Hill Air Force Base Compatible Use Plan (CUP) Request for Proposals (RFP)

1.0 Introduction

Office of Economic Adjustment (OEA)

OEA is the Department of Defense’s field organization responsible for supporting state and local government’s response to defense program changes. This may include, but not be limited to base closures, base restructuring or realignment, growth issues surrounding compatible land and air use for military base and community, and other issues that can impact the economy of a region.

OEA’s interdisciplinary staff works closely with communities to create a positive environment for economic growth, innovative land use strategies, and an enhanced quality of life. They build and engage relationships with community members, private business, state governments, and the armed forces to ensure a successful outcome.

OEA staff actively participates on the President’s Economic Adjustment Committee to help coordinate federal interagency activities and assist local communities across the country leverage the full capabilities of the federal government.

OEA assists states and communities to:

- Use technical and financial assistance to plan and develop local adjustment strategies
- Engage the private sector in order to plan and undertake community economic development and base redevelopment
- Develop enduring relationships with local military installations to create land and air use procedures that are beneficial to your community’s growth without impacting the military’s mission

OEA and federal government support is essential to communities nationwide as the military mission evolves, defense programs change, and the need for community growth continues.

Historically, military installations were located in remote areas, due largely to the availability of land and for security purposes. Over time, however, installations drew both people and businesses closer to take advantage of civilian job opportunities the installation offered and to provide the goods and services to support the installation’s operations. The increased number of people and businesses, in some cases, has impacted the military’s ability to effectively train and accomplish the military mission.

OEA works collaboratively with communities as well as the Air Force, Army, Navy, and Marine Corps to ensure civilian regions can grow in healthy, necessary ways while protecting the military’s mission nationwide. They provide technical and financial assistance directly to state or local governments to undertake planning programs that meet the growth needs of the community, as well as those of the military mission. This program addresses present and future civilian development activity, while protecting the sustainability of the military training and readiness missions.

Its purpose is to protect and preserve military readiness and defense capabilities while supporting continued community growth and economic development, and enhance civilian and military communication and collaboration.
Grant Introduction

The Department of Defense Office of Economic Adjustment (OEA) provides grants to State and local governments to conduct a CUP planning process to support the long-term sustainability and operations of a military complex. Layton City, on behalf of eleven cities in, and including Davis and Weber Counties, federal and state delegation, and various state and regional entities, is requesting consideration of a Compatible Use Plan (CUP) planning grant from the Department of Defense, Office of Economic Adjustment.

Layton City, the sponsoring agent for this grant and multi-jurisdictional planning effort, is seeking a grant from OEA. The purpose of the grant is to accept proposals from qualified firms to prepare a comprehensive Compatible Use Plan (CUP) for Hill Air Force Base in Northern Utah. The Compatible Use Plan will incorporate, but not be limited to; all jurisdictions adjacent to Hill Air Force Base or otherwise directly affected by Hill Air Force Base daily operations (eleven cities, 2 counties), Falcon Hill, Little Mountain, the Utah Test and Training Range (UTTR) as well as Hill proper.

A review committee will select a Consultant who will conduct a comprehensive CUP as a regional community-driven, cooperative, strategic planning process encompassing all Surrounding Jurisdictions and others identified and impacted by HAFB operations that will include: Clearfield City, Clinton City, Layton City, Ogden City, Riverdale City, Roy City, South Ogden City, South Weber City, Sunset City, Uintah City, Washington Terrace City, Davis County, Weber County, various regional and state planning and economic development entities, and state and federal delegation.

Interested firms must demonstrate knowledge and experience in community planning using well established and effective long term and sustainable planning principles and development patterns, preferable market driven development options and resolution to major land use issues, fiscal impact analysis, successful economic development practices, and military installation management and operations. Demonstration of experience as the lead consultant who has successfully completed a Compatible Use Plan involving an Air Force Base is preferable.

Layton City and all participating communities continue to support HAFB and have done so since HAFB began operations decades ago. Layton City is the largest community in Davis County and enjoys the greatest quantity of shared boundary around the perimeter of HAFB. This grant will provide funding to Layton City to contract with a Consultant to conduct and produce a Compatible Use Plan that will benefit 2 Counties (Davis, Weber) and 11 surrounding or affected local communities (Clearfield, Clinton, Layton, Ogden, Riverdale, Roy, South Ogden, South Weber, Sunset, Uintah, and Washington Terrace). Hill Air Force Base is very important to all residents and communities in Northern Utah and the State of Utah.

Department of Defense (DoD) will benefit from this effort by ensuring the communities working with HAFB will develop sound viable land use and economic development plans and other regulations developed during the CUP process which will be provided to the local governing bodies. The overall outcome will ensure that HAFB can operate as needed for many years into the future.

Important Definitions

Consultant: The person(s) or firm chosen to create, develop, survey, produce, present, and complete all tasks defined in this RFP, and all additional tasks necessary to complete a comprehensive Compatible
Use Plan including the seven (7) primary objectives identified under “Goals and Objectives” in this document.

**DoD**: Department of Defense.

**HAFB**: Hill Air Force Base military installation, Northern Utah.

**CUP Plan**: The draft writings of CUP Report and Plan sections as they evolve during the research, survey and assembly process.

**CUP Draft Report and Plan**: The compilation of the CUP Report and Plan documents to be submitted in its initial form and edited form for review and recommendations from the Technical Advisory and Executive Policy Committees, all Surrounding Jurisdictions, all participating jurisdictions, and the general public with at least two (2) draft versions.

**CUP Final Draft Report and Plan**: The CUP Draft Plan after it has been received and reviewed with recommendations from the Technical Advisory and Executive Policy Committees, all Surrounding Jurisdictions, all participating jurisdictions, and the general public and is ready to submit for adoption.

**CUP Final Adopted Plan**: The CUP Final Draft Plan after it has completed a public process and has been received and reviewed with recommendations from the Technical Advisory and adopted by resolution by the Executive Policy Committee.

**CUP Final Adopted and Approved Plan**: The CUP Final Adopted Plan, including the Implementation Plan and Action Steps and after it has been approved and adopted by resolution by each surrounding jurisdiction’s legislative authority.

**CUP Sponsor**: Layton City, 437 North Wasatch Drive, Layton, Utah 84041

**Jurisdictions, Participating**: Each public policy, public utility, HAFB represented groups, federal, state, regional or local government service or policy regulating board affected by operations at Hill Air Force Base including, but not limited to: Senator Mitt Romney, Senator Mike Lee, Representative Rob Bishop, Utah State Senator Stuart Adams, Salt Lake City International Airport, Ogden-Hinckley Airport, Utah Defense Alliance, Utah Governor’s Office of Economic Development, Economic Development Corporation of UTAH (edcUTAH), Composites and Aerospace of Northern Utah (CANU), Wasatch Front Regional Council (WFRC – local MPO), Air National Guard, Compatible Land Foundation, FAA, NOAA, Utah Department Of Transportation (UDOT), Wasatch Integrated Waste, Davis/Weber Basin Water Conservancy District, North Davis Sewer District, Rocky Mountain Power, Dominion Energy (natural gas).

**Jurisdictions, Surrounding**: Hill Air Force Base, and each surrounding and participating local municipal body or government body adjacent to Hill Air Force Base, and Ogden City. These are defined as: Clearfield City, Clinton City, Layton City, Ogden City, Riverdale City, Roy City, South Ogden City, South Weber City, Sunset City, Uintah City, Washington Terrace City, Davis County, and Weber County.

**OEA**: Office of Economic Adjustment, Department of Defense.

**Participating Parties**: All persons or organizations involved in the CUP process.

**Target Groups**: Groups of persons or industry such as major land owners, neighborhood associations, employees, homebuilders, real estate industry, retail industry, or similar.

**Utah Test and Training Range (UTTR)**: Located in Northwestern Utah and Eastern Nevada, approximately 100 miles West of Hill Air Force Base, the UTTR is a Department of Defense (DoD) Major Range and Test Facility Base. It is used daily for training operations by HAFB and contains the largest block of overland contiguous special use airspace, measured from surface or near surface, within the continental U.S. (207 by 122 nautical miles). The UTTR provides a vast area of realistic terrain for world-class test and training scenarios to ensure the war fighter is prepared to deploy at a moments’ notice to win any conflict with decisive air and space power.
**Background**

**Hill Air Force Base (HAFB).** Hill Air Force Base has enjoyed a long and colorful history. The base traces its origins back to the ill-fated Army Air Mail "experiment" of 1934, during which time the idea originated for a permanent air depot in the Salt Lake City area. In the years that followed, the Army Air Corps searched the region for an ideal location for its permanent western terminus. Several sites in Utah were considered, with the present site near Ogden emerging as the clear favorite.

In July 1939 Congress appropriated $8 million for the establishment and construction of the Ogden Air Depot. In December of that year the War Department named the site "Hill Field," in honor of Major Ployer Peter Hill, Chief of the Flying Branch of the Air Corps Material Division at Wright Field in Dayton, Ohio. Major Hill had died as a result of injuries received from the crash of the Boeing experimental aircraft Model 299 at Wright Field, the prototype of what later became the famous B-17 Flying Fortress.

The official groundbreaking ceremonies for Hill Field were held on January 12, 1940, although actual construction of the base had already begun. The first Commander of the Ogden Air Depot, Colonel Morris Berman, arrived at Hill Field on November 7, 1940, marking the beginning of official operations at the field.

During World War II Hill Field was a vital maintenance and supply base, with round-the-clock operations geared to supporting the war effort. Battle weary A-26, B-17, B-24, B-29, P-40, P-47, P-61, and many other types of aircraft depended on the men and women of Hill Field for structural repair, engine overhaul, and spare parts. Peak wartime employment at Hill was reached in 1943 with a total of over 22,000 military and civilian personnel. These dedicated men and women rehabilitated and returned thousands of warbirds to combat.

In 1944 Hill Field became responsible for the long-term storage of surplus aircraft and support equipment. PT-17, B-24, P-40, P-47, B-29, and many other types of aircraft were eventually prepared and stored at the base. By the end of 1947 more than $200 million worth of aircraft had been preserved in near perfect condition for possible future use. During the massive demobilization that followed World War II, Hill Field also reclaimed scores of surplus aircraft, which were disassembled and some parts put back into the supply system.

On September 26, 1947 the Army Air Corps became the United States Air Force, ending an association with the Army that had lasted 40 years. Following an Air Force-wide pattern of renaming "fields" as "bases," Hill Field became Hill Air Force Base on February 5, 1948.

When North Korea invaded South Korea in 1950, Hill AFB was assigned a major share of Project Holdoff, the Air Materiel Command's logistical effort to support the war. Hill personnel quickly removed needed B-26s and B-29s from storage, renovated, and added them to the active Air Force inventory.

Also in the 1950s, the Ogden Air Materiel Area, the ranking activity at Hill, began support of jet aircraft, such as the F-84F Thunderstreak, F-84G Thunderjet, RF-84J Thunderflash, F-89 Scorpion, F/RF-101 Voodoo, F-102 Delta Dagger, B-47 Stratojet, and B-57 Night Intruder. Ogden Air Material Command (OOAMA) also assumed prime maintenance responsibilities for the SM-62 Snark, IM-99 Bomarc, SM-73 Goose, and SM-64 Navaho missile systems, as well as the MB-1 Genie rocket system. OOAMA entered into ballistic missile support with the SM-65 Atlas ICBM in 1958 and the SM-80 Minuteman ICBM in 1959.

June 12, 2019
In the 1960s, OOAMA was assigned support and system management duties for the USAF F-4 Phantom II, Titan II/Titan III missiles, and the AGM-65A Maverick missile. Hill AFB also supported the war in Southeast Asia by direct airlifts of hundreds of tons of air munitions via C-124, C-130, C-133, and C-141 aircraft. The base also picked up maintenance responsibilities for B-58 Hustler and F/RF/FB-111A Aardvark landing gear components.

