



Island View

A Utah Inland Port Project Area

Draft Project Area Plan & Budget

Pending



DEFINITIONS

Term	Definitions
Authority Infrastructure Bank	“Authority Infrastructure Bank” or “AIB” means the UIPA infrastructure revolving loan fund, established in Utah Code 63A-3-402, with the purpose of providing funding, through infrastructure loans, for infrastructure projects undertaken by a borrower for use within a Project Area.
Base Taxable Value	The taxable value of property within any portion of a Project Area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which UIPA adopts a project area plan for that area.
Development Project	A project for the development of land within a Project Area
Effective Date	Date designated in the UIPA board resolution adopting the Project Area Plan on which the Project Area Plan becomes effective. It is also the beginning date UIPA will be paid Differential generated from a Project Area.
Project Area	As to land outside the authority jurisdictional land, whether consisting of a single contiguous area or multiple non-contiguous areas, real property described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place. The authority jurisdictional land (see Utah Code Ann. sections 11-58-102(2) and 11-58-501(1)) is a separate project area.
Legislative Body	For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality.
Loan Approval Committee	Committee consisting of the individuals who are the voting members of the UIPA board.
Project Area Budget	Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area.
Project Area Plan	Written plan that, after its effective date, guides and controls the development within a Project Area.
Property Tax(es)	Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
Property Tax Differential	The difference between the amount of property tax revenues generated each tax year by all Taxing Entities from a Project Area, using the current assessed value of the property and the amount of Property Tax revenues that would be generated from that same area using the Base Taxable Value of the property but excluding an assessing and collecting levy, a judgment levy, and a levy for a general obligation bond. This is commonly referred to as tax increment.
Taxing Entity	Public entity that levies a Property Tax on property within a Project Area, other than a public infrastructure district that UIPA creates.



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EXECUTIVE SUMMARY

The Utah Inland Port Authority (UIPA) was established to facilitate appropriate development of the Inland Port's jurisdictional land and other Project Areas within the state of Utah to further the policies and objectives of the Inland Port outlined in Chapter 58, Title 11 Utah Code Annotated 1953, as amended (UIPA Act). One mechanism for achieving these purposes is the creation of a Project Area where a Development Project is proposed to take place (Project Area). A Project Area is created as explained below under the Requirements section.

In order for a Project Area to be established by UIPA, the legislative body of the county or municipality in which the Project Area is located must provide written consent. The following public entities passed formal resolutions requesting the establishment of a UIPA Project Area on the following dates:

- West Point City passed resolution No. 08-20-24B on August 20, 2024, which approved the creation of the project area within the corporate limits of West Point City.

This move aims to tap into the funding, resources and benefits provided by UIPA that will support and enhance the development of the subject properties (West Point City). In doing so, the area expects that development of the Island View Project Area, with the support and participation of UIPA, will not only facilitate generational economic impacts for West Point City and Davis County, but will also encourage sustainable development for the region.

The Island View Project Area fits the area's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents in the greater Davis County area. This Project Area enjoys a very strategic location with access to the newly constructed West Davis Corridor, or SR-177. The final phase of the Davis County extension of the West Davis Corridor will terminate in the Project Area Boundaries. As this Project Area develops out, this critical logistical asset will enhance the economic viability of the industrial zones being planned in this area.

Statute requires the drafting of a Project Area Plan and a public process to adopt the plan. This document, once adopted, would constitute the plan (Island View Project Area Plan or Project Area Plan).



LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION

Logistics Considerations

SUPPLY AND DEMAND

Davis County supports aerospace, defense, manufacturing, and distribution sectors. Hill Air Force Base and Ogden Air Logistics Complex generate demand for component imports and finished goods movement.

RAIL

The Island View Project Area includes access to Union Pacific mainline freight service through Davis County with connections to Ogden intermodal facilities.

TRUCK

The Island View Project Area has proximity to the West Davis Highway, SR-177 (opened January 2024), which enhances regional truck mobility in western Davis County via the alternative north-south route from I-15 in Centerville to SR-193 in West Point.

INFRASTRUCTURE: CURRENT STATE

The Project Area lies in western Davis County in a semi-rural setting and benefits from proximity to the West Davis Highway corridor and regional road network. Initial environmental review is in [Appendix E](#).

INFRASTRUCTURE: SHORT TERM CONSIDERATIONS (3 - 5 YEARS)

Site-specific access improvements, if needed, will be coordinated with UDOT and Davis County. The West Davis Highway provides existing regional capacity.

INFRASTRUCTURE: LONG TERM CONSIDERATIONS (5+ YEARS)

Future infrastructure needs can be addressed through UDOT coordination and applicable UIPA mechanisms.

ADVANCED AIR MOBILITY

The Project Area is in a county with proximity to existing aviation infrastructure.



Importers and Exporters in the Area

Davis County industries supporting Hill Air Force Base logistics operations engage in the import of components and export of goods.

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OVERVIEW

Purposes and Intent

By adopting this Project Area Plan and creating the Island View Project Area, UIPA will be maximizing long-term economic benefits to the Project Area, the region, and the State; maximize the creation of high-quality jobs, and other purposes, policies, and objectives described herein and as outlined in the Port Authority Act.

Area Boundaries

A legal description of the proposed area boundaries and a map can be found in [Appendices A](#) and [B](#).

Legislative Body Consent

Written consent from West Point City was passed as a Resolution on August 20th, 2024 and a copy of the resolution will be placed in [Appendix C](#).

Landowner Exclusion

Pursuant to UCA 11-58-501, “an owner of land proposed to be included within a project area may request that the owner's land be excluded from the project area.” A project area exclusion request must be submitted by the respective landowner in writing to the UIPA board no more than 45 days after their public meeting under Subsection 11-58-502(1), which states, “the board shall hold at least one public meeting to consider and discuss a draft project area plan.” Landowners may submit notarized written requests either in person or via certified mail to Attn: Board Secretary, 60 E. South Temple, Ste. 600, Salt Lake City, UT 84111.

Project Area Budget

UIPA will prepare a yearly budget for each year prior to expending tax differential revenues. A preliminary summary budget for the project area can be found in [Appendix D](#).

Environmental Review

For the UIPA Board to adopt a Project Area Plan, an environmental review for the project area must be completed.

To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.



The environmental review consists of a desktop review of publicly available environmental data that considers the following elements as applicable: Environmental Justice, NEPA Reporting Requirements, Past and Present Land Uses, Geotechnical Resources, Historical and Cultural Resources including Tribal Lands, Natural Resources, Water Resources, Environmental Quality, and Air Quality.

A brief summary of environmental consideration for the Island View Project Area is included below. The full environmental review report can be found in [Appendix E](#).

SUMMARY OF ISLAND VIEW ENVIRONMENTAL CONSIDERATIONS

- The following threatened (T), endangered (E), proposed threatened (PT), and proposed endangered (PE) species may exist in the project area:
 - **Monarch Butterflies** (PT) – final critical habitat published in the [Federal Register](#)
 - **Suckley's Cuckoo Bumble Bees** (PE) – no critical habitat has been designated
 - **Ute ladies'-tresses** (T) – no critical habitat has been designated
- 16 migratory birds on the [US Fish and Wildlife Service Birds of Conservation Concern \(BCC\)](#)
- According to the National Wetlands Inventory (NWI), wetlands exist within the project area
 - wetlands designated in the NWI may have changed since the date of characterization
 - updated qualified wetland delineation studies shall be the final determination
- Davis county is currently in serious nonattainment for 8-hour Ozone

Wetland Strategy

Per UIPA's [wetland policy](#), upon approval of UIPA's Board, tax differential funds designated towards wetland mitigation in UIPA project areas with Great Salt Lake and Utah Lake wetlands may be used for water purchases, land easements for natural buffer zones, wetland characterization beyond what is federally required, and/or wetland mitigation methods identified by the EPA and the Army Corps (restoration, establishment, enhancement, or preservation). The Island Park Project area has committed 3% of differential go toward qualifying projects.

