



Uinta-Wasatch-Cache National Forests

Forest Recreation Residence Management Administrative Guidelines

September 2023

Special Uses Administration

Introduction

This document serves as a guide for recreation residence permit holders on the Uinta-Wasatch-Cache National Forests, as well as for the Forest Service in administration of these permits. This guide describes the desired conditions for a typical lot, cabin, and other authorized structures, as well as the summer home tract. Consistent with the general Forest Service recreation residence policy (FSH 2709.14), the recreation residence program is managed to maintain naturally appearing settings and to provide forest recreation opportunities and facilities. The laws, regulations, and policies governing the use and maintenance of recreation residences are those necessary to comply with federal, state, and local ordinances, building, and sanitation codes to safeguard National Forest System lands and resources. Restrictions and special rules are designed to fit local conditions. Legal requirements take precedence.

Objectives

The following are the Uinta-Wasatch-Cache National Forest objectives for recreation residence management:

- 1) Protect the forest environment including soil, water quality, air quality, vegetation, wildlife, scenic, recreational, and historic resources.
- 2) Maintain the natural setting. Minimize the alteration of the natural landforms and prevent an urbanized appearance of recreation residence tracts, keeping developments as unobtrusive as possible.
- 3) Be consistent with the Forest Plan. Integrate administration and use of recreation residences with other resource programs.
- 4) Comply with requirements for the protection of US Fish and Wildlife Service (USFWS) Threatened and Endangered and Forest Service Sensitive species.
- 5) Comply with the Clean Water Act.
- 6) Comply with the National Historic Preservation Act.

- 7) Help assure the safety of the public and the permit holders.
- 8) Assure compliance with the terms and conditions of the term special use permit.
- 9) Work in partnership with permit holders to maximize recreation benefits.
- 10) Reduce the risk to National Forest System land and other residences by keeping structures and lots fire safe.

Policy

Overall, the recreation residence program is guided by the clauses in the special use permit and Forest Service National policy manual direction in FSM 2720, 2347 and FSH 2709.11. Authorized Officers will use applicable standards and guidelines to administer recreation residence permits and evaluate proposals for additions and modifications of permitted improvements. Recreation residence policy requires that each holder comply with the terms and conditions of their existing permit. This administrative guide establishes a consistent set of operating and maintenance standards for recreation residences on the Uinta-Wasatch-Cache National Forest. The administrative guide allows some flexibility and individual deviations, which can be addressed in the individual recreation residence special use permits and Operations and Maintenance plans, as determined by the Authorized Officer, in charge of administration of that tract and those permits. While this administrative guide leaves some room for flexibility, deviation of these guidelines by the Authorized Officer for needed decisions requires documented rationale. This administrative guide may be reviewed and updated, as needed utilizing input and comments from Forest Service management and the recreation residence permit holders.

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Management Practices and Information

A recreation residence is a dwelling that is located on a Forest Service designated lot in an approved tract for non-commercial recreation residence use. They are an important component of the overall National Forest System recreation program. It is Forest Service policy to continue recreation residence use and to work in partnership with holders of the permits to maximize the recreational benefits of these residences. This section outlines basic management practices of the recreation residence program and essential information for permit holders.

Required Authorizations to Own a Recreation Residences on National Forest: The Forest Service issues term permits (not leases) for Recreation Residences on National Forest. A permit grants certain privileges to use and occupy National Forest System lands. Changes in public needs and environmental standards can result in new requirements that may need coordination with the permit holder and tract associations. Permits can be revised to include new terms and conditions to ensure consistency with the laws, regulations, and policies, with which the holder must comply. Permits are also amended to reflect changes in annual land use fees, ownership, permit holder's name, address, authorized improvements etc.

Ownership Eligibility for Recreation Residences: A recreation residence permit holder must be an individual, a married couple, or a designated representative of a formally established living or family trust. The holder of the permit must be able to demonstrate ownership of authorized improvements. No more than one recreation residence special use permit on National Forest System land will be issued to a single family (husband, wife, and dependent children). Special use permits are not issued to commercial enterprises, nonprofit organizations, business associations, corporations, or partnerships.

Length of Permit and Permit Renewal Process: All permits on the UWC NF have a common expiration date, that is 20-years from the original date of issuance. If it is determined at that time that the lot must be converted to an alternative public use, the holder will be notified in writing and given at least 10-years continued occupancy. It is also the permit holder's responsibility to stay informed on issues and decisions affecting their lot and permit. Permits in non-compliance can be suspended or revoked.

Fees Associated with Recreation Residences: The permit has an annual fee due January 1st each year. The cost of that permit depends on which tier the residence falls under according to the Cabin Fee Act (CFA). For information, please reference CFA Frequently Asked Questions. Other costs that may be associated with the cabin are a Tract Association (HOA) fee. For more information on this see sections related to tract associations. County or state taxes may also be applicable. Contact the county assessor's office for more information.

Recreation Residence Owner/Permit Holder Responsibilities: The permit requires that the holder maintain the improvements and premises to reasonable standards of repair, orderliness, neatness,

sanitation, and safety acceptable to the Forest Service and Terms and Conditions of the Permit. The residences and lots should be cared for to retain the tract's natural, visual, and historic character. Further responsibilities are outlined in the permit.

Selling or Transferring Ownership of Recreation Residences: It is the permit holder's responsibility to contact the Forest Service prior to selling a recreation residence to obtain information about the compliance status of the authorization and procedures for transfer. If the holder of a recreation residence permit ceases to be the owner of the authorized improvements, the permit terminates upon the change in ownership. The new owner of the recreation residence and other improvements on the lot must apply for and receive a new special use permit (36 CFR 251.59). The new owner must meet the eligibility requirements and agree to the applicable terms and conditions.

Permits can be transferred to a new cabin owner including family members. Transfers of permits require a bill of sale or other proof of ownership (death certificate copy, will copy or trust copy). Prior to permit transfer, an inspection should be completed and documented. Any non-compliance items found during the inspection must be corrected. If there are improvements listed on the permit that must be modified or removed, such action should be coordinated with the permit holders prior to the permit transfer.

Substantial Damage to a Recreation Residence: Following the destruction or substantial damage (greater than 50 percent) of a recreation residence caused by catastrophic events or natural causes, rebuilding may be allowed if the lot can be occupied safely and, if it protects environmental values and the use remains consistent with the current Forest Land and Resource Management Plan. Rebuilding of the structure may also be allowed for cabins determined to no longer be in a livable condition. However, barring any natural occurrence, proper care and maintenance should avoid this outcome.

Commercial Use of Recreation Residences: Commercial use is not permitted. Recreation residences are intended for single-family recreational use and not for commercial uses including commercial renting. A holder may obtain permission for incidental rental for a specific period of no more than 14 days per year if the use is solely for recreation purposes and does not change the character of the area or use to a commercial nature. Rental arrangements must be in writing and approved in advance by the Authorized Officer.

Access and Exclusive Use: The special use permit does not authorize exclusive use of National Forest System lands within the tract to recreation residence permit holders. The cabin and other improvements are owned by the permit holder; however, the land that they exist on is public land. The public is allowed non-motorized access for lawful and proper purposes on National Forest System lands. "No trespassing" signs are not allowed.

General Operations and Maintenance

This section provides general Operation and Maintenance Plan for cabins, lots, and tracts.

The permit requires that the holder maintain the improvements and premises to reasonable standards of repair, orderliness, neatness, sanitation, and safety acceptable to the Authorized Officer. The residences and lots should be cared for to retain the tract's natural, visual, and historic character. Lots must be clean and neat. Human litter, trash, debris, and unusable machinery and furniture must be removed. Cabin owners are responsible for transporting their own garbage, construction debris, and other trash to an approved off-forest garbage site. At the end of the main use season, permit holders need to clean and close their site. Equipment not being used for the winter season, should be put in storage, not left in open areas. Minor maintenance involving repairs-in-kind does not need Authorized Officer approval if there are no effects to the resources and no structural changes. Examples of minor maintenance include replacing a few boards in a deck, a few shingles on a roof, or a broken windowpane etc. On historic properties, some maintenance activities may require consultation with the Authorized Officer.

Wetlands and Flood Plain Management: It is strictly prohibited to alter streams, waterways, or stream banks. This includes removing or placing trees, stumps, willows or fill in waterways or stream banks. Permit holders shall contact the Authorized Official before any proposed activities that affect wetlands or floodplains are implemented. If the activity is accepted for consideration by the Authorized Official, then the environmental review process will begin, and additional approvals may need to be obtained. Work that causes filling or dredging of jurisdictional wetlands requires consultation and permitting with the U.S. Army Corps of Engineers. Work that is done within the high-water mark of a stream requires a Utah State Stream Alteration permit. It is strictly prohibited to pull, pump, or reroute water from the waterway for any purpose without permitted authorization from the State. More information may be found in the Riparian Habitat Conservation Area (RHCA) Section of this document. Sandbags may be used to protect individual summer homes and other outbuilding from flooding from November 1 to July 15. Sandbags must be removed from the Forest by July 15. Where sandbags were historically used to protect sections of road, retaining walls using native material should be considered and if desired constructed after approval by the Authorized Officer.

