

**WASHINGTON COUNTY
HABITAT CONSERVATION PLAN
TECHNICAL COMMITTEE MEETING
March 20, 2008**

A Meeting of the Technical Committee of the HCP was held March 20, 2008, at 9:30 a.m. in the conference room at the Washington County Office, 197 E. Tabernacle St.

The views expressed at this, or any other, Technical Committee Meeting do not necessarily represent the positions or views of any particular federal, state or local governmental agency, division or department. They are solely the opinions of the individual members of this Technical Committee.

Technical Committee Members present were:

Kristen Comella	Snow Canyon State Park
Renee Chi (by speakerphone)	U.S. Fish and Wildlife Service (USFWS)
Bob Douglas	Bureau of Land Management (BLM)
Bill Mader	Washington County HCP
Ann McLuckie	Utah Div. of Wildlife Resources (UDWR)

Technical Committee Members absent were:

Marshall Topham	Local Biologist
Todd Esque	USGS Biological Resources Division

Others present were:

Brad Young, Recorder	Washington County HCP
Mike Bradshaw	Alliance Consulting
Lester Dalton	Washington City

(1) CALL TO ORDER

It was noted there were at least four voting members present, a quorum existed and the meeting was called to order at 9:35 a.m.

(2) BUSINESS

a. Assignment #102307 – Washington City/Coral Canyon Water Tank – Status

Mike Bradshaw distributed a five-page document titled Addendum #4 (Exhibit A-1 through A-5). He said that after the last meeting they are ready to proceed with the

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preferred site – Site #3. SITLA owns the property, which Washington City needs to get title to. They need to get ownership of at least one acre. During tank construction they will impact about 1½ acres. The final impacted area will be about .63 acres. The overflow and maintenance flushing water will be directed down the wash (to the east). There will be rip-rap placed to mitigate soil erosion. They will also have to upgrade at least 5,600' of line to a 12" line. This upgrade will go all the way to the freeway except the last 1,500' or so. The disturbed width for the 5,600' will be about 20'.

Bill asked about the road width. Mike told him the current width is about 14' - 16'. Bill wants to keep the disturbance to a minimum. There was a discussion about road width and options to minimize the disturbed area. Mike explained that the existing waterline is adjacent to the existing road. Mike agreed to a one-way road with periodic turn-outs. The challenge is to stay within the 20' total width disturbance. Mike stated that they will try to keep the new waterline inside, between the road and the existing waterline. The pipeline will be about three feet deep.

Bill asked about the pipeline route. Mike referred to Exhibit A-5 and explained that the pipeline deviates from the road at the fourth new air-vac (southern most shown on the exhibit). Mike further explained that there is disturbance where the existing pipeline was placed. The goal is to upgrade the pipeline all the way to the bolded contour line between the fourth air-vac and the freeway (I-15).

Bill asked about land mitigation. Lester explained that it (compensation) will have to be in conjunction with SITLA. He added that SITLA is a partner in the Coral Canyon development (and the water is for that development). There are some options for mitigation land. Bill's preferred site is near the dinosaur cliffs because that may be where a future regional natural history museum is located.

Ann McLuckie joined the committee.

There was discussion about the next step now that the preferred site has been identified. Kristen suggested the next step is to conduct the mitigation exercise and identify some option site to present to the HCAC and SITLA. It was clarified that there is no federal funding for this project.

Bob asked about placing snow fence along the disturbed area 25' wide. But that was rejected because 25' then becomes 25' instead of 20'. Bob, Kristen and Renee agreed that some kind of temporary fencing is necessary to minimize disturbance. Lester said that they can limit the road width to 20'. The job can be bid out at that with stiff penalties. This also reduces mitigation. Lester reiterated that stiff penalties will keep the contractor in line. Kristen asked about a field trip to identify some specific pull-out areas. Bob agreed and added that spaced about 1/8 mile apart would be about right. Mike suggested designing the road with turn-outs and then offer that for approval.

Kristen asked about the construction timeline. Mike said that the construction starts with the tank placement. Lester suggested doing the pipeline upgrade and then do the tank. Mike suggested upgrading pipeline sections between concrete pours. Mike said that a 120-day construction period was about right beginning with upgrading the pipeline either before or after the tank construction. Bob asked that the pipeline be upgraded in stages to minimize open trenches. Lester said that they are required to do it in 200' sections. Ann and Kristen clarified that the total project time would be 120 days.