Recruitment Strategy

UIPA will coordinate with West Point City on the recruitment sourcing strategy and may work in conjunction with the Governor's Office of Economic Development, EDCUtah and other State and regional agencies on recruitment opportunities.

Incentives, if awarded, will be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. UIPA will not be tracking wages of jobs created but rather will target industries that create high-wage jobs.

Incentives may be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. Generally, incentive amounts will not exceed 20% of annual assessed property tax paid by any business up to a capped dollar amount for more than 25 years, and final discretion for incentive amounts are with the UIPA Board. All incentives must be approved by the UIPA Board in a public meeting.

No businesses are guaranteed an incentive, and the UIPA Board may decline an application at any time for any reason.

Incentives will generally favor industries such as those listed below:



- Life Sciences
- Light Industrial/Manufacturing
- Aerospace and Defense

General guidelines for incentives are for businesses that are creating new growth as follows:

New Capital Investment	% of Tax Differential
\$ 25M	10%
\$ 50M	15%
\$ 100M	20%

Variables that could impact the percent of tax differential awarded include the following:

- High Wages (110% of average county wages)
- Workforce development initiatives
- Corporate citizenship (community investment, amenity sponsorship, etc.)
- Environmental stewardship (participation in qualifying wetland/natural resource project)
- Onsite public amenities or active transportation investments

Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information bi-annually to the UIPA Board and West Point City. UIPA will work with West Point City to determine the right key performance indicators. The following represent likely performance indicators that UIPA will report on:

1. Number of high paying jobs as defined by state statute (average county wage or higher)
2. Total jobs created
3. Commodity flow by type and value
4. Improvements to road and transportation infrastructure
5. Infrastructure improvements including power, water, sewage, fiber, etc.
6. Total differential invested in infrastructure
7. Capital investment into the project area
8. Targeted recruiting of industries inside the project area

Conclusion

West Point City is leading the charge to the next generation of industrial investment in Davis County. Its proximity to a skilled labor force, nexus for significant logistics infrastructure and proximity to the Salt Lake metro area make it an ideal location for targeted economic growth. While the public purpose for this project area is significant, the Port is aware that growth should be facilitated at a sustainable rate for the community, and that the natural environment must be protected as well.

The existing logistics infrastructure, and potential for regional investment make the Island View Project Area ideally situated to help ensure that Western Davis County can create a sustainable job center for



future growth. As West Point City continues to grow, this represents a strategic opportunity to help ensure that the economic growth will best serve the community for generations to come. The Port and West Point City officials are dedicated to optimal economic growth that also recognizes and adapts to the natural environment in the area.

As state, county and local governments work together with the private sector, we are confident that we can create an economic focal area that will allow more citizens to stay in the community to find great jobs. New economic focal areas along the Wasatch Front will lead to smarter growth, better quality of life, and less carbon emissions. Project Areas, like this one, are critical to the growth and success of our state.

Staff Recommendation

The administrative staff of the Utah Inland Port Authority recommends the board create the Island View Project Area.

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REQUIREMENTS

The UIPA Act outlines certain steps that must be followed before the Island View Project Area Plan is adopted. The requirements are as follows:

Statutory Requirement

A draft of the Project Area Plan must be prepared.

A Project Area Plan shall contain:

- (a) Legal description of the boundary of the project area;
- (b) The Authority's purposes and intent with respect to the project area; and
- (c) The board's findings and determination that:
 - (i) there is a need to effectuate a public purpose;
 - (ii) there is a public benefit to the proposed development project;
 - (iii) it is economically sound and feasible to adopt and carry out the project area plan; and
 - (iv) carrying out the project area plan will promote the goals and objectives stated in Subsection 11-58-203(1).

Adoption of the Project Area Plan is contingent on the UIPA Board receiving written consent to the land's inclusion in the project areas from:

- Legislative Body (See Exhibit C)

Source: UCA 11-58-501 Preparation of project area plan -- Required contents of project area plan.

The UIPA Board shall hold at least one public meeting to consider the draft Project Area Plan.

At least 10 days before holding the public meeting, the board shall give notice of the public meeting:

- (a) to each Taxing Entity;
- (b) to a municipality where the proposed project area is located or any municipality that is located within one-half mile of the proposed area; and,
- (c) on the Utah Public Notice Website.

After public input is received and evaluated and at least one public meeting is held, the UIPA Board may adopt this Project Area Plan, which such modifications as it considers necessary or appropriate.

Source: UCA 11-58-502 Public meeting to consider and discuss draft project area plan – Notice – Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be properly advertised and notice given to certain governmental entities, along with an accurate map or plat, all as provided in the UIPA Act.

Source: UCA 11-58-503 Notice of project area plan adoption – Effective date of plan – Time for challenging a project area plan or project area



BOARD FINDINGS & DETERMINATION

Pursuant to UIPA Act, the Board makes the following findings and determination:

Public Purpose

“There is a need to effectuate a public purpose.”

The Utah Inland Port Authority was created to, among other things, “enhance and maximize long-term economic benefits to the area, the region, and the State, maximize the creation of high-quality jobs, respect and maintain sensitivity to the unique natural environment, promote and encourage development, and facilitate the transportation of goods. The UIPA Board has determined and found that use of its authority under the UIPA Act will develop the Island View Project Area, assist the local governments in fulfilling their purposes, and fulfill its public purpose.

The public purpose for the Island View Project Area is for community development in West Point City and Western Davis County. Utah Code provides the following definition of “Community Development:” development activities within a community, including the encouragement, promotion, or provision of development. [Utah Code Ann. § 17C-1-102 (16)]

The creation of the Island View Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis

Manufacturing makes up the second largest employer of Northern Utah residents. The majority of that industrial productivity is concentrated in two large regional hubs, Business Depot Ogden in Weber County and the Freeport Center in Davis County. Between the two there is more than 20 million square feet of industrial space that is largely built out. West Point City is leading the way to pave the way for the next generation of industrial job centers for the Northern Utah region. With more than 47% of Davis County residents commuting outside of the county for work the goal is to keep that workforce employed close to home.

West Point City has a robust residential land use but has lagged in employment centers and retail to diversify their tax base and alleviate the tax burden on their residents. The Island View Project Area seeks to attract companies in targeted industries that will provide good jobs for residents of West Point City and Davis County. By increasing the percentage of Davis County residents able to work within the county, this will reduce commute times improving their quality of life. It will furthermore reduce retail leakage to neighboring counties.

Stimulation of associated business and economic activity by the development

The area is optimal to intercept a portion of the 107,626 individuals who are commuting into neighboring counties every day. Its adjacency to the newly completed West Davis Corridor will optimize transportation for goods, raw materials, and workforce to and from West Point City. The development will provide jobs for local residents reducing time spent in commute and reduce retail leakage as manufacturing jobs wages are more frequently spent at local businesses rather than in neighboring communities.



