Emergency Management is responsible for the overall maintenance (review and update) of this EOP and for ensuring that changes and revisions are prepared, coordinated, published and distributed. Each functional annex and incident annex describes the organization or agency responsible for those documents.

This EOP will be reviewed quarterly and updated annually based on deficiencies identified in simulated or actual use or due to organizational or technological changes. All changes shall be recorded by Wasatch County Emergency Management.

Revisions to the EOP will be forwarded to all organizations or agencies assigned responsibilities in the plan. Contact names and telephone numbers (for EOC staff, departments, agencies, special facilities, schools, etc.) shall be maintained by appropriate departments and agencies.

10.1 EOP Maintenance

The EOP maintenance schedule provides a strategy to ensure that the entire EOP is reviewed throughout the year and provides a recommended timeframe for updating the basic plan and emergency support functions (ESF), functional, and incident Annexes. The entire plan must be revisited annually.

10.1.1 EOP Multiyear Strategy

The EOP Multiyear Strategy includes the objectives and key strategies for developing and maintaining the EOP including the support for short- and long-term initiatives. The objectives, key strategies and short and long-term initiatives are summarized in Table 1.

Table 10-1 EOP Multiyear Strategy

Objectives	Key Strategies	
<ul style="list-style-type: none"> ▪ Ensure Wasatch County is prepared for any emergency or disaster. ▪ Protect essential facilities, equipment, records and other assets. ▪ Reduce or mitigate disruptions to operations. ▪ Reduce loss of life and minimize damage and losses. ▪ Achieve timely and orderly recovery from an emergency and resumption of full services. 	<ul style="list-style-type: none"> ▪ Develop a clear understanding of Wasatch County Emergency Management's current emergency preparedness capabilities. ▪ Develop initial EOP capabilities outside current Wasatch County Emergency Management locations. 	
Initiatives	Critical Success Factors	
Short Term	<ul style="list-style-type: none"> ▪ Establish an effective ability to execute the EOP. ▪ Continue to work EOP ESF primary and support agencies. 	<ul style="list-style-type: none"> ▪ Conduct training and exercises.
Long Term	<ul style="list-style-type: none"> ▪ Conduct training & exercises to reinforce knowledge of the plan. ▪ Perform annual reviews of plans and assessments. ▪ Ensure compliance with the National Incident Management System and the Incident Command System. ▪ Standard operating procedures for ESF, incident, and functional annexes 	<ul style="list-style-type: none"> ▪ Coordinate plans and procedures with local, state and federal agencies.

Section 11 AUTHORITIES AND REFERENCES

Item # 4.

11.1 Authorities

Under the provisions of HSPD-5, the Secretary of Homeland Security is the principal federal official for domestic incident management.

Federal Authorities

Federal Civil Defense Act of 1950, (PL 81-950), as amended

Disaster Relief Act of 1974, (PL 93-288) as amended.

Title III, of the Superfund Amendments and Reauthorization Act of 1986, (SARA), (PL 100-700).

Code of Federal Regulations (CFR), Title 44. Emergency Management and Assistance
October 1, 2008

The authorities under which this plan is developed include the following:

State of Utah Title 63, Chapter 3, "State Emergency Management Act."

Wasatch County Code 7.09.04

State of Utah, Emergency Operations Plan

National Response Framework

11.2 Supporting Documents/Plans

- State of Utah Emergency Operations Plan
- State of Utah Hazard Mitigation Plan
- FEMA 501, National Incident Management System
- FEMA 501-3, NIMS Basic - Preparedness
- FEMA 501-7, NIMS Basic - Ongoing Management and Maintenance
- Comprehensive Preparedness Guide (CPG) 101
- EMAP Standards

11.3 Agreements

Wasatch County has entered into the Statewide Mutual Aid Act, 53-2-501 for Catastrophic Disaster Response and Recovery.

Section 12 GLOSSARY

Item # 4.