Water Systems: It is the responsibility of individual permit holders and permitted associations (SHA's) to maintain the quality of their water in accordance with local and state water quality standards. The holder or tract association that has the water system special use permit is responsible for testing the drinking water to State of Utah Division of Drinking Water standards and submitting a copy of the report to the Authorized Officer. When water systems must be modified to meet those standards, the Authorized Officer must review and approve the plans for new systems or modifications to existing systems.

Water systems must also have existing approved water rights under State law or operate under agreements with a water provider with approved water rights. In most circumstances the United States (Forest Service) is the holder of the water rights. A recreation residence permit does not confer any water rights on the holder. The term "water rights" includes all authorizations, such as certificates, reservations, decrees, or permits, for water use issued under state, local, or other law.

New wells or private water systems are not allowed if an existing approved system is available for hookup. Water withdrawal devices and structures must comply with state and local government regulations. Permit holders are encouraged to coordinate with adjacent cabin owners in the tract to utilize water systems that supply numerous cabins. Water systems and pipes must be maintained, properly functioning, and not leaking. If a water line breaks and causes resource damage (erosion), the responsible party for that line can be assessed fines to restore damages. Pipes and systems being replaced should be analyzed for their best location and relocated, if needed. Pipes that cross stream channels should be minimized. Water transmission lines should be buried, whenever feasible and unused or abandoned pipelines removed and properly disposed of.

It is recommended that the number of bathrooms are limited to one per cabin. Inside water taps should also be limited to one each for toilet, shower or bath, bathroom sink and kitchen sink. Generally, dishwashers and clothes washers are not allowed. Outside faucets should be limited to one per cabin. Outside drinking fountains are allowed if adjacent (within 10 feet) or attached to the cabin. Outside sinks are allowed if attached to the cabin and the gray water is connected to an approved vault or drain field.

Lot Line Locations: Structures and improvements must be located within the lot boundary. When improvements are proposed and their location is questionable on whether it is located within the lot, the permit holder is responsible for locating the corners and re-establishing the lot boundaries with a survey conducted by a licensed surveyor, under the direction and approval of the Forest Service. Setbacks are recommended to be at least ten feet from the lot line for structures and improvements. Existing structures encroaching on a lot line or setback may be allowed to remain, until it is reasonable to move them (substantial damage, change of permit ownership, etc.). Variances may be granted by the Authorized Officer on a case-by-case basis, if the existing structures are visually acceptable, do not cause resource impacts and are acceptable to the adjacent lots. Permit holders should protect existing corner monuments and not remove or replace them without approval. If needed, corners should be monumented with rebar with a cap or metal pipe to approved Forest Service standards. A record of survey should include a plat map and field notes referencing the beginning location, each angle point, distances and bearings, pertinent notes, and written certification that the corners have been located.

Access/Related (Off-lot) Improvements: Recreation Residence Cabins and their use are not meant to have a significant impacts on areas outside the lots except for approved access routes and utility corridors. Individual off lot improvements, including those that are temporary and portable are not allowed, unless they are approved and listed on the permit with a map showing their location in relation to the lot. Related (off-lot) improvements such as individual water systems, spring developments, power lines, bridges, trails, and driveways etc. may be authorized. Some off lot improvements can require additional land use fees. Regular maintenance on approved off-lot improvements can be done, unless it is within a stream channel, or requires ground disturbing activities which will require additional approval.

Pets and Livestock Management: Local jurisdiction animal regulations must be followed. Pets may be restricted in areas with municipal watershed requirements. No permanent pet or livestock enclosures or corrals are allowed on individual lots.

Vehicle Parking: All vehicles must be located within approved driveways and parking areas as described on the permit. The goal is to keep vehicles as unobtrusive as possible in the natural setting. New parking spurs must be approved and expansion of parking areas is not allowed within RHCA's. Temporary parking is generally not allowed off the parking spur or roadway. The number of parking spurs allowed depends on the lot's size, shape, terrain, and resource concerns. Parking spurs are to be limited to two developed spaces and or the minimal amount needed. Temporary additional parking can be allowed outside of the RHCA, if it does not cause resource impacts. Paving of parking areas is generally not allowed, except in those cases where erosion is occurring and paving is the only reasonable means of control. Light gravelling of parking areas is acceptable. The Authorized Officer can require that non-needed parking areas be closed and restored to natural conditions.

Vehicle Storage/Recreation Vehicles/Tents: Vehicle storage detracts from the overall appearance of the area. Unregistered, inoperable, or permanently unattended vehicles are not allowed. The number of vehicles allowed depends on the amount of approved parking areas. The recommended number is 2 vehicles per lot. Additional vehicles and guest parking is allowed on a short-term basis if approved parking area areas are available and additional resource damage will not occur.

Recreation vehicles, such as motor homes or camper trailers may be used to expand the capacity of a recreation residence on a short-term basis, provided that the vehicles are kept in approved parking areas on the lot. "Short term" is defined as holiday weekends, family reunions, and other social occasions that may not exceed 2 consecutive weeks. Tents and teepees may be used on a temporary short-term basis, if they are kept on the lot in flat previously impacted areas.

The recreation residence lot is not an appropriate long-term storage area for motor homes, trailers, boats, snowmobiles, off-highway vehicles, motorcycles etc., unless approved in writing by the Authorized Officer. Temporary seasonal storage for up to 2 consecutive weeks for recreation vehicles is allowed on approved parking areas and driveways on the lot. Recreational use of ATVs or OHVs in the tract is not allowed, except to get to/from the permit holder's lot on approved tract roads and driveways.

Snowmobiles/Snowcats: Snowmobile use is allowed for access to and from the permit holder's lot. Snowmobile and snowcat use needed for tract access in areas closed on the Ranger District Winter Travel Plan, must be approved by the Authorized Officer, and described on the holder's permit (i.e., First tract in Mill Creek Canyon). Snowmobiles are not allowed for recreational use on or off roads (except in areas open to snowmobile use on the Winter Travel Plan). Snowmobiles and snow cats are not allowed to be stored on the lot, outside of the winter season, except in approved garages.

Snow Removal: The Forest Service is not responsible for plowing snow on access roads into recreation residences. Snow removal may be authorized, after review and evaluation, including consistency with the Forest Plan, travel management objectives, environmental concerns, safety, and user conflicts, by the Authorized Officer. Authorization for plowing must be documented on the road use authorization issued to the tract association or to an individual recreation residence permittee.

Roads: Roads serving recreation residences that are not maintained by the Forest Service, county, or state, shall be authorized to a tract association or individual holder by issuance of a separate permit or documented on the recreation residence permit. Tract roads may be gated for permittee use, only if

authorized in the special use permit. Maintenance of roads, gates, bridges, and culverts providing access to recreation residence areas is the responsibility of the permit holders being served by the road and must be maintained to Forest Service standards. Roads and bridges that serve and benefit both the public and recreation residence needs, can be maintained on a cost share basis, if the road meets Forest Service objectives.

Driveways: Driveways and parking spurs must be authorized and identified in the permit. Permit holders are responsible for the maintenance of their driveways to ensure that no active erosion problems are occurring. The construction of driveways is limited to one single-lane width and parking areas should be integrated into the driveways as much as possible. Loop driveways are not desired. Requests to construct new driveways to eliminate a shared driveway situation will not be approved. New driveways will not be allowed in an RHCA, nor will they usually be approved for routes with unacceptable amounts of cut and fill work, grades more than 8 percent, or the crossing of another permit holder's lot. Driveways are to be of native materials. Paving of driveways is not permitted, except in those cases where soil damage or erosion is occurring, and paving is the only reasonable means of control. In this case, it must be approved by an Authorized Officer. Existing paved driveways can continue to exist if maintained. If the pavement is removed, driveways should go back to native materials. Light gravelling of driveways is acceptable and should be in natural dark colors and textures. The Authorized Officer can require that non-needed roads be closed and restored to natural conditions.

Trails: Trails to and from the cabin and lot should be minimal and must be authorized and specifically identified in the permit. Footpaths and trails are to be limited segments needed to access cabin doors, decks, patios, outbuildings, structures, firewood piles, water valves and parking areas. Off lot trails are generally not allowed. Trails must be well designed to prevent erosion or safety problems. Slope grades for trails should be less than 10 percent, as much as possible. Trails can be lightly graveled or surfaced with native material, such as wood chips. Concrete, cinder blocks, pavers, and loose boards are not to be used.

Bridges: All bridges must be authorized and specifically permitted to an association or to an individual recreation residence permit holder. The Forest Service recommends privately owned bridges are inspected every 2 years, by a qualified engineer. Bridges owned by the Forest Service but permitted to a tract association, shall be inspected every two years, as required in the permit. Consultation with hydrologists, biologists, and/or engineers may be necessary for bridgework and other maintenance. Bridges must allow for aquatic species passage and not restrict the stream channel. All new and replacement road bridges for recreation residence access should be designed and constructed to meet current American Association of State Highway and Transportation Officials (AASHTO) HS20 loading standards. Existing bridges should be posted with load limits if they do not meet the standard AASHTO loading requirements. All bridge costs including maintenance, replacement and construction are the responsibility of the permit holders.

