



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
December 9, 2025
6:30 PM**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Commissioners may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits:

AGENDA ITEMS

1. Welcome and Introduction
2. Public Comment
3. Public Hearing: Consideration of a proposed code amendment to Title 9, Building and Construction Codes, Adopting Wildland Urban Interface Code and Overlay Map
4. Farewell to Commissioners Bill Ward and Brandon Tucker
5. Report on City Council actions on items recommended by the Planning Commission
6. Approval of Planning Commission Minutes of November 25, 2025
7. Adjourn

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: December 4, 2025


Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: December 9, 2025

SUBJECT: Public Hearing-Consideration of the adoption of the International Wildland-Urban Interface Code

RECOMMENDATION

The DRC recommends approval of the Wildland-Urban Interface Code to be included in Title 9, Chapter 8, Section 6 of the City Code.

BACKGROUND

During the 2025 Legislative Session, HB 49 was approved with an effective date of January 1, 2026. The bill has two components, first is the requirement that municipalities adopt the International Wildland-Urban Interface (WUI) Code prior to January 1, 2026. Counties have been required to adopt the code for many years.

The second component requires the State Division of Forestry, Fire and State Lands to create an administrative rule that establishes a classification for properties deemed to be the highest risk for wildland fires. That assessment will have 3 classes of risk. Those in the highest risk may have their assessment classification reduced by implementing building improvements to “harden” the structures against fire and by creating a defensible space around the structure. The state will release the high-risk WUI map in January 2026, and property owners will have until 2028 to have their properties re-assessed for reduction in classification before fees based upon that classification.

REVIEW

The State of Utah has officially adopted the 2006 WUI Code, but it is expected that the state will adopt the 2024 version in the upcoming legislative session. Below is a summary of the 2006 WUI code.

1. Applicability (Ch. 1):

- Construction, alteration, movement, repair, maintenance and use of any building, structure or premise within the WUI area. Additions or alterations to existing buildings would need to be built to the standards in the WUI code.
- One story accessory structures 120 sq. ft. or less are exempt provided they are a minimum 50 feet from any adjacent structure.
- Defensible space requirements are applicable to all properties within the WUI.
- Alternative materials and methods available to code official

2. Permit Applications (Ch. 1):

- Site plan must include topography, width and slope of adjacent road, landscape and vegetation details, location of structures (existing and proposed) and building envelopes, overhead utilities, occupancy classification, type of ignition-resistant construction, roof classification and water supply system.
- Vegetation management plan required if the applicant requests a reduction of the fire hazard severity score established under Appendix C.
- Fire protection plan when required by Code Official (subdivision level)
- Other data when required by Code Official, such as fuel loading, or info to classify fire-restrictive vegetation
- Vicinity plan 300 feet from property lines, detailing other structures, slope, vegetation, fuel breaks, water supply, and access roads

3. Access (Ch. 4):

- Requirement for key boxes for gated access
- Driveways for structures more than 150 feet from fire apparatus access road:
 - 12 ft. wide
 - 13.5 ft. clearance height
 - Turnarounds for emergency vehicles
 - Turnouts for drives greater than 200 feet and less than 20 feet wide
 - Max driveway access for 5 dwellings
- Fire apparatus access road
 - All weather roads min. 20 feet and 13.5 foot clearance
 - Grade negotiable by specific fire apparatus normally used in the area, not to exceed 12%
 - Signage (size of letters, reflective, mounting height)
 - Hydrant marking
 - Address markers posted at driveway entrances (both directions)

4. Water Supply (Ch. 4):

- Water source locations
- Defensible space around water sources
- Standby power for water sources

5. Special Construction Regulations (Ch. 5):

- Fire hazard severity for building site determined by Appendix C checklist
 - Moderate
 - High
 - Extreme
- Ignition-Resistant Construction based upon 3 classes
 - Roof covering
 - Protection of eaves
 - Exterior walls
 - Appendages and projections over 10% slopes
 - Exterior glazing
 - Exterior doors
 - Vents
 - Detached accessory structures less than 50 feet have 1 hour fire walls
- Replacement & repair of roof coverings of 25% or more of the roof in a 12 month period must be ignition-resistant construction specified for applicable classification

6. Defensible Space (Ch. 6)-applicable to all properties in WUI Area

- Fuel modification by site classification
 - Moderate 30 feet
 - High 50 feet
 - Extreme 100 feet
- Trees allowed in defensible space if crowns of trees 10 feet from overhead power and deadwood and litter removed from trees
- Community modification zones
 - HOA control
 - Modification plans on a site grading and elevation plan
 - Existing vegetation
 - Photos natural conditions
 - Grading plan with building locations, setbacks from slopes
- Maintenance
 - Annual
 - Modified kept clear of structures for fire operations
 - Responsibility of owners, lessors, controlling
 - Prune tree crowns 10 feet from structures
 - Prune branches to 6 feet above ground
 - Removal of deadwood and litter
- Spark arresters for sources with solid or liquid fuel
 - Fireplaces
 - Barbeques
 - Incinerators
 - Decorative heating appliances
- LP Gas Storage located in defensible space area

- Storage of firewood and combustible materials in unenclosed spaces prohibited:
 - Under structures
 - On decks
 - Under eaves, canopies, or other projections or overhangs
 - Storage in defensible area min. 30 feet from structures and 15 feet from crowns of trees

7. Appendix A-General Requirements (optional adoption)

- Vegetation control
 - 10 feet on each side of road or driveway
 - Clearance of brush/vegetation near power poles min. 10 feet
 - Trimming from power lines based on voltage (4-15 feet)
 - Maintain clearance minimums based on voltage (6-115 inches)
- Access Restrictions
 - Closure of public lands by code official
 - Trespassing when posted for closed area
 - Motor vehicle access restricted where gated or signed
 - Use of motor vehicles or ultralight aircraft prohibited in WUI area without a permit except on established public or private roads
- Ignition source control
 - Clearance of 30 feet
 - Smoking prohibited within 15 feet of combustible materials
 - Equipment generating heat, sparks, or open flames may not be used without permit except in habituated premises or designated campsites and 30' from vegetation
 - Fireworks prohibited, except by permit
 - Outdoor fires prohibited except by permit for inhabited premises for permanent or portable bbq, outdoor fireplace or grill 30 feet from combustible material or nonfire-resistive vegetation
 - Permit conditions for outdoor fires prohibited:
 - High winds blowing
 - Without a person 17 years or older present at all times to watch and tend fire
 - When public announcement of open burning prohibited
 - Permit required for outdoor fireplaces, bbqs and grills and must have spark arrestors
- Control of Storage
 - Hazardous materials in excess of 10 gallons, 200 cubic feet of gas, 10 lbs of solids require permit
 - Explosives prohibited
 - Outdoor storage of combustibles such as wood, tires, building materials, paper products meet storage standards
 - Pile size and separation
 - Dumping of waste material prohibited, including ashes and coals
- Protection of pumps and water storage

- Fuel modification for defensible space of 30 feet
- Trees minimum 30 feet from storage
- Standby power required, unless underground power is provided
- Temporary land uses must comply with code
 - Permit required
 - Access roadways min. 24 feet and posted as NO Pa

8. Appendix B-Vegetation Management Plan

- Management plan describing all action taken to prevent a fire from being carried toward or away from a building
- Utah fire restrictive species list
 - Grasses
 - Perennials
 - Shrubs and woody vines
 - Trees

9. Appendix C-Fire Hazard Severity Form

- Subdivision design
- Vegetation
- Topography
- Roofing material
- Fire protection-water source
- Siding and decking
- Utilities

The City will not be adopting the WUI Overlay Map with the code, as the map is still in development. Due to the possible size of the area that could be designated for inclusion, additional time is necessary to adequately analyze the properties to be included, as well as provide time for notification of individual property owners for the required public hearing.