Public Benefit

“There is a public benefit to the proposed Project Area.”

Forty seven percent of the workers from the Davis County area commute outside the county to work. As a result, job quality and retail leakage, along with the quality of existing retail and restaurant offerings, are concerns for city residents and officials alike. West Point City’s economic development strategy espouses the benefits of business retention, expansion, and attraction strategy that focuses on collaboration with local and regional partners focused on the County’s growth potential.

The Island View Project Area will accelerate the bringing of desirable jobs and increased property tax revenue to fund needed municipal services. Furthermore, being a Port Project Area brings a very competitive set of incentives to recruit the businesses that match the community’s needs.

Economic Soundness and Feasibility

“It is economically sound and feasible to adopt and carry out the Project Area plan.”

UIPA determines and finds that development of the Island View Project Area, as contemplated by UIPA, property owners, and the local governments, will be economically sound and feasible. A Project Area budget summary based on current estimates is included as [Appendix D](#). Through the investment of Property Tax Differential, the Project Area will grow faster and in a more coordinated manner than would be possible otherwise. This will result in long-term financial returns for the Taxing Entities that are greater than would be achieved if the Project Area is not undertaken. The project area has infrastructure needs in order to optimize the project area, and the project area will enable the use of property tax incentives to recruit companies that will provide jobs and make substantial economic investments in the area. The Project Area will allow for the coordinated construction and provide for reinvestment of Differential in the area.

The Property Tax Differential collected from the Island View Project Area is 75 percent of the difference between the Property Tax revenues and the Property Tax revenue that would be generated from the Base Taxable Value, with the remaining 25 percent flowing through to the Taxing Entities. Differential collected shall begin on a parcel-by-parcel basis on the date specified by board resolution and continue for 25 years and may be extended for an additional 15 years by the board if it is determined that doing so produces a significant benefit. The expected initial trigger date for the tax differential is expected for tax year 2027 and future triggers will depend on the progress of the Island View Project Area and other industrial development.

In addition to the Differential and with a positive recommendation from West Point City, UIPA may sponsor a Public Infrastructure District (PID) in the Project Area. A PID is a separate taxing entity that may levy taxes and issue bonds. A PID is formed following consent of property owners and is governed by a separate board. UIPA will not manage or control the PID, and no liability of the PID will constitute a liability against UIPA. PIDs also require the creation of governing documents, which define the membership and tax rate of the PID. The purpose of PID-assessed taxes and bonds is to pay for public infrastructure needs in the district, especially those with a large benefit across the Project Area. Bonds issued by the district may be guaranteed and paid back by tax differential revenues. An Authority Infrastructure Bank (AIB) loan for rail infrastructure needs could also be granted via separate approval by the UIPA board, and such loan could be repayable from tax differential proceeds.

Projected tax differentials received by UIPA for the 25-year term of the Project Area are approximately \$1.4 million. UIPA will prepare and adopt a formal budget prior to expending tax differential funds, and



current projections are preliminary and expected to change. UIPA may apply the funds collected to encourage the Project Area as deemed appropriate by UIPA and the participating entities as contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within or benefitting the Project Area. UIPA will contract with qualified developers and other parties to spend Tax Differential on public infrastructure that benefits the community. Allowable uses of tax differential include:

- Island View development
- Utilities
- Roads and other transportation infrastructure
- Associated costs of public utilities
- Business recruitment incentives
- Administrative expenses
- Infrastructure bank loan repayment
- Repayment of PID bonds used for public infrastructure
- Other Logistics Infrastructure
- Purchase of land

UIPA will establish auditing rights with developers to ensure provided funding is used only for allowable uses and report findings to participating entities. Following the initial planned development and agreements, UIPA staff will coordinate with participating entities to determine if unencumbered differential should be used for additional development by the owners or on other public infrastructure. Not less than every five years, UIPA will review with major Taxing Entities the Differential being remitted to UIPA and determine if any adjustments to the amount passed through to Taxing Entities or the administration percentage should be adjusted.

Promote Statutory Goals and Objectives

“Carrying out the Project Area Plan will promote UIPA goals and objectives.”

The Island View Project Area promotes the following goals and objectives (U.C.A. 11-58-203) to be considered a UIPA Project Area:

- (a) maximize long-term economic benefits to the area, the region, and the state;
- (b) maximize the creation of high-quality jobs;
- (c) respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land and land in other authority project areas;
- (d) improve air quality and minimize resource use;
- (e) respect existing land use and other agreements and arrangements between property owners within the authority jurisdictional land and within other authority project areas and applicable governmental authorities;
- (f) promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land or land in other authority project areas;
- (g) take advantage of the authority jurisdictional land's strategic location and other features, including the proximity to transportation and other infrastructure and facilities, that make the authority jurisdictional land attractive to:
 - (i) businesses that engage in regional, national, or international trade; and
 - (ii) businesses that complement businesses engaged in regional, national, or international trade;
- (h) facilitate the transportation of goods;



- (i) coordinate trade-related opportunities to export Utah products nationally and internationally;
- (j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
- (k) establish a project of regional significance;
- (m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;
- (n) facilitate an increase in trade in the region and in global commerce;
- (o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
- (q) encourage the development and use of cost-efficient renewable energy in project areas;
- (r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area; and

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APPENDICES

Appendix A: Legal Description of Project Area

Disclaimer

No warranties or certification, express or implied, are provided for any and all property boundary descriptions provided by the Utah Geospatial Resource Center (UGRC). The following property boundary descriptions have been compiled as a best effort service strictly for general purpose informational use and any interpretations made are the responsibility of the User.

The State of Utah and County Governments, their elected officials, officers, employees, and agents assume no legal responsibilities for the information contained herein and shall have no liability for any damages, losses, costs, or expenses, including, but not limited to attorney's fees, arising from the use or misuses of the information provided herein. The User's use thereof shall constitute an agreement by the User to release The State of Utah and County Government, its elected officials, officers, employees, and agents from such liability.

By using the information contained herein, the User is stating that the above Disclaimer has been read and that he/she has full understanding and is in agreement with the contents of this disclaimer. Property boundary information depicted in this document is derived by one of two methods; it is either based directly on the legal descriptions provided on recorded documents on file in County Recorders' Offices, or it has been calculated and formatted using digital tools and existing polygon boundaries provided by the Utah Inland Port Authority or local county parcel data. In both cases, these descriptions are NOT intended to be used for legal litigation, boundary disputes, or construction planning. These descriptions are for general reference or informational use only. Users interested in pursuing legal litigation and/or boundary disputes should consult an attorney or licensed surveyor, or both.

Island View Project Area Property Descriptions

Island View Project Area:

Containing a portion of section 29 and 30, Township 5 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S1°03'09"W 1,324.12 feet from the northwest corner of section 29, Township 5 North Range 2 West or POINT OF BEGINNING; running thence S88°36'44"E 39.58 feet; thence N89°54'19"E 150.06 feet; thence S89°19'08"E 299.89 feet; thence S89°19'09"E 151.25 feet; thence S89°19'08"E 157.5 feet; thence S0°41'27"W 991.69 feet; thence N89°19'37"W 157.41 feet; thence S0°41'14"W 279.75 feet; thence N89°18'37"W 301.24 feet; thence N89°18'38"W 149.93 feet; thence N89°18'36"W 149.92 feet; thence N88°13'01"W 39.39 feet; thence N89°39'17"W 130.54 feet; thence N89°19'38"W 169.92 feet; thence N0°41'13"E 279.94 feet; thence N89°18'46"W 169.92 feet; thence S0°41'13"W 118.78 feet; thence S0°41'13"W 161.2 feet; thence N89°19'37"W 169.92 feet; thence N0°41'13"E 339.85 feet; thence N0°41'16"E 60.12 feet; thence N0°41'13"E 524.76 feet; thence N0°40'04"E 346.26 feet; thence S89°24'40"E 339.96 feet; thence S89°18'45"E 169.92 feet; thence S88°36'44"E 130.35 feet to the POINT OF BEGINNING. Containing 39.89 acres more or less.