Only bridges that are necessary to access cabins or other approved building structures are allowed. Ornamental bridges for decorative purposes, covered bridges or non-essential bridges not accessing a needed location are not allowed. Footbridges are not allowed, if there is an already existing road bridge that provides adequate access to the cabin. Bridges that become unstable or in disrepair must be repaired, replaced, or removed. Bridges over riparian areas needing painting or staining should be

replaced, where possible with material that does not need painting or staining. Exceptions to the bridge requirements above must be thoroughly analyzed and if approved, must continue to meet aquatic species passage objectives.

Culverts: Culverts for roads and trails must be authorized and specifically identified to an association or to an individual recreation residence permit holder. Permit holders must regularly repair and clean out their culverts to prevent erosion problems and allow passage. Culverts that do not allow for adequate aquatic species passage or that are not designed to handle storm events must be replaced with new appropriately sized culverts.

Erosion Issues: Lots, driveways and tract roads having erosion problems such as rills, sediment deposits or runoff water causing sediment to be directly delivered to a water body must be corrected. With approval from the Authorized Officer, items such as minor retention walls, driveway surfacing, water barring, culvert installation, small detention areas to trap sediment etc. may be allowed. If the permit holder is unable to solve serious erosion problems, the Authorized Officer can require roads, driveways, and areas to be closed and re-vegetated by the permit holder(s). Approved native seed mixtures must be used in re-vegetation work.

Tract Improvements: When off-lot improvements are owned and operated collectively by several recreation residence owners, or an association of owners, they may be authorized under a separate special use permit, in the name of the owner or the tract association. Improvements that are for an entire tract's use could include facilities such as roads, bridges, gates, trails, signs, fences, corrals, view benches, water systems, spring developments etc.

Utilities: All electrical and plumbing lines must meet state and local building codes. When feasible to construct and harm to vegetation is minimized; water, power, or other utility transmission lines shall be buried. Where possible, they should be buried under existing impacted areas such as roads, driveways, trails, parking areas etc. Where practical, water systems should be incorporated into building design, and screened from view or buried. New or relocated utility lines require analysis and cultural resource clearance prior to being constructed.

Sewage Systems: Local governments will determine which type of sewage system is appropriate for each tract or cabin. Outhouse or bathroom additions must be in conformance with all county health and sanitation and municipal watershed requirements. Sewage systems must be inspected as needed ensure that they are up-to-standard and properly functioning. The Authorized Officer can require inspections of these systems by the holder or an appropriately authorized party. Toilets must be fitted with a sealed vault or connected to a community sewer system if one is available. Vaults must be properly maintained and pumped on a regular basis and permit holders should retain pumping records to help assure that no leaks are occurring. Septic systems are to be located on the permit holder's lot and must not result in significant resource impacts. Concrete retaining walls for sand filter systems can be required to be either colored to match the surrounding soil or landscaped to cover exposed walls. Disturbed areas should be mulched, fertilized and re-vegetated. Drain field lines should be located to minimize the removal of existing trees. Sewage systems should not be located within 100 feet of a water body with the desired setback being 300 feet or more. Self-contained units such as composting, chemical, or propane-fired

may be acceptable, if allowed by state laws and local ordinances. Pit Toilets (toilets without an appropriate vault) are not allowed.

Gray Water: Gray water discharge must conform to state, county, and local government requirements. Open gray water discharge to the ground surface or water bodies is not allowed and must be connected to an approved vault or drain field. Wastewater shall not be put directly or indirectly back into stream channels.

Lighting: Permanent outdoor lighting detracts from the natural environment. All lights should have an on/off switch and motion-sensitive lighting minimized to avoid disturbing nocturnal wildlife species. All exterior lighting shall be Dark Sky Compliant. Outdoor decorative lighting is not desirable and solar lights should be minimized. An excessive number of lights to light up the entire lot is not allowed. Cabins are generally allowed one light each on the front and back porches. A light with an on/off switch is allowed on external buildings, such as toilet buildings and storage sheds. If needed, one additional small-size lot light is allowed. Additional lightning for safety can be approved on a case-by-case basis. High intensity dusk-to-dawn yard lights or high-powered halogen lighting, which tends to attract large numbers of insects are prohibited. Lights should be directed so that they shine down and not up and directed on the cabin walls, instead of outward. The preferred location for yard lights is to be mounted on buildings with the associated wiring underground. Trees shall not be used as either light poles or to suspend utility lines. Wiring must follow building code requirements. The Administrative Officer may require the removal of lights if they are determined to be excessive or detracting from the natural setting. Temporary Christmas lights may be installed and used on the cabin from approximately Thanksgiving Day to New Year's Day and turned on from dusk to midnight.

Propane Tanks: Where practical, propane tanks should be incorporated into building design in compliance with local regulations or be located and screened from view by painting them to be as inconspicuous as possible in subdued non-reflective natural colors, by camouflage netting, with small skirting or by vegetation screening located 10 feet away from the tank. Propane tanks must meet local fire codes, be in a safe location and the area cleared 10 feet around them. The distance that the tanks are to be located away from cabins generally depends on county ordinances, based on the size and type of the tank. Multiple propane tanks will not be allowed.

Satellite Dish/ Antennas: Small inconspicuous satellite dishes (18 inches or less) and antennas may be approved. They should be attached to the residence structure or outbuildings and cannot be attached to trees. One antenna or dish can be authorized per lot.

Fences and Rails: Generally, fences or rails are not allowed. Exceptions are when a fence is appropriate to differentiate general public access routes from cabin areas, to meet safety concerns, or for resource protection needs, such as erosion reduction. They cannot be used to deny access or surround the lot or cabin. Fences and rails should be of natural materials, blending in with the environment and cannot be attached to trees. Security wiring is not allowed. The Authorized Officer can also approve temporary enclosures.

Gates: Lot gates are allowed only on a case-by-case basis with approval from the Authorized Officer and authorized in the permit. All gates must allow for Forest Service and Emergency Access by either accommodating two locks one which is a Forest Service provided lock or keys provided to the

Authorized Officer for tract owned locks, or a lockbox code provided. Individual lot gates are allowed only to prevent resource damage or for public health and safety. On association-maintained roads (not driveways), gates can be approved that would restrict public motorized traffic. Chain and cable gates and security wiring are not allowed. Gates should be painted Forest Service brown and shall include appropriate signage as required in the Forest Service Sign Manual EM-7100 (see appendix C).

Signs: Signs must be approved by the Authorized Officer, prior to installation. Small rustic routed signs are preferred that blend in with the natural setting and are appropriately sized. Oversized signs are not allowed. Signs cannot be nailed to trees. “Private Property” or “No Trespassing” signs are allowed only on cabins, outbuildings, and decks and not on other locations of the lot. Painting on natural features, such as rocks and trees is prohibited.

All cabins must display the Forest Service designated lot number, so that it is easily visible in emergencies, for law enforcement, and recreation residence management. In addition, each cabin must have a numbered post located where their driveway meets the tract road. It is recommended that these posts be consistent throughout the tract. Natural stained or brown painted wood posts with routed numbers or number decals are recommended. Posts should not be over 48 inches tall.

Cabin owners may have one additional sign located on their cabin or near their driveway for the permit holder’s name. Individual permittee signs are not allowed at other locations on the lot or on tract roads. The Authorized Officer may permit directional signing to residences, only if there are essential needs. Authorization is required prior to placing “For Sale” signs on National Forest System lands. Only one “For Sale” sign is allowed, and it can be located only on the cabin.

All tracts shall be signed at the entrance with the tract name followed by “Under permit from *Forest Name (Uinta, Wasatch or Cache)* National Forest” (see Appendix C). Historic signage in Logan Canyon may remain, until replacement is necessary. Gates may also be signed “Recreation Residence Permit Area, No Public Motorized Access”. Sign shall be white lettering on brown background. Private non-standard signs are not allowed along tract roads or on gates. All Signs must meet Forest Service requirements in the EM-7100. Additionally signs on gates that imply “private” land, “no trespassing”, “no hiking” etc. are not allowed.

Outside Fire Structures: Cabin owners are allowed one permanent outdoor fireplace, fire ring/pit, or barbecue structure. Extra outside fire structures should be removed if they are not being used, not properly functioning, in disrepair or when the permit is transferred. Exceptions can be made for original features on historic properties. Fire structures must not be built into natural features (i.e., mortared against rocks). In Riparian Habitat Conservation Areas, they should be located only in appropriate locations, as far from streams as possible to avoid loss of vegetation and impacts to soil and water quality. Fire structures must meet state, county and local codes and be maintained and cleaned. Barbeques and fireplaces that can be incorporated into the deck or patio area are recommended. Portable barbeque grills and propane-cooking units are also acceptable. Campfire rings/pits should be similar to those campfire structures used at Forest Service developed recreation sites. The location for fire structures depends on the lot, vegetation types, fuel conditions, terrain, slope, riparian areas etc. The flatter it is, the better the location. They should be located away from any slope, if possible, because embers carry upward. Avoid overhanging tree limbs or shrubs. Locations near conifer trees should be

avoided more so than deciduous trees, because of moisture content and crown density. Avoid locating fires too closely to structures. It is the cabin owner's responsibility to keep all campfires under full control. The size of such fire structures should be minimal, preferably less than 4 feet wide in circumference. It is recommended to have an easily accessible water source for fire suppression. Buckets of water and/or hoses and a shovel should be kept ready to put out sparks and to completely cool ashes at the end of fire use. Cabin owners can be held financially liable for all damage and suppression costs. Hazardous installations will be required to be removed. All ash must be hauled off the Forest and cannot be stockpiled or dumped on the site.