Bob asked if Washington City has contacted SITLA yet about mitigation. Lester said they hadn't. Bob talked about the mitigation ratio. Washington City wants to get site approval and the impacted areas defined before going to SITLA. Bob suggested having three parcels identified for SITLA's consideration. Kristen said that the mitigation exercise will be conducted at a later meeting when Renee can be present. Ann said that she will bring the MOG document.

Bill reiterated that he'd like to see the future museum site on the list. Kristen said that the TC had previously prioritized the sites, which are:

1. Mill Creek trailhead,
2. Grapevine trailhead,
3. Museum site.

Lester Dalton added a final comment that the pads and turnouts will have to be identified in a field trip. Mike added that once the mitigation ratio is determined, then negotiations can begin with SITLA. Ann explained how the mitigation ratio is determined. She said that Mike will receive one number to take to SITLA, and that mitigation lands should be within the same zone and of similar habitat.

Preliminary schedule for April 10:

9:30 am Mitigation exercise

10:30 am Buckskin Wash field trip

Potential assignment to discuss purchase of a lot for a trailhead at *The Gap* in the Castle Rock subdivision

Potential assignment to discuss the Red Mountain trailhead – there has been significant impact to habitat in the area.

A discussion between Bill, Lester and Renee regarding the status of the Mill Creek wells followed.

Lester said that Well #2 is fixed but Well #3 has collapsed. Lester explained to Renee what is necessary to salvage the site. The collapse is at about 420'. The equipment has been removed and they are waiting for the water to clear before sending down a camera. Lester further explained two possible options to salvage the well. Both options

require some disturbance of the area. Renee asked how much? The answer was about 300 sq. ft. She asked about fencing the disturbed area. Bill and Lester said the area is about 50' X 50' and that the biggest risk is a tortoise being run over. Lester wanted to do a temporary fence just during salvage. Bill added that tortoise training can be provided to the workers.

There was a discussion about daily monitoring. Renee asked for monitoring twice daily. Once in the morning when the workers go in and then at the end of the day when they go out.

Lester said the work will begin on Monday (3/24/08) by conducting an inspection using the camera. Then they'll decide which option to use for the salvage. The salvage work will take one to three days. Renee asked that the area inside the temporary fence to be cleared by an authorized biologist.

(3) APPROVAL OF MINUTES

Minutes from the meeting of January 17, 2008, were reviewed and the following changes or corrections were made:

(page 3, paragraph 2): changed,
From: "9:30 AM Ann McLuckie arrived."
To: "Ann McLuckie arrived."

(page 3, paragraph 9,): changed,
From: "A mitigation ration of 1:2 was discussed. One based on the permanence of the tank and two for the temporary disturbance. Mr. Mader discussed possible mitigation options of adding land to the Reserve. Kristen Comella reminded the Committee that in previous discussions, three possibilities were explored and preliminarily prioritized as: (1) Millcreek, (2) Grapevine, and (3) the site of a future educational facility. Bob Douglas and Ann McLuckie talked about how to mitigate based on prior discussions and how much is temporary disturbance and how much is permanent. Ann suggested setting the ratio based on exactly how much impact there is at the final site. The ratio of mitigation for the permanent site could be 1:5 or 1:5.5, and for the temporary site a ration of 1:3.5 or 1:4 was discussed. Bob said that sometimes cities have been allowed to go into the Reserve and restore other areas to mitigate the temporary disturbance. Between four and five acres will be required for mitigation. Mr. Bradshaw said that this definitely something to consider and that the site is SITLA ground and they'll have to have negotiations with them. Mr. Dalton reiterated that this project is funded by the Washington City and by private funds and that no federal funds are involved."

To: "A compensation ratio of 1:2 was discussed. The Technical Committee will have to conduct the compensation exercise based on, 1) the permanence of the tank and 2) for the temporary disturbance. Mr. Mader discussed possible mitigation options of

adding land to the Reserve. Kristen Comella reminded the Committee that in previous discussions, three possibilities were explored and preliminarily prioritized as: (1) Millcreek, (2) Grapevine, and (3) the site of a future educational facility. Bob Douglas and Ann McLuckie talked about how to mitigate based on prior discussions and how much is temporary disturbance and how much is permanent. Ann suggested setting the ratio based on exactly how much impact there is at the final site. The ratio of mitigation for the permanent site would likely be 1:5 or 1:5.5, and for the temporary site a ratio of 1:3.5 or 1:4 was discussed. Bob said that sometimes cities have been allowed to go into the Reserve and restore other areas to mitigate the temporary disturbance. Between four and five acres will likely be required for mitigation, however the Technical Committee will have to go through the MOG document. Mr. Bradshaw said that this is definitely something to consider and that the site is SITLA ground and they'll have to have negotiations with them. Mr. Dalton reiterated that this project is funded by the Washington City and by private funds and that no federal funds are involved."