All-Hazards: Describes all incidents, natural or human-caused, that warrant action to protect life, property, environment, and public health or safety, and to minimize disruptions of government, social, or economic activities

County Coordinating Officer (CCO): The CCO is assigned to coordinate county resource support activities and information sharing following a major county emergency event or disaster. The CCO is responsible for all EOC coordination of resources, programs, and ESF groups for affected jurisdictions, individual victims, and the private sector. CCO is responsible for preparation of ISP which would include identifying operational periods and for filling command and general staff positions as needed.

County Manager: Chief Executive Officer of the County

County Council: The assembled elected leadership of the county

County Liaison Officer: Point of contact for assisting and coordinating county agencies. The Liaison Officer should establish relationships with county agencies and be able to communicate information effectively with them.

Emergency Management: The preparation for, the mitigation of, the response to, and the recovery from emergencies and disasters. Specific emergency management responsibilities include, but are not limited to the following:

- Reduction of vulnerability of people and communities of this state to damage, injury, and loss of life and property resulting from natural, technological, or human-caused emergencies or hostile military or paramilitary action
- Preparation for prompt and efficient response and recovery to protect lives and property affected by emergencies
- Response to emergencies using all systems, plans, and resources necessary to preserve adequately the health, safety, and welfare of persons or property affected by the emergency
- Recovery from emergencies by providing for the rapid and orderly start of restoration and rehabilitation of persons and property affected by emergencies

Emergency Management Director: Emergency Management Director is assigned the role of Emergency Manager and has the responsibility of overseeing county emergency management programs, planning and activities, as well as coordinating all aspects of the county's mitigation, preparedness, response, and recovery capabilities. The Emergency Manager directs all county EOC coordination before, during and after an emergency.

Emergency Management Assistance Compact (EMAC): A congressionally ratified organization that provides form and structure to interstate mutual aid. Through EMAC, a disaster-affected state can request and receive assistance from other member States quickly and efficiently, resolving two key issues up front: liability and reimbursement.

Emergency Operations Center (EOC): A designated site from which public, private or voluntary agency officials can coordinate emergency operations in support of on-scene responders.

Emergency Operations Plan (EOP): Overview of Wasatch County's emergency response organization and policies. It cites the legal authority for emergency operations, summarizes the situations addressed by the EOP, explains the general concept of operations and assigns responsibilities for emergency planning and operations.

Emergency Support Function (ESF): A functional emergency management responsibility established to facilitate assistance required during mitigation, preparedness, response, and recovery to save lives, protect health and property, and maintain public safety.

Emergency Support Function (ESF) Assignment Matrix: Organizational grouping of all primary and support ESF agencies.

Emergency Support Function (ESF) Coordinator: The primary ESF coordinator is the entity with management oversight for that particular ESF. The coordinator has ongoing responsibilities throughout the preparedness, response and recovery phases of incident management. Responsibilities of the ESF coordinator include:

- Coordination before, during, and after an incident, including pre-incident planning and coordination
- Maintaining ongoing contact with ESF primary and support agencies
- Coordinating efforts with corresponding private-sector organizations
- Coordinating ESF activities relating to catastrophic incident planning and critical infrastructure preparedness, as appropriate

Emergency Support Function (ESF) Primary Agency: Agency assigned primary responsibility to manage and coordinate a specific ESF. Primary agencies are designated based on their having the most authorities, resources, capabilities or expertise relative to accomplishment of the specific emergency support function.

Emergency Support Function (ESF) Support Agency: Entities with specific capabilities or resources that support the primary agency in executing the mission of the ESF.

Federal Emergency Management Agency (FEMA): Agency of the U.S. Government tasked with disaster mitigation, preparedness, response and recovery planning.

Finance/Administration Section: Responsible for tracking incident costs and reimbursement accounting.

Homeland Security Presidential Directive (HSPD) 5: Enhances the ability of the United States to manage domestic incidents by establishing a single, comprehensive National Incident Management System.

Incident Command System (ICS): An all-hazard, on-scene functional management system that establishes common standards in organization, terminology and procedures.

Incident Support Plan (ISP): Incident Support Plan (ISP): The ISP includes the overall incident objectives and strategies established by the Emergency Manager for EOC operations. The Planning Section is responsible for developing and documenting the ISP.