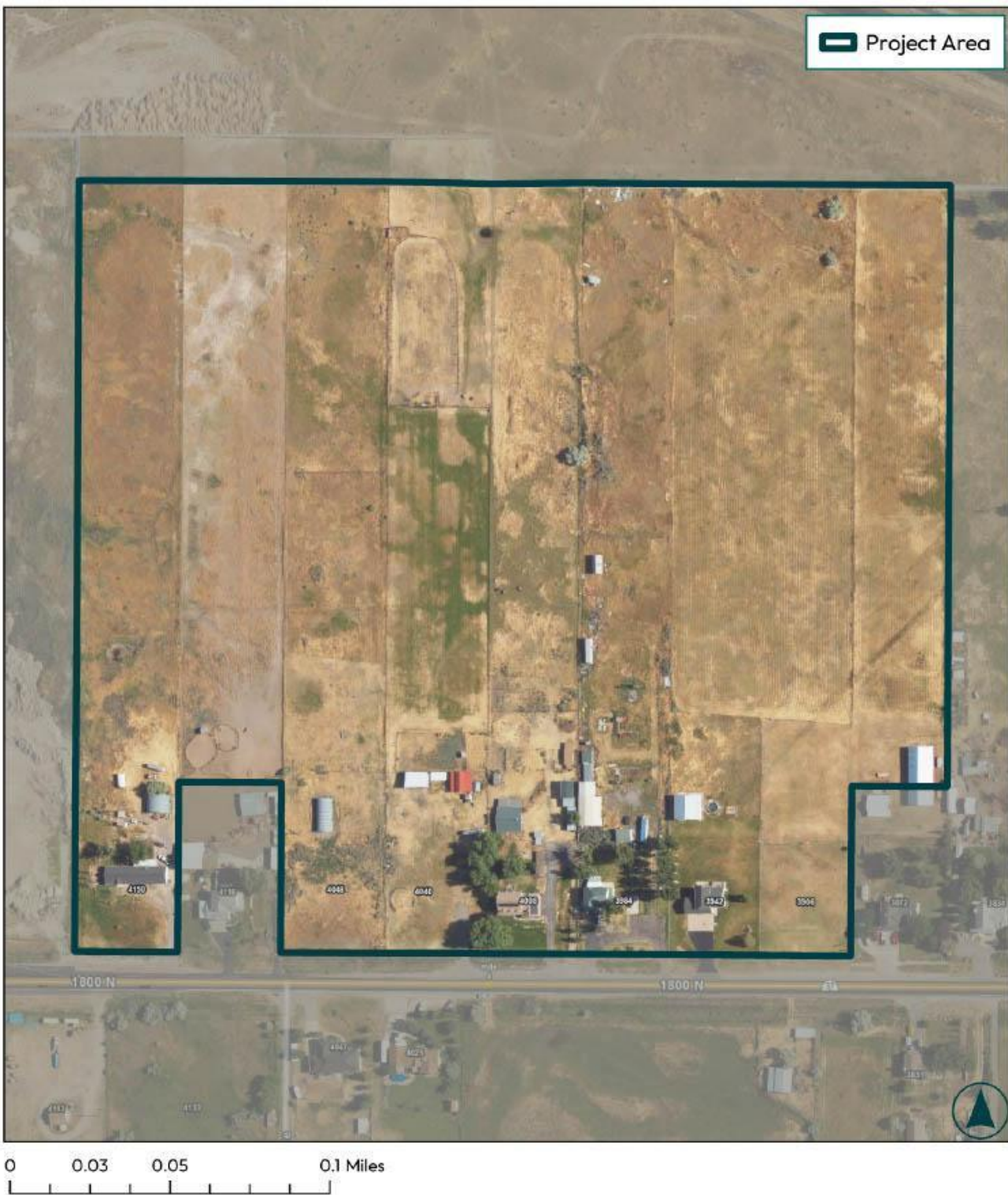
Contains parcels:

- 141660016, 140290029, 140380051, 140380059, 140380044, 140380050, 141660025, 140380088, 141660028, 140290028, 141660026, 140380082, 141660029

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Appendix B: Maps & Imagery of the Project Area



Appendix C: Legislative Body Written Consent

RESOLUTION NO. 08-20-2024B

A RESOLUTION OF THE WEST POINT CITY COUNCIL SUPPORTING THE CREATION OF A UTAH INLAND PORT LOCATED WITHIN A PROJECT AREA IN WEST POINT CITY

WHEREAS, West Point City is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City Council supports the Utah Inland Port Authority (the "Port Authority") Board and desires to create a satellite inland port located within a project area in West Point City; and

WHEREAS, a satellite inland port is consistent with West Point City's vision for economic development by encouraging the recruitment of new companies to create employment opportunities for West Point City and Davis County residents, will bring new primary employment opportunities to West Point City, will provide logistical capacity for local and regional companies that are not currently available, and will be physically located within a project area that is consistent with the West Point City General Plan and zoning ordinance; and

WHEREAS, the general public will benefit from the creation of a satellite inland port within West Point City through the creation of new primary employment opportunities, the expansion of logistical support opportunities for businesses, the improvement of movement of goods and materials within northern Utah and larger regional, national, and international markets, and the effective utilization of logistical assets;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the City Council of West Point City as follows:

1. The West Point City Council hereby expresses its support for the creation of a satellite inland port within a project area in West Point City to be determined cooperatively between West Point City and the Inland Port Authority.
2. The West Point City Council requests the Utah Inland Port Authority to consider locating and designating a satellite inland port within a project area within the corporate limits of



West Point City subject to an agreement between West Point City and the Utah Inland Port Authority, and instructs West Point City staff to work closely with the Utah Inland Port Authority to draft said agreement and take such other actions as may be reasonably necessary to accomplish the purposes of this resolution.

PASSED AND ADOPTED this 20th day of August, 2024.

WEST POINT CITY,
A Municipal Corporation

By: 
Brian Vincent, Mayor

ATTEST:


Casey Arnold, City Recorder



Appendix D: Project Area Budget Summary

Model Summary	
Differential Tax Revenue Allocation	
Project Area Share	75%
Other Taxing Entities Share	25%
Wetlands	3%
Duration (Years)	25
Base Year Taxable Revenues	\$ 8,000
Tax Differential to Project Area	\$ 1,400,000
Tax Differential to Other Taxing Entities	\$ 500,000
Total Tax Differential	\$ 1,900,000
Less: Admin Expenses	\$ 70,000
Less: Wetlands	\$ 57,000
Total Remaining Differential for Projects	\$ 1,273,000

Taxing Entities	
Animal Welfare Services	0.000098
Basic School Levy	0.001379
Board Local Levy	0.001306
Capital Local Levy	0.000518
Charter School Levy	0.000079
County Assessing & Collecting	0.000124
County Improvement District	0.000320
Flood Control	0.000099
General Operations	0.000774
GO Bond Payments	0.001615
Health	0.000143
Library	0.000222
Mosquito Abatement	0.000093
Multicounty Assessing & Collecting	0.000014
Service Area	0.001557
Voted Local Levy	0.001409
Water Conservancy	0.000191



Appendix E: Environmental Review

INTRODUCTION

For the Utah Inland Port Authority (UIPA) Board to adopt a Project Area Plan, an environmental review for the Project Area must be completed. This report provides an overview of environmental considerations to ensure compliance with all federal, state, and local requirements related to future opportunities associated with the development and optimization of the project area. The Utah Inland Port Authority, in conjunction with development parties and government stakeholders, will review these environmental considerations before work, which could pose adverse impacts, may commence in the project area.

