



CLINTON CITY COUNCIL AGENDA - AMENDED

2267 N 1500 W Clinton, UT 84015

December 9, 2025

Live stream can be found on YouTube at youtube.com/@ClintonCityUtah

This meeting may be attended electronically by one or more members.

6:00 PM REGULAR CITY MEETING

1. Call to Order
2. Pledge of Allegiance and Invocation or Thought – Spencer Arave
3. Roll Call

PUBLIC INPUT

Any public member who wishes to address the Council shall, prior to the meeting, sign the "list to present" with the Clerk of the Council. They will be allowed up to three minutes to make their presentation. The public comment portion of the meeting will not exceed 30 minutes. Please send requests to ltitensor@clintoncity.com or call 801-614-0700. According to the Utah State Code, the Council cannot act on items not advertised on the agenda.

CONSENT AGENDA

- a. Approval of Minutes: November 11, 2025 and November 18, 2025 City Council Meetings
- b. Approval of Accounts Payable: November 2025
- c. Approval of New Voter Participation Area Map
- d. **Ordinance 25-07**, Adoption of the 2006 Wildland Urban Interface (WUI) Code
- e. **Resolution 16-25**, Davis County 3rd quarter Transportation grant – 2300 N Realignment agreement

BUSINESS

- a. Oath of Office for Appointment of City Councilmember Jennifer Christensen
- b. **Ordinance 25-08**, Self Propelled Transportation
- c. **Resolution 15-25**, West Clinton Annexation - Acceptance of Petition – Approximately 2425 N 4500 W – 155 Acres
- d. Planning Commission Appointments

OTHER BUSINESS

- a. Planning Commission Report
- b. City Manager's Report
- c. Staff Reports
- d. Council Reports on Areas of Responsibility
- e. Mayor's Report
- f. Action Item Review

ADJOURN

Dated this 2nd day of December 2025
/s/Lisa Titensor, Clinton City Recorder

- *Supporting documentation for this agenda is posted on the Clinton City website at www.clintoncity.com and on the Utah Public Notice Website www.utah.gov/pmn*
- *In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Lisa Titensor, City Recorder, at (801) 614-0700 at least 24 hours prior to the meeting.*
- *This meeting may involve electronic communications for some members of this public body. The anchor location for the meeting shall be the Clinton City Council Chambers at 2267 N 1500 W Clinton UT 84015. Elected Officials at remote locations may be connected to the meeting electronically to participate.*

Mayor
Brandon Stanger

City Council
Spencer Arave
Jennifer Christensen
Marie Dougherty
Dane Searle
Gary Tyler

- *Notice is hereby given that by motion of the Clinton City Council, pursuant to Utah State Code Title 52, Chapter 4 sections 204 & 205, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.*
- *The order of agenda items may change to accommodate the needs of the city council, staff and/or public*

CLINTON CITY COUNCIL MEETING MINUTES

Date: November 12, 2025

Time: 6:00 PM

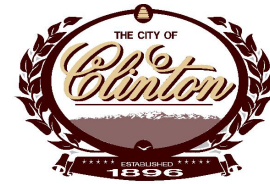
Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Brandon Stanger

City Council: Spencer Arave, Marie Dougherty, Dane Searle, and Gary Tyler

Staff: Police Chief Shawn Stoker, Public Works Director David Williams, Fire Chief Jason Poulsen, Recreation Director Brooke Mitchell, Treasure Steve Hubbard, Finance Director Corey Christensen, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Attendees: Dereck Bauer, Chris Danson, Bond Council,



CALL TO ORDER

Mayor Pro-Tem Searle called the meeting to order at 6:00 PM.

Councilmember Dougherty led the Pledge of Allegiance and provided an invocation.

ROLL CALL

Mayor Stanger was excused, Councilmembers Arave, Dougherty, Searle and Tyler were all present.

PUBLIC INPUT

There were none.

CONSENT AGENDA

- a. Approval of Minutes: October 28, 2025 CC Meeting
- b. Approval of Accounts Payable: October 2025

The Council asked for some clarification on Accounts Payable transactions.

MOTION:

Councilmember Tyler moved to approve the Consent Agenda. Councilmember Arave seconded. All voted in favor.

BUSINESS ITEMS

A. RESOLUTION 14-25 AUTHORIZING THE ISSUANCE AND SALE OF WATER REVENUE BONDS, SERIES 2026; AUTHORIZATION AND NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING THE CONTEST PERIOD; AUTHORIZING THE EXECUTION OF A MASTER RESOLUTION, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED AND TAKING ALL OTHER ACTIONS NECESSARY.

The Utah Board of Water Resources (BWR) has extended a funding offer to Clinton City for necessary water system improvements. Adoption of Resolution 14-25 allows the City to proceed with bond authorization under the **Local Government Bonding Act (Utah Code § 11-14)**, publish the required notices, and prepare for final approval and execution following a January 13, 2026, public hearing.

Resolution 14-25 authorizes the City to issue Water Revenue Bonds, Series 2026, through the Utah Board of Water Resources (BWR) to finance water system improvements and related infrastructure. The following actions are included:

1. Authorizes the City to accept a loan from the Utah Board of Water Resources and to issue to the Utah Board of Water Resources, the City's Water Revenue Bonds, in a principal amount not to exceed \$3.9m, accruing interest at an interest rate not to exceed 4%.
2. Authorizes the City Manager to negotiate the transaction and legal documents.
3. Authorizes the Mayor and the City Recorder to execute the bonds and all appropriate documents.
4. Directs the City Council to call a public hearing on **January 13, 2026**, to receive public input about the project and the proposed bonds.
5. Directs the publication and posting of a notice of bonds and public hearing.
6. Directs the delivery of a notice to all water system users in the City (to be included in the **December** billing statement).
7. Authorizes the adoption (without subsequent City Council action) of a Master Resolution in connection with the issuance of the bonds.

Councilmember Dougherty questioned if the public could be provided with proper notification of the project and reasons behind it, prior to the public hearing.

Mr. Cahoon responded that proper notification of the public hearing will be provided.

Mr. Cahoon informed the Council that Bond Counsel Nathan Canova was present if they had any specific questions.

MOTION:

Councilmember Dougherty moved to adopt Resolution 14-25 authorizing Clinton City to accept a loan from the Utah Board of Water Resources and to issue the City's Water Revenue Bonds, Series 2026, in an amount not to exceed \$3.9 million at an interest rate not to exceed 4%, and to authorize the associated actions and documents as outlined in the staff report and set a public hearing for January 13, 2026. Councilmember Arave seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Tyler aye.

B. CIVIC CENTER RENOVATIONS

Mr. Cahoon informed the Council that there have been some needs popping up regarding the need for some potential renovations and staff would like to get input from the Council.

He and Recreation Director Brooke Mitchell explained to the Council that because of combining the Parks and Rec departments, there is a need for additional office space in the recreation building.

The next issue has to do with restructuring within City Hall. Staff would like to propose increasing the customer service area and finishing some space for additional offices as well as creating a large conference room downstairs in the court waiting area. The area is not being used because court is now conducted electronically.

Councilmember Tyler suggested this discussion be postponed for another year,

Councilmember Dougherty stated she understands the need for Parks & Recreation, but she is hesitant.

Mr. Cahoon responded that the intent is to achieve efficiency of space. He feels these are valid conversations to have.

Councilmember Arave questioned customer service and whether it is becoming more streamlined with technology.

Mr. Cahoon responded yes, but there is still a need for a receiving area.

The Council was at a consensus to postpone this discussion at this time.

OTHER BUSINESS

Planning Commission Report – The last meeting of the Planning Commission was cancelled.

City Manager Report

- ULCT Training
- 2026 Legislative Session
- November 18, 2025 – Special Meeting

- December 9, 2025 will be a regular city council meeting and most likely the last meeting of 2025.

STAFF REPORTS

No additional reports were presented from Fire, Police, Recreation, or Public Works.

Mr. Cahoon introduced Corey Christensen as the new Finance Director.

Corey Christensen explained he is a resident of Clinton City. He has five children that keep him very busy.

COUNCIL REPORTS

- Councilmember Arave had nothing to report at this time.
- Councilmember Dougherty
 - Is looking forward to the upcoming Legislative Session
- Councilmember Searle reported on the following:
 - Wasatch Front Regional Council
 - The Sewer District purchased a farm
- Councilmember Tyler had nothing to report at this time.

ADJOURNMENT

Councilmember Tyler moved to adjourn. Councilmember Arave seconded the motion. All voted in favor. The meeting adjourned at 6:47 p.m.

CLINTON CITY COUNCIL MEETING MINUTES

Date: November 18, 2025

Time: 6:00 PM

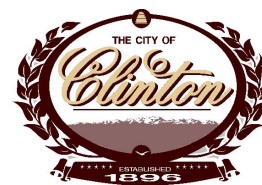
Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Brandon Stanger

City Council: Spencer Arave, Marie Dougherty, Dane Searle, and Gary Tyler

Staff: Police Chief Shawn Stoker, Public Works Director David Williams, Fire Chief Jason Poulsen, Recreation Director Brooke Mitchell, Treasure Steve Hubbard, Finance Director Corey Christensen, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Attendees: Dereck Bauer, David Dean, Hanna Klebe, Trent Williams, Erin Williams, Chandra Weisbecker, Ty Moore, Sierra Coombs, Carol Hoffman, David Hoffman, Tony Thompson, Richard Lee, Greg Allen, Nathan Canova, Susan Canova, Kirby Crowley, Bev Lambdin, Chris Danson, Jennifer Christensen, Deanna Larsen, Terry Tremea, Walter Vielman, Brandi McFarland



CALL TO ORDER

Mayor Brandon Stanger called the meeting to order at 6:00 p.m. He welcomed all attendees, including those participating electronically, noting that some participants were connecting remotely.

Mayor Stanger led the Pledge of Allegiance and provided an invocation.

ROLL CALL

Mayor Stanger, Councilmember Arave, Dougherty and Tyler were present. Councilmember Searle attended electronically.

PUBLIC INPUT

There were none.

BUSINESS ITEMS

POLICE DEPARTMENT BADGE PINNING CEREMONY

Police Chief Shawn Stoker conducted the swearing in and badge pinning for his newest police officers:

Micayla Waddoups

Garret McLaughlin

CANVASS OF THE CLINTON CITY 2025 MUNICIPAL GENERAL ELECTION

Recorder Lisa Titensor reported on the official canvass report provided by Davis County Elections as included below:

CLINTON CITY – 2025 MUNICIPAL GENERAL ELECTION OFFICIAL CANVASS REPORT

Election Summary

- | | |
|--|---|
| • Election Date: November 4, 2025 | Ballots Cast by Type |
| • Active Registered Voters: 12,202 | • By-Mail Ballots: 5,372 |
| • Ballots Cast: 5,627 | • Early Voting (In-Person): 1 |
| • Turnout: 46.12% | • Election Day (In-Person): 237 |
| • Voting Precincts Reported: 22 | • Provisional Ballots: 17 issued (1 rejected) |
| • Uncounted Votes: 40 Official Results | |

Mayor

- ****Marie Dougherty – 4,038 (Winner)****
- Brandon Stanger – 1,577

City Council

- ****Adam B. Larsen – 3,241 (Winner)****
- ****Chris Danson – 2,533 (Winner)****
- Jennifer Steele Christensen – 2,459
- Zackery M. Hatch – 1,649

NOTICE IS HERBY GIVEN THAT the Board of Canvassers for Clinton City has prepared a report of the election results for the 2025 General Election, held on Tuesday, November 4, 2025. A full report is available at www.clintoncity.com or in the Recorder's office at 2267 N 1500 W Clinton UT 84015; 801-614-0720.

Councilmember Tyler moved to adopt the Canvass results of the 2025 General Election. Councilmember Arave seconded the motion. All councilmembers voted in favor.

Mayor Stanger congratulated the newly elected officials and noted this appeared to be the highest turnout in Clinton City history.

INTERVIEWS FOR THE VACANT CLINTON CITY COUNCIL SEAT

Explanation of the Legal & Procedural Requirements

City Manager Trevor Cahoon explained Utah Code §20A-1-510, which governs appointments to fill legislative vacancies. A vacancy occurs upon submission of an **irrevocable letter of resignation**.

- The resigning member **is allowed to vote** on their replacement *as long as the vacancy was created by resignation*, not by statutory removal.
- Former Councilmember **Austin Gray**, who resigned while still a resident, was therefore allowed to return for the interview and voting process.

How the Voting Would Work

The mayor reviewed the rules:

- He only votes in case of a tie.
- A first-round vote of 2-1-1 is *not* considered a tie—it triggers a coin toss.
- Uniform procedural approaches would be used, including obtaining a coin from the audience if needed.