Joint Information Center (JIC): The primary location for the coordination of media relations located in or near the Emergency Operations Center.

Joint Information System (JIS): Provides the public with timely and accurate incident information and unified public messages. This system employs Joint Information Centers and brings incident communicators together during an incident to develop, coordinate and deliver a unified message. This will ensure that federal, state, and local levels of government are releasing the same information during an incident.

Local Government: Local municipal governments, the school board and other government authorities created under county or municipal legislation.

Local Nonprofits: Nonprofit agencies active in providing local community services that can either provide assistance during an emergency or would require assistance to continue providing their service to the community. United Way Agencies are an example of local nonprofits under this category.

Logistics Section: Provides facilities, services and materials, including personnel to operate the requested equipment for the incident support.

Municipality: Legally constituted municipalities are authorized and encouraged to create municipal emergency management programs. Municipal emergency management programs shall coordinate their activities with those of the county emergency management agency. Municipalities without emergency management programs shall be served by their respective county agencies. If a municipality elects to establish an emergency management program, it must comply with all laws, rules and requirements applicable to county emergency management agencies. Each municipal Emergency Operations Plan must be consistent with and subject to the applicable county Emergency Operations Plan. In addition, each municipality must coordinate requests for state or federal emergency response assistance with its county. This requirement does not apply to requests for reimbursement under federal public disaster assistance programs.

National Incident Management System (NIMS): A systematic, proactive approach to guide departments and agencies at all levels of government, nongovernmental organizations, and the private sector to work seamlessly to prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property and harm to the environment.

National Response Framework: The guiding principles that enable all response partners to prepare for and provide a unified national response to disasters and emergencies. It establishes a comprehensive, national, all-hazards approach to domestic incident response.

Operations Section: Directs and coordinates all operations and assists the county coordinating officer in development of incident operations.

Planning Section: Responsible for the collection, evaluation, dissemination and use of information about the development of the incident and status of resources.

Item # 4.

Policy Group: Consists of executive decision-makers that are needed to collaborate to manage the consequences of the disaster. This group makes critical strategic decisions to manage the emergency.

Policy Group Liaison: Individual assigned to act as liaison to coordinate county policy group and readiness and decision making processes. Effectively communicate executive level concerns and decisions during emergency operational periods to and from the County Coordinating Officer.

Public Information: Emergency information that is gathered, prepared, and coordinated for dissemination during a disaster or major event.

Safety/Security: Safety/security is monitored and measures are developed for ensuring a safe and secure environment in which to run emergency operations.

State Liaison: Individual appointed by the Utah Division of Emergency Management to act as liaison during emergency periods to coordinate state actions for providing effective coordination and communications during the event.

Standard Operating Procedures (SOPs): States in general terms what the guideline is expected to accomplish.

Section 13 ACRONYMS

Item # 4.

ARES – Amateur Radio Emergency Service

COG – Continuity of Government **CFR** – Code of Federal Regulations **COOP** – Continuity of Operations

DEM – Division of Emergency Management

EMAC – Emergency Management Assistance Compact

EMS – Emergency Medical Service **EOC** - Emergency Operations Center **EOP** - Emergency Operations Plan **ESF** - Emergency Support Function

FEMA - Federal Emergency Management Agency

HAZMAT - Hazardous Materials

HSPD – Homeland Security Presidential Directive

ICS - Incident Command System **ICP** - Incident Command Post **ISP** - Incident Support Plan

JIC - Joint Information Center

JIS – Joint Information System

NIMS – National Incident Management System

NRF – National Response Framework

SARA – Superfund Amendment and Reauthorization Act

SOP – Standard Operating Procedures

TRAX – Light Rail System

VECC – Valley Emergency Communications Center

Title	Page	Revision	Date	Revised By (Name)
Emergency Support Function Annexes				
ESF #1 Transportation				
ESF #2 Communications				
ESF #3 Public Works and Engineering				
ESF #4 Firefighting				
ESF #5 Emergency Management				
ESF #6 Mass Care, Emergency Assistance, Housing, Human Services				
ESF #7 Logistics Management and Resource Support				
ESF #8 Public Health and Medical Services				
ESF #9 Search and Rescue				
ESF #10 Oil and Hazardous Materials Response				
ESF #11 Animal Services, Agriculture and Natural Resources				
ESF #12 Energy				
ESF #13 Public Safety – Law Enforcement and Security				
ESF #14 Long-Term Community Recovery				
ESF #15 External Affairs				
Support Annexes				
Earthquake Annex				
Evacuation Annex				
Mass Care and Sheltering Annex				