SUMMARY OF ENVIRONMENTAL CONSIDERATIONS

Several cultural resources in Davis County have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP).

Monarch Butterflies are listed as proposed threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as a proposed endangered species and may exist in the project area. Critical habitats have not been designated for Suckley's Cuckoo Bumble Bees. Final critical habitat for Monarch Butterflies has been designated and published in the [Federal Register](#).

Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Critical habitat for Ute ladies'-tresses has not been designated.

There are 16 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list that may warrant special attention in the project area with breeding seasons ranging between December 1st and September 15th.

According to the National Wetlands Inventory (NWI), wetlands are located within portions of the project area. Wetlands designated in the NWI may have changed since the date of the imagery and/or field work used for their characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands.

Davis county is currently in serious nonattainment for 8-hour Ozone.

PROJECT AREA DESCRIPTION

The Island View Project Area comprises approximately 40 acres in Davis County, Utah. See [Appendix B](#) for project area maps.

PAST AND PRESENT LAND USES

Public land records—including historical city directories, fire insurance maps, topographic maps, and aerial imagery—can be accessed online and reviewed to help determine previous ownership and identify any structures on properties/adjacent properties in the project area, or indications of environmental contamination.

A visual site inspection should be conducted to observe properties in the project area, any structures on the properties and adjacent properties to identify indications of environmental contamination that may have resulted from activities that took place on the site or from activities at neighboring properties.



Past and present landowners, operators, and/or occupants of properties, along with any knowledgeable local government officials, should be interviewed to gather information around past and present land uses of properties in the project area.

It is the responsibility of each landowner to assess past and present land uses for indications of environmental contamination on their respective properties.

GEOTECHNICAL RESOURCES

In order to characterize subsurface conditions and provide design parameters needed to proceed with site development, geotechnical constraints must be identified for the project area.

Potential geotechnical constraints may include:

- anticipated foundation system
- anticipated excavation equipment
- pavement
- anticipated seismic site class
- anticipated frost depth
- bedrock constraints
- blasting anticipated
- groundwater constraints
- dewatering anticipated
- corrosive soils
- karst constraints
- sinkholes
- seismic liquefaction
- settlement monitoring likely required
- fill anticipated on-site
- site usage

Field explorations via soil borings and/or test pits are recommended to determine the geotechnical constraints for the project area. It is the responsibility of each landowner to assess geotechnical constraints on their respective properties.

GEOLOGY AND SOILS

Geological constraints of a project area that should be considered include:

- soil grade,
- soil composition,
- soil permeability and compressibility,
- soil stability,
- soil load-bearing capacity,
- soil corrosivity,
- soil shrink-swell potential,
- soil settlement potential, and
- soil liquefaction potential

It is the responsibility of each landowner to assess geological constraints on their respective properties.

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maintains the [Web Soil Survey](#) (WSS) which provides soil data and information produced by the [National](#)



[Cooperative Soil Survey](#), a nationwide partnership dedicated to soils since 1899. The WSS provides soil maps and data for more than 95% of the nation's counties and is updated and maintained online as the single authoritative source of soil survey information. WSS data can be used for planning purposes and to assess an area's soil health.

The USDA NRCS defines [soil health](#) as “the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes.” Soil health research has identified the following principles to manage soil and improve soil function:

- Maximize presence of living roots
- Minimize disturbance
- Maximize soil cover
- Maximize biodiversity

It is the responsibility of each landowner to assess soil health and constraints on their respective properties. Figure 1 displays the WSS map for the project area. Map units are defined below.