Hill began managing certain components of the F-15 Eagle in 1971. That same year field testing began at Hill on the UH-1H Iroquois helicopter. The following year saw the production of the first version of the Short Range Attack Missile (SRAM), delivered from Boeing Air Force Plant 77 at Hill AFB. The Ogden Air Logistics Center also became system manager of the F-16 Fighting Falcon, the Advanced Intercontinental Ballistic (M-X) Missile System, and the A-10 Thunderbolt II in the 1970s. OO-ALC had logistics responsibility for Alaska, western Canada, Idaho, Montana, North and South Dakota, Wyoming, Utah, Colorado, Arizona, and New Mexico.

The 1980s saw the assignment of repair responsibilities for the BGM-109G Ground Launched Cruise Missile (GLCM) to Hill. During Fiscal Year 1980 Hill AFB also had the busiest single runway of any airfield in the free world. Airfield traffic totaled 145,243 takeoffs and landings. The Ogden Air Logistics Command (OO-ALC) Directorate of Distribution then managed an inventory valued at $2,039,195,215. The base was also assigned repair projects for the OV-10A Bronco and C-130 Hercules aircraft.

In August 1990 OO-ALC and Hill began support of Operation Desert Shield by helping to sustain the U.S. deployment to Southwest Asia. All shifts and work hours were extended to support the various aircraft involved in the mission. The 388th Fighter Wing, a Hill tenant, also deployed its 4th and 421st Fighter Squadrons to Southwest Asia.

When Desert Shield became Desert Storm in 1991 Hill AFB personnel at home and abroad continued to support the mission in Southwest Asia. In 1993 Hill was awarded contracts for the modification, corrosion control, and painting of 244 Navy F/A-18 Hornet fighters and the maintenance and repair of landing gear on various USAF, DoD, and allied aircraft.

In 2013, Hill Air Force Base was chosen to be home to the first three Operational/Combat Ready Fighter Squadrons of F-35A Lightning II, the Air Force’s fifth generation fighter aircraft. This transition from 48 F-16 Fighting Falcons began with the arrival of the first F-35A in September 2015.

September 8, 2017 “Hill AFB officially ended an era at a Viper Out ceremony celebrating 38-years of the F-16 at the base. Hill AFB will be home to three operational ready fighter squadrons with 78 F-35 Lightning IIs by the close of 2019.”

From modest beginnings, Hill AFB now ranks as Utah's largest employer with 25,550 employees. The $1.38 billion payroll and presence of the installation injects tremendous growth into the Utah economy. Hill Air Force Base estimates an annual economic impact of over $3.4 billion, with $1.35 billion in estimated indirect jobs created.

June 12, 2019
Due to the change in flying mission, and anticipated growth in noise from F-35A operations, the Air Force conducted an Air Installation Compatible Use Zone (AICUZ) study that was publicly released in August 2018. The study produced noise contours that depicted the annual average noise values created by the F-35A operations and flight patterns. These contours changed from the previous 1993 AICUZ study, thus creating a need for the Base and the surrounding communities to open a discussion about compatible land use in the affected areas.

Population levels have increased at Hill Air Force Base with the recent bed down and operation of the F-35 fighter and additional opportunities at Hill Air Force Base. Current population growth in Utah is the third fastest growth rate in the Country, a 27.8% increase since 2005 -U.S. Census. Projected population growth rates along the Wasatch Front are nearly double the U.S. average, and are projected to equal a 100% increase of today’s population by 2065. Communities surrounding Hill Air Force Base are experiencing increased development pressures, traffic congestion, and rising housing costs. In addition, HAFB is projecting an increase of approximately 5,000 new employees within the next 5 years. The Salt Lake City International Airport is expanding to provide more service in the region. The Ogden-Hinckley Airport has plans to expand that will increase air traffic in the region. Hill Air Force Base indicates that their most prevalent encroachment challenge is land development around Hill Air Force Base and spectrum encroachment at the Utah Test and Training Range.

The two (2) counties surrounding Hill Air Force Base are Davis County (population 347,637) and Weber County (population 251,769). The two counties include 11 cities that surround, or are directly impacted by, Hill Air Force Base operations. In Davis County the following cities have been included in the kick-off meeting due to their physical location adjacent the Air Force base: Clearfield (pop. 31,363), Clinton (pop. 21,971), Layton (pop. 78,247), South Weber (pop. 7,310), and Sunset (pop. 5,286). In Weber County the following cities have been included in the kick-off meeting due to their physical location adjacent the Air Force base or directly affected by the AICUZ; with exception of Ogden which has been included due to the Ogden-Hinckley Airport and resident demographic impact on the base: Ogden (pop. 87,031), Riverdale (pop. 8,758), Roy (pop. 38,595), South Ogden (pop. 17,101), Uintah (pop. 1,340), and Washington Terrace (pop. 9,152). Source: https://jobs.utah.gov/wi/data/library/demographic/annualpopprofile.html

**Utah Test and Training Range (UTTR).** The UTTR is a Department of Defense (DoD) Major Range and Test Facility Base used daily by HAFB for testing and training operations and provides an ideal location for operational test and evaluation for weapons requiring a large safety footprint. The UTTR is also the only location capable of supporting overland testing of cruise missiles. Used daily from HAFB, the UTTR is used in a training capacity for air-to-air-combat, air-to-ground inert and live practice bombing and gunnery training by DoD aircrews. The UTTR provides a vast area of realistic terrain for world-class test and training scenarios to ensure the war fighter is prepared to deploy at a moments’ notice to win any conflict with decisive air and space power.

Approximately 11 military personnel, 93 civilians, and 153 technical services support personnel are assigned to the squadron. Air Traffic Control and Ground Control Intercept is provided by the air traffic control flight with a staff of approximately 53 personnel. The annual operating budget is approximately $30.1M, of which $22.6M is funded by Air Combat Command and the remainder is earned in reimbursement from test program customers. Range equipment assets are valued at approximately $1B.
The UTTR is located in Northwestern Utah and Eastern Nevada, approximately 100 miles West of Hill Air Force Base. The UTTR contains the largest block of overland contiguous special use airspace, measured from surface or near surface, within the continental U.S. (207 by 122 nautical miles). Of the 12,574 square nautical miles, 6,010 are restricted airspace and 6,564 are Military Operating Areas. The airspace is situated over 2,624 square miles (2.3 million acres) of DoD land, of which 1,490 square miles are Air Force owned. The remainder is mainly owned and managed by the U.S. Army at Dugway Proving Ground. The UTTR’s large airspace, exceptionally long supersonic corridors, extensive shoot box, large safety footprint area, varying terrain, and remote location make it an invaluable national asset in terms of both its training and test mission capability in support of the DoD.

As a military installation, the UTTR has a long history of use beginning in 1940 when Congress appropriated funds for the acquisition of land for bombing and gunnery ranges. In 1941, the Army Air Corps received 1.8 million acres when a bombing and gunnery range detachment arrived at Wendover, Nevada. Wendover Army Air Base (WAAB) was activated in 1942 as a B-17 and B-24 heavy bombardment training base and bombing range. In 1944, P-47 fighter aircraft pilot training began and shortly thereafter B-29s began staging out of WAAB. In 1942, President Roosevelt withdrew an initial 126,720 acres of land from public domain for use by the War Department and established Dugway Proving Ground. In 1945, WAAB was transferred to the Ogden Air Technical Service Command (Ogden Air Logistics Complex/OO-ALC) and continued as a bombing and gunnery practice range as well as a location to test captured German rockets. In 1955, the Air Force assigned its air munitions functions to OO-ALC. In 1960, the Wendover Bombing and Gunnery Range was re-designated the Wendover Weapons Range and the Newfoundland Mountain Air Force Range was re-designated as the Hill Air Force Range. Construction of a munitions/missile test facility at Oasis on the North Range was completed in 1964. In the early 1970s, an air-to-ground scoreable gunnery range was constructed to train fighter and bomber crews. Air Force Systems Command assumed control of the range in 1979 and re-designated the Wendover/Hill/Dugway Range complexes as the UTTR.

The UTTR mission was to test and evaluate cruise missiles as well as provide weapons testing and support. In 1997, Air Combat Command (ACC) assumed responsibility for the range as a result of the 1995 Base Realignment and Closure decision. The 388th Range Squadron was formed to carry out the UTTR’s mission to provide open-air training and test to support day-to-day training, large force training exercises, large footprint weapons testing, and to fulfill the requirement as the daily manager of range scheduling. In August of 2012 the 388th Range Squadron was re-designated as the Headquarters, Utah Test and Training Range, or UTTR. The UTTR continues to operate primarily as a world class test range, while also serving as a great training range which supports Air Force, Army, Navy, Marine units as well as a host of foreign countries. Throughout its history, a wide variety of high explosive and inert/practice ordnance have been delivered at UTTR by many different fixed wing aircraft. Range use averages approximately 16,000 sorties per year for training and 300 sorties per year for test. The highest usage occurred in 1994, when 22,229 sortie-operations were flown at the UTTR. Primary ordnance employed over the years covers the full spectrum of the Air Force inventory in the Bomb Dummy Unit (BDU), Cluster Bomb Unit (CBU), and Guided Bomb Unit (GBU) categories as well as cruise missile testing.

Purpose of CUP

The purpose of a CUP is to promote compatible civilian development patterns near military installations. It relies on local land use authorities to update their general plans and land use regulations that provide legislative authority to implement those plans. The CUP will identify existing and potential threats and
encroachment sources, including new development, transportation, infrastructure services, operations and environmental constraints. The CUP Final Adopted and Approved Plan will include recommended implementation strategies for both the civilian community and military installation to address those threats and concerns affecting the Base operation.

A CUP will ensure the future compatibility between land and air uses necessary to support the military mission at Hill Air Force Base and non-military development near the base. As part of this Compatible Use Plan Hill Air Force Base will include all Surrounding Jurisdictions, all Participating Jurisdictions, and all Target Groups including stakeholders or landowners surrounding HAFB, so that all have an opportunity to learn about the project and provide input. The CUP should be as comprehensive as possible, to include entities like Little Mountain and the Utah Test and Training Range as well as Hill proper.

**Goals and Objectives**

At the conclusion of the study, each Surrounding Jurisdiction, and Hill Air Force Base will be provided a Final Adopted and Approved Plan which will include an Implementation Plan with recommendations and Action Steps for maintaining compatible land use practices and good neighbor relations. The Final Adopted Report and Plan will include an outline of public input received during the process, press releases, public outreach, and data collected. The Final Adopted and Approved Plan will define all existing and proposed land uses in proximity to the Base perimeter and other threats to future operations and will provide recommendations and methods to ensure compatible future growth and development.

All GIS data created and collected during the course of this project will be made available to all Surrounding Jurisdictions. An Implementation Plan and Action Steps will be included with the final report suggesting next steps and a proposed mechanism for action and funding resources. The plan will also include proposed coordination efforts between Hill Air Force Base and all Surrounding Jurisdiction to ensure continued long term collaborative communication, planning and development efforts that will make certain operations at Hill Air Force Base may continue at the highest level indefinitely.

The primary benefit of conducting this effort for HAFB will be the Final Adopted and Approved Plan, identifying specific recommendations for land use and other policies to mitigate threats, to ensure compatible development patterns potentially affecting HAFB operations, and to protect future operations at the Base. The plan will also include recommendations for implementation and provide opportunity to inform the public about the history, mission and operation needs of HAFB.

An additional benefit of the plan for both Hill Air Force Base and the Surrounding Jurisdictions is a reassurance that each can continue to grow in a manner that will not only minimize conflicts with each other, but can enhance the health, safety and general welfare of the military personnel and civilians employed at HAFB and the residents and business owners in surrounding communities.

The purpose of a Compatible Use study is to promote compatible civilian development patterns near military installations. It relies on local land use authorities to update their general plans and land use regulations that provide legislative authority to implement those plans. The study will identify existing and potential threats and encroachment sources, including new development, transportation, infrastructure services, operations and environmental constraints. The Final Adopted and Approved
Plan will include recommended implementation strategies for both the civilian community and military installation to address those threats and concerns affecting the Base operation.