(page 4, paragraph 6): changed,

From: "9:50 AM Marshall Topham arrived."

To: "Marshall Topham arrived."

(page 5, paragraph 1): changed,

From: "1. Looking at the boundary – where we would adjust the boundary to,
2. Evaluating and assessing the appropriateness of trail location(s), and
3. Fencing – relocating the fence and possible cost sharing."

To: "1. Looking at the boundary – where we would adjust the boundary to,
2. Evaluating and assessing the possibility of trail location(s), and
3. Fencing – relocating the fence and possible cost sharing."

(page 5, paragraph 2): changed,

From: "There was discussion about the western boundary of the Reserve and the eastern boundary of *The Trails* subdivision. Ann McLuckie asked about where to locate the fence. Bill Mader suggested, just to clarify, that the assignment should be re-read and then make a recommendation that works for the Reserve as well as the developer."

To: "There was discussion about the western boundary of the Reserve and the eastern boundary of *The Trails* subdivision. Ann McLuckie asked about where to locate the fence. Bill Mader suggested, just to clarify, that the original assignment should be re-read and then make a recommendation(s) that works for the Reserve as well as the developer."

(page 5, paragraph 5, sentence 6): changed,

From: "Ann McLuckie, Kristen Comella and Marshall Topham discussed that, due to confusion about the new identified boundary, the Technical Committee must begin anew because of the property ownership issue."

To: “Ann McLuckie, Kristen Comella and Marshall Topham discussed that, due to confusion about the new identified boundary, the Technical Committee must begin anew because of the boundary discrepancy issue.”

(page 5, the “BIOLOGICAL IMPACTS” table): changed,

From:

BIOLOGICAL IMPACTS OF A BUCKSKIN WASH TRAIL	
PROS	CONS
Centralize use of trails	Trails must be created outside the Wash
Ability to define location and use of trail (control)	Trail may give people an opportunity to ‘explore’ the heart of the Reserve – a place in which we <u>do not</u> want people
Concentrated use	Loss of habitat
	Difficult terrain

To:

BIOLOGICAL IMPACTS OF A BUCKSKIN WASH TRAIL	
PROS	CONS
Centralize use of trails	Trails must be created outside the Wash
Ability to define location and use of trail (control)	Trail may give people an opportunity to ‘explore’ the heart of the Reserve which is undesirable because of the sensitivity of the desert tortoise habitat
Concentrated use	Loss of habitat
	Difficult terrain

(page 6, paragraph 1, sentence 3): changed,

From: “The discussion also included access to Buckskin Wash from *The Ledges*, and into Snow Canyon State Park from *The Ledges*.”

To: “The discussion also included access to the west side of SR 18 from *The Ledges*, and into Snow Canyon State Park from *The Ledges*.”

(page 6, paragraph 2, sentence 2): changed,

From: “Ann McLuckie said that it was not - that it was no longer an issue.”

To: “Ann McLuckie stated that the HCP document identified Buckskin Wash as in the Reserve.”

(page 6, paragraph 6,): Deleted.

(page 7, paragraph 2, sentence 3): changed,

From: “Renee Chi and Ann McLuckie agreed that in doing so, there may be a benefit to us (the Reserve).”

To: “Renee Chi and Ann McLuckie agreed that in doing so, there may be a benefit to desert tortoises.”

There were no further changes or corrections.

MOTION by Renee Chi, second by Bob Douglas to:

Approve the minutes of the meeting of January 17, 2008, as corrected.

There was no discussion, vote was taken and the motion was unanimously passed.

(4) OTHER BUSINESS

a. Eagle Rock Drainage issue

Kristen updated the committee members. She explained that Dennis Green had met with Chuck Gillette. Dennis just wants to begin by waterproofing the wall. Kristen asked the members what process should be used? Ann asked about how the work will be done. Kristen said that the work will be done by using hand tools only. Ann said fencing, on the Reserve side, will eliminate the requirement for an on-site biologist and then just periodic monitoring would be required.

There was discussion about what is necessary according to the UDP. Kristen will get more information.

(5) DATE OF NEXT MEETING(S)

The next Technical Committee meetings will be:

Thursday, April 10, 2008 @ 9:30 AM, and
Thursday, May 8, 2008 @ 9:30 AM

There was no other business to discuss and the meeting was adjourned at 10:54 A.M.

Minutes prepared by Brad Young