Determining the Interview Order

Each candidate was asked to draw a number from a hat to establish the order in which they will address the council.

Zackery Hatch was not present and attempts to contact him were unsuccessful. He was eliminated from consideration.

The order of the candidates is as follows:

1. David Dean
2. Sam Macias (remote)
3. Jennifer Christensen
4. Chandra Weisbecker
5. Ty Moore
6. Tony Thompson
7. Trent Williams

Interview Structure

Each applicant was given the opportunity to address two questions with the council.

First Question – 3 minutes

“Please introduce yourself and any qualifications; share your thoughts on where Clinton succeeds and where it needs improvement; what laws/programs/activities should be revised or enhanced.”

Second Question – 2 minutes (reverse order)

*“What part should Clinton play in addressing the housing shortage and affordability?
What specific budget cuts would you suggest?
What is your perspective on timing and process of tax increases?”*

Summary of Each Applicant’s Presentation

Below is a detailed summary of each candidate’s presentation:

David Dean (#1)

Background & Qualifications

- 20-year Clinton resident
- Degrees in *criminal justice, psychology*, and work experience at Weber State University
- Veteran; extensive travel and perspective

Areas Where Clinton Succeeds

- Strong fiscal management
- Unlike other cities, Clinton has avoided large tax increases

Areas for Improvement

- Reduce or pause beautification projects (flowers along construction corridors)
- Redirect resources to code enforcement
- Address abandoned homes, vehicles, nuisance properties

Policy Perspectives

- Advocates for replacing subjective, emotional debates with objective standards
- Emphasizes preserving green space while acknowledging growth is inevitable

Sam Macias (#2) (Attended electronically)

Background & Qualifications

- Chair, Davis County Library Board
- Member, Clinton RAP Tax Committee

- Former Clinton Elementary Community Council member
- Passion for representation and bridging cultural gaps

Areas Where Clinton Succeeds

- Transparency of elected officials
- Strong parks, public safety, and community cohesion

Areas for Improvement

- Housing pressures & fear of tax increases
- Advocates turning fear into understanding through communication

Policy Perspectives

- Growth is necessary for maintaining manageable tax rates
- Better public education on benefits and impacts of growth

Jennifer Christensen (#3)

Background & Qualifications

- BA in Political Science
- Worked at Utah State Capitol
- Experience with congressional campaigns, delegates
- Clinton Planning Commission member
- Member of the city's General Plan Update Committee
- Licensed Clinical Social Worker

Areas Where Clinton Succeeds

- Improved internal administration
- Strong parks and recreation, RAP Tax programming

Areas for Improvement

- Major financial strain due to past decisions
- Need for additional commercial retail to expand tax base

Policy Perspectives

- Voters want less discord and more unity
- Dedicated to transparency, public listening, and fiscal integrity

Chandra Weisbecker (#4)

Background & Qualifications

- Clinton resident 10.5 years
- Nurse, charge nurse in critical care
- Background in family practice, EMS, surgery, dermatology

Areas Where Clinton Succeeds

- Strong sense of community
- Excellent recreation and parks programming

Areas for Improvement

- Public wants stronger communication and unity
- Code enforcement, especially:
 - graffiti
 - abandoned vehicles
 - unsafe structures
 - vandalism

Policy Perspectives

- Supports *responsible* growth that respects neighborhood character
- Advocates for financial planning to reduce surprises
- Supports competitive pay for first responders
- Uses nursing principles: preparation, evidence-based decision-making, de-escalation

Ty Moore (#5)

Background & Qualifications

- Master's degree in accountancy
- Certified Public Accountant
- Experience in leadership roles managing multi-billion-dollar budgets

Areas Where Clinton Succeeds

- Strong staff dedication
- Maintenance of small-town feel amid growth

Areas for Improvement

- Need for strategic, long-term planning
- Support for public safety resources

- Better upkeep of public works infrastructure

Policy Perspectives

- Property tax increases should be the last resort
- Supports transparency and citizen-first decision making

Tony Thompson (#6)

Background & Qualifications

- 32-year Clinton resident
- 34-year Davis County employee – property management
- 21 years on Clinton Planning Commission (8 years as Chair)
- Licensed realtor, mortgage lender, and title agent

Areas Where Clinton Succeeds

- Acknowledges contributions of Wright Development for commercial buildout

Areas for Improvement

- The general plan must be updated more frequently
 - Last update: 2013
 - Prior update: 1985
- The general plan should serve as a blueprint, not be ignored

Policy Perspectives

- Housing affordability issues are influenced by locked-in low mortgage rates
- State mandates attempt to fix a state-level problem through cities

Trent Williams (#7)

Background & Qualifications

- Professional land surveyor
- Extensive experience interpreting boundary law, plats, and historical records

Areas Where Clinton Succeeds

- Community appeal resulting in high demand to stay in the city

Areas for Improvement

- Need to be proactive with zoning to preserve local control as state mandates increase
- Must balance citizen input with legal and planning constraints

Policy Perspectives

- Davis County projected to run out of developable green space by 2035
- Advocates for:
 - 5-year financial planning
 - Protection of critical services (fire, EMS, police)
 - Cutting non-essential budget items when needed
- Growth planning should be balanced, transparent, and data-driven

For the second round each applicant responded to the same multi-part question focusing on:

- Housing affordability
- Budget cuts
- Tax increase philosophy

Trent Williams

Housing

- State is mandating affordable/attainable housing requirements.
- Clinton is growing because families want to stay here.
- A 2035 study projects Davis County will run out of developable land.
- Clinton contains much of the remaining open space.
- City must be proactive, plan ahead, and maintain local control by updating the general plan.

Budget

- If the city does not receive expected revenue (e.g., tax increase), cuts must be evaluated.
- Some cuts will “hurt for a little bit.”
- Must plan for 5 years, not year by year.

Taxes

- Inflation requires the city to “move in lockstep.”
- Tax increases: perhaps.
- Budget cuts to non-critical services: perhaps.
- Public safety (fire, EMS, police) must not be cut.

Tony Thompson

Housing

- MLS data for Clinton:
 - 45 active listings
 - 23 under contract
 - 243 sold last year
- “Affordable/attainable housing is not necessarily an inventory issue.” Issue is interest rates, not lack of homes. Residents with low mortgage rates are equity-rich and staying put. This reduces turnover.

Budget

- Housing/affordability pressures are tied to macroeconomic conditions, not local budgeting.

Taxes

- Notes the state is mandating cities to fix a statewide housing/tax issue.
- Concerned that local governments are forced to absorb a state-created problem.

Ty Moore

Housing

- Focused more heavily on taxation philosophy.

Budget

- Strategic planning is critical to address deficits.
- Supports creative ways to bridge budget gaps without harming residents.

Taxes

- Property tax increases should be the LAST lever, not the first.
- Permanent property tax increases should only be used to fund long-term items like:
 - EMS
 - First responders
- Temporary shortfalls should NOT be solved with permanent tax hikes.
- Decisions must be citizen-driven and avoid overburdening young families and retirees.

Chandra Weisbecker

Housing

- Acknowledges Utah's housing shortage.
- Supports participating in meeting state needs, but:
 - "Poor planning on a state level does not constitute an emergency for Clinton City."
- Clinton has already made progress (e.g., ADUs).
- Supports responsible growth, ensuring alignment with:
 - parks
 - roads
 - schools
- Warns against population oversaturation and loss of valued green space.

Budget

- Clinton is "stable today," but must plan ahead.
- Suggests code enforcement as a revenue area.
- Believing meaningful enforcement can protect green space and improve community quality.
- Suggests increasing code enforcement fines for serious issues:
 - graffiti
 - abandoned vehicles
 - junk accumulation
 - unsafe structures
 - illegal dumping
- Not meant as punishment, but to address repeat violators and protect safety/health/property values.
- Notes:
 - Code enforcement revenue currently $\approx 0.87\%$ of general fund.
 - Increasing to 1.0% would bring in approx. \$145,000.
 - Increasing to $1.5\% \approx \$217,000$, depending on state limits.

Jennifer Steele Christensen

Housing

- Clinton must comply with state moderate-income housing laws.
 - Noncompliance risks state overreach.
 - Public opposes high-density projects.
 - Community wants:
 - first-time homebuyer options
 - downsizing/twilight options
 - Clinton cannot solve Utah's housing crisis alone but must still contribute.

Budget

- She reviewed the entire 119-page proposed budget.
- Believes the city is running lean.
- City needs more money for:
 - emergency services
 - capital improvements
 - maintenance

Taxes

- Notes that decisions must reflect community values and fiscal responsibility.

Sam Macias

Housing

- Clinton does not need to solve the statewide housing crisis immediately.
- Planning is “super important.”

Budget

- Shared a personal story of growing up very poor.
- Emphasized that many residents cannot afford tax increases.

Taxes

- Tax increases must be the last measure.
- When necessary, they should be done carefully and with proper planning.
- Housing growth can help distribute tax burdens more fairly.
- Supports increases only when truly justified.

David Dean

Housing

- Believes Clinton does not have a housing problem.
 - The issue is unrealistic expectations for large homes.
 - Advocates for smaller, more affordable houses (1,500–1,800 sq ft).
- Suggested higher-density small-lot development (“10 houses per acre”).
 - This approach: allows younger generations to buy
 - preserves green space
 - supports small neighborhood parks

Budget

- Mr. Dean stated he does not believe Clinton has a budget problem.” The City must “think outside the box.”
- Suggested reducing “niceties and pleasantries.”

Taxes

- Proposes cutting Christmas decorations due to:
 - electric cost
 - bulb cost
 - staff time
- Suggested money should instead go to:
 - Firefighters
 - EMS
 - Police
 - code enforcement
- Says the city must prioritize essentials over charm due to growth.

Mayor Stanger asked the Council for a vote for their choice of the applicants.

Councilmember Arave	Sam Macias
Councilmember Dougherty	Chandra Weisbecker
Councilmember Gray	Ty Moore
Councilmember Searle	Jennifer Steele Christensen
Councilmember Tyler	Jennifer Steele Christensen

The city recorder over saw a coin toss to narrow the candidates down between Sam Macias, Chandra Weisbecker and Ty Moore.

Sam Macias decided he would not be interested in serving on the Council.

The City Council took a recess at 7:42 pm for City Manager Cahoon to consult with the City Attorney on moving forward with the decision. The City Attorney recommended conducting the coin toss between Ty Moore and Chandra Weisbecker.

At 7:50 pm Mayor Stager called the meeting back to order.

The city recorder oversaw another coin toss between Chandra Weisbecker and Ty Moore. Ty Moore won the coin toss.

Mayor Stanger called for a 2nd Vote:

Clinton City Council Meeting Minutes November 18, 2025

Councilmember Arave	Jennifer Steele Christensen
Councilmember Dougherty	Jennifer Steele Christensen
Councilmember Gray	Jennifer Steele Christensen
Councilmember Searle	Ty Moore
Councilmember Tyler	Jennifer Steele Christensen

Councilmember Dougherty moved to appoint Jennifer Steele Christensen to the vacant City Council seat for a term ending December 31, 2027. Councilmember Gray seconded the motion. All voted in favor.

ADJOURNMENT

The Cit Council Adjourned at 8:08 pm.

CLINTON CITY COUNCIL STAFF REPORT

2267 N 1500 W, Clinton, UT 84015

MEETING DATE:	December 9, 2025
CONSENT AGENDA	x
BUSINESS AGENDA	
PETITIONER(S):	Lisa Titensor, City Recorder
TYPE OF VOTE:	Roll Call
SUBJECT:	Adoption of New Clinton City Voter Area Map

RECOMMENDATION:

That Clinton City adopt the newest voter participation area map provided by Davis County which reflects a recent annexation into West Clinton from unincorporated Davis County.