A study will ensure the future compatibility between land and air uses necessary to support the military mission at Hill Air Force Base and non-military development near the base. As part of this effort will include all Surrounding Jurisdictions, all Participating Jurisdictions, and all Target Groups including stakeholders or landowners surrounding HAFB, so that all have an opportunity to learn about the project and provide input. This study should be as comprehensive as possible, to include entities like Little Mountain and the Utah Test and Training Range as well as Hill proper.

There are seven (7) primary goals that will be the focus of this Compatible Use Plan and this process, including research data and analysis, shall consider, but not be limited to, the following factors:

1. **Land Use**: Encourage cooperative land use planning between Hill Air Force Base and all Surrounding Jurisdictions so that future growth and development is compatible with the training, operations and growth of the base. Find strategies to reduce the operational impacts on adjacent lands. Identify existing and planned growth of the base. The Consultant will research and address each of the following in the final product:
   a. Identify Transfer of Development Rights (TDR) options in each of the surrounding communities, and the region, to conserve and restrict the development of property immediately surrounding HAFB, and property located within the Accident Prevention Zone (APZ).
   b. Explore all options for the preservation of land within the APZ, such as State and Federal funding including Readiness and Environmental Protection Integration (REPI), or private non-profit groups or programs and other similar organizations formed to purchase properties and/or conservation easements for the purpose of supporting HAFB operations.
   c. Explore land use strategies adjacent to HAFB, within its APZ and AICUZ areas, or any other identified area that may allow local growth without affecting the future growth of HAFB or its operations.
   d. Ensure there are no “takings” of land which would negatively affect current private or public land ownership, and adhere to any land use agreements currently in place.
   e. Identify the AICUZ maintenance and established area, proposing any concern with current plan and area. Involve all Surrounding Jurisdictions in any process and provided updates on changing conditions with the AICUZ.
   f. Identify and define all encroachment challenges, both current and projected
   g. Identify population growth patterns and projections.
   h. Identify recreational land use areas and concerns -- especially with regard to UTTR
   i. Identify agricultural and grazing land uses -- especially with regard to UTTR
   j. Currently adopted General Plans, zoning designations, development policies, master plans and existing land use regulations from Surrounding Jurisdictions, and Hill Air Force Base, should be identified, reviewed, and strongly considered with all recommendations.

2. **Transportation**: Consider locations where vital transportation needs connect to local supportive land uses and coordinating with HAFB and local cities when it comes to transportation circulating around and into the base. Identify strategies and strategic planning methods to mitigate traffic concerns including ingress/egress to/from the base. Identify strategies that mitigate transportation demand and congestion and make recommendations for each access point onto the base, each adjacent freeway interchange and highway, and opportunities to consider alternative modes of transportation. The Consultant will research and address each of the following in the final product:
a. Research and review all traffic conditions and plans at access points into the base and traffic surrounding the base including, but not limited to:
   i. Interstate 15 (I-15) Interchanges – All I-15 interchanges associated with HAFB traffic.
   ii. State Road 193 (SR-193) – Capacity, traffic impacts and access on SR 193.
   iii. South Bench Drive that will connect a toll road in South Ogden and I-84 to SR 193 in Layton via Fairfield or Church Street along the east boundary of HAFB.
   v. North Gate – Riverdale City. HAFB existing or future plans related to HAFB access through the North Gate in Riverdale City.
   vi. East Gate – Layton City. Research existing conditions, regulations, potential access and costs to access HAFB through the East Gate, located in the East Gate Business Park in Layton City.
   vii. Existing and proposed transportation systems servicing the installation.
   viii. Look at alternative modes of transportation into the base: light rail from Frontrunner stations, buses, carpool, bike/pedestrian, etc.
   ix. Research traffic in and around the Riverdale Gate entrance at the Hill Air Force Base Museum, and 5600 South in Riverdale City – potential impacts and future planning for increased traffic; address existing slip lanes, future traffic projections and patterns, etc.
   x. West Gate – Clearfield City. Research transportation and access in and around the West Gate entrance.

3. **Airspace**: Encourage operational spectrum planning (*noise interference, radio frequencies*) and planning of all potential vertical obstructions (cell towers, wind farms and towers, tall buildings, etc.) between Hill Air Force Base and surrounding commercial and private air space users, including the Ogden-Hinckley Airport and Salt Lake International Airport, so that future growth and air space use is compatible with the training, operations and growth of the base. Research existing conditions and master plans, identify potential conflicts, and coordinate closely with Ogden-Hinckley Airport and Salt Lake International Airport. The Consultant will research and address each of the following in the final product:
   a. SLC International Airport and Ogden-Hinckley Airport proposed growth.
   b. All other air traffic affecting HAFB operations.
   c. Airspace issues, including UTTR (noise, traffic patterns, SLC and Ogden airport growth and FAA implications, renewable energy infrastructure placement, frequency spectrum -- especially on the UTTR).
   d. Incorporate findings from the Utah Governor’s Ten-Year Strategic Energy Plan relative to the identification of alternative energy sites and planning processes in support of the HAFB military mission.
      i. No duplication of research, data or product efforts can or will take place with this Compatible Use Plan and the Governor’s Ten-Year Strategic Energy Plan.
   e. Ogden Airport air traffic – traffic control issues and concerns regarding potential conflicts and hazards.

4. **Infrastructure**: Determine existing conditions on all infrastructure, provide future demand projections, and recommend alternatives to address each. The Consultant will research and address each of the following in the final product:
   a. Water availability and resilience.
   b. Energy availability and resilience.
c. Waste water treatment challenges (Hill industrial facilities generate a pretty robust waste stream).

d. Utility infrastructure and transportation systems servicing the installation.

e. Housing stock, availability, options and opportunities to meet projected growth.

5. **Security**: Research security measures necessary to operate the Base at its maximum potential. Identify additional security measures that may be required for existing operations, future projected operations, and future opportunities. Determine the federal process required and funding needed to consider access through the east gate. The Consultant will research and address each of the following in the final product:

   a. Research security needs and preferences required to continue HAFB operations at the highest level.

   b. Research options, security measures, costs and opportunities for access through the East Gate.

   c. Research options, security measures, and the federal process required to consider joint runway access for HAFB suppliers and support providers with proper security clearance that will not compromise HAFB existing or future operations, capacity, munitions position, or future consideration for future military operations at the highest level.

6. **Economic Development**: Identify the current economic impact of Hill Air Force Base on each surrounding community and the State of Utah, and provide a projected future impact analysis based on various scenarios extracted from the planning and public input process. Determine other future potential economic development opportunities created by HAFB and its proximity. The Consultant will research and address each of the following in the final product:

   a. Falcon Hill Development project area – Implications of the Falcon Hill enhanced use lease (EUL) project.

   b. Falcon Hill Development project area – Opportunity for Riverdale City to work together with HAFB and Woodbury Development Corporation to maximize opportunities on the north portion of the Falcon Hill development, located in Riverdale.


   d. Hill Air Force Base Museum – marketing and recognition that its location is in Riverdale City.

   e. Identification of future economic development opportunities in and around Hill Air Force Base for each of the Surrounding Jurisdictions.

7. **Environment**: Research and identify a variety of conditions and threats surrounding HAFB and its operations, including but not limited to Falcon Hill, Little Mountain, the Utah Test and Training Range (UTTR) as well as Hill proper. The Consultant will research and address each of the following in the final product:

   a. Air quality

   b. Water

   c. Wastewater

   d. Climate change risks and solutions

   e. Topography

**Organization**

Two committees will be formed to provide support and guidance during this proposed CUP. A Policy Committee will be established of elected officials (or their designee) and HAFB leadership the 75th
ABW/CC (or his designee), Hill Air Force Base. The Policy Committee is responsible for the direction of the CUP, approval of a budget and expenditures, preparation and approval of the study design, approval of drafts and final written reports, approval of policy recommendations, and monitoring implementation of the adopted policies.

An Advisory Committee will be created consisting of city/county staff (professional planners, economic development staff), Hill Air Force Base, and other key stakeholders. The Technical Committee will work extensively with the Consultant and community stakeholders on draft products, and will provide recommendations of which the Consultant will report to the Policy Committee.

Public open houses and information sessions will be held in various locations surrounding Hill Air Force Base to provide optimum opportunity for the public to be involved and to provide input and comment. Email, social media, websites and the local media will be some of the resources used to inform the CUP Participants of upcoming meetings.

**Results or Benefits Expected**

At the conclusion of the CUP, each Surrounding Jurisdiction, and Hill Air Force Base will be provided a Final CUP Adopted and Approved Plan which will include an Implementation Plan with recommendations and Action Steps for maintaining compatible land use practices and good neighbor relations. The Final CUP Adopted Report and Plan will include an outline of public input received during the process, press releases, public outreach, and data collected. The Final CUP Adopted and Approved Plan will define all existing and proposed land uses in proximity to the Base perimeter and other threats to future operations and will provide recommendations and methods to ensure compatible future growth and development.

All GIS data created and collected during the course of this project will be made available to all Surrounding Jurisdictions. An Implementation Plan and Action Steps will be included with the final report suggesting next steps and a proposed mechanism for action and funding resources. The plan will also include proposed coordination efforts between Hill Air Force Base and all Surrounding Jurisdiction to ensure continued long term collaborative communication, planning and development efforts that will make certain operations at Hill Air Force Base may continue at the highest level indefinitely.

The primary benefit of conducting the CUP for HAFB will be the CUP Final Adopted and Approved Plan, identifying specific recommendations for land use and other policies to mitigate threats, to ensure compatible development patterns potentially affecting HAFB operations, and to protect future operations at the Base. The plan will identify and include research and mitigation for seven (7) primary goals and include recommendations for implementation and provide opportunity to inform the public about the history, mission and operation needs of HAFB.

An additional benefit of the plan for both Hill Air Force Base and the Surrounding Jurisdictions is a reassurance that each can continue to grow in a manner that will not only minimize conflicts with each other, but can enhance the health, safety and general welfare of the military personnel and civilians employed at HAFB and the residents and business owners in surrounding communities.
Proposed Content of RFP

Requirements for the Proposal are listed below. To be considered, submittals shall use the following format and Consultants shall, at minimum, address each area in their statement of qualification:
1. Address the overall timeline and milestones necessary to complete the CUP;
2. Identify specific activities that will be accomplished each month;
3. Identify staffing that will specifically work on each item, goal and objective, and the number of hours devoted to each activity;
4. Describe in detail the work products/deliverables resulting from each activity.
5. Describe in detail expected work to be completed by, or coordinated with, each Surrounding Jurisdiction.

Responders may propose modifications to each action item based on previous experience, and only if the recommended amendment improves the overall effectiveness of the study while maintaining the budget and timeline. The Consultant will prepare the Hill Air Force Base Joint Land Use Plan which will be presented to all Surrounding Jurisdictions participating in the CUP process.

Cover Letter

Provide a one page cover letter, including one original signed cover letter, and a copy of the signed cover letter with each copy of the technical proposal.

The cover letter shall include:
1. A brief statement of the Consultant’s understanding of the project.
2. The name, title, phone number, email address, and street address of the Consultant, or the Consultant’s representative(s) who will respond to questions about the proposal.
3. Overview of the respondent’s qualifications and ability to perform and complete the CUP.

Section I: Company Overview & Contact Information

This section shall provide the following information about the consulting firm:
1. The name, title, phone number, email address, mailing address and street address, age of the consulting firm (year established), organization of the firm and type of ownership, including the names of principals, officers and directors of the firm.
2. A brief statement demonstrating the firm’s background, longevity and financial stability.

Section II: Statement of Qualifications

Provide a narrative or other statement by the firm of its qualifications for the proposed project. Provide any additional information identifying the firm’s capacity, ability to perform, equipment, skills and/or abilities that may set the firm apart from other respondents.

Section III: Project Team

Identify the designated project manager and the project team, statement of availability, location of key personnel responsible for completion of each task:
1. The name, title, phone number, email address, and physical and mailing address, background and years of experience, and detailed availability to work on this project, for all key personnel and sub-
Consultants who will specifically produce and complete each task, including; completion of the physical products (deliverables), conducting research, or leading the public outreach process, as part of the team with which the Consultant will rely on to complete this CUP.