Benches and Tables: Permanently anchored benches and picnic tables on the lot must be authorized. The number allowed should be limited and depends on lot conditions. Temporary portable outdoor furniture, such as tables and chairs for functions are allowed in already impacted areas and on porches, patios, and decks.

Play Equipment: Permanent play equipment is generally not allowed. If play equipment has been authorized, the total amount of recreation equipment allowed depends on the lot location, size, and resource issues. Within RHCA's play equipment, such as swing sets, and fireplaces and fire rings should be located more than 25 feet from the edge of the stream channel and within 25 feet of the structure. Equipment should use colors and natural materials that blend in well with the natural setting. Play equipment causing unacceptable resource impacts, in disrepair, or no longer in use must be removed. Large playground areas or ball courts are not allowed. Vegetation should not be removed to allow for play equipment. The Authorized Officer may require removal of excessive permanent play equipment when there is a change in ownership, expiration of the permit, a new construction request, or when the equipment has been substantially damaged or in disrepair. The area that the removed equipment occupied must be restored to natural conditions. A limited number of temporary portable children's play equipment that blends in with the environment is allowed in already impacted flat areas on the lot. Equipment that could potentially entangle wildlife during the off-season must be removed and put in storage.

Permanent installation of new outdoor recreation equipment, such as basketball hoops, tennis courts, volleyball courts, swing sets, tree houses, playhouses and other play equipment is not allowed. Rope swings and zip lines are generally not allowed, because of resource and safety issues, although approval for them can be looked at on a case-by-case basis. Chair swings on porches or those that are freestanding, located on flat already impacted areas are allowed. Horseshoe pits are allowed and preferred to be in flat already impacted areas. Sand boxes are not allowed within 25 feet of streams.

A centralized tract association play area can be approved by the Authorized officer if sufficient individual lots are willing to remove their playground equipment and the tract association is willing to accept any liabilities and will maintain the play area and equipment.

Hot Tubs, Saunas and Swimming Pools: Outdoor saunas, spas, and hot tubs are not allowed, unless they are part of the internal main cabin and do not cause negative environmental impacts. Additional buildings for them are not permitted. Swimming pools, either permanent or temporary are not authorized. Existing swimming pools will be removed when they are in disrepair.

Clotheslines: Clotheslines should be temporary in nature, not permanently connected to trees, located in already impacted areas and removed when no longer needed.

Mailboxes: Mailboxes and newspaper boxes are not allowed.

Flag Poles: Flag poles for the U.S. flag are allowed on the cabin. Temporary decorative flags are allowed only on the cabin.

Solar Panels: Installation of solar panels must be approved by the Authorized Officer. Panels should be constructed of a non-reflective color, which blends with the forest setting and does not require routine removal of tree cover. There may be additional requirements or conditions if the cabin is historic.

Attachments to Trees: Do not allow permanent-type attachments, nails, bolts, etc. to trees. Such attachments include, but are not limited to yard lights, wires, power lines, antennas, fences, gates, tree houses, benches, signs, clothes lines, swings, hammocks, basketball hoops etc. Equipment that could potentially entangle wildlife during the off-season must be removed and put in storage.

Landscaping: Sprinkler or irrigation systems for yards, lawns, or recreational areas are prohibited.

Landscaping, planting, or vegetation can be authorized only to restore or maintain native conditions. Overall appearance of the lot should conform to the natural forest character of the area. New vegetation should be native and planted in natural arrangements. Non-native vegetation generally is not compatible with the goals for natural forest settings and requires additional analysis.

Lawns, urban style flowerbeds, vegetable gardens, ivy, hedges, row-like plantings, large amounts of yard decorations foreign to the natural environment such as birdbaths, wishing wells and plastic flowers and animals are not allowed. Whitewashing or painting rocks or trees is prohibited. Existing lawns will be allowed to revert to natural conditions and vegetation. The watering and fertilizing of vegetation, except for temporary approved vegetation re-establishment, to encourage growth of unhealthy trees or for approved fire protection is prohibited. The use of herbicides, pesticides and fertilizers are prohibited in municipal watersheds. Both within and outside of RHCA's herbicides may only be used when applied by a certified applicator and only when the product has been approved for use by the Forest Service. Also, fertilizer may only be approved for restoration work.

Vegetation Removal: The removal of native vegetation (except for approved fire hazard reduction. See Fire Hazard Prevention and Reduction) must be authorized. Vegetative modification is to be limited to the lot area. Large healthy tree removal is generally not allowed, unless approved for fuel reductions or safety hazards. The removal of trees simply to improve views or visibility or provide additional sunlight is not allowed. Trees can be required to remain for visual management concerns. The removal of trees to accommodate the construction of improvements requires approval and should be minimized. Periodic pruning to maintain clearance around the cabin, established pathways, driveways and parking areas may be performed without Authorized Officer approval.

Leaning or hazard trees (trees which pose a significant threat to the recreation residence, associated structures, parking area or areas of frequent use by cabin occupants on the lot) determined to be a safety hazard may be removed. Approval is required from the Authorized Officer to remove hazard trees from riparian areas. Trees, which are causing structural damage to an improvement, can also be

considered a hazard tree. Permit holders are responsible for the identification and removal of the hazard trees. They should notify the Authorized Officer for approval. The Authorized Officer may also identify hazard trees during inspections and require permit holders to remove them; however, the Forest Service is not liable for hazard trees not identified.

Vegetation diversity should be maintained. Trees and vegetation cannot be removed from an RHCA, unless approved. Approved vegetation cut in RHCA should be left full length on the ground and not cut into shorter lengths. Trees (dead and alive) determined by wildlife biologists to have values for wildlife species cannot be removed unless safety is an issue. In areas, where vegetation loss has occurred, landscape restoration with approved local native plant species is recommended.

Firewood: Firewood cutting from trees cut in the Riparian Habitat Conservation Area is not allowed. Firewood cutting from dead trees on the lot outside of the Riparian Habitat Conservation Area is allowed for personal cabin use only and cannot be removed for commercial resale. Permit holders can be charged for the firewood value for the removal of non-hazardous trees. Firewood should be neatly stacked and should not exceed an amount that would typically be used within two years. It should not be stacked against the cabin, trees or above tree roots. It is recommended that firewood be stored along driveways. Naturally colored coverings to protect wood from the elements are permitted, if securely fastened. Metal coverings should not be used.

Wildlife Issues: Salt blocks or licks, hay bales and other devices to attract wildlife are prohibited. Bird and hummingbird feeders are discouraged because they have been known to attract bears. Garbage on the lot must be secure and unavailable to wildlife. Pet foods should not be left outside. Wires, clotheslines etc. should be placed high enough so that they do not entangle wildlife and should be temporary in nature. Obstacles such as swing sets, ropes etc. which could entangle wildlife during the winter, should be taken down at the end of the summer use season.

Target Shooting: Federal regulations do not allow discharging a firearm or any other implement capable of taking human life, causing injury, or damaging property within 150 yards of a residence, building or occupied area or across a Forest development road or body of water.

Storage of Hazardous Materials: Motorized equipment, such as chain saws, lawn mowers, etc., and their oil and fuel may be stored on site only from June 15 to September 30. Long-term (greater than 6 months) storage of paint, pesticides, and chemicals is not allowed.

Riparian Habitat Conservation Area

The Riparian Habitat Conservation Areas (RHCA) designation is identified in the Uinta and Wasatch Cache Forest Management Plans. The direction in this guide is to allow recreation residence use to continue while maintaining the sensitive values provided by riparian areas. This guide uses specialist expertise to determine the best management practices that will allow for a full range of activities but emphasize the achievement of riparian management objectives. These objectives are intended to include riparian vegetation and instream habitat condition. Limitations on expansion and reduction of fuel loads identified in this guide are based upon best practices information available and may be adjusted for accessibility, environmental, and/or historic character conditions pending authorized officers review and approval.

Riparian Habitat Conservation Area (RHCA) are riparian corridors, wetlands, intermittent streams, and other areas that help maintain the integrity of aquatic ecosystems by:

1. Influencing the delivery of coarse sediment, organic matter, and woody debris to streams.
2. Providing root strength for channel stability.
3. Shading the stream.
4. Protecting water quality.