FISCAL IMPACT: None

SUMMARY:

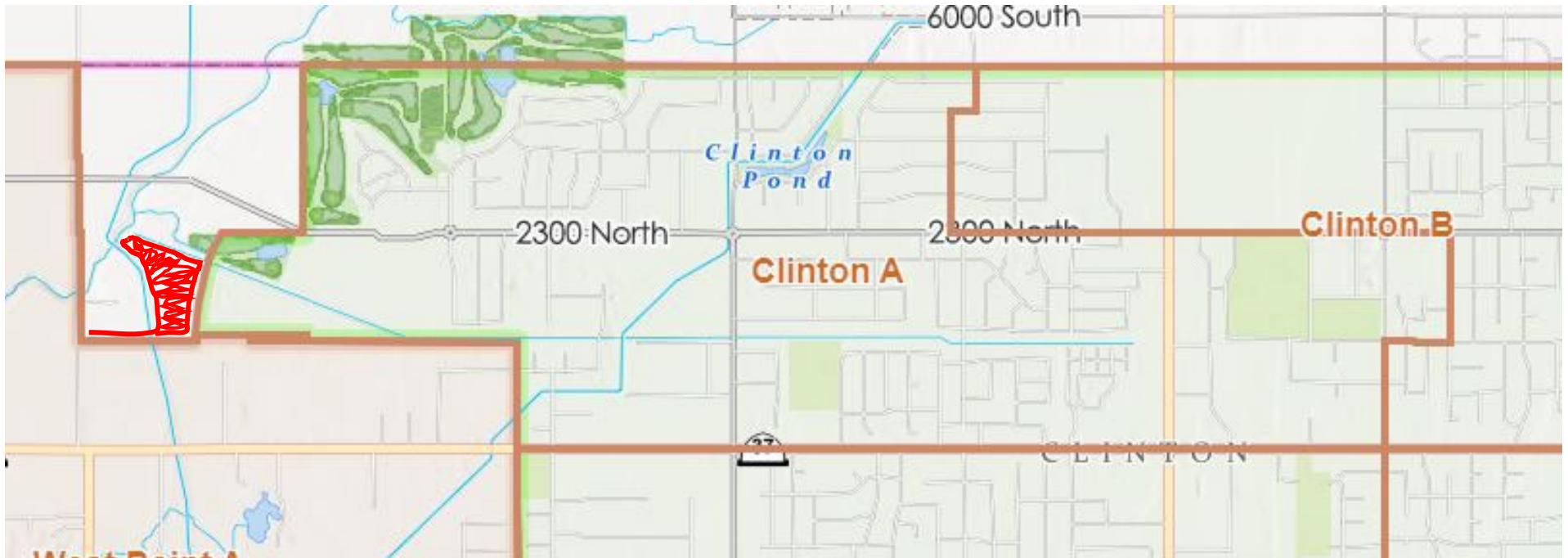
Clinton City recently annexed property previously unincorporated in Davis County, recorded September 22, 2025. The municipal boundary was moved to the parcel boundaries, so Davis County adjusted the precinct boundary to match that. Attached is a map indicating where this took place. The section in red will now be part of the Clinton A voter participation area. This new map is required to be officially adopted by the City Council.

ATTACHMENTS:

Map

November 13, 2025

The section marked in red was unincorporated Davis County that was annexed into Clinton City, recorded September 22, 2025. The municipal boundary was moved to the parcel boundaries so we adjusted the precinct boundary to match that. The section in red will now be part of the Clinton A voter participation area.



CLINTON CITY COUNCIL STAFF REPORT

2267 N 1500 W, Clinton, UT 84015

MEETING DATE:	December 9, 2025
CONSENT AGENDA	x
BUSINESS AGENDA	
PETITIONER(S):	Jason Poulsen, Fire Chief
TYPE OF VOTE:	Roll Call
SUBJECT:	Ordinance 25-07, Wildland Urban Interface (WUI)

RECOMMENDATION:

That Council adopt Ordinance 25-07, approving the most current 2006 Wildland Urban Interface (WUI) code.

FISCAL IMPACT:

SUMMARY:

HB 48 requires municipalities to adopt the Wildland Urban Interface (WUI) 2006 code. The State of Utah is responsible for High-Risk Mapping for the State, municipalities are also required to adopt a 2006 WUI Code and establish a GIS mapping with WUI areas within city limits.

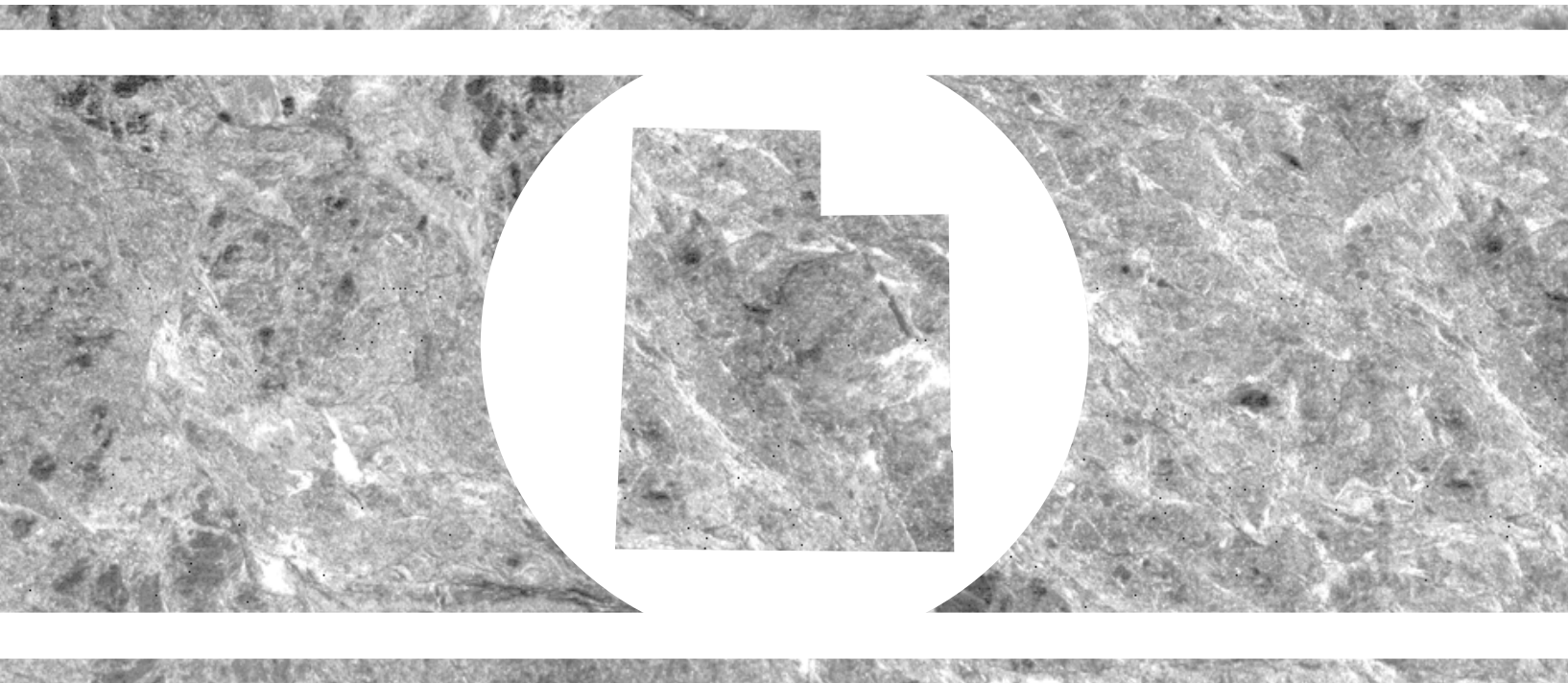
ATTACHMENTS:

Map

2006 WUI Code

Ordinance 26-07

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

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PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the urban-wildland interface. The *International Wildland-Urban Interface Code*™, in this 2003 edition, is designed to bridge the gap between enforcement of the *International Building Code*® and *International Fire Code*® by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive urban-wildland interface code establishes minimum regulations for land use and the built environment in designated urban-wildland interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2003 edition is fully compatible with all the *International Codes*™ (“I-Codes”™) published by the International Code Council® (ICC®), including the *International Building Code*®, *ICC Electrical Code*™, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Mechanical Code*®, *ICC Performance Code*™, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*® and *International Zoning Code*®.

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

This is the first edition of the *International Wildland-Urban Interface Code* (2003) and is the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Wildland-Urban Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2003 edition is based on the Final Draft, with changes approved in the 2002 ICC Code Development Process. A new edition such as this is promulgated every three years.

With the development and publication of the family of *International Codes* in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. The 2003 *International Codes*, as well as their predecessors—the 2000 *International Codes*—are intended to be the successor set of codes to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single family of comprehensive and coordinated *International Codes* was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the consolidated ICC.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Wildland-Urban Interface Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Wildland-Urban Interface Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

Although the development procedure of the *International Wildland-Urban Interface Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO and SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions, because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Authority

The Division is required to establish minimum standards for a wildland fire ordinance and specify minimum standards for wildland fire training, certification and wildland fire suppression equipment in accordance with subsections 65A-8-6(3)(a) and 65A-8-6(3)(b). This requirement is promulgated under general rule-making authority of subsection 65A-1-4(2).

ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2003 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the urban-wildland interface should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Minimum Standards for Wildland Fire Ordinance

The division uses the *International Wildland-Urban Interface Code* as a basis for establishing the minimum standards discussed in this document. A county ordinance that at least meets the minimum standards should be in place by September 2006.

The Division incorporates by reference the 2003 *International Code Council Wildland-Urban Interface Code* as the minimum standard for wildland fire ordinance in conjunction with Utah requirements.

SAMPLE ORDINANCE FOR ADOPTION OF THE *INTERNATIONAL WILDLAND-URBAN INTERFACE CODE*

ORDINANCE NO. _____

An ordinance of the [JURISDICTION] adopting the 2003 edition of the *International Wildland-Urban Interface Code* as currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. _____ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Wildland-Urban Interface Code*, 2003 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED], as published by the International Code Council, be and is hereby adopted as the Urban-Wildland Interface Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Urban-Wildland Interface Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

Section 3. That Ordinance No. _____ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

Section 8. Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map. The legal description of such areas is as described as follows: [INSERT LEGAL DESCRIPTION]

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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 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 $\frac{1}{2}$ 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.

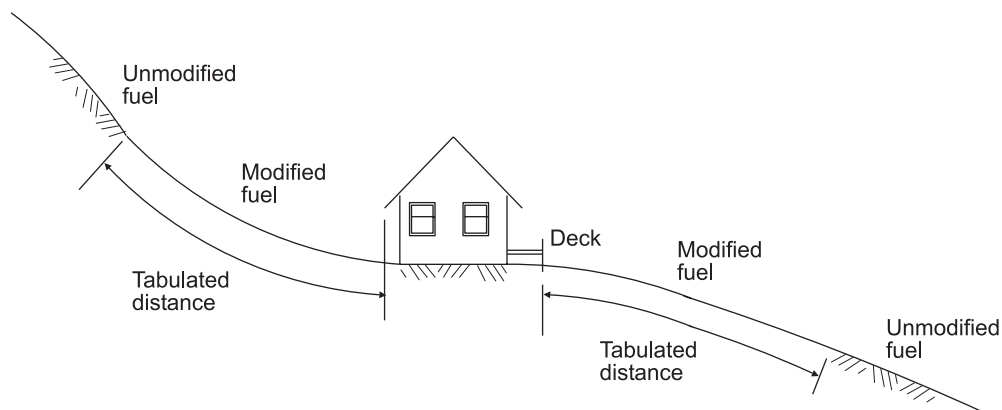
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**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 $\frac{1}{2}$ 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 vegetation 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 habited 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	
Two or more primary roads	1___
One road	10___
One-lane road in, one-lane road out	15___
2. Width of Primary Road	
20 feet or more	1___
Less than 20 feet	5___
3. Accessibility	
Road grade 5% or less	1___
Road grade 5-10%	5___
Road grade greater than 10%	10___
4. Secondary Road Terminus	
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1___
Cul-de-sac turnaround	5___
Dead-end roads 200 feet or less in length	8___
Dead-end roads greater than 200 feet in length	10___
5. Street Signs	
Present but unapproved	3___
Not present	5___

B. Vegetation (IUWIC Definitions)

1. Fuel Types	
Surface	
Lawn/noncombustible	1___
Grass/short brush	5___
Scattered dead/down woody material	10___
Abundant dead/down woody material	15___
Overstory	
Deciduous trees (except tall brush)	3___
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___

C. Topography

Located on flat, base of hill, or setback at crest of hill	1___
On slope with 0-20% grade	5___
On slope with 21-30% grade	10___
On slope with 31% grade or greater	15___
At crest of hill with unmitigated vegetation below	20___

D. Roofing Material

Class A Fire Rated	1___
Class B Fire Rated	5___
Class C Fire Rated	10___
Nonrated	20___

E. Fire Protection—Water Source

500 GPM hydrant within 1,000 feet	1___
Hydrant farther than 1,000 feet or draft site	5___
Water source 20 min. or less, round trip	10___
Water source farther than 20 min., and 45 min. or less, round trip	15___
Water source farther than 45 min., round trip	20___

F. Siding and Decking

Noncombustible siding/deck	1___
Combustible siding/no deck	5___
Noncombustible siding/combustible deck	10___
Combustible siding and deck	15___

G. Utilities (gas and/or electric)

All underground utilities	1___
One underground, one aboveground	3___
All aboveground	5___

Total for Subdivision

Moderate Hazard	50–75
High Hazard	76–100
Extreme Hazard	101+

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ORDINANCE 25-07
AN ORDINANCE ENACTING CLINTON MUNICIPAL CODE 10-8-19
TO ADOPT THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE

WHEREAS, state law requires municipalities, no later than December 31, 2025, to adopt the 2006 edition of the Utah Wildland Urban Interface Code; and

WHEREAS, the City Council desires to comply with state law by adopting the 2006 edition of the Utah Wildland Urban Interface Code;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Enactment. Clinton Municipal Code Section 10-8-19 is enacted to read as attached.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity of unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective ten days after adoption.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CLINTON CITY, STATE OF UTAH,
THIS 9TH DAY OF DECEMBER, 2025.**

ATTESTED BY

Brandon Stanger
Mayor

Lisa Titensor
City Recorder

Voting by the Council:	AYE	NAY
Councilmember Dougherty	_____	_____
Councilmember Searle	_____	_____
Councilmember Arave	_____	_____
Councilmember Tyler	_____	_____
Councilmember Christensen	_____	_____

10-8-19 Adoption of 2006 Edition of the Utah Wildland Urban Interface Code.