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed amendments to City Code Section 9-8-6 adopting the International Wildland-Urban Interface Code with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments:

- 1) Draft Amendment Redline Section 9-8-6
- 2) 2006 Wildland-Urban Interface Code

**TITLE 9
BUILDINGS AND CONSTRUCTION
CHAPTER 8
FIRE CODE AND REGULATIONS**

SECTION:

9-8-1: Fire Code Adopted

9-8-2: Administration And Enforcement

9-8-3: Regulations And Prohibitions

9-8-4: Liquefied Petroleum Gas Storage

9-8-5: Residential Automatic Fire Sprinkler System Requirements

9-8-6: Wildland-Urban Interface Code

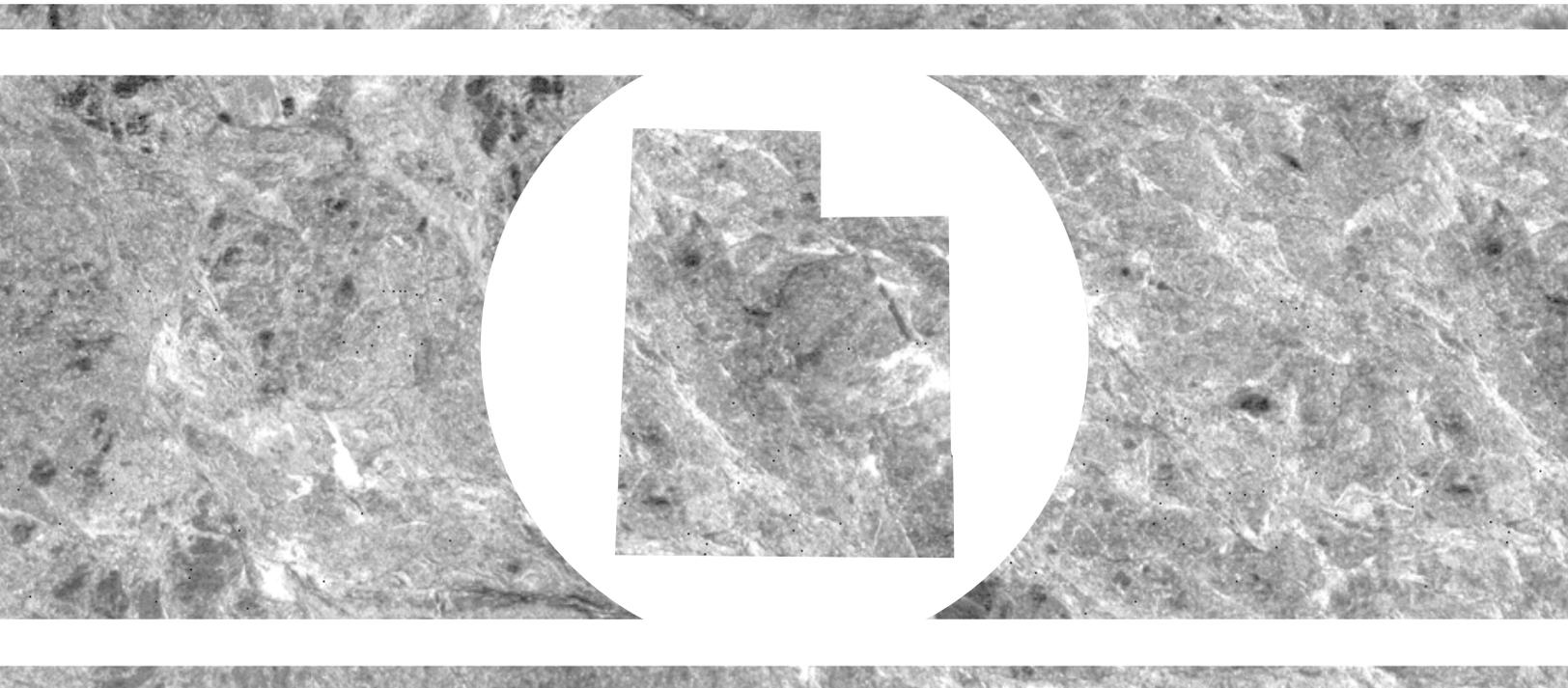
9-8-6: WILDLAND-URBAN INTERFACE CODE ADOPTED:

A. International Wildland-Urban Interface Code: For the purpose of prescribing regulations governing conditions hazardous to life and property from wildland fire within the area known as the Wildland-Urban Interface Overlay Area, the City of North Salt Lake hereby adopts the currently adopted Utah State Wildland-Urban Interface, including all of the provisions of Utah Code, Title 15A, Chapter 2, Section 102 and Appendices of the currently adopted edition of the International Wildland-Urban Interface Code. The fire code is hereby incorporated as if set out at length herein, and from the effective date hereof, the provisions thereof shall be controlling within the designated Wildland-Urban Interface Overlay Area.

B. In the event the State of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the State would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

C. Copy On File: Pursuant to Utah Code Annotated section 10-3-711, as amended, a copy of the code has been filed for use and examination by the public in the office of the city recorder prior to the adoption date hereof.

2006 UTAH WILDLAND-URBAN INTERFACE CODE



2006 Utah Wildland-Urban Interface Code

First Printing: July 2006
Second Printing: October 2006
Third Printing: March 2007
Fourth Printing: February 2008
Fifth Printing: June 2008

COPYRIGHT © 2006
by
INTERNATIONAL CODE COUNCIL, INC.

ALL RIGHTS RESERVED. This 2006 *Utah Wildland-Urban Interface Code* contains substantial copyrighted material from the 2003 *International Wildland-Urban Interface Code*, which is a copyrighted work owned by the International Code Council, Inc. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example and not limitation, photocopying, or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771. Phone 1-888-ICC-SAFE (422-7233).

Trademarks: "International Code Council," the "International Code Council" logo and the "International Residential Code" are trademarks of the International Code Council, Inc.

PRINTED IN THE U.S.A.

TABLE OF CONTENTS

<p>CHAPTER 1 ADMINISTRATION..... 1</p> <p>Section</p> <p>101 General 1</p> <p>102 Authority of the Code Official 1</p> <p>103 Compliance Alternatives 2</p> <p>104 Appeals 2</p> <p>105 Permits 2</p> <p>106 Plans and Specifications 3</p> <p>107 Inspection and Enforcement 4</p> <p>108 Certificate of Completion 5</p> <p>CHAPTER 2 DEFINITIONS 7</p> <p>Section</p> <p>201 General 7</p> <p>202 Definitions..... 7</p> <p>CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS..... 9</p> <p>Section</p> <p>301 Wildland-Urban Interface Area Designations..... 9</p> <p>CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS 11</p> <p>Section</p> <p>401 General 11</p> <p>402 Applicability 11</p> <p>403 Access..... 11</p> <p>404 Water Supply..... 12</p> <p>405 Fire Protection Plan..... 13</p> <p>CHAPTER 5 SPECIAL BUILDING CON- STRUCTION REGULATIONS 15</p> <p>Section</p> <p>501 General 15</p> <p>502 Fire Hazard Severity 15</p> <p>503 Ignition-resistant Construction 15</p> <p>504 Class 1 Ignition-resistant Construction 15</p> <p>505 Class 2 Ignition-resistant Construction 16</p> <p>506 Class 3 Ignition-resistant Construction 17</p> <p>507 Replacement or Repair of Roof Coverings 18</p>	<p>CHAPTER 6 FIRE-PROTECTION REQUIREMENTS 19</p> <p>Section</p> <p>601 General 19</p> <p>603 Defensible Space..... 19</p> <p>604 Maintenance of Defensible Space..... 20</p> <p>605 Spark Arresters 20</p> <p>606 Liquefied Petroleum Gas Installations 20</p> <p>607 Storage of Firewood and Combustible Materials 20</p> <p>APPENDIX A GENERAL REQUIREMENTS..... 21</p> <p>Section</p> <p>A101 General 21</p> <p>A102 Vegetation Control 21</p> <p>A103 Access Restrictions 22</p> <p>A104 Ignition Source Control..... 22</p> <p>A105 Control of Storage..... 23</p> <p>A106 Dumping 23</p> <p>A107 Protection of Pumps and Water Storage Facilities..... 23</p> <p>A108 Land Use Limitations 24</p> <p>APPENDIX B VEGETATION MANAGEMENT PLAN..... 25</p> <p>APPENDIX C FIRE HAZARD SEVERITY FORM..... 27</p> <p>INDEX..... 29</p>
--	--

CHAPTER 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2 Objective. The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

101.3 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

101.4 Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.5 Maintenance. All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102 AUTHORITY OF THE CODE OFFICIAL