West Davis Project Area

Soil Analysis | Davis County | June 2026

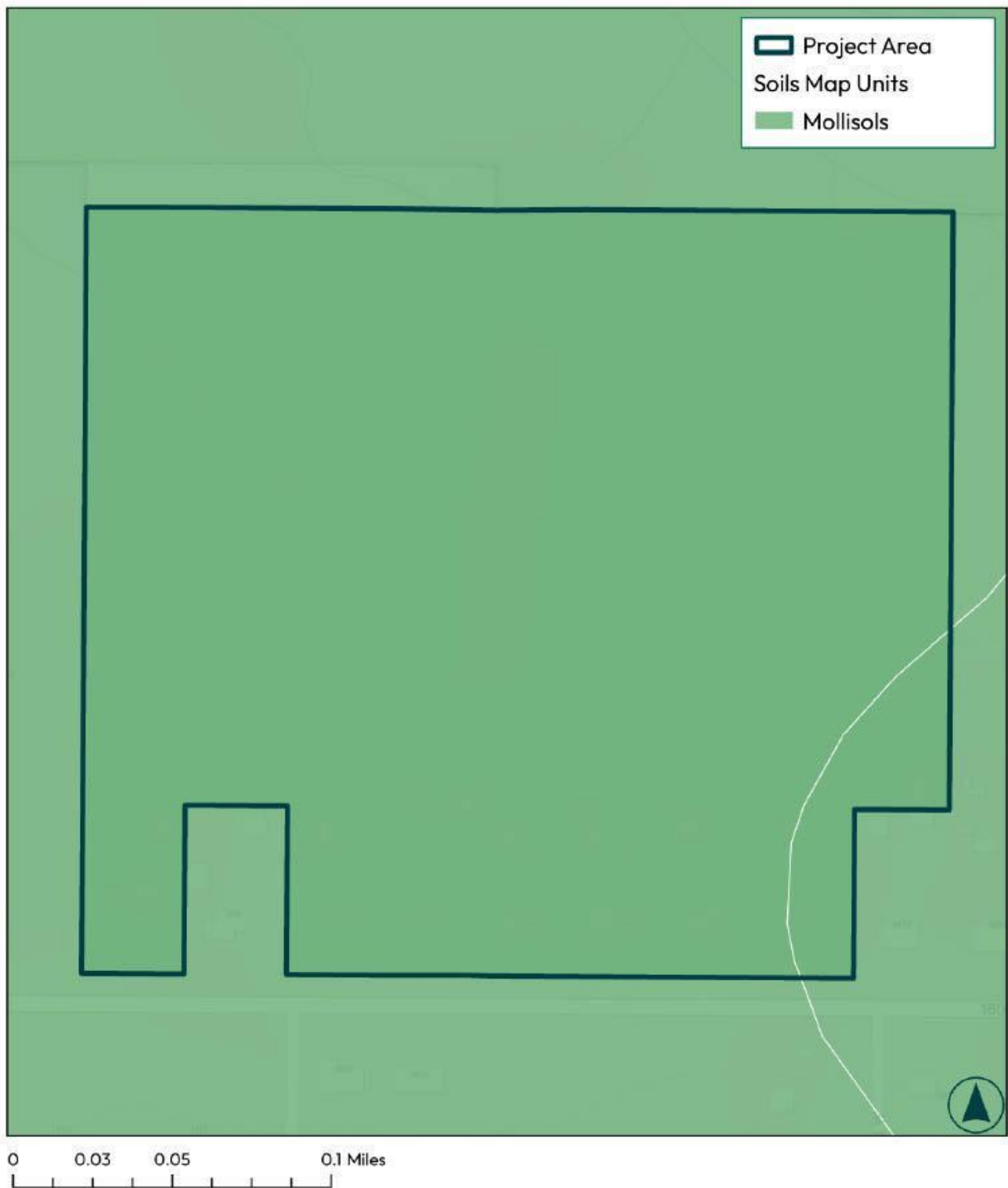


FIGURE E-1: ISLAND VIEW WEB SOIL SURVEY MAP



Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HaA	Harrisville silt loam, 0 to 1 percent slopes	1.64	4.12%
HLA	Harrisville-Leland complex, 0 to 1 percent slopes	38.25	95.88%
Totals for Area of Interest		39.89	100.00%

HYDROGEOLOGY AND HYDROLOGY

Groundwater constraints of the project area that should be considered include:

- depth to groundwater,
- groundwater flow direction, and
- contamination migration potential

Field explorations via soil borings are recommended to determine and document groundwater depths, flow direction, and contamination migration potential. It is the responsibility of each landowner to assess hydrogeological and hydrological constraints on their respective properties.

HISTORICAL AND CULTURAL RESOURCES

The [National Register of Historical Places](#) lists cultural resources previously recorded on the official list of the Nation's historic places worthy of preservation.

Additional previously recorded resources may be on-file at the Utah State Historic Preservation Office (SHPO). If additional information is needed from the Utah SHPO, a qualified cultural resource professional will need to be consulted. Utah SHPO provides [Archaeological Compliance Guidance](#) for projects that affect cultural resources listed on the NRHP.

It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

The table below lists cultural resources in Davis County that have been previously recorded on the official list of the Nation's historic places worthy of preservation.

Property Name	State	County	City	Street & Number
Adams, Joseph, House	UTAH	Davis	Layton	300 N. Adamswood Rd.
Atkinson, James and Hannah, House	UTAH	Davis	Woods Cross	1510 S 1100 W
Barnard-Garn-Barber House	UTAH	Davis	Centerville	1198 N. Main St.
Barnes, John George Moroni, House	UTAH	Davis	Kaysville	42 W. Center St.
Barnes, John R., House	UTAH	Davis	Kaysville	10 S. 100 West
Blood, Henry, House	UTAH	Davis	Kaysville	95 S. 300 West



Property Name	State	County	City	Street & Number
Bountiful Historic District	UTAH	Davis	Bountiful	Roughly bounded by 200 W., 500 S., 400 E., & 400 N.
Bountiful Tabernacle	UTAH	Davis	Bountiful	Main and Centre Sts.
Brandon, Thomas and Margaret, House	UTAH	Davis	Centerville	185 E. Center St.
Building 225-Airplane Repair Hangar	UTAH	Davis	Hill AFB	5875 Southgate Avenue
Burns-Wood House	UTAH	Davis	Farmington	231 East 100 North
Capener, William, House	UTAH	Davis	Centerville	252 N. 400 East
Chaffin, Henry and Leatha, House	UTAH	Davis	Farmington	189 North 100 East
Cheney, Leroy and Alice, House	UTAH	Davis	Centerville	676 North Main St.
Clark Lane Historic District (Additional Documentation)	UTAH	Davis	Farmington	207-399 West State and 33 North 200 West
Deuel, Osmyn and Emily, House	UTAH	Davis	Centerville	271 South 200 East
Duncan, John, Harriet, and Eliza Jennett, House	UTAH	Davis	Centerville	445 North 400 East
Eldredge, James and Jane, House	UTAH	Davis	West Bountiful	564 W 400 N
Farmer's Union Building	UTAH	Davis	Layton	State and W. Gentile Sts.
Farmington Main Street Historic District	UTAH	Davis	Farmington	Approx. Main St. from 200 S.to 600 N., along 600 North St. to Park Ln. and 100 North St. from Main St to 100 W.
Farmington Tithing Office	UTAH	Davis	Farmington	108 N. Main St.
Fielding Garr Ranch	UTAH	Davis	Antelope Island	Off UT 127
First National Bank of Layton	UTAH	Davis	Layton	50 W. Gentile St.
Ford, Joseph N. and Algie, House	UTAH	Davis	Centerville	1394 N. Main St.
Ford-Rigby House	UTAH	Davis	Centerville	1592 N. Main St.
Green, James, House	UTAH	Davis	Bountiful	206 N. 100 East
Haight, Hector C., House	UTAH	Davis	Farmington	208 N. Main St.
Harris, Thomas and Caroline, House	UTAH	Davis	Centerville	275 South 200 East



Property Name	State	County	City	Street & Number
Harris-Tingey House	UTAH	Davis	Centerville	269 E. Center St.
Hill, Joseph and Ann, Cabin	UTAH	Davis	Layton	2133 W. 1000 South
Holland-Smith-Brown House	UTAH	Davis	Centerville	19 South 200 East
Kaysville City Hall	UTAH	Davis	Kaysville	44 N. Main St.
Kilbourn-Leak House	UTAH	Davis	Centerville	170 North 200 East
Knowlton, George Quincy, House	UTAH	Davis	Farmington	93 E. 400 North
Lagoon Carousel	UTAH	Davis	Farmington	375 Lagoon Dr.
Lagoon Flying Scooter	UTAH	Davis	Farmington	375 N. Lagoon Dr.
Lagoon Roller Coaster	UTAH	Davis	Farmington	375 N. Lagoon Dr.
Layton Oregon Short Line Railroad Station	UTAH	Davis	Layton	200 S Main St.
Layton, George W., House	UTAH	Davis	Layton	W. Gentile St.
Layton, John Henry, House	UTAH	Davis	West Layton	683 W. Gentile St.
Leonard-Taylor House	UTAH	Davis	Farmington	94 East 500 North
Miller, William H. and Helen, House	UTAH	Davis	Farmington	147 North 100 East
Mills-Hancock House	UTAH	Davis	Centerville	571 S. 400 West
Porter, Nathan and Rebecca Cherry and Eliza Ford, Farmstead	UTAH	Davis	Centerville	370 West 400 South
Porter, Nathan T. and Anna, House	UTAH	Davis	Centerville	224 South 210 West
Randall, Melvin Harley, House	UTAH	Davis	Centerville	390 E. Porter Lane
Richards House	UTAH	Davis	Farmington	386 N. 100 East
Rich-Steeper House	UTAH	Davis	Centerville	415 S. Main St.
Roberts, B.H., Louisa Smith and Cecilia Dibble, House	UTAH	Davis	Centerville	315 South 300 East
Ron's Phillips 66 Service Station	UTAH	Davis	Centerville	278 N Main St.
Salt Lake South East and North West Base Monuments (Salt Lake Base Line)	UTAH	Davis	Layton	1002 S 3200 West & 209 South 4500 West