The 2006 edition of the Utah Wildland Urban Interface Code is hereby adopted by reference and made a part of this code. Any successive amendments, editions and/or appendices adopted by the State of Utah are hereby incorporated herein by reference and shall be effective upon the date they are effective as Utah state statutes. Not less than three copies of said code shall be deposited in the office of the City and open for public inspection and use.

CLINTON CITY COUNCIL STAFF REPORT

2267 N 1500 W, Clinton, UT 84015

MEETING DATE:	December 9, 2025
CONSENT AGENDA	x
BUSINESS AGENDA	
PETITIONER(S):	David Williams, Bryce Wilcox
TYPE OF VOTE:	
SUBJECT:	Davis County 3 rd quarter Transportation grant – 2300 N Realignment agreement. Res 16-25

RECOMMENDATION:

That Clinton City enter into the Interlocal Cooperation transportation project reimbursement agreement with Davis County for the 2300 N realignment project.

FISCAL IMPACT:

\$1,660,000.00 from Davis County

Clinton City roads fund 20% of project

Ivory Homes will cover their portion of the project

SUMMARY:

The 2300 North project includes the reconstruction, widening, and realignment of the roadway from the Cranefield Roundabout to approximately 4000 West in Clinton City. The continued development in the area has necessitated improvements to the roadway that will enhance mobility for all modes of transportation. The project includes the installation of curb and gutter, sidewalk, lighting, and roadway drainage within the corridor. The project will also realign the roadway in order to eliminate a sharp curve. The failing asphalt in the Cranefield Roundabout will be replaced with concrete. Ivory Development will participate in some of the costs.

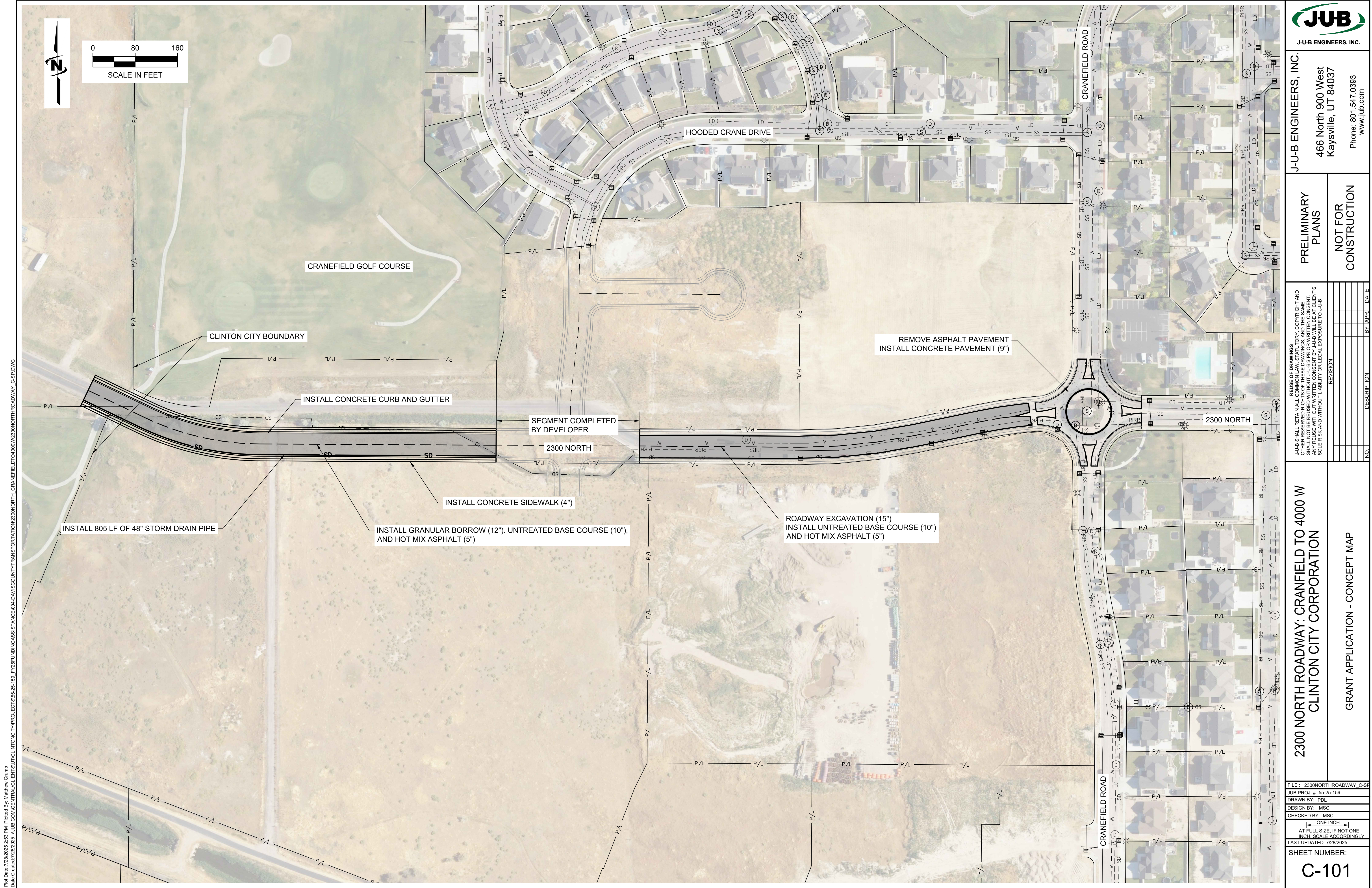
ATTACHMENTS:

Agreement

Project Application

Cost Estimate

Map_



Plot Date: 7/28/2025 2:55 PM Plotted By: Matthew Crump
Date Created: 7/28/2025 JUB.COM\CENTRAL\CLIENTS\CLINTON\CITY\PROJECTS\55-25-159_P\25FUNDING\ASSISTANCE\04-DAV\COUNTY\TRANSPORTATION\2300NORTH CRANFIELD.DWG\2300NORTH ROADWAY C-SF.DWG



OPINION OF PROBABLE COST

Client: Clinton City
Project: 2300 North Roadway: Cranefield to 4000 W
Project No.: 55-25-159
Date: July 29, 2025



2300 North Roadway: Cranefield to 4000 W

Item #	Description	Unit	Estimated Quantity	Unit Price	Total
Cranefield to Hooded Crane					
1	Mobilization	LS	1	\$ 80,000.00	\$ 80,000.00
2	Traffic Control	LS	1	\$ 50,000.00	\$ 50,000.00
3	Storm Water Pollution Prevention Plan	LS	1	\$ 15,000.00	\$ 15,000.00
4	Roadway Excavation (9" depth)	CY	338	\$ 55.00	\$ 18,585.42
5	Roadway Excavation (15" depth)	CY	1,443	\$ 45.00	\$ 64,927.08
6	Concrete Pavement (9" thick)	SY	1,352	\$ 212.00	\$ 286,553.33
7	Granular Borrow (12" thick)	Ton	2,259	\$ 28.00	\$ 63,264.95
8	Untreated Base Course (10" thick)	Ton	962	\$ 45.00	\$ 43,284.72
9	Untreated Base Course (6" thick)	Ton	225	\$ 47.00	\$ 10,588.06
10	Hot Mix Asphalt (5" thick)	SY	3,463	\$ 31.00	\$ 107,346.11
11	Adjust Manhole	EA	5	\$ 1,200.00	\$ 6,000.00
12	Adjust Valve Box	EA	2	\$ 800.00	\$ 1,600.00
13	Cape Seal	SY	3,463	\$ 5.75	\$ 19,910.97
14	Street Pavement Markings	LS	1	\$ 6,000.00	\$ 6,000.00
15	Clinton City Street Light	EA	4	\$ 8,500.00	\$ 34,000.00
16	Street Light Connection	EA	4	\$ 5,500.00	\$ 22,000.00
17	Rock Mulch	SF	2,295	\$ 5.25	\$ 12,046.13
18	RRFB Assembly	EA	4	\$ 18,000.00	\$ 72,000.00
19	Street Sign	EA	8	\$ 1,100.00	\$ 8,800.00
Cranefield to Hooded Crane Subtotal					\$ 921,906.77
Hooded Crane to 4000 W					
1	Mobilization	LS	1	\$ 91,000.00	\$ 91,000.00
2	Traffic Control	LS	1	\$ 55,000.00	\$ 55,000.00
3	Storm Water Pollution Prevention Plan	LS	1	\$ 18,000.00	\$ 18,000.00
4	Roadway Excavation (15" depth)	CY	1,538	\$ 45.00	\$ 69,200.00
5	Remove Sign	EA	8	\$ 250.00	\$ 2,000.00
6	Clear and Grub	LS	1	\$ 40,000.00	\$ 40,000.00
7	Concrete Curb and Gutter (Type A)	LF	1,580	\$ 55.00	\$ 86,900.00
8	Concrete Sidewalk (4" thick)	SF	527	\$ 12.50	\$ 6,583.33
9	Concrete Driveway Approach	SF	855	\$ 18.00	\$ 15,390.00
10	Pedestrian Curb Ramp	EA	2	\$ 2,800.00	\$ 5,600.00
11	Granular Borrow (12" thick)	Ton	2,408	\$ 28.00	\$ 67,428.48
12	Untreated Base Course (10" thick)	Ton	2,007	\$ 45.00	\$ 90,306.00
13	Hot Mix Asphalt (5" thick)	SY	3,691	\$ 31.00	\$ 114,410.67
14	Adjust Manhole	EA	6	\$ 1,200.00	\$ 7,200.00
15	Adjust Valve Box	EA	6	\$ 800.00	\$ 4,800.00
16	Cape Seal	SY	3,691	\$ 5.75	\$ 21,221.33
17	Street Pavement Markings	LS	1	\$ 8,000.00	\$ 8,000.00
18	Rock Mulch	SF	6,881	\$ 5.25	\$ 36,122.94
19	Clinton City Street Light	EA	4	\$ 8,500.00	\$ 34,000.00
20	Street Light Connection	EA	4	\$ 5,500.00	\$ 22,000.00
21	Street Sign	EA	8	\$ 1,100.00	\$ 8,800.00
22	48" Storm Drain RCP	LF	805	\$ 220.00	\$ 177,100.00

2300 North Roadway: Cranefield to 4000 W

Item #	Description	Unit	Estimated Quantity	Unit Price	Total
23	Storm Drain Inlet Box, 4' x 2'	EA	6	\$ 6,500.00	\$ 39,000.00
24	Storm Drain Combo Box, 4' x 8'	EA	3	\$ 12,000.00	\$ 36,000.00
25	Storm Drain Manhole, 5' Diameter	EA	2	\$ 11,400.00	\$ 22,800.00
	Hooded Crane to 4000 W Subtotal				\$ 1,078,862.76
	Construction Subtotal				\$ 2,000,769.53
	Contingency (15%)				\$ 300,115.43
Construction Total					\$ 2,300,884.96
Construction Engineering		% Construction Total		13%	\$ 299,115.04
Project Total					\$ 2,600,000.00
Clinton City Portion = 20% of Cranefield Rd to Hooded Crane					\$ 240,000.00
Ivory Homes Portion = 50% of Hooded Crane to 4000 West					\$ 700,000.00

RESOLUTION 16-2025

A RESOLUTION APPROVING THE INTERLOCAL COOPERATION TRANSPORTATION PROJECT REIMBURSEMENT AGREEMENT WITH DAVIS COUNTY FOR THE 2300 NORTH ROADWAY PROJECT

WHEREAS, Clinton City submitted the 2025 Davis County 3rd Quarter Transportation Funding Application for the 2300 North Roadway Project: Cranefield Road to 4000 West, which includes roadway widening, reconstruction of the roundabout, sidewalk, curb and gutter, storm drain, and pedestrian safety improvements as shown in the attached project map and cost estimate; and

WHEREAS, the Davis County Legislative Body approved the Project for 3rd Quarter Transportation funding, and the total project cost is \$2.6 million, with the County reimbursing the City up to 80% of eligible costs, not to exceed \$1,660,000, as set forth in the Interlocal Cooperation Transportation Project Reimbursement Agreement; and

WHEREAS, the Agreement establishes required project completion by December 31, 2028, authorizes quarterly reimbursement requests, and complies with the Utah Interlocal Cooperation Act.