102.1 Powers and duties of the code official. The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

102.2 Interpretations, rules and regulations. The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

102.3 Liability of the code official. The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

102.4 Other agencies. When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

SECTION 103 COMPLIANCE ALTERNATIVES

103.1 Practical difficulties. When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

103.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

103.3 Alternative materials or methods. The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

SECTION 104 APPEALS

104.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

104.2 Limitations of authority. The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

SECTION 105 PERMITS

105.1 General. When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

105.2 Permits required. Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

105.3 Work exempt from permit. Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

105.4 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

105.5 Permit approval. Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

105.6 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

105.7 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

105.8 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

105.9 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

105.10 Revocation of permits. Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 PLANS AND SPECIFICATIONS

106.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-

censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

106.2 Information on plans and specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

106.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

106.4 Vegetation management plans. When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

106.5 Fire protection plan. When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

106.6 Other data and substantiation. When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

106.7 Vicinity plan. In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

106.8 Retention of plans. One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

SECTION 107 INSPECTION AND ENFORCEMENT

107.1 Inspection.

107.1.1 General. All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

107.1.2 Authority to inspect. The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

107.1.3 Reinspections. To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

107.2 Enforcement.

107.2.1 Authorization to issue corrective orders and notices. When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

107.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

107.3 Right of entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

If such entry is refused, the code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

107.4 Compliance with orders and notices.

107.4.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

107.4.2 Compliance with tags. A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

107.4.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

107.4.4 Citations. Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

107.4.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

SECTION 108 CERTIFICATE OF COMPLETION

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

APPROVED. Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

BRUSH, SHORT. Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

BRUSH, TALL. Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

DRIVEWAY. A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

FIRE AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FLAME SPREAD RATING. As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

FUEL BREAK. An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

FUEL, HEAVY. Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

FUEL, LIGHT. Vegetation consisting of herbaceous and round wood less than 1/4 inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be 1/2 ton to 2 tons per acre.

FUEL, MEDIUM. Vegetation consisting of round wood 1/4 to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

DEFINITIONS

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

GREENBELT. A fuel break designated for a use other than fire protection.

HAZARDOUS MATERIALS. As defined in the *International Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *International Building Code*.

INSURANCE SERVICES OFFICE (ISO). An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

LEGISLATIVE BODY. The governing body of the political jurisdiction administering this code.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over $\frac{1}{8}$ inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

NONCOMBUSTIBLE ROOF COVERING. One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

WILDFIRE. An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND URBAN INTERFACE. The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

CHAPTER 3

WILDLAND-URBAN INTERFACE AREAS

SECTION 301 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

301.1 Declaration. The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

301.2 Mapping. In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

301.3 Review of wildland-urban interface areas. The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.

CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SECTION 401 GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402 APPLICABILITY

402.1 Subdivisions.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

402.2 Individual structures.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

SECTION 403 ACCESS

403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

403.2 Driveways. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

403.3 Fire apparatus access road. When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

403.4 Marking of roads. Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2 inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

403.5 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

403.6 Address markers. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

403.7 Grade. The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

SECTION 404 WATER SUPPLY

404.1 General. When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

404.2 Water sources. The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

404.3 Draft sites. Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

404.6 Fire department. The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

404.7 Obstructions. Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

404.10 Reliability.

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

Exceptions: When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

SECTION 405 FIRE PROTECTION PLAN

405.1 Purpose. The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

405.2 General. When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

405.3 Content. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

405.4 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

405.5 Plan retention. The fire protection plan shall be retained by the code official.

CHAPTER 5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

SECTION 501 GENERAL

501.1 Scope. Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

Exceptions:

1. Accessory structures not exceeding 120 square feet (11 m²) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

SECTION 502 FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

SECTION 503 IGNITION-RESISTANT CONSTRUCTION

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Section 504.

504.2 Roof covering. Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION^a**

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.3 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

504.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

504.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1³/₄ inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

504.10 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

504.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

SECTION 505

CLASS 2 IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class 2 ignition-resistant construction shall be in accordance with Section 505.

505.2 Roof covering. Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

505.3 Protection of eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 3/4 inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

505.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

505.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1³/₄-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle access doors.

505.10 Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

505.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

SECTION 506

CLASS 3 IGNITION-RESISTANT CONSTRUCTION

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Section 506.

506.2 Roof covering. Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

506.3 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

SECTION 507

REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.

CHAPTER 6

FIRE PROTECTION REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

SECTION 603 DEFENSIBLE SPACE

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

603.2 Fuel modification. In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

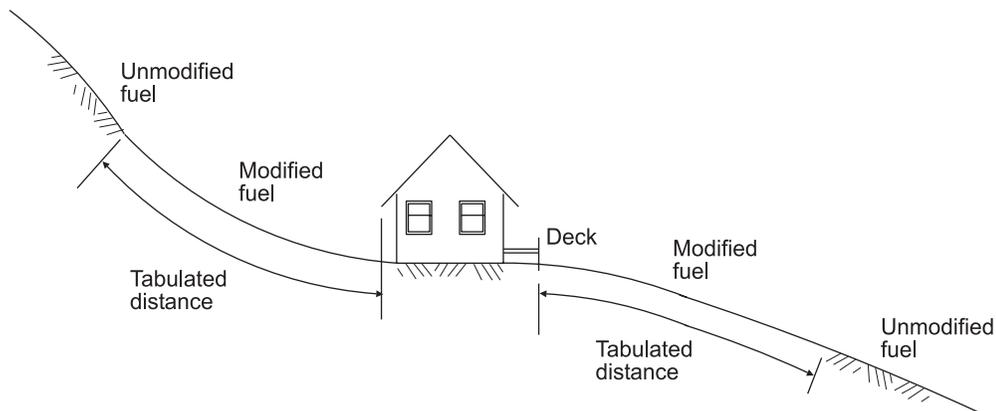
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

603.3 Community fuel modification zones. Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.



**FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

603.3.1 Land ownership. Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

603.3.2 Fuel modification zone plans. Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

604.1 General. Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

604.2 Modified area. Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility. Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees. Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

SECTION 605 SPARK ARRESTERS

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

606.1 General. The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

606.2 Location of containers. LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

APPENDIX A

GENERAL REQUIREMENTS (optional)

SECTION A101 GENERAL

A101.1 Scope. The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

A101.2 Objective. The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wild-fire in an urban-wildland interface area and improve the capability of controlling such fires.

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with this section.

A102.2 Clearance of brush or vegetative growth from roadways. The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetative growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.

A102.3.1 General. Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

Exception: Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

A102.3.2 Support clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

A102.3.3 Electrical distribution and transmission line clearances.

A102.3.3.1 General. Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

A102.3.3.2 Trimming clearance. At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**TABLE A102.3.3.2
MINIMUM CLEARANCES BETWEEN VEGETATION
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

A102.3.3.3 Minimum clearance to be maintained. Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE A102.3.3.3
MINIMUM CLEARANCES BETWEEN VEGETATION AND
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

A102.3.3.4 Electrical power line emergencies. During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency

can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

A102.4 Correction of condition. The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

SECTION A103 ACCESS RESTRICTIONS

A103.1 Restricted entry to public lands. The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

A103.2 Trespassing on posted private property.

A103.2.1 General. When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

A103.2.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

A103.2.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles. Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

A103.5 Tampering with locks, barricades, signs and address markers. Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

SECTION A104 IGNITION SOURCE CONTROL

A104.1 General. Ignition sources shall be in accordance with Section A104.

A104.2 Objective. Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

A104.4 Smoking. When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

Exception: Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

A104.5 Equipment and devices generating heat, sparks or open flames. Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

Exception: Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

A104.6 Fireworks. Fireworks shall not be used or possessed in urban-wildland interface areas.

Exception: Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

A104.7 Outdoor fires.

A104.7.1 General. No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

Exception: Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

A104.7.2 Permits. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

A104.7.3 Restrictions. No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills. Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

Exception: When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

A104.9 Reckless behavior. The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

A104.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

SECTION A105 CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m³) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

A105.3 Explosives. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

A105.4 Combustible materials.

A105.4.1 General. Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

A105.4.2 Individual piles. Individual piles shall not exceed 5,000 square feet (465 m²) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m³) in volume or 10 feet (3048 mm) in height.

A105.4.3 Separation. A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

SECTION A106 DUMPING

A106.1 Waste material. Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

Exception: Approved public and approved private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

A107.1 General. The reliability of the water supply shall be in accordance with Section A107.