Section 15 EMERGENCY SUPPORT FUNCTION ANNEXES

Item # 4.

(insert ESF's and other annexes to follow.)

File Attachments for Item:

5. Discussion and possible action on an Ordinance to amend Chapter 3.04 to replace the Board of Adjustment with an Administrative Law Judge

ORDINANCE #2021 – O – 12

AN ORDINANCE AMENDING HIDEOUT TOWN CODE CHAPTER 3.04 TO
REPLACE THE BOARD OF ADJUSTMENT WITH AN ADMINISTRATIVE LAW JUDGE

WHEREAS, the Town of Hideout met in regular meeting on August 12, 2021 to consider amending Chapter 3.04 of the Town Code; and

WHEREAS Administrative Law Judges can be scheduled expeditiously and are specifically trained and have experience to administrative appeals; and,


NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Amended. Chapter 03.04 of the Hideout Town Code is hereby amended as redlined in Attachment A.

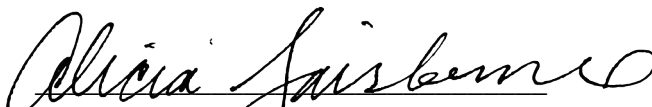
SECTION II: Effective Date. This ordinance shall become effective upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 12th day of August in the year 2021.

TOWN OF HIDEOUT


Philip Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



Attachment: Exhibit A

Exhibit A

Title 3
Chapter 4

3.04.02 APPOINTMENT, TERM, VACANCY

1. In order to provide for just and fair treatment in the administration of Land Use, and for all administrative appeals in the Town and to ensure that substantial justice is done, the Town of Hideout shall appoint an Administrative Law Judge (ALJ) ~~a Board of Adjustment~~ to exercise the powers and duties provided in this chapter.
2. ~~Membership;~~ _____ Appointment:
 1. The ~~Board of Adjustment~~Administrative Law Judge shall ~~serve the as the Town's Board of Appeals. consist of three (3) members and whatever alternate members that the Mayor considers appropriate.~~ serve as the Town's Board of Appeals.
 2. The Mayor shall appoint the ~~members and alternate members~~Administrative Law Judge with the advice and consent of the Hideout Legislative Body for a term of three (3) years. The Mayor may appoint more than one Administrative Law Judge, but only one Administrative Law Judge shall consider and decide any matter properly presented for review.
 - 2.3. A person appointed to serve as an administrative law judge shall either be law trained or have significant experience with the requirements and operation of administrative hearing processes. The person shall be free from any bias or conflict of interest that might affect impartiality of decisions.-.
 3. ~~The Mayor shall appoint members of the Board of Adjustment to terms so that the term of one member expires each year.~~
 4. ~~No member of the Board of Adjustment shall be allowed to serve for more than two (2) consecutive terms.~~
3. ~~Alternate Members:~~
 1. ~~No more than two (2) alternate members may sit at any meeting of the Board of Adjustment at one time.~~
 2. ~~The Town Council shall make rules establishing a procedure for alternate members to serve in the absence of members of the Board of Adjustment.~~
4. ~~Removal:~~
 1. ~~4.~~ The Mayor may remove an Administrative Law Judge ~~any member of the Board of Adjustment with or without cause.~~ with the advice and consent of the Hideout Legislative Body
5. ~~Vacancies:~~
 1. ~~The Mayor, with the advice and consent of the Town Council, shall fill any vacancy.~~
 2. ~~The person appointed shall serve for the unexpired term of the member or alternate member whose Office is vacant.~~