NOW, THEREFORE, BE IT RESOLVED:

1. The Clinton City Council approves the Interlocal Cooperation Transportation Project Reimbursement Agreement with Davis County for the 2300 North Roadway Project.
2. The Mayor is authorized to execute the Agreement, and the City Recorder is authorized to attest and file it as required.
3. City staff is authorized to implement the Project in accordance with the approved application, map, and cost estimate.

PASSED AND ADOPTED this 9th day of December, 2025.

CLINTON CITY

Brandon Stanger, Mayor

ATTEST:

Lisa Titensor, City Recorder

INTERLOCAL COOPERATION TRANSPORTATION
PROJECT REIMBURSEMENT AGREEMENT

This Interlocal Cooperation Transportation Project Reimbursement Agreement (this “Agreement”) is between Davis County, a body corporate and politic and a legal subdivision of the State of Utah (the “County”), and Clinton City a municipal corporation of the State of Utah (the “City”). The County and the City may be collectively referred to as the “Parties” in this Agreement or may be solely referred to as a “Party” in this Agreement.

WHEREAS, the Parties are authorized to enter into in this Agreement, pursuant to Utah’s Interlocal Cooperation Act, which is codified at Title 11, Chapter 13 of the Utah Code (the “Act”); and

WHEREAS, Utah Code Section 59-12-2217 (“Section 59-12-2217”), which is titled County Option Sales and Use Tax for Transportation, provides, in part, an opportunity for a county council of governments to annually prioritize transportation projects to be funded by revenues generated from a sales and use tax imposed under Section 59-12-2217 as well as an opportunity for a county legislative body to annually approve transportation projects to be funded by revenues generated from a sales and use tax imposed under Section 59-12-2217; and

WHEREAS, the Davis County Council of Governments (“DCCOG”) is the county council of governments with the authority to work with the Davis County Legislative Body to prioritize and approve transportation projects within Davis County to be funded by revenues generated in Davis County from a sales and use tax imposed under Section 59-12-2217; and

WHEREAS, the County requested the cities located within Davis County, the Utah Department of Transportation (“UDOT”), and the Utah Transit Authority (“UTA”), on or about June 6, 2025, to submit applications for a limited portion of the sales and use tax generated in Davis County under Section 59-12-2217 to be used for qualifying transportation projects; and

WHEREAS, the City submitted a Davis County 3rd Quarter Funding Application, which is attached to this Agreement as Attachment 1 and is incorporated into this Agreement by this reference (the “Application”), to the County, on or before July 31, 2025, seeking funding for a portion of the sales and use tax generated in Davis County under Section 59-12-2217 for the 2300 North Realignment Project (the “Project”) (A copy of the Project Cost Estimate (the “Cost Estimate”) is attached to this Agreement as Attachment 2 and incorporated into this Agreement by this reference); and

WHEREAS, the DCCOG presented a priority list of qualifying transportation projects to the Davis County Legislative Body for approval on or about October 15, 2025 (the “Priority List”); and

WHEREAS, the Davis County Legislative Body approved several projects on the Priority List, including the Project, on October 28, 2025; and

WHEREAS, the City desires to commence and complete the Project in a manner consistent with this Agreement; and

WHEREAS, the County desires to partially reimburse the City for the permitted or authorized costs, expenses, or otherwise incurred by the City in connection with the Project in a manner consistent with the terms and provisions of this Agreement.

The Parties therefore agree as follows:

- 1. Purpose.** The purpose of this Agreement is to comply with the authority of, and direction provided by, the DCCOG and the Davis County Legislative Body regarding transportation projects in Davis County by funding specific transportation projects in Davis County from a sales and use tax imposed under Section 59-12-2217.
- 2. The City’s Duties, Obligations, Responsibilities, or Otherwise.**

- 2.1. The City shall commence and complete all material aspects of the Project in a manner consistent with the Application on or before December 31, 2028.

- 2.2. The City shall be fully and solely responsible for all costs, expenses, or otherwise related to the Project.
- 2.3. The City shall be solely responsible for operating and maintaining the Project including, but not limited to, all costs, expenses, or otherwise related to the operation or maintenance of the Project.
- 2.4. The City shall ensure that the Project complies with the American Public Works Association (“APWA”) standards and all other federal, state, or local laws, regulations, rules, requirements, codes or otherwise that are applicable to the Project.
3. **The County’s Duties, Obligations, Responsibilities, or Otherwise.** The County shall reimburse the City in an amount up to 80% of the total permitted or authorized costs or expenses of the Project as identified in the Application not to exceed \$1,660,000.00 only upon all of the following being timely and completely satisfied by the City:
 - 3.1. The City commences and completes the full scope of the Project in a manner consistent with the Application on or before December 31, 2028; and
 - 3.2. The City notifies the County of its timely completion of the Project and provides the County with a detailed breakdown of all expenses, costs, or other approved match payments paid by the City in connection with the Project.
4. **Progress Payments Authorized.** The City may, no more frequently than quarterly, provide reimbursement requests to the County for authorized costs paid by the City for the Project. After confirming that the costs provided in a reimbursement request are authorized for reimbursement, the County shall reimburse the City in an amount equal to 90% of the authorized costs sought through a reimbursement request. The tender or receipt of progress payments under this section shall not relieve the City of its obligations under this Agreement. The County shall reimburse the City for the remaining 10% of the authorized costs sought through the City’s reimbursement requests in an amount up to 80% of the total authorized costs of the Project, not to exceed \$1,660,000.00, only if the City timely and completely satisfies its obligations under Sections 2 and 3 of this Agreement.
5. **Effective Date of this Agreement.** The Effective Date of this Agreement shall be on the earliest date after this Agreement satisfies the requirements of the Act (the “Effective Date”).
6. **Term of Agreement.** The term of this Agreement shall begin upon the Effective Date of this Agreement. This Agreement will terminate upon on the date that the Parties have satisfied each of their respective duties under this Agreement (the “Term”), subject to the termination and other provisions set forth in this Agreement.
7. **Termination of Agreement.** This Agreement may be terminated prior to the completion of the Term by any of the following actions:
 - 7.1. The mutual written agreement of the Parties;
 - 7.2. By either Party:
 - 7.2.1. After any material breach of this Agreement;
 - 7.2.2. Thirty calendar days after the non-breaching Party sends a demand to the breaching Party to cure such material breach, and the breaching Party fails to timely cure such material breach; provided however, the cure period shall be extended as may be required beyond the thirty calendar days, if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach, and the breaching Party commences the cure within the thirty calendar day period and thereafter continuously and diligently pursues the cure to completion; and
 - 7.2.3. After the notice to terminate this Agreement, which the non-breaching Party shall provide to the breaching Party, is effective pursuant to the notice provisions of this Agreement; and
 - 7.3. As otherwise set forth in this Agreement or as permitted by law, ordinance, rule, regulation, or otherwise.
8. **Indemnification; Hold Harmless.** The City shall indemnify and hold harmless the County, and the County’s officials, employees, agents, and other representatives (collectively, the “Indemnified Party”), against any and

all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, that are incurred by the Indemnified Party (collectively, "Losses"), and any cost or expense incurred by the Indemnified Party in defending a matter relating to one or more Losses (e.g. court filing fees, court costs, dispute resolutions costs, witness fees, professional fees and attorney fees) (collectively, "Resolution Expenses") (Losses and Resolution Expenses together mean "Indemnifiable Losses") relating to this Agreement or the negligent, reckless, or willful acts or omissions of the City or the City's officers, directors, employees, agents, or other representatives, except to the extent that the Indemnified Party either caused those Indemnifiable Losses or the Indemnifiable Losses arose from the Indemnified Party's material breach of this Agreement. The rights and obligations of the Parties set forth in this section will survive the termination of this Agreement.

- 9. Notices.** All notices under this Agreement must be in writing and must be delivered personally, by a nationally recognized overnight courier, or by United States mail, postage prepaid, and addressed to the Parties at their respective addresses set forth below (or to such other address that may be designated by a Party in accordance with this section), and the same shall be effective upon receipt, if delivered personally, on the next business day, if sent by overnight courier, or three business days after deposit in the United States mail, if mailed. The initial addresses of the Parties shall be:

<u>To the City:</u>	<u>To the County:</u>	<u>With a Copy to:</u>
Clinton City Attn: Public Works Director 2267 N 1500 W Clinton, UT 84015	Davis County Attn: CED Director P.O. Box 618 Farmington, UT 84025	Davis County Attn: Attorney's Office, Civil Division P.O. Box 618 Farmington, UT 84025

- 10. Damages.** The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for their own actions, activities, or business sponsored or conducted.
- 11. Governmental Immunity.** The Parties recognize and acknowledge that each Party is covered by the Governmental Immunity Act of Utah, codified at Title 63G, Chapter 7 of the Utah Code (the "Immunity Act"), and nothing in this Agreement is intended to waive or modify any and all rights, defenses or provisions provided in the Immunity Act. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside of the territorial limits of such Party and shall be deemed officers and employees of such Party under the provisions of the Immunity Act.
- 12. Approval.** This Agreement shall be submitted to the authorized attorney for each Party for review as to proper form and compliance with applicable law in accordance with applicable provisions of Section 11-13-202.5 of the Act. This Agreement shall be approved by the legislative body of each Party in accordance with Section 11-13-202.5 of the Act. This Agreement shall be filed with the keeper of records of each Party in accordance with Section 11-13-209 of the Act.
- 13. Interlocal Agreement Provisions.** This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions, and, to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.
- 14. Employees Performing Services under This Agreement.** The Parties acknowledge and agree that the provisions of Section 11-13-222 of the Act apply to this Agreement.
- 15. Force Majeure.** In the event that either Party shall be delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of acts of God, acts of the United States Government, the State of Utah Government, fires, floods, strikes, lock-outs, labor troubles, inability to procure

materials, failure of power, inclement weather, restrictive governmental laws, ordinances, rules, regulations or otherwise, delays in or refusals to issue necessary governmental permits or licenses, riots, insurrection, wars, or other reasons of a like nature not the fault of the Party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act(s) shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, without any liability to the delayed Party.

- 16. Assignment Restricted.** This Agreement may only be assigned by a written instrument that is signed by authorized representatives of the Parties. Any purported assignment of this Agreement that is in violation of this section is void.
- 17. Waiver.** A right, remedy, power, privilege or otherwise under this Agreement is not waived by a Party unless such waiver is in writing and signed by an authorized representative of the Party granting the waiver.
- 18. Entire Agreement.** This Agreement, including all attachments, if any, and any other documents referenced in this Agreement or incorporated into this Agreement by this reference, constitutes the entire understanding between, and agreement of, the Parties with respect to the subject matter in this Agreement. Unless otherwise set forth in this Agreement, this Agreement supersedes all prior and contemporaneous understandings and agreements, whether written or oral, between the parties with respect to the subject matter in this Agreement.
- 19. Inconsistencies.** The following order of precedence governs and controls any inconsistencies between this Agreement, any attachments to this Agreement, and any other documents referenced in this Agreement or incorporated into this Agreement by reference: 1) this Agreement; 2) any attachments to this Agreement; and 3) any other documents referenced in this Agreement or incorporated into this Agreement by reference.
- 20. Amendment.** This Agreement may only be amended by a written instrument that is signed by authorized representatives of the Parties. Any purported amendment of this Agreement that is in violation of this section is void.
- 21. Governing Law; Exclusive Jurisdiction.** This Agreement is governed by and construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provision that would require or permit the application of the laws of any jurisdiction other than those of the State of Utah. Each Party irrevocably and unconditionally agrees that it may only commence an action, litigation, or proceeding of any kind against any other Party, which arises from or relates in any way to this Agreement, in the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such court.
- 22. Severability.** If the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah finds that one or more sections, subsections, sentences, or parts of a sentence of this Agreement is prohibited or unenforceable, then that or those specific section(s), subsection(s), sentence(s) or part(s) of a sentence is void. All sections, subsections, sentences, or parts of a sentence of this Agreement that are not found by such court to be prohibited or unenforceable, shall remain in full force and effect.
- 23. Counterparts.** This Agreement may be signed in any number of counterparts, and, if such is the case, each counterpart that is signed and delivered, will be deemed an original and all such counterparts together will constitute one agreement.