RHCAs consist of the fish-bearing stream and the area on either side of the stream extending from the edges of the active stream channel to 300 feet slope distance (600 feet, including both sides of the stream channel). If the stream is continuously flowing but non-fish-bearing, this distance is reduced to 150 feet (300 feet including both sides). Areas that are near the stream are the most critical in protecting water quality and in ensuring that aquatic life can be sustained.

Objectives

Within 25 feet of the perennial streams: Keep and where lost restore natural vegetation. Maintaining and/or restoring the natural vegetation should provide habitat for many of the native species that historically existed in the RHCA. This includes both category 1 and 2 RHCAs.

From 25 feet of the water's edge to 150 feet on perennial non-fish bearing streams or to 300 feet on fish bearing streams: Keep and where lost restore natural vegetation allowing for fire protection. Maintaining and/or restoring the natural vegetation should provide habitat for many of the native species that historically existed in the RHCA.

In-stream and Streamside Structures:

- a. Weirs, retaining walls, and similar structures are allowed if needed to protect a recreation residence. The must be approved by the Authorized Officer and the State Engineer.
- b. Dams, pools, and similar structures are not allowed.
- c. Only bridges necessary for summer home access will be permitted.
- d. Painting and staining of bridges, decks, sheds, and summer homes is allowed but requires use of appropriate containment and absorption materials. Replacement with synthetic materials which do not require periodic painting and staining is recommended.

Fire Hazard Reduction and Prevention

The permit holder is responsible for fire hazard reduction and prevention on their lots and cabins, as well as maintaining a tidy appearance. This section outlines needs and expectations for permit holders.

General Fire Prevention and Vegetation Management for All Recreation Residences

The mowing of vegetation on the lot may be allowed. Non-lawn green belts of native vegetation including “fire resistant” vegetation or the use of limited pavement, crushed rock, or mulches to create less flammable space within 30 feet (25 feet in RHCA's) of the recreation residence is allowed with prior Authorized Officer approval. Firewood and lumber should be stored at least 30 feet away (no more than 25 feet in RHCA's) from structures during the fire season. Storage of wood in the summer beneath the crawl space is not allowed.

Roofs and gutters must be kept debris free of needles, leaves, and branches. No flammable materials may be stored under decks. The Authorized Officer may approve metal roofs and roof sprinkler systems for fire protection needs. Approved spark arrestors with a 1/4-inch mesh screen are required on all chimney and stove outlets. Electrical wiring is not allowed on trees and must be kept clear of them. It is recommended that cabins have an external water source, such as an outside faucet. Hoses and racks for the hoses are allowed. Water tanks can be fitted with attachments that allow use for fire suppression. Fire extinguishers are recommended for all cabins. Smoke and carbon monoxide detectors are recommended for all cabins.

Roads, driveways, and bridges should be maintained to allow access by large emergency response equipment, such as fire trucks and ambulances. A clearance of 14 feet wide and 14 feet high is the minimal recommendation along a road, turn, or driveway to allow such vehicles to pass through an area. The permit holder after approval by the Authorized Officer can remove trees as needed around structures to provide for adequate access by fire equipment. Bridges should be designed and posted to carry the weight load for access by emergency equipment.

The permit holder must abide by all restrictions on fires in effect and complete any needed fuel hazard abatement work on the lot annually by July 15 and maintained thereafter for the summer/fall season.

Federal law prohibits firework use or storage on National Forest System lands.

Lots within Riparian Habitat Conservation Areas

If the permit holder can see a river or stream from their cabin, it is most likely that they are within a RHCA. In order to protect the stream health and wildlife habitat vegetation management and allow for Recreation Residence use to continue, specific management practices are outlined in this section:

- a. Trees and brush along tract roads may be cleared up to 14 feet in height and 14 feet in overall width unless roads are within 25 feet of a stream or river. In this case, tree and brush clearing but receive approval from authorized officer.
- b. Standing trees greater than 5" in diameter which present a safety hazard may be cut down after receiving approval from the Authorized Officer.
- c. Existing native riparian vegetation may not be converted to another vegetation type.

- d. Large woody material may not be removed from the stream channel unless the permit administrator determines that it is a threat to life or property.
- e. Larger trees (diameter 5 inches or greater) that have fallen to the ground or have been cut down should be retained on site for recruitment of coarse woody debris and not cut into short lengths. Such trees may be cut on the ground and moved aside only to the extent necessary to allow access to the summer home and other improvements on the lot

Within 25 feet horizontally of the edge of the stream channel:

- a. Small trees and brush may be cut and the limbs on larger trees pruned if they are within 7 feet of cabins, sheds, decks, patios, and other structures.
- b. Within 7 feet of structures noted above, grasses and forbs may be trimmed to an excess of 3 inches. Mowing or reduction of healthy forbs should be avoided.

Greater than 25 feet of the edge of the stream channel to the outer edge of the RHCA:

- a. Small trees and brush may be cut and the limbs on larger trees pruned around summer homes, decks, and patios for a distance of 25 feet and 7 feet around sheds, but not within 25' of a stream channel.
- b. Grasses and forbs may be mowed or cut by other means down to 2 inches in height around summer homes, decks, and patios for a distance of 25 feet and 7 feet around sheds and other structures but not within 25' of a stream channel.
- c. In areas beyond 25 feet of cabins and 7 feet of other structures, but also greater than 50 feet from the stream channel, trees larger than 5 inches in diameter may be pruned up to a vertical height of 10 feet, and smaller diameter trees may be cut to reduce ladder fuels.

Exceptions may be allowed in those situations where an entire recreation residence is within 50 feet of the edge of the stream channel. Such exemptions must be described and approved in writing and can include clearing distances greater than 25 feet from the home but may not include converting existing riparian vegetation.

[Lots Outside Riparian Habitat Conservation Areas](#)

This section applies to cabins that are not located near a river or stream. The lot area within 30 feet of structures should be cleared of dead and down material including excessive logs, slash, dead branches, leaves, and needles. Branches that hang over the roof surface or those within 15 feet of structures should be pruned. Branches can be removed up to 10 feet above the ground for trees greater than 30 feet high and up to 1/3 of the total height for trees that are less than 30 feet tall on the lot. Other dead branches on trees on the lot can also be removed. Small brush and trees less than 5-inch diameter (e.g., shrubs, oak, and maple) and dead and dying trees within 30 feet of the structures can be removed without Authorized Officer approval. The removal of other dead and dying trees, the thinning of vegetation and the removal of larger trees greater than 5-inch diameter on the lot can only be done with prior Authorized Officer approval. Slash and debris left over from cutting, pruning, and thinning can be removed, used for firewood, or chipped and dispersed on the lot. Lopping and scattering may be feasible for limited brush disposal. In areas that have high fuel buildup, it is desirable to remove brush debris from the site. Pile burning requires Authorized Officer approval.

Construction, Renovations, Lot, and Exterior Improvements

Cabin Construction and Reconstruction/Renovation

Permit holder should complete steps 1-5 to have a cabin renovation or new cabin structure approved.

Step 1: Meet with local ranger district permit administrator to discuss a draft plan and estimate timeframe of the project. *Additional Information* below provides specifics for proposals. Keep the following in mind:

- a. Any exterior modifications and/or destruction of a structure 50 years old or older requires review through the State Historic Preservation Office (SHPO) and approval by the Authorized Officer.
- b. Reconstruction of cabins are limited to 1,500 square feet TOTAL (this includes upper stories) regardless of previous size. Cabins in RHCA's may be limited to fewer square feet.
- c. All lots affected by Riparian Habitat Conservation Area requirements are limited to the size of existing footprint. The footprint refers to improvements on the ground. The location of the improvements may be move to a better suited location but there cannot be an increase of impacts to the ground.
- d. Depending on type and scale of the renovation, it may take up to a year for plans for remodel and reconstruction to be approved. It is recommended to have drawings ready for review no later than October 31st, the year before the summer scheduled for work.
- e. Cost recovery (Forest Service recovering costs associated with reviewing plans, permit amendments, etc.) may be required prior to the review of proposed projects. Costs shall be estimated by the permit administrator and discussed with the permittee prior to acceptance of the proposal.

Step 2: Submit detailed design drawings that include site plan, architectural, structural, plumbing, mechanical, and electrical requirements. Plans should include:

- a. Site plan – location of proposed and existing structures and constructed features, utilities, related roads and parking areas, accessible routes to/from the proposed structures.
- b. Architectural Plans - dimensioned plans with foundation plan, floor plans, roof plan, door and window requirements, stair, and railing, building elevation, and any other accessible features. Include exterior building materials and colors.
- c. Structural Plans – size and requirements for structural members, supports, connectors, shear walls, etc.
- d. Electrical Plans – Include location of electrical service on the site plan, electrical plan for building with building service panel identified. Include grounding details.
- e. HVAC Plans - Include plans and design calculations on building heating, ventilation, and air conditioning, if applicable.
- f. Accessibility – information should include all required elements to adequately address and comply with applicable accessibility requirements (2004 ADA/ABA).
- g. Submit Structural Calculations for the building that includes loads required by IBC, ASCE-7, and TIA-222-G (vertical and lateral). Structural calculations must be stamped by the structural engineer responsible for the design.