A107.2 Objective. The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistive vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

A107.4 Trees. Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

A107.5 Protection of electrical power supplies. When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

Exception: A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

SECTION A108 LAND USE LIMITATIONS

A108.1 General. Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

A108.2 Objective. The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

A108.3 Permits. Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

APPENDIX B

VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"
Utah State University Extension, 2002*

Grasses

Agropyron cristatum (Crested Wheatgrass)
Agropyron smithii (Western Wheatgrass)
Buchloe dactyloides (Buffalograss)
Dactylis glomerata (Orchardgrass)
Festuca cinerea and other species (Blue Fescue)
Lolium species (Rye Grass)
Poa pratensis (Kentucky Bluegrass)
Poa secunda (Sandberg Bluegrass)

Herbaceous Perennials

Achillea clavennae (Silvery Yarrow)
Achillea filipendulina (Fernleaf Yarrow)
Achillea - other species & hybrids (Yarrow)*
Aquilegia - species & hybrids (Columbine)
Armeria maritime (Sea Pink, Sea Thrift)
Artemisia stelleriana (Beach Wormwood, Dusty Miller)
Artemisia - other species & hybrids (Various names)*
Bergenia – species & hybrids (Bergenia)
Centranthus ruber (Red Valerian, Jupiter's Beard)
Cerastium tomentosum (Snow-in-summer)
Coreopsis auriculata var. *Nana* (Dwarf Mouse Ear Coreopsis)
Coreopsis – other perennial species (Coreopsis)
Delosperma nubigenum (Hardy Ice Plant)
Dianthus plumarius & others (Pinks)
Erigeron hybrids (Fleabane)*
Gaillardia X grandiflora (Blanket Flower)
Geranium cinereum (Hardy Geranium)
Geranium sanguineum (Bloody Cranesbill, Bloodred Geranium)

Geranium species (Geranium)
Hemerocallis species (Daylily)
Heuchera sanguinea (Coral Bells, Alum Root)
Iberis sempervirens (Evergreen Candytuft)
Iris species & hybrids (Iris)
Kniphofia species & hybrids (Red-hot Poker)
Lavandula species (Lavender)
Leucanthemum X superbum (Shasta Daisy)
Limonium latifolium (Sea-lavender, Statice)
Linum species (Flax)
Liriope spicata (Lily-turf)
Lupinus species & hybrids (Lupine)*
Medicago sativus (Alfalfa)
Oenothera species (Primrose)
Papaver species (Poppy)
Penstemon species & hybrids (Penstemon)
Perovskia atriplicifolia (Russian Sage, Azure Sage)
Potentilla nepalensis (Nepal Cinquefoil)
Potentilla tridentata (Wineleaf Cinquefoil)
Potentilla verna (tabernaemontani) (Spring Cinquefoil; Creeping Potentilla)
Potentilla – other non-shrubby species & hybrids (Cinquefoil, Potentilla)*
Salvia species & hybrids (Salvia, Sage)*
Sedum species (Stonecrop, Sedum)
Sempervivum tectorum (Hen and Chicks)
Stachys byzantina (Lamb's Ear)
Yucca filamentosa (Yucca)

continued

APPENDIX B

Shrubs and Woody Vines

Atriplex species (Saltbush)
Ceanothus americanus (New Jersey Tea)
Ceanothus ovatus & others (Ceanothus)
Cistus species (Rock-rose)
Cotoneaster dammeri (Bearberry Cotoneaster)
Cotoneaster horizontalis (Rockspray or Rock Cotoneaster)
Cotoneaster – other compact species (Cotoneaster)
Hedera helix (English Ivy)
Lonicera species & hybrids (Honeysuckle)
Mahonia repens (Creeping Oregon Grape)
Parthenocissus quinquefolia (Virginia Creeper)
Prunus besseyi (Sand Cherry)
Purshia tridentata (Bitterbrush, Antelope Bitterbrush)
Pyracantha species (Firethorn, Pyracantha)
Rhamnus species (Buckthorn)
Rhus trilobata (Skunkbush Sumac)
Rhus – other species (Sumac)
Ribes species (Currant, Gooseberry)
Rosa rugosa & other hedge roses (Rugosa Rose)
Shepherdia canadensis (Russet Buffaloberry)
Syringa vulgare (Lilac)
Vinca major (Large Periwinkle)
Vinca minor (Dwarf Periwinkle, Common Periwinkle)

Trees

Acer species (Maple)
Betula species (Birch)
Cercis canadensis (Eastern Redbud)
Populus tremuloides (Quaking Aspen)
Populus – other species (Poplar, Cottonwood)
Salix species (Willow)

**** Plants or groups of plants marked with an asterisk (*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.***

Note: Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.

APPENDIX C

FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

A. Subdivision Design	Points		
1. Ingress/Egress		C. Topography	
Two or more primary roads	1__	Located on flat, base of hill, or setback at crest of hill	1__
One road	10__	On slope with 0-20% grade	5__
One-lane road in, one-lane road out	15__	On slope with 21-30% grade	10__
		On slope with 31% grade or greater	15__
2. Width of Primary Road		At crest of hill with unmitigated vegetation below	20__
20 feet or more	1__		
Less than 20 feet	5__		
		D. Roofing Material	
3. Accessibility		Class A Fire Rated	1__
Road grade 5% or less	1__	Class B Fire Rated	5__
Road grade 5-10%	5__	Class C Fire Rated	10__
Road grade greater than 10%	10__	Nonrated	20__
		E. Fire Protection—Water Source	
4. Secondary Road Terminus		500 GPM hydrant within 1,000 feet	1__
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1__	Hydrant farther than 1,000 feet or draft site	5__
Cul-de-sac turnaround	5__	Water source 20 min. or less, round trip	10__
Dead-end roads 200 feet or less in length	8__	Water source farther than 20 min., and 45 min. or less, round trip	15__
Dead-end roads greater than 200 feet in length	10__	Water source farther than 45 min., round trip	20__
		F. Siding and Decking	
5. Street Signs		Noncombustible siding/deck	1__
Present but unapproved	3__	Combustible siding/no deck	5__
Not present	5__	Noncombustible siding/combustible deck	10__
		Combustible siding and deck	15__
B. Vegetation (IUWIC Definitions)		G. Utilities (gas and/or electric)	
1. Fuel Types		All underground utilities	1__
Surface		One underground, one aboveground	3__
Lawn/noncombustible	1__	All aboveground	5__
Grass/short brush	5__		
Scattered dead/down woody material	10__	Total for Subdivision	
Abundant dead/down woody material	15__	Moderate Hazard	50–75
Overstory		High Hazard	76–100
Deciduous trees (except tall brush)	3__	Extreme Hazard	101+
Mixed deciduous trees and tall brush	10__		
Clumped/scattered conifers and/or tall brush	15__		
Contiguous conifer and/or tall brush	20__		
2. Defensible Space			
70% or more of lots completed	1__		
30% to 70% of lots completed	10__		
Less than 30% of lots completed	20__		

INDEX

A		DEFINITIONS202		
ACCESS		DUMPING Appendix A, Section A106		
Applicability	402			
Driveways	403.2			
Fire apparatus.....	403.2			
Grade	403.7			
Individual structures	402.2			
Marking of roads.....	403.4			
Restricted	403.1			
Subdivisions	402.1			
ADDITIONS OR ALTERATIONS	101.4			
ALTERNATIVE MATERIALS OR METHODS	103.3			
AUTOMATIC FIRE SPRINKLER SYSTEMS	602			
C				
CERTIFICATE OF COMPLETION	108			
CLASS 1 IGNITION-RESISTANT CONSTRUCTION	504			
Detached accessory structures	504.11			
Exterior doors	504.9			
Exterior walls	504.5			
Protection of eaves.....	504.3			
Roof covering	504.2			
Vents	504.10			
Windows	504.8			
CLASS 2 IGNITION-RESISTANT CONSTRUCTION	505			
Detached accessory structures	505.11			
Exterior doors	505.9			
Exterior walls	505.5			
Protection of eaves.....	505.3			
Roof covering	505.2			
Vents	505.10			
Windows	505.8			
CLASS 3 IGNITION-RESISTANT CONSTRUCTION	506			
Roof covering	506.2			
Unenclosed underfloor protection	506.3			
Vents	506.4			
CONTROL OF STORAGE	Appendix A, Section A105			
D				
DEFENSIBLE SPACE	603			
Fuel modification.....	603.2			
		F		
		FIRE HAZARD SEVERITY	502	
		FIRE HAZARD SEVERITY FORM	Appendix C	
		G		
		GENERAL REQUIREMENTS	Appendix A	
		I		
		IGNITION SOURCE CONTROL	Appendix A, Section A104	
		INSPECTION AND ENFORCEMENT		
		Authority to inspect	107.1.2	
		Citations.....	107.4.4	
		Enforcements	107.2	
		Reinspections	107.1.3	
		Right of entry	107.3	
		Unsafe conditions	107.4.5	
		L		
		LAND USE LIMITATIONS	Appendix A, Section A108	
		LIABILITY OF THE CODE OFFICIAL	102.3	
		LPG INSTALLATIONS	606	
		M		
		MAINTENANCE	101.6	
		MAINTENANCE OF DEFENSIBLE SPACE		604
		Modified area	604.2	
		Responsibility	604.3	
		Trees	604.4	
		P		
		PERMITS		
		Application	105.4	
		Approval	105.5	
		Expiration	105.8	
		Issuance	105.6	
		Required	105.2	
		Retention	105.9	
		Revocation	105.10	
		Validity.....	105.7	