[This space is left blank intentionally. The signature page follows.]

WHEREFORE, the Parties have signed this Agreement on the dates set forth below.

CLINTON CITY

Mayor

Dated: _____

ATTEST:

CLINTON CITY Recorder

Dated: _____

REVIEWED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:

CLINTON CITY Attorney

Dated: _____

DAVIS COUNTY

Chair, Davis County Board of Commissioners

Dated: _____

ATTEST:

Davis County Clerk

Dated: _____

REVIEWED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:

Davis County Attorney's Office, Civil Division

Dated: _____

CLINTON CITY COUNCIL STAFF REPORT

2267 N 1500 W, Clinton, UT 84015

MEETING DATE:	December 9, 2025
CONSENT AGENDA	
BUSINESS AGENDA	X
PETITIONER(S):	Trevor Cahoon, City Manager – Brandon Stanger, Mayor
TYPE OF VOTE:	Roll Call
SUBJECT:	Ordinance 25-08 Self Propelled Transportation

RECOMMENDATION:

Staff recommends continuing the item to a future meeting and continuing discussion with the Mayor and City Council pending actions from the Utah State Legislature.

FISCAL IMPACT:

Minimal at present.

Potential future costs may include creation and installation of signage once State legislative actions conclude and final regulations are adopted.

SUMMARY:

Mayor Stanger has requested staff to prepare draft revisions to the Clinton City Code relating to the operation of small, motorized transportation devices—including electric bicycles, scooters, EPAMDs, and similar devices—within City parks, open spaces, and trail systems. These recommended updates are intended to address ongoing issues related to park safety, turf and facility damage, and enforcement gaps that have been observed in recent months.

The proposed draft ordinance draws from comparable codes used in other Utah municipalities and is not considered a substantial policy shift from existing City practice. Instead, it clarifies use restrictions, identifies prohibited areas, establishes speed and safety requirements, and formalizes rules for yielding, parking, and operation within recreation facilities. These additions provide clearer enforcement tools for both police and parks staff.

Staff has also discussed that, if changes such as these are adopted, the City could move forward with developing and installing signage to support compliance and enforcement efforts. However, because the Utah State Legislature is expected to consider bills related to small, motorized transportation devices in the upcoming session, staff advises caution before printing or installing any signage until the State's final direction is known.

At this time the code is somewhat effective at enforcement, but a more straightforward code will benefit into the future.

Staff recommends that the Council review the draft language, provide feedback, and continue the item until additional input is gathered and State legislative outcomes are clearer.

ATTACHMENTS:

Draft Small Motor Transportation Ordinance (proposed language)

ORDINANCE NO. 25-08

SELF-PROPELLED TRANSPORTATION ORDINANCE

AN ORDINANCE AMENDING THE CLINTON CITY CODE TO ESTABLISH REGULATIONS FOR THE USE OF SMALL MOTORIZED AND SELF-PROPELLED TRANSPORTATION DEVICES IN PUBLIC PARKS, TRAILS, AND RECREATION AREAS.

WHEREAS, Clinton City has established ordinances to regulate conduct, transportation, and recreation activities within City limits; and

WHEREAS, the use of electric bicycles, scooters, and similar small, motorized transportation devices has increased significantly within the community; and

WHEREAS, Clinton City desires to ensure the safe and responsible operation of such devices in public parks, trails, and recreation facilities to protect pedestrians, prevent damage to turf, infrastructure, and sports facilities, and promote general public safety and welfare; and

WHEREAS, the Clinton City Council has reviewed the proposed regulations and determined that such rules are necessary and appropriate to preserve park resources, ensure safe shared use of trails, and maintain order within recreational spaces; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

SECTION 1. Enactment

Chapters **19-5**, **19-8-15**, and **19-8-16** of the Clinton City Code shall be amended to include definitions and regulatory requirements regarding the operation of electric bicycles, motorized scooters, electric personal assistive mobility devices (EPAMDs), and other self-propelled transportation devices as described in **Exhibit A**.

SECTION 2. Enactment

A new chapter titled “**Small Motor Transportation Regulations**” shall be created within Title 19. This chapter shall contain the provisions described in **Exhibit B**, including areas of permitted use, prohibited zones, speed restrictions, yielding requirements, restrictions on off-highway vehicles and street-legal vehicles, and enforcement mechanisms.

SECTION 3. Severability

If any provision of this ordinance is determined to be invalid for any reason, the remaining provisions shall remain in full force and effect.

SECTION 4. Effective Date

This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED, APPROVED, AND ORDERED POSTED By the City Council of Clinton City, Utah, this ___ day of _____, 2025.

BRANDON STANGER
MAYOR

ATTEST:

LISA TITENSOR
City Recorder

EXHIBIT A – DEFINITIONS

19-5: Definitions

“Electric Assisted Bicycle” or “E-Bike”

Has the same meaning as Utah Code § 41-6a-102(17) and includes Class 1, Class 2, and Class 3 electric-assisted bicycles as defined in § 41-6a-102(18–20).

“Motorized Scooter”

Has the same meaning as Utah Code § 41-6a-102(67), including a device weighing less than 100 lbs., with handlebars and a floorboard, powered by an electric motor and capable of propelling the device with or without human propulsion.

“EPAMD – Electric Personal Assistive Mobility Device”

Has the same meaning as Utah Code § 41-6a-102(29), including self-balancing devices such as Segways.

“Off-Highway Vehicle (OHV)”

Has the same meaning as Utah Code § 41-22-2, but for the purposes of this chapter, OHVs are prohibited in all City parks unless authorized for maintenance or emergency use.

“Self-propelled transportation device”

Includes electric scooters, electric personal assistive mobility devices (EPAMDs), skateboards, roller skates, non-motorized scooters, and similar devices designed for personal transportation. The term does not include off-highway vehicles.

EXHIBIT B – SMALL MOTOR TRANSPORTATION REGULATIONS

(From 19-8-15 and 19-8-16, as provided)

19-8-15: Use of Electric Bicycles and Similar Devices in Public Parks

This section aims to protect public parks, trails, and sports facilities from damage and to prevent reckless behavior that could endanger park users.

(1) Permitted Areas

Electric Assisted Bicycles, Motorized Scooters, and EPAMDs may be operated only on trails, pathways, or areas specifically designated for such use by the City.

(2) Prohibited Areas

Unless specifically posted otherwise, operation of these devices is prohibited in the following areas:

- a. Sports fields, courts, and diamonds
- b. Playground areas
- c. Pavilions, restrooms, or landscaped/turf areas not intended for bicycle traffic
- d. Any pedestrian-only zone
- e. Any area where posted signage restricts use

(3) Speed Restrictions

- a. Unless otherwise posted, the maximum allowable speed is 20 mph on any park trail or pathway.
- b. Operators must always travel at a speed reasonable for conditions, and slower when pedestrians are present.

(4) Reckless or Careless Operation Prohibited

No person shall operate any such device in a manner that endangers persons, wildlife, or property, or that results in damage to turf, landscaping, infrastructure, or sports facilities.

(5) Yielding to Pedestrians

Pedestrians have absolute priority on all multi-use paths within City parks. Operators must yield, slow, or stop as necessary.

(6) Signage and Specific Restrictions.

The city reserves the right to post signage in each park to provide more specific rules regarding the use of electric bicycles and similar devices. Such signage may indicate park-specific speed limits, restricted zones, and other rules as deemed necessary by the city.

(7) Off Highway Vehicles.

It shall be unlawful for any person to operate an off-highway or all-terrain vehicle, including any motorized recreation vehicle at a recreation facility, except for governmental, police, fire, emergency, or other City-authorized use.

(8) Street Legal Vehicles.

It shall be unlawful for any person to operate a street legal vehicle at a recreation facility other than in areas specifically designated and posted by the City for that particular purpose, except for government, police, fire, emergency, or other City authorized use. The City Manager shall have the authority to order roads or parking lots within any recreation

facility closed during the process of construction, reconstruction, or repair; or when, in the opinion of the City Manager, weather conditions render travel unsafe or unduly destructive.

(9) Parking.

It shall be unlawful to park at a recreation facility or open space:

- a. on any vegetation
- b. in violation of posted signs
- c. in such a manner that poses a danger to others; or,
- d. in such a manner that blocks or restricts access to a recreation facility or open space.

19-8-16: Trails and Active Transportation Systems

- (1) It shall be unlawful to operate Class 3 electric assisted bicycles on a trail. It shall be unlawful to operate a bicycle in a careless or reckless manner.
- (2) It shall be unlawful to fail to yield to other trail users in the manner posted by the City. In the case of no postings, pedestrians and bicyclists shall yield to equestrian users, bicyclists shall yield to pedestrian users, and downhill hikers shall yield to uphill hikers.

CLINTON CITY COUNCIL

STAFF REPORT

2267 North 1500 West, Clinton, Utah 84015

MEETING DATE:	December 9, 2025
AGENDA ITEM:	
PETITIONER(S):	West Clinton Residents & Mike Bastian
SUBMITTED BY:	Peter Matson, Community Development Director
TYPE OF VOTE:	Roll Call
SUBJECT:	Annexation petition from Mike Bastian et al for approximately 155 acres located at approximately 2425 North 4500 West. (Multiple Parcels) – Resolution 15-25

RECOMMENDATION:

Motion to adoption Resolution 15-25 ([ATTACHMENT A](#)) approving the west Clinton annexation petition for approximately 155 acres (multiple parcels as listed on the petition). The recommendation is based on the following findings:

- 1) The annexation area is located within the City's proposed expansion area outlined in the Annexation Policy Plan and the proposed annexation boundary has been coordinated with West Point City.
- 2) The area proposed for annexation is contiguous to the City boundary and will close a gap of unincorporated area.
- 3) Development within the annexation area is being addressed with the General Plan update.
- 4) Expansion of utility services for future development will be planned and coordinated between Clinton City, Improvement Districts, West Point City, Davis County and UDOT.
- 5) The provision and timing of utilities for development within the annexation area will be outlined in an annexation/development agreement between the City and property owners. The agreement will be part of the final annexation review by the Council.

BACKGROUND:

In early 2023, the City received a Notice of Intent (NOI) to annex approximately 155 acres of unincorporated county land located at the far west end of the City ([ATTACHMENT B](#)). The original petitioners completed several of the required preliminary steps; however, the annexation petition application fee was not submitted. The petition was not forwarded to the

City Council for consideration because the annexation application form and required fee was not submitted. At that time, the petitioners' intent was to simply annex the remaining unincorporated area into the City with no specific plans for development.

More than two years have passed since the original NOI filing. Recently, property owner Mike Bastian (Lone Pine Development) - who did not participate in the initial NOI and petition - expressed interest in annexing and rezoning approximately 12 acres of his property ([ATTACHMENT E](#)) for a future single-family residential subdivision. Mr. Bastian indicated his willingness to pay the annexation fee and coordinate with the other property owners to move the petition forward.

Due to the elapsed time and the addition of a new signer, the City's legal counsel recommended restarting the annexation process to ensure full compliance with current state law. Accordingly, an updated NOI was submitted, the required steps were repeated, and Mr. Bastian's signature was added to the petition.

Steps completed thus far include: the filing of the NOI with the City and the sponsor sending, by certified mail, a copy of the NOI and annexation map to each affected entity (adjacent cities, special service districts, and school districts) – see [ATTACHMENT C](#). The sponsor then requested Davis County to mail notice, with wording specified by state law, to each real property owner within the annexation area and within 300 feet of the annexation area and provide certification to the City ([ATTACHMENT D](#)). After receiving the certificate from the county, the City was then able to coordinate formal submittal of the annexation petition and initiate review and possible petition acceptance by the City Council.