2. For each Consultant or sub-Consultant that will work on this project, provide a resume that includes a summary of professional experience and successfully completed projects relevant to this CUP, professional qualifications, education, and other relevant skills or abilities.

3. Project Team organizational chart.

4. Project coordinator and primary contact for this project, including; name, phone number and email address.

Following submission and review of each proposal, personal interviews may be scheduled for each team member. Please limit resume and other information to those persons who will be directly involved in the project, and those projects related to this Compatible Use Plan.

Section IV: Related Experience & References

The Consultant shall submit up to three, 1-2 page project descriptions that demonstrate the Consultant’s ability to perform the tasks identified, and complete this project as proposed. Each description shall include for following:

1. Experience, capability, services, creativity and success with similar clients and identify a clear ability to perform and achieve project objectives. The respondent shall include similar descriptions for each sub-Consultant that will be involved in this project and process.

2. References shall be provided by the Consultant and all sub-Consultants. References shall include the name, title, company name, phone number, email address, and physical address of each reference, and may include work performed on similar projects over the past ten (10) years.

Section V: Understanding of Project and Approach

This section shall demonstrate the Consultant’s understanding of the requirements of this solicitation and the Consultant’s approach for completing the seven objectives, each task and services required. This section shall include a work plan with a projected timeline, including each person assigned to each task as proposed by the Consultant, to complete the project based upon each task outlined in the Scope of Work. The proposed work plan shall include a Gantt chart with projected start and end dates, and include a proposed schedule to complete each task and provide deliverables identified. Also included will be the Consultant’s proposed and projected participation, coordination and involvement for staff members from each Surrounding Jurisdiction, and the projected time and extent to which each staff member will be involved.

Section VI: Cost Proposal

This section shall include a detailed description of the proposed cost for completion of the Objectives, Tasks and Deliverables as identified in this solicitation. The Consultant shall provide a detailed cost breakdown for each item including estimated costs for staff time, wage and materials necessary for the completion of this project. The proposed fee shall also include additional work not identified by the Scope of Work based upon experience and other associated requirements. This may include, but not be limited to, additional costs related to staff time, research, travel, additional committee or public outreach meetings or methods, and related materials. The Consultant will provide an expectation of payment schedule with the project timeline.

June 12, 2019
To be considered qualified, the Consultant must demonstrate experience, skills, capacity and devoted time and resources necessary to successfully perform and complete the services and deliverables required in this RFP. Layton City and each represented stakeholder reserves the right to verify the Consultant’s ability and capability to perform exceptionally under this Contract, by whatever means necessary.

**Approach and Timeline**

The City of Layton, representing the regional jurisdictions surrounding or directly affected by HAFB operations including eleven cities, two counties, eleven state or regional utilities, departments, associations, alliances, elected representatives, and all stakeholders, will issue a RFP and procure a vendor to complete a study for Hill AFB. Once the consultant is procured, it is estimated that the project will last until December 31, 2020.

Notional timeline (dates subject to change)

- **Aug 19, 2019**  Project initiation
- **Oct 19, 2019**  Vendor selection
- **Dec 19, 2019**  Kick-off and community outreach
- **Jan 20, 2020**  Data collection
- **Mar 20, 2020**  Draft study and public meetings
- **Jun 20, 2020**  Study refinement and GIS mapping
- **Aug 20, 2020**  Compatible use strategies and community input
- **Oct 20, 2020**  Draft final plan and comments
- **Dec 20, 2020**  Final compatible use study

**Submission Procedure**

All interested parties wishing to bid for this opportunity must be submit a complete response to Layton City by 5:00 p.m., July 12, 2019. The RFP and Scope is 38 pages in length and may be accessed on the Layton City website. Please visit our webpage for the complete Scope and RFP at the following link:


Submittal; all proposals shall be mailed or delivered in person to Layton City as follows:

Layton City Community & Economic Development  
Attn: Lon Crowell  
437 North Wasatch Drive  
Layton, UT 84041
For additional questions, please contact Layton City

Lon Crowell
lcrowell@laytoncity.org
437 N. Wasatch Drive
Layton, UT 84041
(801) 336-3790

Evaluation and Selection

The Applicant and submittal shall be evaluated, scored and selected based upon criteria set forth in the following schedule:

<table>
<thead>
<tr>
<th>Score</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>Total project cost</td>
</tr>
<tr>
<td>125</td>
<td>Experience and familiarity with military plans, projects, operations</td>
</tr>
<tr>
<td>125</td>
<td>Past performance and quality of end products</td>
</tr>
<tr>
<td>125</td>
<td>Ability to meet time and budget requirements without amendments to contract(s)</td>
</tr>
<tr>
<td>125</td>
<td>Capacity to dedicate time and personnel to project</td>
</tr>
<tr>
<td>125</td>
<td>Proposal submitted for stakeholder and public outreach</td>
</tr>
<tr>
<td>125</td>
<td>Proposed approach for project completion</td>
</tr>
<tr>
<td>100</td>
<td>Proximity and understanding of local regulatory requirements and local/state laws</td>
</tr>
<tr>
<td>Total</td>
<td><strong>1,000 point scale</strong></td>
</tr>
</tbody>
</table>

The following scoring system will be applied to the submittal:

<table>
<thead>
<tr>
<th>ADJ. % RATING</th>
<th>RANGE</th>
<th>DEFINITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>121-150</td>
<td>A comprehensive and thorough proposal of exceptional merit with one or more significant strengths. No deficiency or significant weakness exists.</td>
</tr>
<tr>
<td>Very Good</td>
<td>91-120</td>
<td>A proposal having no deficiency and which demonstrates overall competence. One or more significant strengths have been found, and strengths outbalance any weaknesses that exist.</td>
</tr>
<tr>
<td>Good</td>
<td>61-90</td>
<td>A proposal having no deficiency and which shows a reasonably sound response. There may be strengths or weaknesses, or both. As a whole, weaknesses not offset by strengths do not significantly detract from the overall response.</td>
</tr>
<tr>
<td>Fair</td>
<td>31-60</td>
<td>A proposal having no deficiency and which has one or more weaknesses. Weaknesses outbalance any strengths.</td>
</tr>
<tr>
<td>Poor</td>
<td>0-30</td>
<td>A proposal that has one or more deficiencies or significant weaknesses that demonstrate a lack of overall competence or would require a major proposal revision to correct.</td>
</tr>
</tbody>
</table>
**Indemnity and Disclosure**

Responses must include sufficient supporting material for City staff to evaluate. The City reserves the right to disqualify any response due to insufficient supporting or explanatory information or to request additional supporting information. References may be checked for all parties identified under qualifications and experience of the Applicant.

The City will not be liable for any costs incurred by any Applicant in the preparation and presentation of responses to this RFP or in the participation in negotiations or any other aspect of this RFP process. Applicants are responsible for errors and omissions in their responses, and any such errors and omissions will not serve to diminish their obligations to the City.

The City assumes no responsibility for delays caused by the U.S. Postal Service or any other delivery service. Late responses will not be accepted nor will additional time be granted to individual Applicant unless the City extends the required submittal date for all Applicants.

This request for proposals and awarding of the project, are solely dependent upon approval of federal funding through a grant provided by the Office of Economic Adjustment, Department of Defense (OEA). If OEA does not approve, or the federal government does not fund, this grant to Layton City, this project and award will be eliminated immediately and this RFP shall be considered null and void by all parties. If this RFP is voided by the City, each Consultant/Applicant that submits a response to this request for proposal or the Consultant/Applicant that is granted the project, hereby agrees to hold Layton City, or any of its participating entities, harmless of any and all claims of damages or loss, including financial loss resulting from such submittal or grant.
Hill Air Force Base and Layton City Compatible Use Plan

Scope of Work

Task 1: Project Management

Task 1a: CUP Administration and Management

Layton City has identified a Project Manager within the City who will supervise the overall administration of the grant in accordance with the federal requirements associated with this grant. The City Project Manager will manage the work of the Consultant to produce a CUP plan consistent with the project plan and overall budget. The City Project Manager and Consultant will meet to review the contractual scope of work and project schedule, and to establish proper procedures for administration of the contract. The following activities will administered as follows:

1. Development of the RFP and negotiation of overall scope
2. On-going communication with the OEA Project Manager
3. Preliminary administrative tasks to establish fiscal protocol and a record-keeping process and to coordinate and develop the CUP application.
4. Grant administration, invoicing, developing progress reports and supporting documentation, and grant close-out activities.
5. Contract negotiation including a refined work plan and schedule.
7. Supervise the Consultant(s), monitor the work schedule and review all work products for compliance with the contracted scope of work.
8. Review and approve invoices.

Task 1b: Project Initiation and Management (Consultant)

1. Management. The Consultant shall work directly with the Layton City Project Manager, and with Layton City and all represented municipal and county staff to provide administrative support to the CUP Policy Committee, Advisory Committee. The Consultant will provide research, mapping, surveys, meeting minutes, maps, and studies to address the seven (7) objectives (above) including: Land Use, Transportation, Air Space, Infrastructure, Security, Economic Development, Environment. The consultant will address the media during this effort. The Consultant will perform the following administrative tasks and activities:
   a) Schedule committee and public meetings.
   b) Prepare meeting notices, agendas, minutes, handout materials, maps, presentations and other items necessary to accomplish the study objectives.
   c) Provide written monthly status reports that detail work in progress, work accomplished, and funds expended. Progress reports shall be due the 15th of each month following the reporting period, and provided to Layton City for staff review and distribution to study participants.
   d) Provide written work products and verbal CUP committee briefings at the conclusion of each major phase of the study.
   e) If necessary, update the Work Plan and CUP milestone completion date and timeline chart.
   f) Develop, present and maintain a complete project management plan using a software program common to the industry.
g) In an effort of transparency, the Consultant will develop and maintain a website during the CUP process as part of the public outreach effort and to assist with transferring documents to the Surrounding and Participating Jurisdictions, which includes all meeting minutes, maps, research findings, public comments, and all other necessary information that can be provided to the public.

h) Assist with guidance and direction relative to the organization and finalization the Executive Policy and Technical Advisory CUP committees and membership.

i) Assist in the development of goals and objectives for the Policy Committee and the Technical Advisory Committee.

j) Provide logistical support and meeting facilitation for each outreach group and effort.

k) Maintain and distribute meeting minutes for each committee meeting and public outreach effort.

l) Provide ongoing coordination and communication relative to the completion of each Task and projected timeline.

m) Provide Layton City project manager with all information concerning the CUP prior to CUP Committee review including; progress reports, meeting agendas and materials, presentations and all draft and final CUP reports.

2. **Project Scope Refinement.** After a Consultant has been selected, the Consultant shall work closely with the Project Manager to include any necessary refinements to the CUP Work Plan and administration of the Study to ensure coordination with the Project Sponsor and Committees.
   
a) The Consultant will meet with the Advisory Committee to review the scope of work and timeline for developing the CUP.

b) The Consultant will meet with the Advisory Committee to present the goals, objectives, overall approach, and planning process for completing the CUP relative to the proposed schedule and milestones and role of the Advisory Committee.

3. **Project Study Area.** The Consultant, Layton City and Hill Air Force Base will formally define the CUP project study area, research limits, and other objectives based upon Hill Air Force Base military operations footprint. The Consultant shall present the proposed refinements to the CUP Policy Committee for final approval.

4. **Task 1b Project Deliverables.** Upon completion of the CUP project, all maps (including all digital files), data, research material, and reports shall be the property of the project sponsor and provided to Layton City in both paper and electronic formats.

**Task 1: Deliverables**

Many deliverables with Task 1 will transpire throughout the length of the CUP project and/or may be due upon project completion. The CUP proposed schedule as submitted by the respondent will guide deliverable timelines.