INDEX

Work exempt from permit 105.3
PLANS AND SPECIFICATIONS 106
Information on plans and specifications 106.2
Vegetation management plans 106.4
**POWERS AND DUTIES OF THE
CODE OFFICIAL** 102.1
PRACTICAL DIFFICULTIES. 103.1
**PROTECTION OF PUMPS AND WATER
STORAGE FACILITIES**. Appendix A,
Section A107

Testing and maintenance 404.9
Water sources. 404.2

R

**REPLACEMENT OR REPAIR OF
ROOF COVERINGS** 507
RETROACTIVITY 101.4

S

SPARK ARRESTERS 605
**STORAGE OF FIREWOOD AND
COMBUSTIBLE MATERIALS** 607

T

TECHNICAL ASSISTANCE 103.2

U

**URBAN-WILDLAND INTERFACE
AREA DESIGNATIONS** 301
Declaration 301.1
Mapping 301.2
Review 301.3

V

VEGETATION CONTROL Appendix A,
Section A102
VEGETATION MANAGEMENT PLAN Appendix B

W

WATER SUPPLY
Adequate water supply 404.5
Applicability 402
Draft sites 404.3
Hydrants 404.4
Identification 404.8
Individual structures 402.2
Obstructions 404.7
Reliability 404.10
Subdivisions 402.1

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 NOVEMBER 25, 2025

5
6 DRAFT
7

8 Commission Chair Larson called the meeting to order at 6:30 p.m.
9

10 PRESENT:

11 Commissioner Ryan Holbrook
12 Commissioner Ron Jorgensen
13 Commissioner Jonathan Marsh
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commission Vice Chair William Ward
17

18 EXCUSED: Commission Chair BreAnna Larson
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
21 Planner.
22

23 OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Reuben Wolsey, residents; Tyler McCue, Ryan
24 Hamon, Magleby Construction; Rob Lozanoff, LOFTS IX FOUR; Shandell Smoot, Wilford
25 Cannon, Eaglewood Development.
26

27 1. PUBLIC COMMENTS
28

29 There were no public comments.
30

31 2. NSL HEALTH AND WELLNESS COMMITTEE PRESENTATION
32

33 Jeff Scroger, Health and Wellness Committee, reported that one of the goals of the Committee
34 was to meet with other City committees related to similar goals and priorities. He noted that the
35 Health and Wellness Committee was established by resolution on September 21, 2021. He
36 continued that the Committee was created for the purpose of addressing the physical and mental
37 health, emergency preparedness, personal wellness, food and housing access issues, addiction
38 services, and any other public health and welfare issues. He shared that the Committee also
39 provided relevant review of research and programs related to physical and mental health,
40 emergency preparedness, personal wellness, food and housing issues as well as the creation of

41 feasible and relevant strategy recommendations to address barriers to physical and mental health
42 services, etc.

43
44 Mr. Scroger reviewed the Utah Wellbeing Survey and said many of the decisions and focus of
45 resources were based on citizen feedback. He explained that the City was one of 51 cities that
46 participated in the Utah Wellbeing Survey project in 2024 through Utah State University. He
47 noted the following info from the survey related to the City:

- 48
- 49 • 439 viable surveys were recorded in 2024
 - 50 • 605 survey responses were recorded in 2023
 - 51 • The adult population of NSL was estimated at 15,600 (US census)
 - 52 • The 439 survey responses represented 2.8% of the adult population in the City
 - 53 • Conservative margin of error of 4.61%

54
55 He then shared the following statistics related to the survey respondents:

- 56
- 57 • Full time residents 98.9%
 - 58 • Part time residents 1.1%
 - 59 • Length of residency-range 0.2-67 years
 - 60 • Length of residency-average 13.1 years
 - 61 • Length of residency-median 9 years
 - 62 • Length of residency 5 years < 35.5%
 - 63 • Zip code 84010 2.4%
 - 64 • Zip code 84054 97.6%
 - 65 • East of Orchard Drive 38.1%
 - 66 • Midtown (I-15 and Orchard Dr) 19.6%
 - 67 • West (west of I-15, Foxboro) 42.2%

68
69 Jeff Scroger then reviewed the results including:

- 70
- 71 • personal wellbeing (79% rated 4 or 5)
 - 72 • community wellbeing (64% rated 4 or 5)
 - 73 • 2023 personal wellbeing overall score of 4.08
 - 74 • 2023 community wellbeing overall score of 3.63
 - 75 • 2024 personal wellbeing overall score of 4.08
 - 76 • 2024 community wellbeing overall score of 3.75

77

78 Mr. Scroger shared two graphs with wellbeing domain ratings from the following questions:
79 “How would you rate your level of personal wellbeing in each of the following categories” and
80 “How important are the following categories in your overall personal wellbeing.” He noted that
81 these ratings included these categories: safety and security, family life, living standards, mental
82 health, leisure time, physical health, connection with nature, social connections, transportation,
83 education, local environmental quality, and cultural opportunities. He said that these were listed
84 by ranking with social connections, transportation, education, local environmental quality and
85 cultural opportunities generally ranking at the bottom overall on both charts.

86
87 Jeff Scroger reviewed the NSL wellbeing matrix, community connection graph (68% voted 3 or
88 higher), and comparing community connection across cities (ranked lower half). He presented a
89 graph with concerns in the City with air quality, water supply, water quality, public safety, the
90 Great Salt Lake, traffic, and open space/green space ranking highly as a major concern (70% or
91 higher). He shared how these results were relevant to the Planning Commission including
92 transportation, community connection, and local environmental quality.

93
94 Commissioner Jorgensen asked if there was specific data from the east, midtown, and west side
95 related to the connection from Salt Lake City. Jeff Scroger replied that he was unsure if that was
96 specified in the survey results.

97
98 Jeff Scroger concluded that some items were being addressed through the Hatch Park renovation
99 (open space/green space and social connections).

100
101 Commissioner Jorgensen asked if there was anything that stood out to the Committee that needed
102 to be addressed including through the General Plan update. Jeff Scroger responded that the
103 location for events dictated who might attend (proximity) and how Hatch Park was more
104 centralized and might help with connection. He also mentioned communication and sharing
105 information and resources with the public at a city and community level.

106
107 3. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT TO
108 TITLE 10, CHAPTERS 1 & 19, CITY CODE, MODIFYING THE SETBACKS AND
109 MAXIMUM SIZE OF AN ACCESSORY STRUCTURE ON PARCELS GREATER
110 THAN ONE HALF ACRE, REUBEN WOOLSEY, APPLICANT

111
112 Sherrie Pace reported on the application to amend Section 10-19-17(c) with regard to the size of
113 accessory structures. She explained that prior to 2018 City code allowed any size accessory
114 structure provided it did not exceed the size of the main structure. She noted that City code has
115 since been updated to limit the size to a maximum 50% of the footprint of the main structure for
116 accessory structures. She said the applicant, Reuben Woolsey, would like to construct a shop

117 accessory structure on his property that exceeded the maximum size and staff advised him to
118 apply for a code amendment.