HISTORY

Adopted by Ord. 20-06 Zoning Amendments on 7/23/2020

Amended by Ord. 2020-11 Technical Corrections to Ordinance 2020-06 on 11/12/2020

3.04.04 ORGANIZATION AND PROCEDURES

1. ~~Elect Chairperson; Adopt Rules:~~ The Board of AdjustmentAdministrative Law Judge shall:

- ~~1. Organize and elect a Chairperson; and~~
- ~~2. Adopt rules that comply with any ordinance adopted by the Town Council.¹~~
- ~~2. 1. Meetings: The Board of AdjustmentAdministrative Law Judge shall meet at the call of the Chairpersonreview variance requests and other administrative appeals as such arise and at any other times that the Board of AdjustmentAdministrative Law Judge determines.~~
- ~~3. Administer Oaths; Compel Attendance: The Chairperson, or in the absence of the Chairperson, the acting Chairperson, may administer oaths and compel the attendance of witnesses.~~
- ~~4. 2. Open Meetings; Records, Minutes:~~
 - ~~1. All meetings of the Board of AdjustmentAdministrative Law Judge hearings shall comply with the requirements of Utah Code Annotated title 52, chapter 4, open and public meetings.~~
 - ~~2. The Town Board of AdjustmentAdministrative Law Judge shall:~~
 - ~~1. Keep minutes and have a recording of the Administrative Law Judge his/herits proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact; and~~
 - ~~2. Keep records of its examinations and other official actions.~~
 - ~~3. The Board of AdjustmentAdministrative Law Judge may, but is not required to, have his/herits proceedings contemporaneously transcribed by a court reporter or a tape recorder.~~
 - ~~4. The Board of AdjustmentAdministrative Law Judge shall file his/herits records with the Town Administrator in the offices at Office of the Board of AdjustmentTown Hall.~~
 - ~~5. All records in the Office of the Board of AdjustmentAdministrative Law Judge are public records.~~
 - ~~5.2. Voting: The concurring vote of two (2) members of An affirmative vote by the Board of AdjustmentAdministrative Law Judge is necessary to reverse or modify any order, requirement, decision or determination of any administrative official or agency, or to decide in favor of the appellant.~~
 - ~~6.3. Decisions, When Effective: Decisions of the Board of AdjustmentAdministrative Law Judge become effective at the time the Administrative Law Judge issues a written decision. meeting in which time the decision is made. e, unless a different time is designated in the Board's rules or at the time the decision is made.~~

HISTORY

Adopted by Ord. 20-06 Zoning Amendments on 7/23/2020

Amended by Ord. 2020-11 Technical Corrections to Ordinance 2020-06 on 11/12/2020

3.04.06 POWERS AND DUTIES

- ~~4. Generally:~~ The Board of AdjustmentAdministrative Law Judge shall hear and decide:
 - ~~1. Appeals from zoning decisions applying the zoning ordinance;~~

2. Variances from the terms of the zoning ordinance.
2. Nonconforming Uses: The ~~Board of Adjustment~~Administrative Law Judge may make determinations regarding the existence, ~~e~~Expansion or modification of nonconforming uses ~~as delegated to them by the Town Council.~~
3. Administrative Enforcement Appeals (Title 13)
4. Any appeal authority which may be delegated by the Mayor

~~2.~~

Format

HISTORY

Adopted by Ord. 20-06 Zoning Amendments on 7/23/2020

Amended by Ord. 2020-11 Technical Corrections to Ordinance 2020-06 on 11/12/2020

3.04.08 APPEALS

Appeals to the ~~Board of Adjustment~~Administrative Law Judge shall be made as follows:

1. Any person or entity (including a Town department or elected official) affected by an administrative decision applying the Land Use Ordinance may appeal that decision to the ~~Board of Adjustment~~Administrative Law Judge by alleging that there is an error in any order, requirement, decision, or determination by an official.
2. Notice of Appeal and all supporting documents shall be filed within thirty (30) days of decision or action taken by the official. Notice of Appeal shall be filed with the Town Planner.
3. Notice of Appeals shall state the administrative order, requirement, decision or determination from which the person or entity appeals and shall specify the grounds for the appeal and circumstances related thereto. Any filings shall include copies of any documentary evidence or written arguments intended to be presented to the ~~Board of Adjustment~~Administrative Law Judge. A written appeal failing to specify grounds of appeal may be summarily dismissed by the ~~Board of Adjustment~~Administrative Law Judge, with or without prejudice. The brief should address all issues to be brought before the ~~Board of Adjustment~~Administrative Law Judge. Any new issues not addressed in the brief that are put forth at the hearing, shall be grounds to continue the matter to allow for adequate time to respond to the new issues.
4. Within five (5) business days of receipt of a Notice of Appeal, the applicant will be informed of a date for the hearing before the ~~Board of Adjustment~~Administrative Law Judge, which shall be no sooner than thirty (30) days thereafter, and no later than ~~seventy five~~seventy-five (75) days thereafter.
5. The official responsible for the administrative decision being appealed shall refer to the ~~Board of Adjustment~~Administrative Law Judge all papers constituting the record upon which the action appealed from was taken, at least seven (7) days prior to the hearing.
6. Appeal Stays Action. An appeal stays all proceedings unless the Town Planner certifies to the ~~Board of Adjustment~~Administrative Law Judge that a stay would cause imminent peril to life or property, or irreparable harm.
7. Burden of Proof. The person or entity making the appeal has the burden of proving that an error has been made.
8. Actions of ~~Board of Adjustment~~Administrative Law Judge. In exercising his/her~~its~~ powers, the ~~Board of Adjustment~~Administrative Law Judge may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, condition, decision or determination as ought to be made. ~~The majority vote of the members of the Board shall be necessary to reverse any order, requirement, decision or determination applying the Land Use Ordinance.~~

9. Appeal of Decision of ~~the Board of Adjustment~~Administrative Law Judge. Any person or entity aggrieved by a decision of the ~~Board of Adjustment~~Administrative Law Judge may petition the district court for a review of the decision as permitted by Utah State Law.

HISTORY

Adopted by Ord. [20-06 Zoning Amendments](#) on 7/23/2020

Amended by Ord. [2020-11 Technical Corrections to Ordinance 2020-06](#) on 11/12/2020

3.04.10 ROUTINE AND UNCONTESTED MATTERS

1. Unless prohibited by state statute, the Town Planner is hereby authorized to decide certain matters, ~~as designated by the Board of Adjustment~~Administrative Law Judge, that are consistent with the guidelines established by this Title and state law and the rules adopted by the Board of AdjustmentAdministrative Law Judge. Pursuant to that authority, the ~~zoning administrator~~Town Planner may decide all cases which are routine in nature, uncontested, that do not impact the character of the neighborhood, are primarily brought about by recent changes in the zoning ordinance or ~~town-initiated~~town-initiated Development or construction that has resulted in the creation of nonconforming Structures or uses. The specific types of decisions the Town Planner is authorized to make shall include:
 1. The determination of a nonconforming use which can be verified by substantial evidence. "Substantial evidence", for the purpose of this section, shall mean official documents, including any written correspondence, receipts, permits or documents issued by a public body or agency thereof, etc., that may establish the truth of the matter asserted by the applicant;
 2. Consider additions or alterations to existing Buildings and Structures, which are nonconforming as to height, area or Yard regulations; providing, that the addition follows the existing wall lines and no additional Dwelling Units are added to the Building or Structure;
 3. Change in the status of a nonconforming use to a less intense use than that immediately preceding the proposed use;
 4. Final review and approval on plans where the board has required that a final plat be submitted for special approval, showing that all requirements imposed by the board in granting the original approval have been complied with; and
 5. The granting of a Variance in the very limited instance wherein the applicant and the town are in complete agreement regarding all issues, and that the spirit and intent of this Title is satisfied and that all criteria required statutorily for a Variance has also been satisfied.
2. Notice Requirements: The notice requirements established by this title, that are required before a hearing on a Variance, must still be satisfied by the Town Planner. However, in lieu of giving notice of a time, date and place of a hearing, the Town Planner's notice shall provide for a time frame within which all interested parties may submit their input to the Town Planner. All responses received pursuant to the notice shall become a permanent part of the file.
3. Appeal: A decision of the Town Planner may be appealed to the ~~Board of Adjustment~~Administrative Law Judge as provided for in this chapter.