1. Administrative reports, invoices, procurement documentation, and final contract documents.
2. CUP Work Plan, including project schedule, calendar of activities, and milestone completion data.
3. Plan drafts, committee progress reports, agendas, meeting minutes and maintenance of minutes of Advisory and Technical meetings throughout CUP, notices and public outreach method(s) including press releases, media interaction, handout materials, maps presentations, method(s) of communication defined.
4. Development and maintenance of a project website with all relevant data provided in real time and updated regularly.
5. Project Team Organization
6. Meeting presentations

**Task 2: Stakeholder Meetings and Public Engagement (Consultant with City oversight)**

Public participation is an integral part of the CUP planning process. Early and continuous public involvement is crucial and the success of the CUP will depend on having a broad stakeholder and community involvement outreach and planning process. This process enables the participants to make better informed decisions through collaborative efforts that build mutual understanding and trust among stakeholders and the general public. Successful public participation involves seeking public input at specific, key points during the decision making process where said input has a real potential opportunity to influence and shape final decisions or actions. Public participation activities should provide a balanced approach with representation of all Stakeholders and include measures to seek out and consider the needs of all Stakeholders.

**Task 2a: Public Involvement Strategy and Implementation Plan**

Consultant shall prepare strategy and implementation plan for public outreach and involvement for each key phase of the CUP planning process. The Consultant will present the strategy and implementation plan to the Executive Policy Committee for input and final approval. The strategy and implementation plan will include the identification of key stakeholders including all Surrounding and Participating Jurisdictions, Target Groups, and the Media. The strategy and implementation plan will identify a specific schedule and methods of communication and involvement tools to provide information updates at strategic periods during the process.

The public involvement strategy and implementation plan will include a variety of communication tools to facilitate early and continuous outreach. The Consultant shall maintain a contact list throughout the study process to email project information to all CUP Participants.

**Task 2b: Tour of Hill Air Force Base**

The Consultant, in conjunction with HAFB and Layton City, will coordinate a tour of Hill Air Force Base, including outlying facilities as appropriate, for the Surrounding and Participating Jurisdictions. The purpose of the tour is for the stakeholders to gain a more comprehensive understanding of the positive impact of the Base, its overall scale, mission, operations, and concerns and constraints imposed through incompatible development.

**Task 2c: Public and Elected Officials Communication**

The Consultant will facilitate outreach and relationship building to local, State, and Federal public officials representing the Surrounding Jurisdictions who will ultimately be responsible for implementing the CUP recommendations.
Task 2d: Public Meetings

The Consultant will hold public meetings throughout the CUP process to educate the public about the purpose of the CUP, the CUP planning process, CUP recommendations, and to seek input from the public during key phases of the study. Public meetings will be held at various locations at different times due to the scale of the project area (11 cities, 2 counties). At minimum, public meetings will be held in at least 2 separate locations. The Consultant and the sponsor will determine whether an additional meeting will be necessary for proper public outreach based upon their experience, best practices, and direction of the Policy and Advisory Committees. The purpose and subject for each meeting, at minimum, be developed, produced, presented and provided by the Consultant as follows:

Project Initiation
The Consultant will hold a public meeting with the CUP Policy Committee at the beginning of the study to explain the CUP project from their perspective, its goals and objectives, and a general outline of the plan process and projected timeline. Public comments and recommendations will be requested to further refine the proposed process and purpose.

Interim Findings and Preliminary Recommendations (Draft CUP Report and Plan)
After the Consultant has had time to research, conduct surveys, collect data, and other information relative to existing and future projected conflicts between HAFB operations and projected growth in Surrounding Jurisdictions, the Consultant will present a comprehensive summary of their findings and a Draft CUP Report and Plan in a public meeting. Public comments and suggestions will be requested with an emphasis on implementation strategies.

Final Recommendations (Final Draft CUP Report and Plan, and Public Release)
After incorporating comments and suggestions from the prior meeting(s), the Consultant will present a Final Draft CUP Report and Plan to all Surrounding and Participating Jurisdictions, Target Groups, and the media. The Consultant will request final public comment and recommendations.

Final Report and Implementation Plan (Final CUP Adopted and Approved Plan)
After all final comments on the Final Draft CUP Report and Plan have been addressed, the Consultant will prepare, produce, and present a Final CUP Report and Implementation Plan to the Policy Committee. The Consultant shall also be available upon request to present the Final CUP Report and Plan before the legislative bodies of each Surrounding Jurisdiction.

Task 2: Deliverables

1. Submit a marketing plan for public participation to the Advisory Committee and Policy Committee.

The total number of meetings that shall take place will be discussed and negotiated with the Consultant and Policy Committee based upon the Consultant’s previous background and experience and specific requests of the Policy Committee. Several meetings may be combined per the recommendation of the Policy Committee however meetings shall be included to provide adequate public participation and input among the eleven (11) cities and two (2) counties. The meetings identified below provide a description of possible meetings with a preliminary list of stakeholders to be included. All other tasks identified in this section, Task 2 deliverables, unrelated to the actual number of meetings shall be required by the Consultant.

June 12, 2019
2. Invite, market, operate, present and facilitate each of the following meetings:
   a. Invite, market, operate, present and facilitate one (1) project meeting with public and elected officials within the project area, including:
      i. Clearfield City, Utah
      ii. Clinton City, Utah
      iii. Layton City, Utah
      iv. Ogden City, Utah
      v. Riverdale City, Utah
      vi. Roy City, Utah
      vii. South Ogden City, Utah
      viii. South Weber City, Utah
      ix. Sunset City, Utah
      x. Uintah City, Utah
      xi. Washington Terrace City, Utah
      xii. Davis County, Utah
      xiii. Weber County, Utah
   b. Invite, market, operate, present and facilitate one (1) project meeting to be held with each of the following agencies:
      i. UDOT – Utah Department of Transportation
      ii. UTA – Utah Transit Authority
      iii. FAA – Salt Lake International – Federal Aviation Administration
      iv. Air National Guard
      v. Wasatch Integrated Waste Management District (landfill)
      vi. Weber Basin Water Conservancy District
      vii. NDSD – North Davis Sewer District
      viii. Ogden-Hinckley Airport, Ogden City
      ix. NOAA – National Oceanic & Atmospheric Administration
      x. Rocky Mountain Power
      xi. Dominion Energy
      xii. HAFB – Hill Air Force Base Administration, Planning, Economic Development
   c. Presentation of Process to Elected Officials in Project Area. Invite, market, develop all subject material, present, facilitate and operate project kick-off meetings involving each Surrounding Jurisdiction (eleven (11) cities, two (2) counties, Participating Jurisdiction, and other identified stakeholders and affected entities.
   d. Presentation of Draft Plan to Elected Officials. Invite, market, develop all subject material, present, facilitate and operate a project meeting with all public and elected officials (participants) within the project area to review the Draft CUP Plan prior to a public open house.
   e. Public Presentation of Draft Plan. Invite, market, develop all subject material, present, facilitate and operate meetings to present a Draft CUP Plan to each Surrounding Jurisdiction (eleven (11) cities, two (2) counties, federal, state, regional and local agencies identified). This meeting may be combined with and follow the Presentation of Draft Plan to Elected Officials.
   f. Presentation of Final Plan to Elected Officials. Invite, market, develop all subject material, present, facilitate and operate one project meeting with public and elected officials within the project area (see above) to review the Final CUP Plan prior to a public open house.
   g. Public Presentation of Final Plan. Invite, market, develop all subject material, present, facilitate and operate a minimum of two (2), three-hour long meetings to present a Final CUP Plan to each Surrounding Jurisdiction (eleven (11) cities, two (2) counties, federal, state, regional and
local agencies identified). This meeting may be combined with and follow the Presentation of Final Plan to Elected Officials.

h. Public Hearing. Invite, market, develop all subject material, present, facilitate and operate a minimum of two (2), three-hour long public hearing meetings to present a Final CUP Plan to each Surrounding Jurisdiction (eleven (11) cities, two (2) counties, federal, state, regional and local agencies identified).

3. Prepare, develop, produce, and provide all proper and legally mandated notifications, advertising and recording of minutes as legally required to meet the Utah Open Meetings Act for a public meeting.

4. Prepare, develop, produce and provide all presentation materials, production of draft plans, production of final plans, production of maps, all research and data collection, all printing, all travel, coordination of all technical requirements for presentations.

5. Present material, research, and subject to the public in all public meetings and public hearings.

6. Invite, market, develop all subject material, present, facilitate and operate up to six (6), Technical Advisory Committee meetings.

7. Invite, market, develop all subject material, present, facilitate and operate up to four (4), Policy Committee Meetings.

8. The Consultant will develop and maintain a website during the CUP process as part of the public outreach effort and to assist with transferring documents the Surrounding and Participating Jurisdictions, which includes all meeting minutes, maps, research findings, public comments, and all other necessary information that can be provided to the public.

Task 3: Existing and Historical Conditions Analysis and Mapping

Task 3a: Existing Data Collection

The Consultant will identify and collect pertinent information and data relative to the seven (7) primary goals. The data and research will be collected through studies, reports, surveys, general plans, relevant Federal, State and local noise standards and guidelines, updated AICUZ study, development regulations, HAFB master development plan, and information on current and foreseeable or planned Hill Air Force Base operations, missions, flight paths, base growth, Military Installation Development Authority (MIDA) project area plan and Enhanced Use Lease long range plans, Ogden Air Logistics Complex plans, Salt Lake City International Airport existing and projected air space and flight patterns, Ogden-Hinckley existing and projected air space and flight patterns, Utah Test and Training Range, and all other data and mapping relative to this project.

1. The Consultant will identify, review and summarize all land use policies and plans being implemented by local governments within the study area boundary.

2. The Consultant will identify, review and summarize current ordinances, land development codes and policies, military regulations, state and federal laws and regulations that address potential land use conflicts within the study area and HAFB operations.

3. The Consultant will review current coordination mechanisms between Hill Air Force Base and Surrounding Jurisdictions.

4. The Consultant will provide demographic profiles including population, within the study area.

5. The Consultant will identify existing and proposed infrastructure improvements proposed within the study area.

6. The Consultant will identify and map any operations proposed by HAFB that may potentially impact future projects within each Surrounding Jurisdiction or Participating Jurisdiction.
7. The Consultant will identify all other data as necessary, or as directed by the Policy and/or Advisory Committees, including policies and regulations from both Hill Air Force Base and Surrounding and Participating Jurisdictions, that may affect the general operations and projected future operations of Hill Air Force Base.

8. Consultant will coordinate with, obtain, and incorporate findings from the Utah Governor’s Ten-Year Strategic Energy Plan relative to the identification of alternative energy sites and planning processes in support of the HAFB military mission.