- h. Submit electrical load calculations showing service is adequate for new building and provide load calculation for the new building. Load calculation must be stamped by the electrical engineer or in some cases state allows a licensed electrician to sign.
- i. Domestic Water – if the building/facility includes water service, provide information about the water system serving the facility that shows the water system can serve the new facility or addition. If water service is not adequate for the new facility, then a design for upgrade of the water system will be needed. A State Water Right for the water system may be needed depending on the situation.
- j. Sewer System – if the building/facility includes a waste-water component, provide information about the capacity and adequacy of the sewer system that will service the facility should be provided. Information should show the sewer system can serve the new facility or addition. If sewer system is not adequate for the new facility, then a design for upgrade of the sewer system will be needed.

Step 3. Permit manager screens the proposal for the adherence to the UWC guidelines and requirements and provides feedback to the Permit Holder. Depending on the complexity this may include further review and feedback from Forest Service Engineering, Heritage Specialists, Landscape Architects, or other specialists.

Step 4. Permit holder makes the appropriate changes and finalizes the proposal. Final plans must be stamped by the professional engineer and architect responsible for the design and must comply with all current building codes (IBC, IPC, IMC, NEC, etc.), standards, and other safety requirements.

Step 5. Authorized Officer conducts and completes any necessary NEPA or field analysis. Construction may not begin until cabin owner receives a written letter of approval from the District Ranger. Permit holder should obtain any necessary permits from the county and provide copies to the file.

Additional Information:

Proposals for Recreation Residences are reviewed for criteria such as size, height, materials, and appearance as established by the Forest Service. Forest Service review of the proposal may not include compliance with building codes or structural adequacy. Compliance with building codes and structural adequacy of recreation residence cabins are considered a responsibility of the permit holder. However, the submittal of appropriate permits, site plans, and structure plans is required, which will allow the authorized officer to redeem the responsibilities as the permit administrator. County building permits may be required. County and permit administrator will inspect the project, as needed, for compliance and completion.

RHCA Requirements: If summer homes and associated structures located in RHCA's are destroyed by a natural event (e.g., wildfire, flood), or become so structurally unsound that they must be demolished, additional environmental review will be required before they are allowed to be rebuilt. In some cases, the degree of impact to the riparian area from the summer home may not allow a summer home to be rebuilt on the lot. In those cases, a permit holder will be offered an in-lieu lot if one is available.

Expansion of the footprint of summer homes, decks, patios, concrete (permanent) walkways, sheds, and storage buildings is not allowed, if any part of the improvement is located within the RHCA. No new decks, patios, walkways, sheds, and storage buildings will be allowed if any part of the improvement

would be located within the RHCA as this would result in an expansion of footprint. Authorized Officer may approve removal or consolidation of structures (footprints) to allow for changes and improvements to take place on the lot.

Scenic: The construction, reconstruction, and maintenance standards help define the appearance and character of the recreation residence experience in the forest environment. Maintaining the rustic appearance of each cabin using natural materials is emphasized. The overall appearance of improvements should harmonize with the surrounding landscape. Structure design should aim at simplicity, good proportions, and compatibility with the natural setting.

Internal Modifications: internal modifications are allowed, provided permit holders have the appropriate county permits and follow county and local codes and requirements. Permit holders should correct problems and safety hazards immediately. Internal work improvements do not require Authorized Officer approval, except those improvements that also affect the external appearance, such as **doors or windows** or improvements that would change the square footage of the cabin or alter its historic character.

Square Footage: Total recreation residence structure space is limited to a maximum of 1,500 square feet. Factors such as lot location, lot size and shape, terrain conditions, RHCA requirements, scenic, and historic resources, may require the Authorized Officer to restrict the building size of individual recreation residences to less than the maximum. Determination of square footage is measured from outside wall to outside wall of all habitable structures/buildings. It includes space for all floors and floor levels, basements, enclosed porches/patios, lofts, and any guest houses. It does not include space for stairs (however, area under stairs is included), basement crawl spaces without poured floors or other approved outbuildings. Requests for increasing square footage may be considered, but closely analyzed to see if there is a warranted need. The use of existing cabins greater than 1500 square feet may continue, but no additional expansion will be authorized. If such recreation residences are proposed for replacement due to deteriorating structural conditions or the loss of the cabin due to fire, flood or other events, the new rebuilt structure shall not exceed 1500 square feet in size.

Footprint and Developed Space: The area occupied by structures and other improvements will be the minimum necessary for the authorized use. Improvements will be consolidated and integrated as much as possible to reduce the overall impact to land, vegetation, and other forest resources. Increases allowed for larger footprint size will be limited and closely analyzed to see if there is a warranted need. Allow no additional space for cabin footprint expansion when the residence is already at or above the maximum of 1500 square feet or for other structures when existing facilities are already at or exceed defined limits. The maximum area on the lot allowed for development, including the cabin footprint, depends on the lot location, size, shape, terrain, and resource issues. Expansion of the footprint of structures in Riparian Habitat Conservation Areas is not permitted. Multiple structures may be combined into a single structure if removed from the lot.

Height: Recreation residence structures are limited to a maximum of two stories and a loft. If it exists, a habitable basement is considered the first story. One-story residences are preferred and in visually sensitive areas (e.g., Scenic Byways) the Authorized Officer may limit the building height to one story. When considering the height allowed for a residence structure, the following elements should be

considered: overall square footage of the structure, slope, impact to the site, viewsheds of adjacent travel ways, vegetation, and harmony with the surrounding landscape. Total height should not be over 26 feet high from the lowest ground level to the highest point of the roof.

Decks, Porches, Patios, Sidewalks, and Stairs: Decks, porches, patios, sidewalks, and similar improvements should be attached to the recreation residence structure and approved by the Authorized Officer. Decks that are located on only one side of the residence structure are preferred. The area occupied for these facilities including upper decks should be minimized and is limited to a maximum of 500 square feet, regardless of residence size. Approved sport courts and hardened play areas are included in this 500 square feet limitation. Stairways are not included in the total. The maximum combined area allowed for these structures also depends on lot size, shape, terrain, historic and other resource issues. In most cases, existing facilities currently exceeding the limit may be retained, but not enlarged. Waiver of size limitations may be made for reasonable accommodation under the Americans with Disabilities Act. In locations, where improvements extend into Riparian Habitat Conservation Areas, or are otherwise causing unacceptable resource impacts, the Authorized Officer can require their removal. Expansion in Riparian Habitat Conservation Areas is not allowed.

Decks and stairways should be designed for local snow loads and have adequate hand railings. Decks are not allowed to be attached to trees and should provide adequate clearance for tree growth and allow rainwater to reach the root area. Decks should be supported on concrete pier blocks or poured piers. Solid concrete foundations for decks are not desired. Absolutely no flammable material should be stored underneath a deck. However, if the area beneath a deck is used for non-flammable storage, it should be enclosed with solid material or lattice. Decks can be left unpainted after initial construction, but once they are painted or stained, the finish must be maintained. The paint or stain color must be an approved color that blends with the natural landscape.

Decks and porches may not be framed or enclosed to provide for additional living space in excess of the 1500 square foot maximum. Permanent bright or multi-colored canvas, plastic or tarps as enclosures are not allowed. Temporary tarps, mosquito netting or tents that blend with the natural environment may be used. "Astroturf" is allowed on decks and walkways in natural colors.

Building Types and Materials: Use of consistent types of materials throughout. Missing elements should be replaced in-kind or with similar materials. Approved additions should blend in with the existing architecture of the cabin. Natural rough textured materials are recommended and may include rocks, stones, logs, sawn lumber, or wood panels. Concrete, steel, glass, and other materials can be allowed, if appropriately used. Buildings constructed with, bright colored building materials, tarpaper, corrugated iron, or entirely of metal are not acceptable. Vinyl siding may be approved if cabin is not historic and if it is of acceptable color, texture, and durability. Sheet plastic should not be used for walls, roofing, or screening. Mobile homes, geodesic domes and underground homes are not authorized.

Exterior Color: Buildings with peeling or faded paint or stain must be re-painted or re-stained. When cabins in non-conforming colors need to be repainted, they must be repainted within the desired color range. It is recommended that color chips of the proposed paint be submitted for proposed color changes. The exterior color for all improvements must harmonize with the forest setting (i.e., the elements and tones found in native soils or vegetation within the surrounding landscape of the

residence structure). Colors such as neutral and darker colors are preferred. Examples include brown, charcoal gray, gray-green, and tan. Bright colors and highly reflective materials that create contrast are not allowed. Non-reflecting matte finishes are more harmonious with the natural appearing character of the surrounding forest. When at all possible, an entire building should be painted one color with appropriate trim (recommend using a shade of the same color). Semi-transparent stains are preferred over paints.

Windows and Doors: Replacement of windows and exterior doors requires approval. Window and door casings, sashes, shutters, and other outside trim should be wood or wood clad, painted or stained natural colors and harmonize with the main structure and the environment. Bare aluminum or white vinyl, because of their brightness should be avoided. Seasonal plastic storm windows are allowed.