119
120 Sherrie Pace shared that the requested amendment would allow accessory structures on lots
121 larger than a half (1/2) acre to exceed the maximum 50% footprint on the main structure but not
122 to exceed the footprint of the main structure. She continued that to address the impact of larger
123 accessory structures (greater than 800 square feet or 20x40 feet) on adjacent properties that the
124 regulation would require the structure to be setback from the side property line the same distance
125 for the main structure and ten (10) feet from the rear property line unless there were no windows
126 or doors on the rear in which it could be reduced to five (5) feet.

127
128 Ms. Pace noted that in addition to the proposed code amendment, the Building Official has made
129 a request that the Planning Commission consider an amendment to 10-10-3 regarding the
130 minimum setback for accessory structures in residential zones. Ms. Pace said currently the code
131 allows a setback for side and rear property lines of three (3) feet which may be reduced to one
132 (1) foot if the wall adjacent to the property line has a one (1) hour fire rating and no doors or
133 windows on that wall. She commented that this conflicted with international building code and
134 could be corrected with this application to adjust the standard to five feet (5') with the exception
135 being three feet (3') with the one (1) hour fire rating.

136
137 Sherrie Pace presented aerial shots of several half acre or larger properties in the City with
138 existing large accessories structures to show the scope of the requested proposal. She showed
139 that these had minimal impact on adjacent properties. She noted that the rear yard coverage
140 would not change and said the current code for accessory structures would still limited the size to
141 the max coverage of 25% of the rear lot. She explained that there were only a few larger lots in
142 the main part of the City and several in the hillside area that this amendment would apply to.

143
144 Ms. Pace showed an aerial photo of Mr. Woolsey's property, located on Odell Lane, which was
145 0.88 acres with a 1,500 square feet rear yard and a 2,500 square foot dwelling. She said the
146 proposed structure was 2,200 square feet. She concluded that the Development Review
147 Committee (DRC) recommended approval of the proposed amendments regarding accessory
148 structures for side and rear yard setbacks and maximum size on lots greater than a half (1/2) acre.
149 She reiterated that the proposed accessory structure would not be allowed to be taller than the
150 main building or 20 feet in height and would require increased setbacks if it were over 800
151 square feet.

152
153 Commissioner Marsh asked how the rear yard was calculated. Sherrie Pace replied that the rear
154 yard was the yard opposite of the main frontage and if it was a corner lot it would be the yard

155 opposite of where the front door faced. She clarified that the rear yard began at the edge of the
156 building.

157

158 **At 6:52 p.m. Vice Chair Ward opened the public hearing. There were no comments and he**
159 **closed the public hearing at 6:53 p.m.**

160

161 **Commissioner Marsh moved that the Planning Commission recommend to the City**
162 **Council the proposed amendments to City Code Sections 10-10-3 and 10-19-3 regarding the**
163 **setbacks for accessory structures and the maximum size of accessory structures on lots**
164 **greater than ½acre in size with the following findings:**

165

166 **1) The proposed amendment is in accord with the comprehensive general plan, goals**
167 **and policies of the City.**

168 **2) Changed or changing conditions make the proposed amendment reasonably**
169 **necessary to carry out the "purposes" stated in this title.**

170

171 **Commissioner Holbrook seconded the motion. The motion was approved by**
172 **Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

173

174 **4. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT TO**
175 **TITLE 10, CHAPTER 1, SECTION 39, DEFINITIONS AND CHAPTER 12,**
176 **SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS, RELATED TO THE**
177 **BUILDABLE ENVELOPES FOR PROPERTIES WHICH ARE LOCATED WITHIN**
178 **THE SENSITIVE LANDS OVERLAY**

179

180 Sherrie Pace reported that this request was related to the administration of the building envelopes
181 in Eaglewood Cove and other hillside lots. She shared a slope map for Eaglewood Cove and
182 stated that there were notes on the plat stating that each individual lot would have a site-specific
183 topographical survey performed to identify areas of 30% slope or greater. She shared an example
184 of several lots with slopes greater than 30% in the building envelope and how some areas in the
185 building envelope may not be buildable due to the slope.

186

187 She reviewed the proposed amendments including:

188

189 Section 10-1-39: Definitions:

190 1) Definition for Geologic Hazards Study added.

191 2) Clarification to the definition for Lot Area, Buildable and Lot Area, Nonbuildable adding
192 references to Section 10-12-22 (Sensitive Lands Chapter).

193 3) Removing a duplicate definition for Nonbuildable Area and provide reference to Lot
194 Area, Nonbuildable.

195 4) Definition change under Geologic Hazard from “unstable soil” to “problem soil” with a
196 definition “soils which may present a hazard from specific soil and/or rock properties
197 such as collapsible soil, corrosive soil, and rock, land subsidence and earth fissures,
198 soluble soil, rock or unstable soils”.

199

200 Chapter 12: Sensitive Area District (SA) and Geologic Hazards:

201

202 10-12-2: Definitions:

203 1) Replacement of the term “accepted engineering geologic report with “applicant’s
204 approved Geologic Hazards Study”.

205

206 10-12-4: Responsibility for Geologic Hazards Study:

207 1) Removal of Section A, as the definition of Geologic Hazard Study has been added to the
208 definition section.

209 2) Clarification of who is responsible for submittal of Geologic Hazard Studies and
210 clarification that standards to the minimum requirements may be increased if there is
211 “compelling” evidence from the approved study.

212 3) Clarification that site specific study for a building permit contain both engineering
213 geologic hazards and geotechnical engineering analysis.

214

215 10-12-22: Lot Standards:

216 1) Clarification that a building envelope is required on subdivision plat when any portion of
217 a lot exceeds 15% for an elevation change of 8 feet or greater.

218 2) Specifying exclusions from building envelopes for:

219 a. Required setbacks

220 b. Easements or Rights of ways

221 c. Known geologic hazards

222 d. Slopes greater than 30% unless certain circumstances exist

223 e. Critical vegetation needed for erosion control unless mitigated

224 f. Areas identified in study that should be avoided, unless mitigated

225 3) Specifying the circumstances when slopes greater than 30% but less than 50% may be
226 included in a building envelope:

227 a. Existing subdivision lots with building envelopes containing such slopes which
228 may be disturbed with a site-specific study that contains slope stability modeling
229 and meets the minimum acceptable factors of safety.

230 b. New subdivision lots may have such slopes within the building envelope that may
231 only be distributed with a site-specific study that contains slope stability modeling

232 and factors of safety, and such area may not exceed 25% of the total building
233 envelope, provide that the building envelope has a minimum of 5,000 square feet
234 less than 30% slope.

235 c. Specifies that no permit may be issued retaining walls, grading, structures or other
236 improvements on such slopes unless the study and slope stability factors of safety
237 are met.

238

239 10-12-24: Slope Protection Easements:

240 1) Clarifies that slope protection easements for critical slopes does not include slopes greater
241 than 30% when the vertical rise is eight feet or less. Current practice has been to not
242 include slopes with a vertical rise of 5 feet or less.

243 2) Specifying that slopes under 30% slope may be designated as critical slopes for issues
244 identified in the approved study.

245

246 Commissioner Stone asked about the change from the current slope protection easement with a
247 vertical rise of five feet to a vertical rise of eight feet. Sherrie Pace replied that the topography
248 lines were generally two foot intervals but there was not a specific reason for five or eight feet.

249

250 Commissioner Jorgensen mentioned right of ways of easements and asked if this applied to
251 private and public right of ways. Sherrie Pace responded that any existing easement through the
252 property whether they were private or public could not be included in the building envelope.

253

254 Commissioner Holbrook commented on the responsibility of the hazard study would fall on the
255 developer and increased requirements with compelling evidence. Sherrie Pace said the City
256 would make this determination based on findings from the geological hazards report and would
257 be more stringent than City code.

258

259 Commissioner Marsh asked if these updates were from the International Building Code or
260 building standards. Sherrie Pace responded that the City's entire geologic hazards code was
261 similar to most cities along the Wasatch Front as well as suggestions from geo consultants and
262 Utah Geologic Survey (UGS). She said the current code and the amendments were standard and
263 best practices as well as being based on previous experience.

264

265 Commissioner Jorgensen mentioned the definition of geologic hazard study and referencing an
266 engineering geologist and a geotechnical engineer. He asked if this was the standard or specific
267 experience required both expertise. Sherrie Pace spoke on previous experience and explained
268 that it was required as these were two different areas of expertise that would work together.