The Consultant will need to include, but is not limited to, the following source documents to support this effort:

1. Hill Air Force Base operations plans
2. HAFB Land Use Plan
3. HAFB AICUZ
4. Adopted 2015-2040 Regional Transportation Plan
5. Draft 2019-2050 Regional Transportation Plan
6. Adopted General Plans from each Surrounding Jurisdiction
7. Adopted and relevant Master Plans or Business Plans from each Participating Jurisdiction
8. SLC International Airport master plan
9. Ogden-Hinckley Airport master plan
10. UTRR plans
11. Utah Governor’s Ten-Year Strategic Energy Plan

**Task 3b: GIS Mapping**

The Consultant will utilize ESRI Geographic Information Systems mapping technology to display and analyze data. The data collected will be provided to each of the Surrounding Jurisdictions in GIS format with all associated files and form to recreate the maps as presented during this project. The following data and maps will be created by the Consultant:

1. The Consultant will create GIS layers and map depicting Base maps to establish desired scale and map layout for presentation and reports (sized properly).
2. The Consultant will create GIS layers and map depicting Parcel specific data for noise contours (AICUZ), Clear Zones, and Accident Potential Zones (APZ).
3. The Consultant will create GIS layers and map depicting Parcel specific existing land use maps for the study area, including non-conforming land uses.
4. The Consultant will create GIS layers and map depicting currently adopted parcel specific zoning district maps for the study area using available data obtained from each Surrounding Jurisdiction.
5. The Consultant will create GIS layers and map depicting Current and historical aerial photography to analyze development patterns and pressures in the HAFB study area.
6. The Consultant will create GIS layers and map depicting new building permit data and subdivision approval to identify future construction areas and building types.
7. The Consultant will create GIS layers and map depicting current and proposed utility infrastructure within the project area.
8. The Consultant will create GIS layers and map depicting current and proposed transportation networks, infrastructure and road construction projects within the study area.
9. The Consultant will create GIS layers and map depicting current and historical environmental features in the study area including but not limited to; creeks or rivers, lakes, mountains, natural hazards and hazard zones.
10. The Consultant will create GIS layers and map depicting potential flight risks such as
telecommunication and wind energy towers or similar, and existing buffer areas surrounding Hill Air
Force Base.
11. The Consultant will create GIS layers and map depicting current, historic and projected population
growth maps that emphasize population growth and growth patterns in the project area.
12. The Consultant will create GIS layers and map depicting Salt Lake City International Airport Master
Plan and flight spectrum map as permitted by FAA.
13. The Consultant will create GIS layers and map depicting Ogden-Hinckley Airport Master Plan and
flight spectrum map as permitted by FAA.
14. The Consultant will create GIS layers and map depicting Hill Air Force Base Master Plan and flight
spectrum map as permitted by FAA and DoD.
15. Create GIS layers depicting proposed development.
16. The Consultant will create GIS layers and maps depicting proposed capital improvement plans and
projects.
17. The Consultant will create GIS layers and maps depicting sensitive biological, ecological and cultural
resource areas.
18. The Consultant will create GIS layers and maps depicting agriculturally sensitive areas.
19. The Consultant will create GIS layers and maps depicting the current status of the HAFB plume.
20. The Consultant will create GIS layers and maps depicting special resource areas such as aquifer
recharge zones, wetlands, wellhead protection zones, or similar.
21. The Consultant will create GIS layers and maps depicting military line of site corridors.
22. The Consultant will compile and review military documents to create GIS layers and map depicting
overall footprint of military operations.
23. The Consultant will publish maps and findings (open to public view) on CUP website.
24. The Consultant will create GIS layers and maps identifying the UTR boundary and airspace.

Note: All geospatial data used for compatible use analysis and/or map production will be submitted
to the OEA in either the Esri File Geodatabase format (*.gdb) or Esri Shapefile format (*.shp). Data
should be readable within standard Geographic Information Systems (GIS) software (e.g., Esri’s
ArcMap, etc.), and it should be limited to the area around the project’s Area of Interest (AOI) in
order to omit unnecessary data. The military service and the community should confirm that all
geospatial data is publically releasable prior to delivery.

Regardless of the geospatial data format, all geospatial data will include metadata in either the ISO
19139 Metadata Implementation Specification style or the Spatial Data Standards for Facilities,
Infrastructure, and Environment-Metadata (SDSFIE-M) style. Metadata records for each dataset will
include the minimum required information per metadata style written within the organization's
preferred metadata editor software; e.g., Esri’s ArcCatalog. For reference purposes only, see SDSFIE
Online (https://www.sdsfieonline.org/) for more information on geospatial data structures and
metadata requirements.

Task 3: Deliverables

1. Written summary of all pertinent data and information collected through studies, reports, general
plans, relevant Federal, State and local noise standards and guidelines, updated AICUZ study,
development regulations, HAFB master development plan, and information on current and
foreseeable or planned Hill Air Force Base operations, missions, flight paths, base growth, Military
Installation Development Authority (MIDA) project area plan and Enhanced Use Lease long range
plans, Ogden Air Logistics Complex plans, existing condition of all twelve (12) EPA Operable Units (OUs), Salt Lake City International Airport existing and projected air space and flight patterns, Ogden-Hinckley existing and projected air space and flight patterns, Utah Test and Training Range, and all other data and mapping relative to this project.

2. Written summary of all land use policies and plans being implemented by local governments within the study area boundary.

3. Written identification and summary of all current ordinances, land development codes and policies, military regulations, state and federal laws and regulations that address potential land use conflicts within the study area and HAFB operations.

4. Written summary of all current coordination mechanisms between Hill Air Force Base and Surrounding and Participating Jurisdictions with recommendations for improvement.

5. Written description or infographic of demographic profiles including population, within the study area.

6. Identification, map and illustration of existing and proposed infrastructure improvements proposed within the study area.

7. Identification, map and illustration of any operations proposed by HAFB that may potentially impact future projects within each Surrounding and Participating Jurisdiction.

8. Identification, map and illustration of all other data as necessary, or as directed by the Policy or Technical Committees, including policies and regulations from both Hill Air Force Base and Surrounding and Participating Jurisdictions, that may affect the general operations and projected future operations of Hill Air Force Base.

9. Base maps to establish desired scale and map layout for presentation and reports (sized properly)


11. Parcel specific existing land use maps for the study area.

12. Currently adopted parcel specific zoning district maps for the study area using available data obtained from each Surrounding Jurisdiction.

13. Current and historical aerial photography to analyze development patterns and pressures in the HAFB study area.

14. New building permit data and subdivision approval to identify future construction areas and building types.

15. Current and proposed utility infrastructure within the project area.

16. Current and proposed transportation networks, infrastructure and road construction projects within the study area.

17. Current and historical environmental features in the study area including but not limited to; creeks or rivers, lakes, mountains, natural hazards and hazard zones.

18. Potential flight risks such as telecommunication and wind energy towers or similar, and existing buffer areas surrounding Hill Air Force Base.

19. Current, historic and projected population maps that emphasize population growth and growth patterns in the project area.

20. Salt Lake City International Airport Master Plan and flight spectrum map as permitted by FAA.

21. Ogden-Hinckley Airport Master Plan and flight spectrum map as permitted by FAA.

22. Hill Air Force Base Master Plan and flight spectrum map as permitted by FAA and DoD.

23. Consultant will coordinate with, obtain, and incorporate findings from the Utah Governor’s Ten-Year Strategic Energy Plan relative to the identification of alternative energy sites and planning processes in support of the HAFB military mission.

Task 4: Identification, Research and Mitigation of the Seven (7) Primary Goals
There are seven (7) primary goals that may directly affect the future operations at HAFB and will be the focus of this Compatible Use Plan and this process. These goals include; land use, transportation, airspace, infrastructure, security, economic development, and the environment. The Consultant will identify and address each item separately and provide mitigation measures for each as follows:

1. **Land Use:** The CUP will encourage cooperative land use planning between Hill Air Force Base and all Surrounding Jurisdictions so that future growth and development is compatible with the training, operations and growth of the base. The Consultant will find strategies to reduce the operational impacts on adjacent lands. The Consultant will identify existing and planned growth of the base. The Consultant will research and address each of the following in the final product:
   a. Identify Transfer of Development Rights (TDR) options in each of the surrounding communities, and the region, to conserve and restrict the development of property immediately surrounding HAFB, and property located within the Accident Prevention Zone (APZ).
   b. Explore all options for the preservation of land within the APZ, such as State and Federal funding including Readiness and Environmental Protection Integration (REPI), or private non-profit groups or programs and other similar organizations formed to purchase properties and/or conservation easements for the purpose of supporting HAFB operations.
   c. Explore land use strategies adjacent to HAFB, within its APZ and AICUZ areas, or any other identified area that may allow local growth without affecting the future growth of HAFB or its operations.
   d. Ensure there are no “ takings” of land which would negatively affect current private or public land ownership, and adhere to any land use agreements currently in place.
   e. Identify the AICUZ maintenance and established area, proposing any concern with current plan and area. Involve all Surrounding Jurisdictions in any process and provided updates on changing conditions with the AICUZ.
   f. Identify and define all encroachment challenges, both current and projected
   g. Identify population growth patterns and projections.
   h. Identify recreational land use areas and concerns -- especially with regard to UTTR
   i. Identify agricultural and grazing land uses -- especially with regard to UTTR
   j. Currently adopted General Plans, zoning designations, development policies, master plans and existing land use regulations from Surrounding Jurisdictions, and Hill Air Force Base, should be identified, reviewed, and strongly considered with all recommendations.

2. **Transportation:** The CUP will consider locations where vital transportation needs connect to local supportive land uses. The consultant will coordinate efforts between HAFB and local cities when it comes to transportation circulating around and into the base. The Consultant will identify strategies and strategic planning methods to mitigate traffic concerns including ingress/egress to/from the base. The Consultant will identify strategies that mitigate transportation demand and congestion and make recommendations for each access point onto the base, each adjacent freeway interchange and highway, and opportunities to consider alternative modes of transportation. The Consultant will research and address each of the following in the final product:
   a. Research and review all traffic conditions and plans at access points into the base and traffic surrounding the base including, but not limited to:
i. Interstate 15 (I-15) Interchanges – All I-15 interchanges associated with HAFB traffic.

ii. State Road 193 (SR-193) – Capacity, traffic impacts and access on SR 193.

iii. South Bench Drive that will connect a toll road in South Ogden and I-84 to SR 193 in Layton via Fairfield or Church Street along the east boundary of HAFB.


v. North Gate – Riverdale City. HAFB existing or future plans related to HAFB access through the North Gate in Riverdale City.

vi. East Gate – Layton City. Research existing conditions, regulations, potential access and costs to access HAFB through the East Gate, located in the East Gate Business Park in Layton City.

vii. Existing and proposed transportation systems servicing the installation.

viii. Look at alternative modes of transportation into the base: light rail from Frontrunner stations, buses, carpool, bike/pedestrian, etc.

ix. Research traffic in and around the Riverdale Gate entrance at the Hill Air Force Base Museum, and 5600 South in Riverdale City – potential impacts and future planning for increased traffic; address existing slip lanes, future traffic projections and patterns, etc.

x. West Gate – Clearfield City. Research transportation and access in and around the West Gate entrance.

3. **Airspace**: The CUP will encourage operational spectrum planning (*noise interference, radio frequencies*) and planning of all potential vertical obstructions (cell towers, wind farms and towers, tall buildings, etc.) between Hill Air Force Base and surrounding commercial and private air space users, including the Ogden-Hinckley Airport and Salt Lake International Airport, so that future growth and air space use is compatible with the training, operations and growth of the base. The Consultant will research existing conditions and master plans, identify potential conflicts, and coordinate closely with Ogden-Hinckley Airport and Salt Lake International Airport.

   The Consultant will research and address each of the following in the final product:
   a. SLC International Airport and Ogden-Hinckley Airport proposed growth.
   b. All other air traffic affecting HAFB operations.
   c. Airspace issues, including UTTR (noise, traffic patterns, SLC and Ogden airport growth and FAA implications, renewable energy infrastructure placement, frequency spectrum -- especially on the UTTR).
   d. Incorporate findings from the Utah Governor’s Ten-Year Strategic Energy Plan relative to the identification of alternative energy sites and planning processes in support of the HAFB military mission.
      i. No duplication of research, data or product efforts can or will take place with this Compatible Use Plan and the Governor’s Ten-Year Strategic Energy Plan.
   e. Ogden Airport air traffic – traffic control issues and concerns regarding potential conflicts and hazards.

4. **Infrastructure**: The Consultant will determine existing conditions on all infrastructure, provide future demand projections, and recommend alternatives to address each. The Consultant will research and address each of the following in the final product:
   a. Water availability and resilience.
   b. Energy availability and resilience.
c. Waste water treatment challenges (Hill industrial facilities generate a pretty robust waste stream).

d. Utility infrastructure and transportation systems servicing the installation.

e. Housing stock, availability, options and opportunities to meet projected growth.

5. **Security:** The Consultant will research security measures necessary to operate the Base at its maximum potential. The Consultant will identify additional security measures that may be required for existing operations, future projected operations, and future opportunities. The Consultant will determine the federal process required and funding needed to consider access through the east gate. The Consultant will research options, security measures, costs and opportunities for the communities and the Air Force for potential partnership (P4) opportunities and collaboration on security services and operations. The Consultant will research and address each of the following in the final product:

a. Research security needs and preferences required to continue HAFB operations at the highest level.

b. Research options, security measures, costs and opportunities for access through the East Gate.

c. Research options, security measures, and the federal process required to consider joint runway access for HAFB suppliers and support providers with proper security clearance that will not compromise HAFB existing or future operations, capacity, munitions position, or future consideration for future military operations at the highest level.