Property Name	State	County	City	Street & Number
Smith, Jesse Wells and Miriam, House	UTAH	Davis	Farmington	93 East 200 North
Smith, Thomas J. and Amanda N., House	UTAH	Davis	Kaysville	472 N. Main St.
Smith-Larsen House	UTAH	Davis	Centerville	280 E. Center St.
Smoot Dairy Farmhouse	UTAH	Davis	Centerville	1697 N. Main St.
Stayner-Steed House	UTAH	Davis	Farmington	79 S 100 E
Stewart, LeConte, House	UTAH	Davis	Kaysville	172 W. 100 South
Streeper, William Henry and Mary, House	UTAH	Davis	Centerville	1020 N. Main St.
Taylor, John W., Janet (Nettie), and May Rich, House	UTAH	Davis	Farmington	49 East 500 North
Thurston-Chase Cabin	UTAH	Davis	Centerville	975 N. Main St.
Tingey, Thomas, House	UTAH	Davis	Centerville	20 N. 300 East
Van Fleet, Elias and Lucy, House	UTAH	Davis	Farmington	93 East 300 North
Van Fleet, Elias and Mary Ann, House	UTAH	Davis	Farmington	463 North 100 East
VanFleet Hotel	UTAH	Davis	Farmington	88 E. State St.
Walton, Franklin and Amelia, House	UTAH	Davis	Centerville	98 West 280 South
Wayman, John and Sarah Jane, House	UTAH	Davis	Centerville	240 S. 300 East
West Bountiful Historic District	UTAH	Davis	West Bountiful	800 West (Onion St.) from 400 North to roughly 1350 North (both sides)
Whitaker, Thomas and Elizabeth Mills, House	UTAH	Davis	Centerville	168 N. Main St.
Wilcox, James D., House	UTAH	Davis	Farmington	93 E. One Hundred N

TRIBAL LANDS: THE U.S. DOMESTIC SOVEREIGN NATIONS

The U.S. Domestic Sovereign Nations: [Indian Lands of Federally-Recognized Tribes of the United States map](#) (commonly referred to as Indian lands) identifies tribal lands with the Bureau of Indian Affairs (BIA) Land Area Representation (LAR). It is the responsibility of each landowner to coordinate with respective tribal representatives in the event that their property exists on tribal lands.

There are no land-areas of federally recognized tribes located in the project area.



NATURAL RESOURCES

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found per [50 CFR 17](#).

The lead federal agencies for implementing ESA are:

- U.S. Fish and Wildlife Service (FWS)
 - The FWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees
- U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service

The [U.S. Fish & Wildlife Information for Planning and Consultation \(IPaC\) tool](#) identifies any listed species, critical habitat, migratory birds, or other natural and biological resources that may be impacted by a project. It is the responsibility of each landowner to assess potential impacts to threatened and endangered species on their respective properties.

Monarch Butterflies are listed as proposed threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as a proposed endangered species and may exist in the project area. Critical habitats have not been designated for Suckley's Cuckoo Bumble Bees. Final critical habitat for Monarch Butterflies has been designated and published in the [Federal Register](#); however, this critical habitat does not exist within or overlap with any portions of the project area.

Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Critical habitat for Ute ladies'-tresses has not been designated.

There are 16 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1 and September 15. These migratory bird species of concern include the American Avocet, American White Pelican, Bald Eagle, Broad-tailed Hummingbird, California Gull, Cassin's Finch, Clark's Grebe, Foster's Tern, Franklin's Gull, Golden Eagle, Marbled Godwit, Northern Harrier, Olive-sided Flycatcher, Rufous Hummingbird, Western Grebe, and Willet. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 9/15).

WATER RESOURCES

The Clean Water Act (CWA) established the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. It is the responsibility of each landowner to assess potential impacts to surface waters and comply with water quality regulations for their respective properties.

The Utah Division of Water Quality (DWQ) is the regulatory agency responsible for enforcing [Utah's Water Quality Laws and Rules](#), including [Utah Administrative Code – Title R317](#) and the [Utah Water Quality Act](#). The [Utah Water Quality Board](#) guides the development of water quality and regulation within the state. It is the responsibility of each landowner to comply with Utah's water quality laws and rules for their respective properties.

Impaired Water Bodies are bodies of water that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. [Section 303\(d\) of the CWA](#) requires states to identify waters where current pollution control technologies alone cannot meet the water quality standards set for that water body. The impaired waters are prioritized based on the



severity of the pollution and the designated use of the waterbody. States must establish the total maximum daily load(s) (TMDL) of the pollutant(s) in the water body for impaired waters on their list.

The Utah DWQ provides a [web-based mapping tool](#) that identifies designated beneficial uses of surface waters in Utah as well as their water quality conditions based on scientific assessments. If a waterbody is listed as impaired (as indicated in the “2010 Assessment” data field) and water quality restoration plans have been approved, the “TMDL Information” field and web link will appear, providing the plan to restore the waterbody to its designated beneficial use. The information provided on this web page is not the official record of impaired waters. The Utah [Water Quality Monitoring Program](#) provides details for assessing surface water resources and establishing their protections.

More information regarding impaired water bodies and their classification can be found in the Utah Division of Water Quality’s [Final 2022 Integrated Report on Water Quality](#).

WETLANDS

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resources projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

An individual permit may be required if the project poses potentially significant impacts to the nearby wetland, or if fill from the project area would be discharged into the nearby wetland. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the [CWA Section 404\(b\)\(1\) Guidelines](#). [33 CFR 320](#) establishes general regulatory policies for wetlands.

The [National Wetlands Inventory \(NWI\)](#) was established by the United States Fish and Wildlife Service (USFWS) to conduct a nationwide inventory of U.S. wetlands to provide information on the distribution and type of wetlands to aid in conservation efforts. The NWI is not meant to be in the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands. It is the responsibility of each landowner to assess potential impacts to wetlands and comply with wetland regulations for their respective properties.

According to the National Wetlands Inventory, Figure 2 displays nationally characterized wetlands located in and around the project area.