Foundation and Crawl Spaces: Continuous foundations should be maintained with approved materials be free of rot and deterioration. Exposed foundations must extend above the ground, only as far as necessary to conform to acceptable construction practices. The area between the foundation and floor should be enclosed to comply with county ordinances and fire codes. Skirting will screen the crawl space from view and enhance the visual appearance of the structure. The bottom of the skirting should be within 6 inches of the ground level. Lattice skirting that is painted a color to blend in with the cabin is acceptable. Crawl spaces are not used for storage of firewood, lumber, trash, or unusable materials.

Roofs: Roofs should be designed to withstand maximum snow loads of the area and have adequate pitch. The entire roof must be made of one material. Dark colors with non-reflective finish are preferable, such as greens, browns, or grays. The roof should harmonize with the color of the building's finish and surrounding landscape. Skylights of appropriate design can be approved. Rain gutters are allowed if their materials and colors blend in. Fire emergency roof sprinkler systems can be approved. The following roof coverings are prohibited: rolled roofing, corrugated fiberglass, and unpainted metal which includes galvanized roofing. Homes roofed with non-flammable materials, such as composition shingles or metal may be approved if they blend with the existing architecture of the cabin, tract, or surrounding landscape. New or replacement roofing materials must be approved.

Fireplaces, Chimneys and Flues: Natural appearing rock materials are recommended for exterior construction of chimneys and fireplaces. Effort should be made to retain the stone and masonry work of existing chimneys. Solid masonry chimneys should extend from a solid ground foundation with adequate footing. Metal flues should be non-reflective. All chimneys must have an approved 1/4" metal screen spark arrestor.

Non-Habitable Structures and other Improvements on the Lot

Steps 1-5 are outlined to address exterior improvements separate from the cabin or improvements that involve altering the forest landscape.

Step 1: Meet with the district permit manager to discuss a draft plan and estimate timeframe of the project. *Additional Information* below provides specifics for proposals. Keep the following in mind:

- a. Any exterior modifications to sheds and outbuilding may affect the overall Historic Eligibility. It may be necessary to determine if improvements are a contributing factor to Historic Eligibility of the cabin or tract before a plan can be finalized.

- b. All lots affected by Riparian Habitat Conservation Area requirements are limited to the size of existing footprint. The footprint refers to improvements on the ground. The location of the improvements may be move to a better suited location but there cannot be an increase of impacts to the ground.
- c. Sewers, holding tanks, and similar projects will require the appropriate permits for local health departments.

Step 2: Submit detailed design drawings that include site plan, architectural, structural, plumbing, mechanical, and electrical requirements. Plans should include:

- d. Site plan – location of proposed and existing structures and constructed features, utilities, related roads and parking areas, accessible routes to/from the proposed structures.
- e. Depending on the project, architectural plans, structural plans, or electrical plans may apply.

Step 3. Permit manager screens the proposal for the adherence to the operational plan and requirements and provides feedback to the Permit Holder.

Step 4. Make the appropriate changes and finalize the proposal. Depending on the complexity this may include further review and feedback from Forest Service Engineering, Heritage Specialists, Landscape Architects, or other specialists.

Step 5. Authorized Officer conducts and completes any necessary NEPA or field analysis and provides written approval to cabin owner. Cabin owner is responsible for obtaining any necessary building permits from other local or state authorities, if applicable.

Additional Information:

RHCA Requirements: Expansion of the footprint of summer homes, decks, patios, concrete (permanent) walkways, sheds, and storage buildings is not allowed if any part of the improvement is located within the RHCA. No new decks, patios, walkways, sheds, and storage buildings will be allowed if any part of the improvement would be located within the RHCA as this would result in an expansion of footprint. Authorized Officer may approve removal or consolidation of footprints to allow for changes and improvements to take place on the lot.

Number of Structures: The desired condition is to have only one residence/sleeping cabin per lot. The recommended total number of all outbuildings (typically a storage shed) is one. Additional new outbuildings generally are not allowed and will be closely analyzed to see if there is a warranted need. Outbuildings should be located as close to the main cabin as possible and where possible incorporated into that main cabin. These separate structures (except for guesthouses) are not included in the 1500 square feet total for living space. If it is determined that the recreation residence structure should be managed as a historic property and the outbuildings are determined to be an integral part of the historic significance, the Authorized Officer may elect to vary from the one dwelling per lot direction. In other cases, where the lot currently has more than the recommended number of outbuildings or where they exceed size limitations, the Authorized Officer may require removal or downsizing at the time of change in ownership, expiration of the permit, a new construction request, or destruction of the structure. Permanent sources of heat are not allowed for outbuildings.

Guest Buildings/Caretakers Residences: The construction of new guest cabins or sleeping quarters is not authorized. Conversion of storage or other outbuildings to sleeping quarters or guest cabins is also prohibited. The Authorized Officer can require removal of existing guest buildings at the time of change in ownership, expiration of the permit, a new construction request, or destruction of the structure. The square footage of existing guesthouses will be included in the 1500 square feet maximum total for recreation residence size. Existing buildings that are not structurally attached to the main residence structure and that are used as sleeping structures or guest cabins will be assessed an additional annual fee, in accordance with National policy direction. Caretaker residences are not allowed on Wasatch - Cache Forest recreation residence tracts.

Garages and Carports: Construction of new or replacement of existing garages or carports will not be authorized. The Authorized Officer can require the removal of garages and carports at the time of change in ownership, expiration of the permit, a new construction request, or destruction of the structure. Separate storage buildings for boats, ATV, or other small vehicles, are not allowed.

Storage Sheds: Only one storage building is allowed (whether attached or separate from the main cabin). The recreation residence is not a storage facility; permit holders should use their principal residence for additional storage needs. Storage sheds are not to be used for non-needed junk and trash. Storage is not allowed for paint, pesticides, fertilizers, and chemicals within Riparian Habitat Conservation Areas. Storage of gas and oil for maintenance equipment is permitted from June 15 to Sept 31. Storage buildings should be low profile structures (recommended maximum height is 8 feet), be no more than 120 square feet in size and harmonize with the residence structure. Concrete floors are not desirable. Treated lumber or concrete piers with wooden, dirt or graveled surfaced floors are preferred. Separate decks for storage sheds are not allowed. Items such as ladders and tools that the permittee wants to keep outside can be attached to the side of dwellings, facing away from roads. Expansion of new storage buildings in Riparian Habitat Conservation Areas is not allowed.

Other Outbuildings: Separate small-sized structures, not logically attached to the main cabin structure, such as a pump house, generator or for firewood storage to keep the wood dry and away from the cabin may sometimes be permitted on a case-by-case basis. These outbuildings are not allowed to exceed 80 square feet in size per structure. The overall appearance of these structures should be inconspicuous and constructed of materials and colors that blend with the site and cabin. Outbuildings cannot be attached to trees. Outbuildings for offices or workshops are not allowed. Expansion in Riparian Habitat Conservation Areas is not allowed.

Toilets (Outhouse): Toilets located within or attached to the main cabin building are preferred over having a separate building. Unattached toilet buildings should not exceed 40 square feet. Only one such structure is allowed, and only if they are the only bathroom for the residence or if one is needed for winter use, dependent on county and local regulations. The permit holder must remove existing toilet buildings no longer in use or needing major repairs. All toilet and sewage facilities must comply with applicable local ordinances and the Authorized Officer must approve the replacement or relocation. Adequate measures should be taken to prevent insect and rodent problems. Foundations for outhouses must be sealed. Doors should be able to be secured in a tight closed position. The conversion of an old outhouse to a storage shed is permissible provided that the structure is well maintained, the pit or vault is backfilled per county instructions and other storage buildings do not exist. New Pit Toilets (toilets

lacking a proper vault) will not be approved. See the section on “sewage systems” under General Maintenance and Operations for further information.

National Historic Preservation Act (NHPA)

The National Historic Preservation Act of 1966 (NHPA) is the primary law that guides management activities related to heritage resources. This applies to any building on National Forest, even if the building itself is privately owned. Under this Act, Federal agencies are directed to "administer federally owned, administered, or controlled prehistoric and historic resources in a spirit of stewardship for the inspiration and benefit of present and future generations."

Facilities, such as recreation residences and associated structures, as well as entire tracts must be evaluated for potential eligibility to the National Register of Historic Places if they are 50 years or older in age. It is the responsibility of the Forest Service to preserve the characteristics of structures that make them eligible for the National Register. The Forest Service must work with permit holders to avoid, minimize, or mitigate adverse effects on historic buildings and archeological sites.

Proposing Work on Recreation Residences 50 years or older

Prior to work being conducted on structure(s) and prior to new structures being introduced to recreation residences or historic complexes, either owned by the Forest Service or located on National Forest Land under Special Use Permit, Federal Law requires the historic structure(s), meaning 50 years and older, be assessed for the eligibility to the National Register of Historic Places. If found eligible, it should be determined if the proposed work will cause an adverse effect to the historic structure(s). Agencies must allow the State Historic Preservation Officer (SHPO) an opportunity to provide comment. The following steps outline what is needed for this process:

1. Identifying if historic properties are present (through archaeological survey and/or evaluating whether a building or tract is eligible for the National Register of Historic Places).
2. Identifying the effect of the proposed action on historic properties.
3. Resolving any adverse effects through re-design of the project to follow the Secretary of Interior's Standards for the Treatment of Historic Properties OR mitigation measures that make up for the loss of the historic property or its features.