6. **Economic Development:** The Consultant will identify the current economic impact of Hill Air Force Base on each surrounding community and the State of Utah, and provide a projected future impact analysis based on various scenarios extracted from the planning and public input process. The Consultant will determine other future potential economic development opportunities created by HAFB and its proximity. The Consultant will research and address current and potential economic project areas in the communities and the base. The consultant will examine potential additional EUL opportunities and their impacts. The Consultant will provide a HAFB Economic impact Analysis on the Utah economy and local communities.

7. **Environment:** The Consultant will research and identify a variety of conditions and threats surrounding HAFB and its operations, including but not limited to Falcon Hill, Little Mountain, the Utah Test and Training Range (UTTR) as well as Hill proper. The Consultant will research and address each of the following in the final product:

a. Air quality

b. Water

c. Wastewater

d. Climate resiliency risks and solutions

e. Topography

**Task 4: Deliverables**

There are seven (7) primary goals that may directly affect the future operations at HAFB and will be the focus of this Compatible Use Plan and this process. These goals include; land use, transportation, airspace, infrastructure, security, economic development, and the environment. Without duplicating other federally funded research and related projects, the Consultant will identify and address the seven (7) primary goals identified above. Where information, research or product has
already been completed, the Consultant will simply assemble existing data. The Consultant will identify and provide mitigation recommendations for the following:

1. The Consultant will find strategies to reduce the operational impacts on adjacent lands.
2. The Consultant will identify existing and planned growth of the base.
3. The Consultant will research and address each of the following in the final product:
   a. Consultant will identify Transfer of Development Rights (TDR) options in each of the surrounding communities, and the region, to conserve and restrict the development of property immediately surrounding HAFB, and property located within the Accident Prevention Zone (APZ).
   b. Consultant will identify explore all options for the preservation of land within the APZ, such as State and Federal funding including Readiness and Environmental Protection Integration (REPI), or private non-profit groups or programs and other similar organizations formed to purchase properties and/or conservation easements for the purpose of supporting HAFB operations.
   c. Consultant will explore land use strategies adjacent to HAFB, within its APZ and AICUZ areas, or any other identified area that may allow local growth without affecting the future growth of HAFB or its operations.
   d. Consultant will ensure there are no “takings” of land which would negatively affect current private or public land ownership, and adhere to any land use agreements currently in place.
   e. Consultant will identify the AICUZ maintenance and established area, proposing any concern with current plan and area. Involve all Surrounding Jurisdictions in any process and provided updates on changing conditions with the AICUZ.
   f. Consultant will identify and define all encroachment challenges, both current and projected
   g. Consultant will identify population growth patterns and projections.
   h. Consultant will identify recreational land use areas and concerns -- especially with regard to UTRR
   i. Consultant will identify agricultural and grazing land uses -- especially with regard to UTRR
   j. Consultant will identify currently adopted General Plans, zoning designations, development policies, master plans and existing land use regulations from Surrounding Jurisdictions, and Hill Air Force Base, should be identified, reviewed, and strongly considered with all recommendations.
4. The Consultant will identify within the CUP a consideration for locations where vital transportation needs connect to local supportive land uses.
5. The consultant will coordinate efforts between HAFB and local cities when it comes to transportation circulating around and into the base.
6. The Consultant will identify strategies and strategic planning methods to mitigate traffic concerns including ingress/egress to/from the base.
7. The Consultant will identify strategies that mitigate transportation demand and congestion and make recommendations for each access point onto the base, each adjacent freeway interchange and highway, and opportunities to consider alternative modes of transportation.
8. The Consultant will research and review all traffic conditions and plans at access points into the base and traffic surrounding the base including, but not limited to:
   b. State Road 193 (SR-193) – Capacity, traffic impacts and access on SR 193.
   c. South Bench Drive that will connect a toll road in South Ogden and I-84 to SR 193 in Layton via Fairfield or Church Street along the east boundary of HAFB.
   d. New I-15 Interchange at 1800 N Sunset – New freeway interchange and gate at Harbor and the widening of 1800 North in Sunset City.
e. North Gate – Riverdale City. HAFB existing or future plans related to HAFB access through the North Gate in Riverdale City.

f. East Gate – Layton City. Research existing conditions, regulations, potential access and costs to access HAFB through the East Gate, located in the East Gate Business Park in Layton City.

g. Existing and proposed transportation systems servicing the installation.

h. Look at alternative modes of transportation into the base: light rail from Frontrunner stations, buses, carpool, bike/pedestrian, etc.

i. Research traffic in and around the Riverdale Gate entrance at the Hill Air Force Base Museum, and 5600 South in Riverdale City – potential impacts and future planning for increased traffic; address existing slip lanes, future traffic projections and patterns, etc.

j. West Gate – Clearfield City. Research transportation and access in and around the West Gate entrance.

9. The Consultant will research existing conditions and master plans, and provide a strategy for operational spectrum planning (noise interference, radio frequencies) and planning of all potential vertical obstructions (cell towers, wind farms and towers, tall buildings, etc.) between Hill Air Force Base and surrounding commercial and private air space users, including the Ogden-Hinckley Airport and Salt Lake International Airport, so that future growth and air space use is compatible with the training, operations and growth of the base. The Consultant will research and address each of the following in the final product:

a. Consultant will identify SLC International Airport and Ogden-Hinckley Airport proposed growth.

b. Consultant will identify all other air traffic affecting HAFB operations.

c. Consultant will identify airspace issues, including UTTR (noise, traffic patterns, SLC and Ogden airport growth and FAA implications, renewable energy infrastructure placement, frequency spectrum -- especially on the UTTR).

d. Consultant will identify Ogden Airport air traffic – traffic control issues and concerns regarding potential conflicts and hazards.

e. Consultant will incorporate findings from the Utah Governor’s Ten-Year Strategic Energy Plan relative to the identification of alternative energy sites and planning processes in support of the HAFB military mission.

i. No duplication of research, data or product efforts can or will take place with this Compatible Use Plan and the Governor’s Ten-Year Strategic Energy Plan.

10. The Consultant will determine existing conditions on all infrastructure, provide future demand projections, and recommend alternatives to address each of the following in the final product:

a. Consultant will identify water availability and resilience.

b. Consultant will identify energy availability and resilience.

c. Consultant will identify waste water treatment challenges (Hill industrial facilities generate a pretty robust waste stream).

d. Consultant will identify utility infrastructure and transportation systems servicing the installation.

e. Consultant will identify housing stock, availability, options and opportunities to meet projected growth.

11. The Consultant will research security measures necessary to operate the Base at its maximum potential.

12. The Consultant will identify additional security measures that may be required for existing operations, future projected operations, and future opportunities.

13. The Consultant will determine the federal process required and funding needed to consider access through the east gate.

14. The Consultant will research and address each of the following security items in the final product:
a. Consultant will research security needs and preferences required to continue HAFB operations at the highest level.

b. Consultant will research options, security measures, costs and opportunities for access through the East Gate.

c. Consultant will identify research options, security measures, and the federal process required to consider joint runway access for HAFB suppliers and support providers with proper security clearance that will not compromise HAFB existing or future operations, capacity, munitions position, or future consideration for future military operations at the highest level.

15. The Consultant will identify the current economic impact of Hill Air Force Base on each surrounding community and the State of Utah, and provide a projected future impact analysis based on various scenarios extracted from the planning and public input process.

16. The Consultant will determine other future potential economic development opportunities created by HAFB and its proximity.

17. The Consultant will research and address each of the following economic related items in the final product:
   a. Consultant will identify implications of the Falcon Hill enhanced use lease (EUL) project.
   b. Consultant will identify the opportunity for Riverdale City to work together with HAFB and Woodbury Development Corporation to maximize opportunities on the north portion of the Falcon Hill development, located in Riverdale.
   c. Consultant will identify the economic impact of Hill Air Force Base on the Utah economy and local communities.
   d. Consultant will identify marketing and recognition efforts that Hill Air Force Base Museum’s location is in Riverdale City.
   e. Consultant will identify future economic development opportunities in and around Hill Air Force Base for each of the Surrounding Jurisdictions.

18. The Consultant will research and identify a variety of conditions and threats surrounding HAFB and its operations, including but not limited to Falcon Hill, Little Mountain, the Utah Test and Training Range (UTTR) as well as Hill proper and address each of the following in the final product:
   a. Consultant will identify existing conditions, threats to operations, mitigation and potential solutions for air quality at HAFB, UTTR
   b. Consultant will identify existing conditions, threats to operations, mitigation and potential solutions for water quality and capacity at and surrounding HAFB, and at UTTR
   c. Consultant will identify existing conditions, threats to operations, mitigation and potential solutions for wastewater within HAFB and along the HAFB boundary
   d. Consultant will identify existing conditions, threats to operations, mitigation and potential solutions relative to climate change at HAFB
   e. Consultant will identify existing conditions, threats to operations, mitigation and potential solutions relative to topography at HAFB and UTTR, including cellular towers and alternative energy facilities.

   i. No duplication of research, data or product efforts can or will take place with this Compatible Use Plan and the Governor’s Ten-Year Strategic Energy Plan.

Task 5: Identification and Analysis of Land Use and Facilities Conflicts

Task 5a: Identify existing land uses located within the most recent Air Installation Compatible Use Zone (AICUZ) noise contours and Accident Potential Zones (APZ)
In order to identify locations where land uses or development patterns may be incompatible between military uses and civilian uses, an overview of current land use must occur. The Consultant will classify existing land uses within Hill Air Force Base, and within 1 mile of the Hill Air Force Base exterior boundary. Existing conflicts will be reviewed from the aspect of military operations and civilian concerns. Potential future conflicts will be identified based on future land use plans and current zoning. Land use planning and regulatory controls such as zoning ordinances, subdivision regulations, building code regulations, air space regulatory controls, and other land development policies will be evaluated to determine their compatibility and ability to reduce future conflicts.

Task 5b: Evaluate Hill Air Force Base Plans
To determine future conflicts, the Consultant will evaluate Hill Air Force Base plans for growth and expansion in terms of mission, operation and infrastructure. Projected growth and expansion plans will be evaluated for impacts to the seven (7) identified goals previously described. Standard operating procedures will be reviewed to determine impacts on surrounding communities and Hill Air Force Base Staff will evaluate current attempts to mitigate those impacts.

Task 5: Deliverables
1. The Consultant will identify in the final plan, maps and reports, existing and future land uses and other conflicts with standard operations and projected growth and operations.
2. The Consultant will produce and present a description of Hill Air Force Base plans, growth objectives and operating procedures and current impacts on surrounding land uses.
3. The Consultant will produce and present a description of community plans, growth objectives, and development review processes and procedures for each surrounding community.

Task 6: Assessment of All Regulatory and Non-Regulatory Airspace Conflicts
The Consultant will collect and analyze all relevant data pertaining to existing and future use of airspace pertaining to any potential concerns pertinent to vertical obstructions, spectrum interference, photovoltaics, wind farms, and any other object that may interfere with flight operations at HAFB. This assessment shall include any object such as light, noise, wildlife, wind, weather, private UAS or RC, and any other object that may interfere with the safe operations of any aircraft within airspace that may be used by HAFB. The Consultant will obtain all related existing and future growth and other plans from all airports within or effected by the operational flight boundary of HAFB. These airports shall include but not be limited to; Salt Lake International Airport, Ogden-Hinckley Airport, Provo Airport, Hill Air Force Base and all small privately operated airports. Findings from the Utah Governor’s Ten-Year Strategic Energy Plan relative to the identification of alternative energy sites and planning processes in support of the HAFB military mission will be incorporated into the CUP. No duplication of research, data or product efforts can or will take place with this Compatible Use Plan and the Governor’s Ten-Year Strategic Energy Plan.