DISCUSSION AND ANALYSIS:

Annexations are reviewed based on the guidelines of the City's Annexation Policy Plan and Title 4 (Annexations) of the municipal code. Although the plan and code were adopted over 20 years ago, several important concepts are still relevant for review and consideration including:

- Accommodating the potential for growth,
- Planning for the extension and financing of municipal services,
- Coordinating with adjacent municipalities and service districts,
- Utilizing development agreements for the equitable provision and funding of municipal utility services, and
- Ensuring the annexation of contiguous territory and avoiding gaps.

Mr. Bastian seeks to annex and develop approximately 12 acres located at the northwest corner of the proposed annexation area ([ATTACHMENT E](#)). He desires to develop a single-family residential subdivision with a variety of lot sizes; however, staff has advised him that the ultimate zoning determination will be guided by the ongoing General Plan update. The current draft General Plan land use map identifies this area for future detached residential land use.

The City, together with property owners and Mr. Bastian, will evaluate the necessary improvements to support future development including extension of sanitary sewer infrastructure along 4500 West, coordination of culinary water service with Hooper Water Improvement District, and provision of on-site and off-site stormwater management.

City staff will work with property owners and Mr. Bastian to prepare an annexation and development agreement. The agreement will establish the required utility improvements and the timing and funding mechanisms for development of Mr. Bastian's property. The agreement will also provide direction to the remaining property owners regarding the infrastructure necessary to develop the additional ±138 acres should they elect to pursue development in the future.

NEXT STEPS – ANNEXATION PROCESS:

With these steps of the process completed, the petition is now before the City Council to consider denial or acceptance. If the petition is accepted, the City Recorder is to examine county records to determine whether the petition meets the requirements of state law. If the petition meets the requirements, the Recorder will certify the petition and deliver written notice to the Council, the contact sponsor and the Davis County Commission. Once the petition is certified, the City will provide the required notice of certification to affected entities, property owners and the public describing the annexation area, where the petition can be viewed, and the timeframe and requirements for filing a written protest to the annexation petition to the County Boundary Commission. If no timely protest is filed, the Council will hold a public hearing to approve the annexation and associated annexation/development agreement.

ATTACHMENTS:

- A) Resolution 15-25
- B) Annexation Area Map for NOI
- C) NOI with Affected Entity List, and Certified Mailing
- D) Davis County Certified Mailing of Notice
- E) Annexation Area Map – Lone Pine Development Property

ATTACHMENT A

RESOLUTION NO. 15-25

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION

WHEREAS, the Clinton City Council has received a petition for annexation of certain real property contiguous to the existing municipal boundaries, submitted in accordance with Utah Code Section 10-2-806; and

WHEREAS, The City Recorder has reviewed the petition and determined that it meets the statutory requirements for acceptance, including signatures representing the required percentages of property owners and assessed value; and

WHEREAS, the City Council desires to formally accept the petition and direct that the statutory notice and certification process proceed.

NOW, THEREFORE, BE IT RESOLVED by the Clinton City Council as follows:

1. Acceptance of Petition

The petition for annexation of property described in Exhibit A is hereby accepted for further consideration in accordance with Utah law.

2. Certification and Notice

The City Recorder is directed to certify the petition and provide notice as required by Utah Code Section 10-2-807.

3. Public Hearing

Upon completion of the notice period, the City Council shall hold a public hearing to receive input on the proposed annexation.

4. Effective Date

This resolution shall take effect immediately upon adoption.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 9th day of December 2025.

BRANDON STANGER
MAYOR

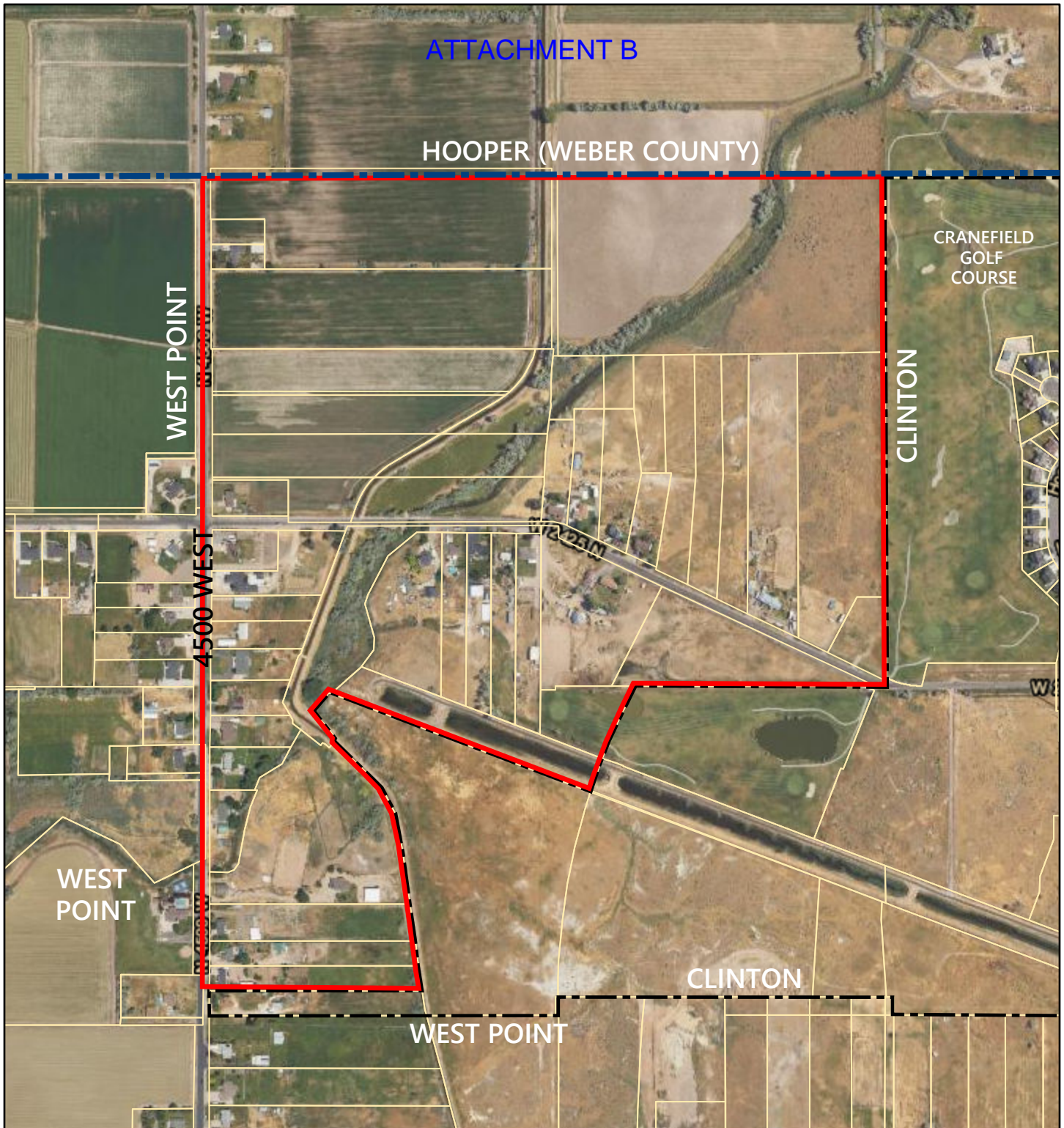
ATTEST:

LISA TITENSOR
CITY RECORDER

Posted: _____

NOTICE OF INTENT TO ANNEX

West Clinton Annexation



ATTACHMENT C

10-28-2025

SPONSOR:

Mike Bastian - Lone Pine Development
1877 West 400 South
Roy, Utah 84067
801-645-6735

Notice of Intent to File a Petition for Annexation

There is a group of property owners in the Hooper area that have been working with Clinton City to request annexation into Clinton City. Property owners interested in requesting annexation are required to file with potential utility providers and other government entities that border the area a notice of intent to petition for annexation to the city of Clinton. Please consider this the notice of intent to petition for annexation into Clinton City. It also requires a map of the area affected by the petition be included in this notice. We have attached this map.

Sincerely,

Kraig and Shenel Butt

Geoffrey and Sevana Hasty

Scott and Diane Thompson

JC Aland

Dennis and Marlene Kendrick

Lone Pine Development

Dale and Laurie Kendrick

SNP Properties LLC

Alan and Janet Kendrick

Edward and Brooke Kopecky

Ellis R. Kendrick Trust

Matthew and Brooke Kopecky

Ronald and Michelle Kunze

Cheri Probst-Howell

Brad Thurgood

Tara Lee Thurgood

Ronald and Pamela Hales

Mark and Danene Price

Collin and Heather Gates

Chad Stratford

Kevin and Susan Cook

Jennifer Uharriet

Marilyn Uharriet

Margaret Davis

Stephen K. Weaver

Dennis and Christy Bennett

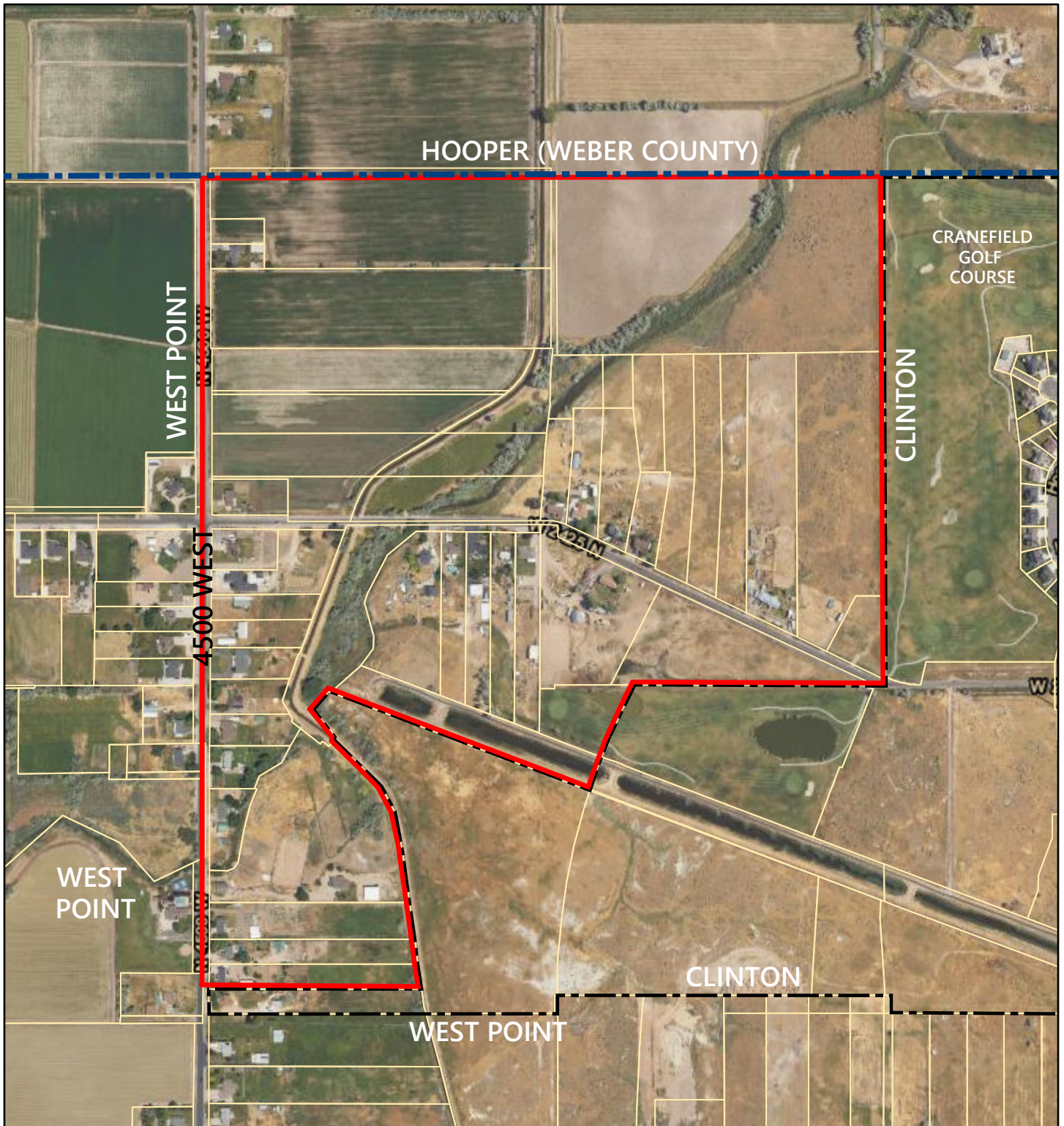
Robert K. and Judy Wilde

Jared and Janica Moore

John and Cindy Percival

NOTICE OF INTENT TO ANNEX

West Clinton Annexation





LIST OF POTENTIALLY AFFECTED ENTITIES FOR CLINTON CITY

<i>Davis County Clerk Auditor Office</i>	<i>61 S Main St. Farmington UT 84025</i>
<i>Weber County Clerk Auditor Office</i>	<i>2380 Washington Blvd Ste 230 Ogden UT 84401</i>
<i>North Davis Fire District</i>	<i>381 N 3150 W West Point UT 84015</i>
<i>North Davis Sewer District</i>	<i>4252 W 2200 S Syracuse UT 84075</i>
<i>Mosquito Abatement District Davis Cty</i>	<i>85 N 600 W Kaysville UT 84037</i>
<i>Hooper Water Improvement District</i>	<i>5555 W 5500 S Hooper UT 84315</i>
<i>Wasatch Integrated Waste Management</i>	<i>1997 E 3500 N Layton UT 84040</i>
<i>Weber Basin Water Conservancy District</i>	<i>2837 UT-193 Layton UT 84040</i>
<i>Davis School District</i>	<i>45 E State St Farmington UT 84015</i>
<i>Weber School District</i>	<i>5320 Adams Ave Parkway Ogden UT 84405</i>
<i>West Point City</i>	<i>3200 W 300 N West Point UT 84015</i>
<i>Clinton City</i>	<i>2267 N 1500 W Clinton UT 84015</i>
<i>Hooper City</i>	<i>5580 W 4600 S Hooper UT 84315</i>
<i>Weber Fire District</i>	<i>2023 West 1300 North Farr West, Utah 84404</i>
<i>Weber Area Dispatch Service District</i>	<i>2186 Lincoln Ave Ogden, Utah 84401</i>
<i>Utah Transit Authority (UTA) Board Office</i>	<i>669 W. 200 S Salt Lake City UT 84101</i>