West Davis Project Area

Wetlands Inventory | Davis County | June 2026

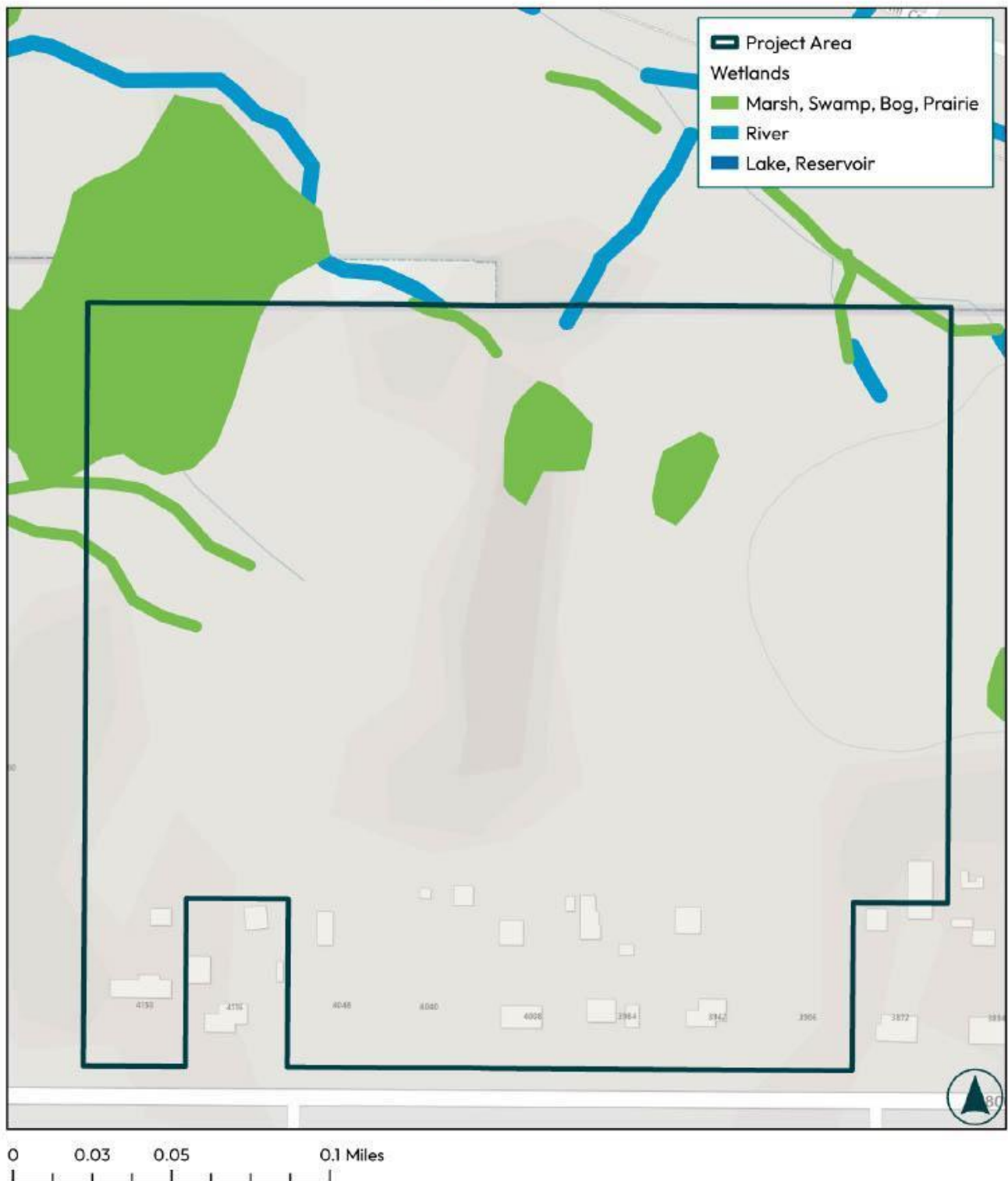


FIGURE 2: ISLAND VIEW NATIONAL WETLANDS INVENTORY MAP



FLOODPLAINS

Congress established the National Flood Insurance Program (NFIP) with the passage of the [National Flood Insurance Act of 1968](#). Since the inception of NFIP, [additional legislation](#) has been enacted. The NFIP goes through periodic [Congressional reauthorization](#) to renew the NFIP's statutory authority to operate.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through [flood maps](#) and [risk assessments](#).

FEMA's [National Flood Hazard Layer \(NFHL\) Viewer](#) is a map tool that identifies flood hazard areas. It is the responsibility of each landowner to assess potential flood hazards and risk for their respective properties.

ENVIRONMENTAL QUALITY

It is the responsibility of each landowner to assess potential and historic sources of contamination and comply with regulations pertaining to contamination and hazardous materials for their respective properties.

PREVIOUSLY IDENTIFIED SOURCES OF CONTAMINATION

To determine whether previously identified sources of contamination are present at the project area, Federal, State, and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the property, including investigation reports for such sites or facilities; Federal, State, and local government environmental records, obtainable through a Freedom of Information Act request, of activities likely to cause or contribute to a release or threatened release of hazardous substances on the property, including landfill and other disposal location records, underground storage tank records, hazardous waste handler and generator records and spill reporting records; and such other Federal, State, and local government environmental records which report incidents or activities which are likely to cause or contribute to release or threatened release of hazardous substances on the property can be reviewed.

These data sources include the following regulatory database lists and files, and the minimum search distance in miles, as well as other documentation (if applicable):

- (d) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), -.5 miles;
- (e) National Priorities List (NPL), - 1.0 mile;
- (f) Facility Index Listing (FINDS), - subject sites;
- (g) Federal Agency Hazardous Waste Compliance Docket, - 1.0 mile;
- (h) Federal RCRA TSD Facilities List, - 1.0 mile; and
- (i) Federal RCRA Generators List, - Subject sites and adjoining properties.

For additional information regarding previously identified sources of contamination, it is recommended that property owners complete a Freedom of Information Act request for Federal, State, and local government environmental records.

ENVIROFACTS



Envirofacts is a single point of access to select U.S. EPA environmental data. This website provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

Envirofacts allowed the search of multiple environmental databases for facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates.

Facility information reports regarding toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates is publicly available and accessible on the [Envirofacts website](#).

UTAH ENVIRONMENTAL INTERACTIVE MAP

The Utah Department of Environmental Quality (UDEQ) maintains an [Environmental Interactive Map](#) that contains information about drinking water, water quality, air quality, environmental response and remediations, waste management and radiation control, and environmental justice.

The information contained in this interactive map has been compiled from the UDEQ database(s) and is provided as a service to the public. This interactive map is to be used to obtain only a summary of information regarding sites regulated by UDEQ.

HAZARDOUS MATERIALS

Information gathered relating to past and present land use as well as previously identified sources of contamination can be used to evaluate if readily available evidence indicated whether the presence or likely presence of hazardous materials on or under the property surface exist and attempt to determine if existing conditions may violate known, applicable environmental regulations.

The range of contaminants considered should be consistent with the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and should include petroleum products. The EPA maintains a [List of Lists](#), which serves as a consolidated chemical list and includes chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), also known as Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and section 112(r) of the Clean Air Act (CAA).

WASTE GENERATION, STORAGE, AND DISPOSAL

To determine whether hazardous or non-hazardous waste generation, storage, and disposal activities currently exist, it is necessary to conduct a visual site inspection of properties, associated facilities, improvements on real properties, and of immediately adjacent properties. The site inspection should include an investigation of any chemical use, storage, treatment and disposal practices on the properties. Review of Federal, State, and local government environmental records, including landfill and other disposal location records, may determine whether hazardous or non-hazardous waste generation, storage, and disposal activities existed previously on the property.

ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTS AND USTS)

Aboveground Storage Tanks are typically regulated by local fire departments. Cleanup of petroleum spills may be handled through [Utah State's Underground Tank Program](#). Additionally, permitting of tanks may be required through the [State's air quality program](#).



AIR QUALITY

The Clean Air Act (CAA) is a federal law that requires the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for pollutants that are harmful to public health and the environment. NAAQS are established for criteria pollutants which include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), particle pollution (PM₁₀ and PM_{2.5}), and sulfur dioxide (SO₂). [Current Nonattainment Counties for All Criteria Pollutants](#) are maintained by the EPA and updated regularly.

The [Utah Division of Air Quality Permitting Branch](#) is responsible for issuing permits to commercial and industrial pollution sources in Utah. Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit a notice of intent (NOI) to construct for an air quality approval order (AO).

A New Source Review AO is required if:

- (d) emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SO_x], and nitrogen dioxide [NO_x] are five tons per year or greater, or
- (e) hazardous air pollutant (HAP) emissions are greater than 500 pounds per year for an individual HAP or 2000 pounds per year for all HAPs combined.

It is the responsibility of each landowner to assess potential sources of air pollution and comply with regulations pertaining to air quality for their respective properties.

Davis county is currently in serious nonattainment for 8-hour Ozone.

REFERENCES

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