269

270 **At 7:10 p.m. Vice Chair Ward opened the public hearing. There were no comments and he**
271 **closed the public hearing at 7:11 p.m.**

272
273 Commissioner Jorgensen commented on geohazards and the potentially substantial impact of
274 some type of failure. He suggested that the City adopt periodic updates to the sensitive overlay
275 map. Sherrie Pace replied that the City Engineer would like to see it updated for earthquakes as
276 well.

277
278 **Commissioner Jorgensen moved that the Planning Commission recommend to the City**
279 **Council the proposed amendments to City Code sections 10-1-39, 10-12-2, 10-12-4, 10-12-22**
280 **and 10-12-24 regarding the definitions for geologic hazards, building envelopes, and**
281 **required geologic hazards studies for lots within the Sensitive Overlay Area with the**
282 **following findings:**

- 283
284 **1) The proposed amendment is in accord with the comprehensive general plan, goals**
285 **and policies of the City.**
286 **2) Changed or changing conditions make the proposed amendments reasonably**
287 **necessary to carry out the “purposes” stated in this title.**

288
289 **Commissioner Stone seconded the motion. The motion was approved by Commissioners**
290 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

291
292 **5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A PRIVATELY OWNED**
293 **RECREATIONAL FACILITY NOT OPEN TO THE GENERAL PUBLIC AT 716**
294 **SOUTH AND 726 SOUTH TANGLEWOOD LOOP, TYLER MCCUE, MAGLEBY**
295 **CONSTRUCTION, APPLICANT**

296
297 Mackenzie Johnson reported that this was a conditional use permit for a privately owned
298 recreational grounds and facilities not open to the general public or to which admission charge is
299 made. She noted that the Nielson family currently owned Lot 1301 (725 South Tanglewood
300 Loop) of the Eaglewood Cove Subdivision Phase 13, where they plan to construct a single-
301 family home. She continued that the Nielson’s were repurchasing Lots 1338 (716 South
302 Tanglewood Loop) and 1339 (726 South Tanglewood Loop) across the street from Lot 1301 to
303 be used for private recreational facilities including, but not limited to, a tennis court, pickleball
304 court, hot tub, and pavilion. She shared a zoning/aerial map of the area with the three properties
305 highlighted.

306
307 Ms. Johnson clarified that Lots 1338 and 1339 were divided by an HOA owned and maintained
308 access to a subdivision detention/retention stormwater infrastructure. She said staff had not yet

309 received a building permit but have been working with the contractor to review preliminary plans
310 related to maximum building heights, retaining walls, and building locations. She noted that they
311 would build within the building envelope which would lessen the impact to the slopes and
312 hillside. She said that the Planning Commission would be approving the land use component as a
313 private recreational ground and staff would then administer the construction plans. She
314 concluded that the DRC recommended approval of the conditional use permit with no conditions.

315

316 Commissioner Stone commented that this would be privately owned and asked if the property
317 owner could host private events at the proposed recreational ground. Mackenzie Johnson
318 clarified that they could host private events on the property such as a wedding or birthday party.
319 She noted that it was an extension of their private yard but could not be utilized for as a
320 commercial venue.

321

322 Sherrie Pace commented that they could not utilize the property for commercial events. She said
323 they could invite guests to the property but could not charge an admission fee. She mentioned
324 that the property would be fenced with HOA access for maintenance to the pond.

325

326 Mackenzie Johnson said the construction would hinge on approvals by the HOA for use as a
327 recreational ground and access to the pond.

328

329 **Commissioner Tucker moved that the Planning Commission approve the conditional use**
330 **permit for privately owned recreational facilities not open to the general public at 716**
331 **South and 726 South Tanglewood Loop with no conditions. Commissioner Marsh seconded**
332 **the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson,**
333 **Marsh, Stone, Tucker, and Ward.**

334

335 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
336 PLANNING COMMISSION

337

338 Sherrie Pace reported that the City Council approved the zone change on 1100 North on the
339 boundary line agreement for the Krause Crossing subdivision. She reminded the Planning
340 Commission of the Christmas party on December 4. She thanked Commissioner Ward and
341 Commissioner Tucker for their two terms of service and presented them with plaques of
342 recognition. She noted that the December 9th meeting would include consideration of adoption
343 of the Wildland Urban Interface Code.

344

345 Commissioner Ward commented that he enjoyed his eight years on the Commission and hoped
346 he had made a meaningful contribution.

347

348 Mackenzie Johnson expressed appreciation for Commissioners Ward and Tucker for their
349 knowledge and kindness.

350

351 7. APPROVAL OF PLANNING COMMISSION MINUTES

352

353 The Planning Commission meeting minutes of November 12, 2025 were reviewed and approved.

354

355 Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as
356 drafted for the November 12, 2025 meeting. Commissioner Tucker seconded the motion. The
357 motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker,
358 and Ward.

359

360 8. ADJOURN

361

362 Commission Vice Chair Ward adjourned the meeting at 7:22 p.m.

363

364 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
365 *Tuesday, December 9, 2025 by unanimous vote of all members present.*

366

367

368

369 _____
Breanna Larsen, Chair

_____ *Wendy Page, City Recorder*

PLANNING COMMISSION MEETING

December 9, 2025
6:30 p.m.



CITIZEN COMMENT

PUBLIC HEARING

Code Amendment

Title 9, Chapter 8

International Wildland-Urban

Interface Code

2025 Legislative Session-HB48

Component 1:

- Requires Division of Forestry, Fire and State Lands to create administrative rules for the classification of the properties that are at **highest** risk for wildland fires
- Effective Jan. 1, 2026
- Yearly assessed fee (property tax collection)-flat fee for 2026 & 2027
 - Class 1 highest fee (properties identified by the state will be initially Class 1)
 - Class 2-modification for defensible space
 - Class 3-modification to “harden” structure
- Property owners will have 2 years to request re-assessment
- 2028 assessment will be based upon classification and sq. ft. of primary structure

Component 2:

- Requires municipalities to adopt the current WUI code adopted by the State (2006)
- Prior to January 1, 2026

2006 Utah Wildland Urban Interface Code (WUI)

What is WUI?

- The zone where structures and other human development meets, or intermingles with, undeveloped wildland

Where will WUI be implemented?

- High-risk assessment areas as determined by the State
- Additional areas of low to moderate risks as determined by overlay zone
- City staff and Fire District drafting map proposal for adoption in 2026

How will property owners be noticed?

- Notice of public hearing will be mailed to each property owner within the proposed WUI boundary prior to adoption of the WUI Overlay Map

2006 Utah Wildland Urban Interface Code (WUI)

Applicability

- New construction, alteration, movement, repair, maintenance and use of any building, structure or premise within the WUI area
- Any addition or alteration must be constructed in conformance to WUI Code
- Exemptions-single story acc. structures less than 120 sq. ft. in size which are more than 50 feet from any adjacent structure
- All properties subject to defensible space requirements
- Alternative materials and methods are allowed by code official

2006 Utah Wildland Urban Interface Code (WUI)

Permit Application Requirements

- Site Plans
 - Topo
 - Slope and width of adjacent road
 - Landscape and vegetation details
 - Location of structures (existing and proposed) on and within 300 feet
 - Building envelopes
 - Overhead utilities
 - Occupancy classifications
 - Type of ignition-resistant construction
 - Roof classification
 - Water supply system information
- Vegetation management plan if requesting reduction in the fire hazard severity classification
- Fire protection plan (subdivisions), as req. by code official
- Other data as needed, fuel loading, classification of fire-resistant vegetation

2006 Utah Wildland Urban Interface Code (WUI)

Access

- Key boxes for gated access
- Driveways longer than 150 feet require
 - 12 feet wide
 - 13.5 feet clearance height
 - Turnarounds
 - Turnouts (longer than 200 feet and narrower than 20 feet)
 - Max. 5 homes per driveway
- Fire apparatus access road
 - All weather surface, 20 feet wide & 13.5 feet clearance
 - Grade negotiable by specific fire apparatus normally used in the area, max. 12%
 - Signage (size, reflective, mounting location/height)
 - Hydrant marking
 - Address markers at driveway entrance (both directions)

Water Supply

- Water source locations
- Defensible space around water sources
- Standby power for water sources

