



Planning and Zoning

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TCLUO 2024-117

Amendment Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 4, 2024

Request: Amendment to Tooele County Land Use Chapter 21 "WILDLAND/URBAN INTERFACE OVERLAY ZONE (WUI)"

Planner: Trish DuClos

Planning Commission Recommendation: Not yet received.

Applicant Name: Tooele County

PROJECT DESCRIPTION

Changes are to the references of other code numbers. Requested changes are attached to this staff report.

PLANNING COMMISSION RESPONSE

Not yet received.

PLANNING STAFF RECOMMENDATION

Planning Commission will make a motion to either approve or deny the proposed request.

CHAPTER 21

WILDLAND/URBAN INTERFACE OVERLAY ZONE (WUI)

Part

21-1.

21-2.

General.

Development and Building Standards.

PART 21-1

GENERAL

Section

21-1-1.

21-1-2.

Purpose.

Conditional Uses.

21-1-1. Purpose.

(1) This chapter presents minimum development criteria for the protection of life and property from a wildfire. The provisions of this chapter shall apply to the development, construction, alteration, moving, repair, maintenance and use of any subdivision, building, structure or premises within the wild land/urban interface areas.

(2) Buildings or structures constructed, moved into or within the wild land/urban interface shall comply with the provisions of this chapter for new buildings or structures.

(3) This regulation is intended to mitigate the risk to life and structures from intrusion of fire from wild land fires, fire exposures from adjacent structures and to mitigate structure fires from spreading to wild lands.

(4) The unrestricted use of property in wild land/urban interface areas is a potential threat to life and property from fire and resulting erosion. (Ord.2007-08, 03/13/07)

21-1-2. Conditional Uses.

Any uses allowed in the regular underlying district as a conditional use shall be subject to the granting of a conditional use permit. (Ord.2007-08, 03/13/07)

21-1-3. Permitted Uses.

Any uses allowed in the regular underlying district as a permitted use shall remain as a permitted use subject to all applicable codes and laws unless modified by this chapter. (Ord.2007-08, 03/13/07)

PART 21-2

DEVELOPMENT AND BUILDING STANDARDS

Section

21-2-1.

21-2-2.

21-2-3.

21-2-4.

Development restrictions.

Alternative building materials or methods.

Special building construction regulations.

Area, width, frontage, yard, coverage, and height regulations.

21-2-1. Development restrictions.

(1) All developments within the WUI zone shall comply with the provisions in ~~Tooele County Code of Title 6, Chapter 20 in mitigation and construction standards~~ 18. All developments that are proposed or amended shall make provisions for a fire suppression water supply system. (Ord.2007-08, 03/13/07)

21-2-2. Alternative building materials or methods.

(1) All structures built or those parts modified in the WUI shall be those in the most current publication Chapter 5, Special Building Construction Regulations, Urban - Wild land Interface Code, ICC. (Ord.2007-08, 03/13/07)

21-2-3. Special building construction regulations.

Regulations for special building construction standards shall be those in the most current publication Chapter 5, Special Building Construction Regulations, Urban - Wild land Interface Code, ICC. (Ord.2007-08, 03/13/07)

21-2-4. Area, width, frontage, yard, coverage, and height regulations.

Regulations shall be the same as required for the underlying, regular district, unless modified in Title 6, Chapter 1820 or in Chapter 5, Special Building Construction Regulations, Urban - Wild land Interface Code, ICC. (Ord.2007-08, 03/13/07)