Tract and Tract Association (HOA) Information

A tract association or homeowner association (HOA) is responsible for community-owned improvements or uses, such bridges, roads, and water or sewer systems that are under a separate authorization issued in the name of a tract association or other entity representing the owners of the recreation residences. These improvements are for the benefit of the tract and the cabins, not the forest or public, and are therefore, the responsibility of the tract. It is expected that each tract has a designated representative 1) To organize HOA responsibilities for the tract; 2) Act as the established contact for the tract to communicate important information to the Forest Service regarding permitted improvements and other tract responsibilities; 3) Provide information to tract members regarding access, safety, emergency issues or other related matters; 4) Pay annual land use fees associated with tract owned improvements.

The HOA should maintain current and updated information with the Forest Service. Failure to do so may result in additional billing fees or loss of access to tract or improvements.

Gates: Shared gates that provide access to tracts fall under responsibility of the HOA. It is the designated representative's responsibility to ensure that the Forest Service has a key or combination to the gate. More information can be found in the *General Operations and Maintenance* section of this Guide.

Roads: Shared roads that provide access to tracts fall under responsibility of the HOA. The designated representative must work with the Authorized Officer to ensure that roads are well-maintained and address any erosion or access issues. More information can be found in the *General Operations and Maintenance* section of this Guide.

Bridges: Bridges that are in place solely for the benefit of the tracts fall under responsibility of the HOA. The HOA is responsible for organizing and submitting the appropriate inspections. More information can be found in the *General Operations and Maintenance* section of this Guide.

Water Systems: Water system and water management are incredibly complex issues. The HOA should maintain a designated representative to address water issues within their tracts. More information can be found in the *General Operations and Maintenance* section of this Guide.

Annual Meetings: It is recommended that HOA's host annual meetings to share and relay information amongst the cabin owners, address any tract issues, and determine best use of shared funds. Please remember to invite your local Forest Service permit administrator or District Ranger.

X

David C. Whittekiend
FOREST SUPERVISOR

Glossary

The following are some of the National Forest definitions used for recreation residence administration.

Authorized Officer: The Forest Service line officer that issued the authorization. The Authorized Officer is responsible for permit administration activities. On the Wasatch-Cache National Forest, this authority has been delegated to District Rangers.

Forest Land and Resource Management Plan: The Forest Plan(s) guide all natural resource management activities and sets management direction for that National Forest. The plan describes what the desired future conditions and goals for the Forest are, what priorities for action have been identified (objectives), what resource management practices may be employed and where, based on the availability and suitability of lands, and the projected level of goods and services expected to result from resource management. Since, recreation residences are on the National Forest, summer home use must be consistent with Forest Plan direction.

Commercial Use: Any activity, which brings revenue to anyone using the permitted property, except for incidental rental if approved by the Authorized Officer.

Recreation Residence: Those residences that occupy approved tract lots established for recreation residence use under a special use permit.

Isolated Cabin: Cabins located on sites not planned or designated for recreational cabin purposes. Isolated cabins are not considered recreation residences and not considered in this administrative guide. See FSM 2721.21 for further information on isolated cabins.

In-Lieu Lot: Undeveloped Lots located within existing recreation residence tracts, where displaced recreation residents may be allowed to establish a new recreation residence, if their current permit is revoked for reasons other than non-compliance or if a cabin is damaged or destroyed and cannot be rebuilt on the original lot. Only a small number of in-lieu lots exist

Permit Holder: The person or entity who has been issued a recreation residence permit. Also known as a “permittee”.

Principal Residence: The principal residence can be a house, apartment, mobile home, or other reasonable domicile, that is open and available to the permit holder at all times. The principal residence cannot simply be an address used to give the appearance of living in a home elsewhere. It must be the place, where the permit holder routinely receives mail, is registered to vote, from which children attend school, and from where the permit holder normally commutes to work.

Maintenance: Maintenance is the act of keeping the facility and improvements in an ordinary, efficient operating condition. It includes preventative maintenance, normal repairs, and activities needed to preserve the improvement.

Improvement: A structure or constructed feature, such as a shed, which is located on recreation residence lot. All improvements must be specifically approved and authorized.

Non-conforming Uses: Improvements that do not conform to regulations, policy and guidance and will not be authorized or described on the permit, unless they are brought into compliance with the terms

and conditions of the permit and meet all applicable laws, regulations and ordinances. These types of improvements can be required to be removed from the lot and the area that they are located restored.

Conforming Uses: Improvements and uses that conform to regulations, policy and guidance that will be authorized and described in the permit.

Conditionally Accepted Improvements: Non-conforming improvements which are specifically authorized in the special use permit with conditions for their removal or modification in the future. Conditions triggering removal or modification are at the discretion of the authorized officer and include: 1) the need to replace a structure that is destroyed or substantially damaged (over 50%); 2) deterioration making the structure unusable or unsound; 3) proposed major structural changes; 4) serious impacts to natural resources; 5) change in ownership; 6) noncompliance; or 7) prior written agreement from the Forest Service.

Riparian: Those terrestrial areas where the vegetation complex and microclimate conditions are products of the combined present and influx of perennial and/or intermittent water, associated high water table and soils the exhibit some wetness characteristics. It is normally used to refer to the zone within which plants grow rooted in the water table of these rivers, streams, lakes, ponds, reservoirs, springs, marshes, seeps, bogs, and wet meadows.

Riparian Habitat Conservation Area: Riparian corridors, wetlands, intermittent streams and other areas that help maintain the integrity of aquatic ecosystems by (1) influencing the delivery of coarse sediment, organic matter and woody debris to streams, (2) proving root strength for channel stability, (3) shading the stream, and (4) protecting water quality. This designation still allows for a full range of activities, but it emphasizes the achievement of riparian management objectives.

404 Consultation: When projects are proposed, effects of the projects on wetlands and water quality are reviewed. If effects are likely, then under Section 404 of the Clean Water Act, consultations are conducted with the appropriate agencies as to whether the requirements in Section 404 of the Clean Water Act are being met. Mainly, these include contacting the Army Corps of Engineers if wetlands are affected, contacting the Utah Division of Water Quality if water quality is affected, and contacting Utah Division of Water Rights if stream alterations are expected

TES: Threatened, Endangered and Sensitive animal and plant species. Endangered species are identified by the Secretary of Interior in accordance with the Endangered Species Act of 1973 and are in danger of extinction throughout all or a significant portion of its range. Threatened species are designated by the U.S. Fish and Wildlife Service and likely to become endangered throughout all or a specific portion of its range within the foreseeable future. Sensitive species are selected by the Regional Forester for which population viability is a concern, as evidenced by significant current or predicted downward trends in population numbers or density or in habitat capability that would reduce a species existing distribution.

Historic Property: Any prehistoric or historic district, site, building, structure, or landscape that is over 50-years old, and eligible for, or listed on, the National Register of Historic Places (National Historic Preservation Act [NHPA] Section 301). This can include archaeological sites, individual buildings, and groups of buildings.

National Register of Historic Places: The National Register includes districts, sites, and buildings significant in local, state, or national history. Significance is measured by one or more of the following: a) association with significant events; b) association with significant people; c) distinctive characteristics of a type, period, method of construction, or the work of a master; and d) is likely to yield information important in prehistory or history. They must have enough physical integrity (in terms of location, design, setting, materials, workmanship, feeling, and association) to convey that significance, and be over 50 years of age.

Compliance with Section 106 of the National Historic Preservation Act: NHPA requires that Federal Agencies review the effects of all undertakings (including actions requiring a Federal Permit or approval) on historic properties. Federal Regulations describe the process for implementing Section 106 in 36 CFR 800. Basically, this process involves 1) identifying if historic properties are present (through archaeological survey and/or evaluating whether or not a building is eligible for the National Register of Historic Places); 2) identifying the effect of the proposed action on historic properties; and 3) resolving any adverse effects through re-design of the project to follow the Secretary of Interior's Standards for the Treatment of Historic Properties or mitigation measures that make up for the loss of the historic property or its features. The Forest Heritage Specialist, in consultation with the State Historic Preservation Office, completes this analysis.

The full text of 36 CFR 800 is available at <http://achp.gov/work106.html>. Further information is available at this website, as well.

Secretary of the Interior's Standards for the Treatment of Historic Properties: These standards recommend repair and long-term maintenance practices that retain the features that give the building or site its historic character. They emphasize repair of original features rather than replacement, use of original materials, building additions that match the original building's scale, etc. See Exhibit #9.

Acronyms:

CFR – Code of Federal Regulations

FSH – Forest Service Handbook

FSM – Forest Service Manual

NEPA – National Environmental Policy Act

RHCA – Riparian Habitat Conservation Area

TES – Threatened, endangered and sensitive species

USFWS – United States Fish and Wildlife Service