HISTORY

Adopted by Ord. [20-06 Zoning Amendments](#) on 7/23/2020

Amended by Ord. [2020-11 Technical Corrections to Ordinance 2020-06](#) on 11/12/2020

3.04.12 VARIANCES

1. Authorized: Any person or entity desiring a waiver or modification of the land use requirements as applied to a parcel of property that they own, lease, or in which they hold some other beneficial interest may apply to the ~~board of adjustment~~Administrative Law Judge for a Variance from the land use requirements.
2. Applications. Applications for Variance shall be filed with the Town of Hideout Offices. Applications shall contain the following information:
 1. A description of the requested Variance together with a designation of that section of the Town Code from which relief is being requested;
 2. An accurate Plot plan, if appropriate, indicating the manner in which the Variance will be applied and its effect upon adjacent properties; and
 3. A filing fee as established by ordinance.
3. Public Hearing. Upon receipt of a complete application as determined by the Town Planner, a public hearing shall be set with the ~~Board of Adjustment~~Administrative Law Judge ~~for the next available meeting date.~~
4. Burden of Proof. The applicant for a Variance shall bear the burden of proving that all of the foregoing conditions are satisfied as determined by the Town Planner.
5. Findings Required. The ~~Board of Adjustment~~Administrative Law Judge may authorize Variances from the requirements of this Title, only when those Variances serve the public interest, and are consistent with State law. In addition, the ~~Board of Adjustment~~Administrative Law Judge may not grant use Variances. ~~The majority vote of the members of the Board of Adjustment~~Administrative Law Judge shall be necessary to grant a Variance.
6. Requirements for Granting a Variance. The ~~Board of Adjustment~~Administrative Law Judge may grant a Variance only if all of the following conditions are met:
 1. Literal enforcement of the Land Use Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Ordinance;
 2. There are special circumstances attached to the property that do not generally apply to other properties in the same districts;
 3. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
 4. The Variance will not substantially affect the General Plan and will not be contrary to the public interest; and
 5. The spirit of the Land Use Ordinance is observed, and substantial justice done.
7. Unreasonable Hardship. In determining whether or not enforcement of the Land Use Ordinance would cause unreasonable hardship under 6(a), above, the ~~Board of Adjustment~~Administrative Law Judge may not find an unreasonable hardship unless the alleged hardship:
 1. Is located on or associated with the property for which the Variance is sought; and
 2. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 1. In determining whether or not enforcement of the Land Use Ordinance would cause unreasonable hardship under Section 6(a), above, the ~~Board of Adjustment~~Administrative Law Judge may not find an unreasonable hardship if the hardship is self-imposed.
 2. In determining whether or not there are special circumstances attached to the property under Section 3.04.12(6), the ~~Board of Adjustment~~Administrative Law Judge may find that special circumstances exist only if the special circumstances relate to the hardship complained of

and deprive the property of privileges granted to other properties in the same district.

8. Meeting Conditions. The applicant shall bear the burden of proving that all of the conditions justifying a Variance have been met.
9. Variance Applicability. Variances run with the land.
10. Use Variance. ~~Neither the Board of Adjustment~~Administrative Law Judge ~~nor~~and any other body may ~~not~~ grant use Variances.
11. Additional Requirements. In granting a Variance, the ~~Board of Adjustment~~Administrative Law Judge may impose additional requirements on the applicant that will:
 1. Mitigate any harmful effects of the Variance; or
 2. Serve the purpose of the standard or requirement that is waived or modified.

HISTORY

Adopted by Ord. [20-06 Zoning Amendments](#) on 7/23/2020

Amended by Ord. [2020-11 Technical Corrections to Ordinance 2020-06](#) on 11/12/2020

3.04.14 DISTRICT COURT REVIEW OF ADMINISTRATIVE LAW JUDGE BOARD DECISION

Any person adversely affected by any decision of ~~thea Board of Adjustment~~Administrative Law Judge may petition the district court for a review of the decision as provided by state law.