Task 6: Deliverables
1. The Consultant will obtain all data and plans, and research all potential conflicts which may occur within, or affect the operations within, all airspace that is currently used, and may be used in the future by HAFB and its operations and mission. This data may include; airspace maps, telecommunication towers and spectrum maps, waterfowl migration route maps, existing airspace obstruction maps (towers, tall buildings, mountains, etc.), RC and UAS parks, commercial and private airport location maps, military operation and training maps, and similar.
2. The Consultant will produce and present data, maps and other illustrations necessary to display and easily express conflicts identified above. Any data not permitted for the general public for national security purposes will be identified and communicated separately through proper methods.

3. Based on past professional experience and successful outcomes, the Consultant will provide best practices and other suggested options to mitigate all existing and projected airspace conflicts identified in this task.

Task 7: Future Community Development Potential and Assessment of Future Land Use Conflicts

Task 7a: Future Development Potential Analysis

The Consultant will collect and analyze data pertaining to current general plans, zoning, planned or proposed infrastructure expansions, and proposed development activities to project future growth based on existing or planned conditions.

1. The Consultant will conduct a meeting with the Technical Advisory and Executive Policy Committees, the Surrounding and Participating Jurisdictions, and Target Groups, to discuss potential mitigation options to limit encroachment or other threats to Hill Air Force Base. The Consultant will develop various land use scenarios based on real life probability to be layered over the project area using GIS mapping. Preferred land use alternatives will be reviewed and discussed by the Technical Advisory Committee.

2. The Consultant will conduct a second meeting with the Executive Advisory Committee to discuss specific mitigation options and recommendations to be included in the CUP Report and Plan.

3. The Consultant will prepare and produce an Economic Development Market Study for all property surrounding the HAFB property boundary.

Task 7b: Future Land Use Impact Assessment

The Consultant will identify future land use alternatives based on probability of development supported by local market demand and market conditions and the advantages and disadvantages of each. The Consultant will provide this data to the Technical Advisory Committee for input and recommendation. The Consultant will prepare land use compatibility maps identifying noise contours, clear zones, accident potential zones, and potential land use conflicts.

Task 7: Deliverables

1. Consultant will produce various real-life land use scenarios using GIS mapping and layers and present to Technical Advisory Committee.

2. Consultant will produce future land use compatibility maps delineating alternatives, proposed future land use and zoning maps, vacant land with topographical constraints, and existing buffers within Hill Air Force Base and within 1 mile of the Hill Air Force Base boundary.

3. Consultant will prepare an Economic Development Market Study identifying existing and future economic development potential and limitations surrounding HAFB boundary.

Task 8: Land Use Policy and Regulation Recommendations

Task 8a: Existing Regulations and Policies

The Consultant will collect data from all Surrounding and Participating Jurisdictions and the State of Utah pertaining to zoning regulations, land use ordinances, and any regulatory policies. The Consultant
will analyze all existing regulations and policies to determine how they may mitigate or prevent encroachment identified in prior tasks.

The Consultant will identify existing coordination processes between Hill Air Force Base and all Surrounding Jurisdictions relative to land use and encroachment and propose a consistent, more efficient and transparent alternative for future land use coordination efforts.

**Task 8b: New Regulations and Policies**

The Consultant will work with the Advisory and Policy Committees to identify new regulatory and non-regulatory measures to encourage compatible land uses within the study area. Recommendations will be provided by the Consultant to both the Air Force and Surrounding Jurisdictions. Options such as land exchanges, land acquisitions, development incentive programs, conservation easements, transfer of development rights (TDR), performance standards, special overlay zones, and special procedures for developing within and identified boundary within the study area, or similar. Other considerations may be explored if determined by the Advisory Committee to be of significant importance for value to the purpose of meeting the seven (7) identified goals.

The Consultant, in coordination with local leadership, shall work with representatives from the State of Utah to identify and, if necessary, pursue statewide legislation in support of HAFB.

**Task 8: Deliverables**

1. Consultant will provide draft plan sections of a final plan, including recommendations summary and implementation strategies
2. Consultant will provide proposed actions or coordinated efforts, if necessary, to amend existing State, County or City regulatory, land use and development codes, public policies, and planning documents.
3. Consultant will provide Hill Air Force Base recommendations to reduce adverse impacts on surrounding communities based on current operations and projected missions and that will not compromise the operations at the Base or opportunities for the Base to operate at its highest level.

**Task 9: CUP Plan, CUP Draft Report and Plan, CUP Final Draft Report and Plan, CUP Final Adopted Plan, and CUP Final Adopted and Approved Plan**

**Task 9a: Draft CUP Report and Plan to Technical Advisory and Advisory Committees**

The Consultant will present the “Draft CUP Report and Plan” to the Advisory and Policy Committees. The Consultant will incorporate all edits and revisions prior to the draft being submitted to the Committees. The Draft Plan, at minimum, will specifically address the seven (7) primary “Goals and Objectives” identified in this document. The Draft Plan in all forms will also be placed on the CUP website for public review during each phase of its development.

**Task 9b: Recommendations to Advisory and Policy Committees**

The Consultant will provide an in-depth review of the Draft Report and Plan to the Advisory Committee. The Advisory Committee will be given ample time and opportunity to review the Draft Plan and provide recommendations. The Consultant will forward all recommendations and provide a Final Draft report...
and Plan to the Policy Committee for their input and consideration. The Consultant will incorporate final comments, input and final edits into a Final Draft Report and Plan.

**Task 9c: Draft CUP Report and Plan Distributed to all Surrounding Jurisdictions**

After all input has been received by the Advisory and Policy Committees, the Consultant will prepare and distribute a hard copy and digital Final Draft Report and Plan to all Surrounding and Participatory Jurisdictions.

**Task 9: Deliverables**

1. The Consultant will produce, prepare and present the “Draft CUP Report and Plan” to the Advisory and Policy Committees. The Consultant will incorporate all edits and revisions prior to the draft being submitted to the Committees.
2. The Draft Plan, at minimum, will specifically address the seven (7) primary “Goals and Objectives” identified in this document.
3. The Draft Plan in all forms will also be placed on the CUP website for public review during each phase of its development.
4. The Consultant will provide an in-depth review of the Draft Report and Plan to the Advisory Committee.
5. The Advisory Committee will be given ample time and opportunity to review the Draft Plan and provide recommendations.
6. The Consultant will forward all recommendations and provide a Final Draft report and Plan to the Policy Committee for their input and consideration.
7. The Consultant will incorporate final comments, input and final edits into a Final Draft Report and Plan.
8. After all input has been received by the Advisory and Policy Committees, the Consultant will prepare and distribute a hard copy and digital Final Draft Report and Plan to all Surrounding and Participatory Jurisdictions.

**Task 10: Revisions to Draft Report and Plan**

After the Draft Report and Plan has been distributed and reviewed by all Surrounding Jurisdictions and Participating Jurisdictions, all necessary edits will be made by the Consultant and incorporated into a Final Draft CUP Report and Plan.

**Task 10a: Presentation of Final Draft Report to Committees**

The Consultant will prepare, produce and present a Final Draft CUP Report and Plan to the Technical Advisory and Executive Policy Committees at regularly scheduled meetings.

**Task 10b: Final Draft CUP Report and Plan, and Public Release**

Prior to Adoption of the Final CUP Report and Plan, the Consultant will release the Final Draft CUP Report and Plan to the public for final review and comment. The Consultant will produce and provide a copy of the Final CUP Report and Plan in hard copy and digital format to each Surrounding Jurisdiction.
where the public can view the documents for a reasonable time. The Consultant will provide a digital copy to each Participating Jurisdiction for final review and comment. All final comments will be collected by the Consultant and provided to the Advisory and Policy Committees.

**Task 10c: Adoption of Final CUP Report and Plan**

The Consultant will prepare, produce and provide a Final CUP Report and Plan to the Policy Committee after a Final Review by the Advisory Committee has completed. The Final CUP Report and Plan will be adopted by the Policy Committee and forwarded to each Surrounding Jurisdiction for consideration for adoption.

**Task 10d: The Final CUP Report and Plan will be made available**

1. The Consultant will produce, prepare and present the “Final CUP Report and Plan” to the Advisory and Policy Committees. The Consultant will incorporate all edits and revisions prior to the final plan being submitted to the Committees.
2. The Consultant will provide a hard copy of the Final Adopted CUP Report and Plan, and electronic format to each Surrounding Jurisdiction in a format compatible to be placed on their websites.
3. The Consultant will provide a digital copy of the Final Adopted CUP Report and Plan to each Participating Jurisdiction.
4. The Consultant will provide a copy of the Final CUP Report and Plan in both hard copy and electronic format to each Advisory and Policy Committee member.

**Task 10: Deliverables**

1. The Consultant will develop, prepare, produce and distribute a hard copy and electronic copy of every version of all Draft CUP Report and Plan sections to the Advisory and Policy Committee members.
2. The Consultant will log all comments received from the Advisory and Policy Committees and a record of these comments that were addressed.
3. The Consultant will produce and prepare a Resolution of Adoption for the Policy Committee and each Surrounding Jurisdiction.
4. The Consultant will provide a hard copy and digital copy of the Final CUP Report and Plan to the Advisory and Policy Committees, each Surrounding Jurisdiction, and Hill Air Force Base for their websites (if permitted).
   a. The digital copy will be formatted and compatible to be placed on each Surrounding and Participating Jurisdiction’s website if they desire it.
5. The Consultant will provide a four (4) page digital summary of the Final CUP Report and Plan to be placed on the Office of Economic Adjustment’s website.

**Task 11: CUP Implementation Plan and Action Steps**

Through adoption of the resolution creating the CUP Policy Committee, local governments participating in the Compatible Use Plan agreed to attempt, in good faith, to locally implement the measures recommended in the Final Adopted CUP Report and Plan. A location specific Implementation Plan and Action Steps, including assigned responsibilities for each Surrounding Jurisdiction, will be developed by the Consultant. Strategies, procedures and funding resources (if applicable) for cooperative monitoring of the implementation of each recommendation will be discussed by the Policy Committee.
Consultant will define and provide Action Steps and all available funding mechanisms (if applicable) for implementing the Final Adopted CUP Plan which will be described in detail in the CUP Implementation Plan. The Action Steps may include continuing responsibilities for the Advisory and Policy Committees, or through the support of state or regional representative groups, development of public outreach or public relations resources, or other site specific project related resources.

**Task 11a: Conflict Resolution Strategies**

The Consultant will prepare and identify implementation strategies for compatibility issues identified in the Final CUP Report and Plan which will include:

1. Develop resolution strategies for current conflict areas and a variety of options for funding resources.
2. Develop resolution strategies and timelines addressing projected future conflicts and various options for funding resources.
3. Identify model planning tools and techniques to guide compatible development and growth.
4. Identify model land use regulations that will guide model planning tools and techniques.

**Task 11: Deliverables**

1. The Consultant will create, develop, prepare and produce an Implementation Plan and Action Steps for each Surrounding Jurisdiction and each site specific location and affected entity.
2. The Consultant will mediate, recommend, and produce a specific plan for continuing communication and coordination between Hill Air Force Base and each Surrounding and Participating Jurisdiction and affected entity.
3. The Consultant will develop any public relations documents related to the CUP Recommendations and Implementation Plan.
4. The Consultant will create, develop, prepare, produce and present conflict resolution strategies within the Final Implementation and Action Plan.

**Task 12: Presentation of the Final CUP Report and Plan to the County Commissioners, Mayors, City Councils and Planning Commissions of each Surrounding Jurisdiction.**

The selected Consultant will be responsible to present the Final CUP Report and Plan, its findings, and the Implementation Plan and Action Steps to each Surrounding Jurisdiction. The Consultant will be required to hold this meeting with each Surrounding Jurisdiction individually and separately (eleven cities, two counties).

**Task 12: Deliverables**

The Consultant will present the Final CUP Report and Plan, including the Implementation Plan with Action Steps, to the County Commissioners, Mayors, City Councils and Planning Commissions for each Surrounding Jurisdiction.