2006 Utah Wildland Urban Interface Code (WUI)

Special Construction Regulations

- Fire hazard severity rating (Appendix C-Checklist)
 - Moderate
 - High
 - Extreme
- Ignition-resistant construction based upon rating
 - Roof covering
 - Protection of eaves
 - Exterior wall construction
 - Appendages and projections over 10% slope
 - Exterior glazing and doors
 - Vents
 - Detached acc. structures less than 50 feet away/fire walls
- Replacement & repair of roof coverings (25% or more in 12 month period) must be ignition-resistant construction for rating class

APPENDIX C FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

A. Subdivision Design	Points		Points
1. Ingress/Egress			
Two or more primary roads	1__	C. Topography	
One road	10__	Located on flat, base of hill, or setback at crest of hill	1__
One-lane road in, one-lane road out	15__	On slope with 0-20% grade	5__
		On slope with 21-30% grade	10__
		On slope with 31% grade or greater	15__
2. Width of Primary Road		At crest of hill with unmitigated vegetation below	20__
20 feet or more	1__		
Less than 20 feet	5__		
		D. Roofing Material	
3. Accessibility		Class A Fire Rated	1__
Road grade 5% or less	1__	Class B Fire Rated	5__
Road grade 5-10%	5__	Class C Fire Rated	10__
Road grade greater than 10%	10__	Nonrated	20__
		E. Fire Protection—Water Source	
4. Secondary Road Terminus		500 GPM hydrant within 1,000 feet	1__
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1__	Hydrant farther than 1,000 feet or draft site	5__
Cul-de-sac turnaround	5__	Water source 20 min. or less, round trip	10__
Dead-end roads 200 feet or less in length	8__	Water source farther than 20 min., and 45 min. or less, round trip	15__
Dead-end roads greater than 200 feet in length	10__	Water source farther than 45 min., round trip	20__
		F. Siding and Decking	
5. Street Signs		Noncombustible siding/deck	1__
Present but unapproved	3__	Combustible siding/no deck	5__
Not present	5__	Noncombustible siding/combustible deck	10__
		Combustible siding and deck	15__
B. Vegetation (IUWIC Definitions)		G. Utilities (gas and/or electric)	
1. Fuel Types		All underground utilities	1__
Surface		One underground, one aboveground	3__
Lawn/noncombustible	1__	All aboveground	5__
Grass/short brush	5__		
Scattered dead/down woody material	10__	Total for Subdivision	
Abundant dead/down woody material	15__	Moderate Hazard	50-75
Overstory		High Hazard	76-100
Deciduous trees (except tall brush)	3__	Extreme Hazard	101+
Mixed deciduous trees and tall brush	10__		
Clumped/scattered conifers and/or tall brush	15__		
Contiguous conifer and/or tall brush	20__		
2. Defensible Space			
70% or more of lots completed	1__		
30% to 70% of lots completed	10__		
Less than 30% of lots completed	20__		

2006 Utah Wildland Urban Interface Code (WUI)

Defensible Space (all properties in WUI Area)

- Fuel modification by classification (Appendix C)
 - Moderate 30 feet
 - High 50 feet
 - Extreme 100 feet
- Trees only allowed in defensible space if pruned 10' from power lines, deadwood and litter removed annually
- Community modification zones
 - HOA properties
 - Modification plans shown on a site grading and elevation plan
 - Existing vegetation
 - Photos of natural conditions
 - Grading plan with building locations, setbacks from slopes
- Maintenance
 - Annual
 - Modified area kept clear of structures for fire operations
 - Responsibility of owners, lessors, controlling parties
 - Prune tree crowns 10 feet from structures
 - Prune branches 6 feet above ground
 - Remove deadwood and litter

2006 Utah Wildland Urban Interface Code (WUI)

Defensible Space (all properties in WUI Area)-continued

- Spark arrestors for sources with solid or liquid fuels
 - Fireplaces
 - Barbeques
 - Incinerators
 - Decorative heating appliances
- LP gas storage required to be in defensible space area
- Storage of firewood and combustible materials in unenclosed spaces is prohibited:
 - Under structures
 - On decks
 - Under eaves, canopies, or other projections or overhangs
 - In defensible space, unless min. 30 feet from structures and 15 feet from crown of trees

2006 Utah Wildland Urban Interface Code (WUI)

Appendix A

- Vegetation control
 - 10 feet on each side of road or driveway
 - Clearance of brush/vegetation near power poles min 10 feet
 - Trimming from power lines based on voltage (4-15 feet)
 - Maintain clearance minimums based on voltage (6-155 inches)
- Access Restrictions
 - Closure by code official
 - Subject to trespassing when posted closed
 - Motor vehicle access restricted when gated or signed
 - Use of motor vehicles or ultralight aircraft prohibited without permit except on public or private roads
- Ignition Source control
 - Clearance 30 feet
 - Smoking within 15 feet of combustible materials
 - Equipment generating heat, sparks, flames not used without permit except in habituated premises or designated campsites and 30 feet from vegetation
 - Fireworks prohibited without permit
 - Outdoor fires prohibited except by permit for permanent or portable bbq, outdoor fireplace or grill 30 feet from combustible material

2006 Utah Wildland Urban Interface Code (WUI)

Appendix A-continued

- Ignition source control continued
 - Permit conditions for outdoor fires prohibited:
 - High winds
 - Without supervision of someone 17 or older at all times
 - When public announcement of open burning prohibition
 - Permits required for outdoor fireplaces, bbqs and grills with spark arrestors
- Control of storage
 - Hazardous materials in excess of 10 gallons, 200 cubic feet of gas, 10 lbs of solids require permit
 - Explosives prohibited
 - Outdoor storage of combustibles standards for wood, tires, building materials, paper products
 - Pile size restriction
 - Separation distances
 - Protection of pumps and water storage
 - Defensible space of 30 feet
 - Trees min. 30 feet from storage
 - Standby power required where power is overhead
 - Temporary land uses-permit required and road access min 24 feet with no parking posted

2006 Utah Wildland Urban Interface Code (WUI)

Appendix B-Vegetation Management Plan

- Management plan describing all actions taken to prevent a fire from being carried toward or away from a building
- Utah fire resistant species list
 - Grasses
 - Perennials
 - Shrubs and woody vines
 - Trees

Appendix C-Fire Hazard Severity Form

- Subdivision design
- Vegetation
- Topography
- Roofing material
- Fire protection of water source
- Siding and decking materials
- Utilities

Proposed Amendment Adopting WUI Code

Chapter 9: Buildings and Construction:

9-8-6: WILDLAND-URBAN INTERFACE CODE ADOPTED:

- A. International Wildland-Urban Interface Code: For the purpose of prescribing regulations governing conditions hazardous to life and property from wildland fire within the area known as the Wildland-Urban Interface Overlay Area, the City of North Salt Lake hereby adopts the currently adopted Utah State Wildland-Urban Interface, including all of the provisions of Utah Code, Title 15A, Chapter 2, Section 102 and Appendices of the currently adopted edition of the International Wildland-Urban Interface Code. The fire code is hereby incorporated as if set out at length herein, and from the effective date hereof, the provisions thereof shall be controlling within the designated Wildland-Urban Interface Overlay Area.
- B. In the event the State of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the State would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.
- C. Copy On File: Pursuant to Utah Code Annotated section 10-3-711, as amended, a copy of the code has been filed for use and examination by the public in the office of the city recorder prior to the adoption date hereof.

Suggested
Hyperlink to
state code

Proposed Amendment Adopting WUI Code

Proposed Motion

I move that the Planning Commission recommend to the City Council the proposed amendments to City Code Section 9-8-6 adopting the International Wildland-Urban Interface Code with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Farewell to Commissioners
Bill Ward and Brandon Tucker

ACTION UPDATE

- Code Amendment Title 10-10-3 and 10-19-17, Modifying the Setback and Maximum Size for an Accessory Structure
- Code Amendment Title 10-1-39 and 10-12 Related to Definitions and Sensitive Area District and Geologic Hazards Related to the Buildable Envelopes for Properties Which are Located Within Sensitive Lands

MINUTES

Minutes-November 25, 2025

Proposed Motion

I move that the Planning Commission approve the minutes for November 25, 2025 with

- No changes
- or
- With modifications as discussed

ADJOURN