HISTORY

Adopted by Ord. [20-06 Zoning Amendments](#) on 7/23/2020

Amended by Ord. [2020-11 Technical Corrections to Ordinance 2020-06](#) on 11/12/2020

File Attachments for Item:

6. Discussion and possible action on an Ordinance to adopt Chapter 9.07 Sufficient Infrastructure for Proposed Development

ORDINANCE #2021– O –13

ORDINANCE ADOPTING TITLE 9 CHAPTER 07
“SUFFICIENT INFRASTRUCTURE FOR PROPOSED DEVELOPMENT”

WHEREAS, the Town of Hideout is responsible to govern the responsible development within the town and ensure the health, safety and welfare of all residents;

WHEREAS, it is essential that adequate capacity for public facilities including water and sewer exist before any development activity occurs; and

WHEREAS, Utah Code §10-9a-604.5 requires that infrastructure be complete or bonded before development activity occurs or a plat is recorded; and

WHEREAS, Utah Code §10-9a-802 allows for an improvement completion assurance for landscaping or infrastructure improvements for the development for improvements which are not essential to meet the requirements for the issuance of a building permit or certificate of occupancy under the building code and fire code, and therefore allows for denial of such permits where those improvements are essential to meet the requirements for the issuance of a building permit or certificate of occupancy under the building code and fire code; and

WHEREAS, the Town of Hideout contains significant amounts of property containing hazardous environmental conditions which would be at risk if there was not adequate water for fire protection; and

WHEREAS, the Fire Code requires water supplies where buildings are constructed; and

WHEREAS, the area comprising the Town of Hideout has been designated by Wasatch County as Wildland-Urban Interface zone, which indicates a community that is adjacent to wildlands; and

WHEREAS, Wildland-Urban Interface zones are areas that are at increased risk of wild fires; and

WHEREAS, infrastructure for sewer, culinary water, storm drains, and roads are necessary for public health and safety; and

WHEREAS, utilities are necessary for public health and safety; and

WHEREAS, the Town has published notice, as required by law, of its intent to amend the provisions of the Town Code; and

WHEREAS, the Town Council finds good cause for amending the Town Code as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HIDEOUT TOWN COUNCIL OF, UTAH, THAT:

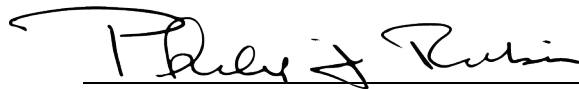
SECTION I: Title 9 Chapter 07 “SUFFICIENT INFRASTRUCTURE FOR PROPOSED DEVELOPMENT” is adopted as follows:

- A. No development shall be granted or approved unless the necessary public facilities in the applicable area have been determined to exist and have adequate capacity to accommodate the proposed development at the adopted level of service standard, and are available or are to be available when the development occurs. The applicable area includes all facilities that directly or indirectly deliver the services to or are impacted by the proposed development.
- B. No development, nor permit for development, including but not limited to building permits, shall be granted, approved or issued unless the infrastructure improvement which essential to meet the requirements for the issuance of a building permit or certificate of occupancy under the building code and fire codes are installed, tested, and operating at or above the minimum level of service (i.e., sanitary sewers, land drains, storm sewers, culinary water lines, fire flow and hydrant function, and roadways completed with compacted road base to final grade).
- C. A building permit or certificate of occupancy shall not be denied when the applicant has not completed an infrastructure improvement that is not essential to meet the requirements for the issuance of a building permit or certificate of occupancy under the building code and fire code; and for which the Town has accepted an improvement completion assurance for landscaping or infrastructure improvements for the development.
- D. Determination of the above is to be made by the town engineer, using the accepted methods and measurements of the profession

Section II: Effective Date. This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Town of Hideout Town Council, Utah, this 12th day of August in the year 2021.

TOWN OF HIDEOUT


Philip Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk

