

8. ENVIRONMENT



I. Introduction

This section covers environmental issues of Farr West City. It is the intent of the City to maintain a high quality of life, health and safety for its residents through proper regulation in areas of air quality, land and soil maintenance and fire safety.

II. Environmental Quality

Farr West City has few concerns regarding the current environmental conditions within the City. There are no known environmental hazards in the City's boundaries. There is, however, potential for environmentally related issues to become problematic as there are in all developing and growing communities.

There are identified wetlands within Farr West. There are also areas under study, which may qualify as regulatory wetlands. The City should maintain a constant awareness of the condition of these lands to ensure they are not negatively impacted by development, run-off or infill.



Four Mile Creek offers Farr West City the potential to develop sensitive, environmentally fragile lands into a recreational and educational resource. Construction of a pathway, observation areas and interpretive signage that would minimally impact the riparian area would give residents the opportunity to view wildlife and observe natural habitats, and would offer a place for outdoor education.

There are presently in Farr West, channels of open water and open irrigation/detention ponds. Open water channels range in size from the large Willard Canal to small irrigation ditches located throughout the City. Care should be taken to ensure that illegal dumping or run-off does not pollute these open waterways and ponds. Regulations and "Do Not Pollute" public awareness campaigns can assist in maintaining water quality in these open water resources. Farr West maintains contact with the Sewer District and is aware of plant operations, its environmental protection strategies and emergency plans.

In all aspects of environmental quality within Farr West, it is the City's intent to comply with and enforce compliance to Utah State and Environmental Protection Agency (EPA) regulations.

III. Goals

Following are the general goals of Farr West City pertaining to environmental issues. Each general goal is accompanied by several specific goals listed below it.

- Environmental resources of the City including water quality, air quality, prime agricultural land, open space and riparian corridors, which should be protected.
 - The City has a Sensitive Lands ordinance that will allow the City to protect or control development of sensitive lands.
 - Prohibit any development in moderate or high quality wetland, unless appropriate mitigation is approved by the jurisdictional governmental agencies.
 - Development that accelerates the erosion of soils and thereby contributes significantly to stream sedimentation will require special review and mitigation to the satisfaction of Farr West City.
 - ***Apply "Right to Farm" provision in the Land Use Management Code to protect existing prime agricultural operations and provide incentives for continued agricultural use.***

- Protect water quality and ensure that there are adequate quantities of water for all users in Farr West City.
 - The City should not approve any major development without water right transfers or sources providing for the use of water serving the project.
 - The City should investigate the need for and impact of Special Improvement Districts (i.e. Sewer Improvement District or Water Improvement District) for major development areas for the purpose of establishing a viable, long-term infrastructure system.
 - No land use or development, which would adversely affect the quality or accessibility of water resources in the City, will be permitted.
 - All new development shall comply with the requirements of the municipal water code, sewer code, storm water codes and applicable ordinances. The use of regional water detention basins is required when available or practical.
 - Adequate buffers from development should be provided along all waterways and wetlands in Farr West City.

- Development shall not contribute significantly to the degradation of air quality.
 - When appropriate, efforts should be made in each development to mitigate the impacts of wood stoves, fireplaces and other activities which may negatively impact air quality.



- Coordinate minimum fire safety standards with Weber Fire District to ensure fire safety standards in the City.
 - Apply the subdivision standards and development requirements in the Development Code including requirements for water supply for firefighting purposes, measures for clearing brush and vegetation for the area around structures, access, infrastructure standards and other appropriate regulations.

- Manage development, minimize damage and hazards and protect life and the property in areas subject to risk from natural hazards such as seismic activity, unstable soils, flooding conditions and other geologic hazards.
 - Require all new development to have an adequate water supply, road widths and reasonable secondary emergency access to minimize health and safety risks.
 - The City requires the protection of all wetlands, streams and other waterways and other environmentally sensitive lands from construction impact and runoff from parking lots, roads and other impervious surfaces.