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ANNEXATION BOUNDARY DESCRIPTION

A tract of land, situated in the South half of Section 19 and the North half of Section 30, Township 5 North, Range 2 West, Salt Lake Base and Meridian also being situated in Davis County, Utah. Being more particularly described as follows:

Beginning at the Southeast corner of said Section 19, Also being on the northerly line of that "Plat of Addition to the Corporate

Limit of Clinton City" in a certain Plat recorded October 24, 2003 as Entry No. 1926334 at the Davis County Recorder's Office and

running thence along the boundary of said annexed area the following three (3) courses and distances:

- 1) West 1012.36 feet;
- 2) South 25°59'16" West 104.94 feet;
- 3) thence southwesterly 352.61 feet along the arc of a 2635.30 foot radius non-tangent curve to the left (center bears

South 64°00'43" E and the long chord bears South 22°09'18" West 352.34 feet with a central angle of 07°39'58") to the

northerly line of that "COMPTON ANNEXATION PLAT OF ADDITION TO THE CORPORATE LIMIT OF CLINTON

CITY" in a certain Plat recorded September 22, 2025 as Entry No. 3634742 at the Davis County Recorder's Office;

thence along the boundary of said annexed area the following ten (10) courses and distances:

- 1) North 69°13'30" West 1116.82 feet;
- 2) South 40°00'00" West 97.32 feet;
- 3) South 39°41'01" East 136.18 feet;
- 4) South 39°07'42" West 22.77 feet;
- 5) South 45°54'13" East 266.43 feet;
- 6) South 27°15'50" East 112.58 feet;
- 7) South 13°08'34" East 76.02 feet;
- 8) South 9°58'02" East 88.72 feet;
- 9) South 8°01'06" East 558.80 feet;
- 10) North 89°59'34" West 883.51 feet to the southeasterly corner of that annexed area of that

"PLAN OF ANNEXATION

THE CORPORATE LIMITS OF WEST POINT CITY" in a certain Plat recorded January 22, 2007 as Entry No. 2237819

at the Davis County Recorder's Office;

thence along the boundary of said annexed area the following two (2) courses and distances:

- 1) North 0°41'00" East 1221.75 feet;
- 2) North 89°57'54" West 17.67 feet to the southeasterly corner of that annexed area of that "Plat of Annexation The

Corporate Limits of West Point City" in a certain Plat recorded March 07, 2008 as Entry No. 2347142 at the Davis

County Recorder's Office;

thence North 0°12'29" East 938.10 feet to a point on the southerly line of that annexed area of that "ANNEXATION TO WEST

POINT CITY ORDINANCE NO. 10-15-2024A" in a certain Plat recorded December 5, 2024 as Entry No. 3597763 at the Davis County

Recorder's Office;

thence along the boundary of said annexed area the following two (2) courses and distances:

1) South 89°56'43" East 29.46 feet;

2) North 0°16'02" East 1111.19 feet to the Davis and Weber County Line;

thence South 89°53'58" East 2717.50 feet along said County Line to the northwesterly corner of the "Plat of Addition to the

Corporate Limit of Clinton City" in a certain Plat recorded October 24, 2003 as Entry No. 1926334 at the Davis County Recorder's

Office;

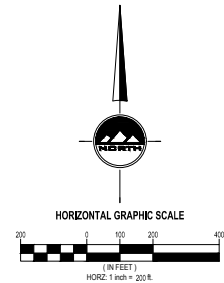
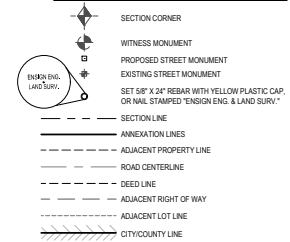
thence South 0°04'59" East 2044.50 feet along the boundary of said annexed area to the Point of Beginning.

Contains: 6,757,704 square feet or 155.136 acres.

WEST CLINTON ANNEXATION PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 19,
AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CLINTON CITY, DAVIS COUNTY, UTAH

LEGEND



WEST CLINTON ANNEXATION PLAT

LOCATED IN THE SOUTHEAST AND
SOUTHWEST QUARTERS OF SECTION 19,
AND THE NORTHEAST AND NORTHWEST
QUARTERS OF SECTION 30,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

DEPUTY RECORDER

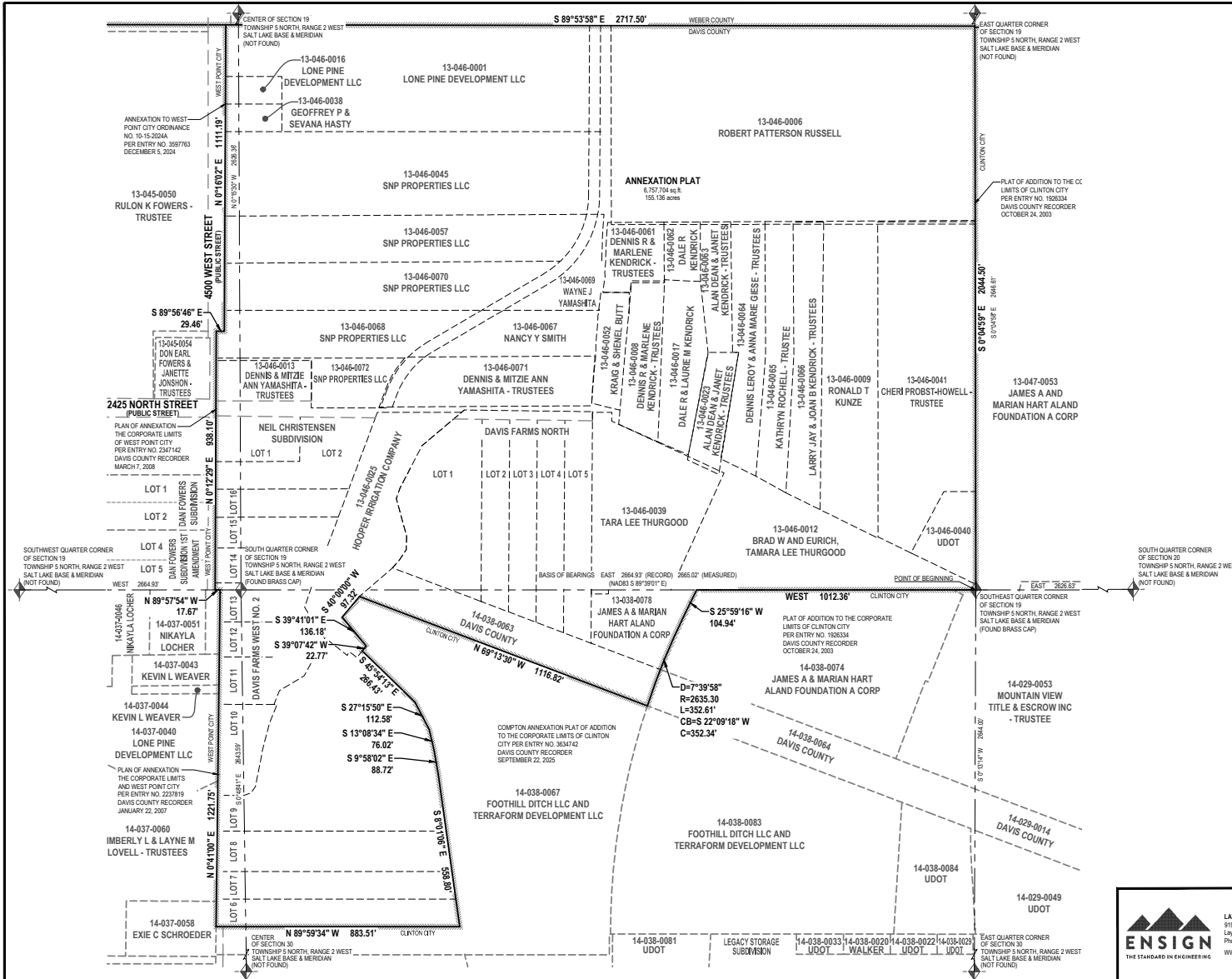
SHEET 2 OF 2

PROJECT NUMBER: 1408
MANAGER: CRESTON
DRAWN BY: J. HILMIS
CHECKED BY: T. HILMIS
DATE: 2025-10-17



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.541.1100
WWW.ENSGNENG.COM

SANDBY
Phone: 801.238.0033
TOWNSHIP
Phone: 801.541.1100
CLARK CITY
Phone: 801.541.1100
RECORDS
Phone: 801.541.1100





Kent G. Andersen
CED Director

Community and Economic Development

Davis County Administration Building, 61 South Main Street, P.O. Box 618,
Suite 304, Farmington Utah 84025 Phone: (801) 451-3279 Fax: (801) 451-3281

November 10, 2025

Davis County hereby certifies that the following notice required by Utah state code 10-2-403 was properly mailed November 7, 2025.

Jenny Bloemen, Davis County Planner

**NOTICE OF INTENT TO FILE A PETITION TO ANNEX AN
UNINCORPORATED AREA OF DAVIS COUNTY TO CLINTON CITY**

ATTENTION

YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION

RECORDS SHOW THAT YOU OWN PROPERTY WITHIN AN AREA THAT IS INTENDED TO BE INCLUDED IN A PROPOSED ANNEXATION TO CLINTON CITY OR THAT IS WITHIN 300 FEET OF THAT AREA. IF YOUR PROPERTY IS WITHIN THE AREA PROPOSED FOR ANNEXATION, YOU MAY BE ASKED TO SIGN A PETITION SUPPORTING THE ANNEXATION. YOU MAY CHOOSE WHETHER TO SIGN THE PETITION. BY SIGNING THE PETITION, YOU INDICATE YOUR SUPPORT OF THE PROPOSED ANNEXATION. IF YOU SIGN THE PETITION BUT LATER CHANGE YOUR MIND ABOUT SUPPORTING THE ANNEXATION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF CLINTON CITY WITHIN 30 DAYS AFTER CLINTON CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

THERE WILL BE NO PUBLIC ELECTION ON THE PROPOSED ANNEXATION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. SIGNING OR NOT SIGNING THE ANNEXATION PETITION IS THE METHOD UNDER UTAH LAW FOR THE OWNERS OF PROPERTY WITHIN THE AREA PROPOSED FOR ANNEXATION TO DEMONSTRATE THEIR SUPPORT OF OR OPPOSITION TO THE PROPOSED ANNEXATION.

YOU MAY OBTAIN MORE INFORMATION ON THE PROPOSED ANNEXATION BY CONTACTING THE CLINTON CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT, (801) 614-0740. ONCE FILED, THE ANNEXATION PETITION WILL BE AVAILABLE FOR INSPECTION AND COPYING AT THE OFFICE OF CLINTON CITY LOCATED AT 2267 N 1500 W, CLINTON, UT 84015.

A MAP OF THE PROPOSED ANNEX AREA IS ATTACHED.



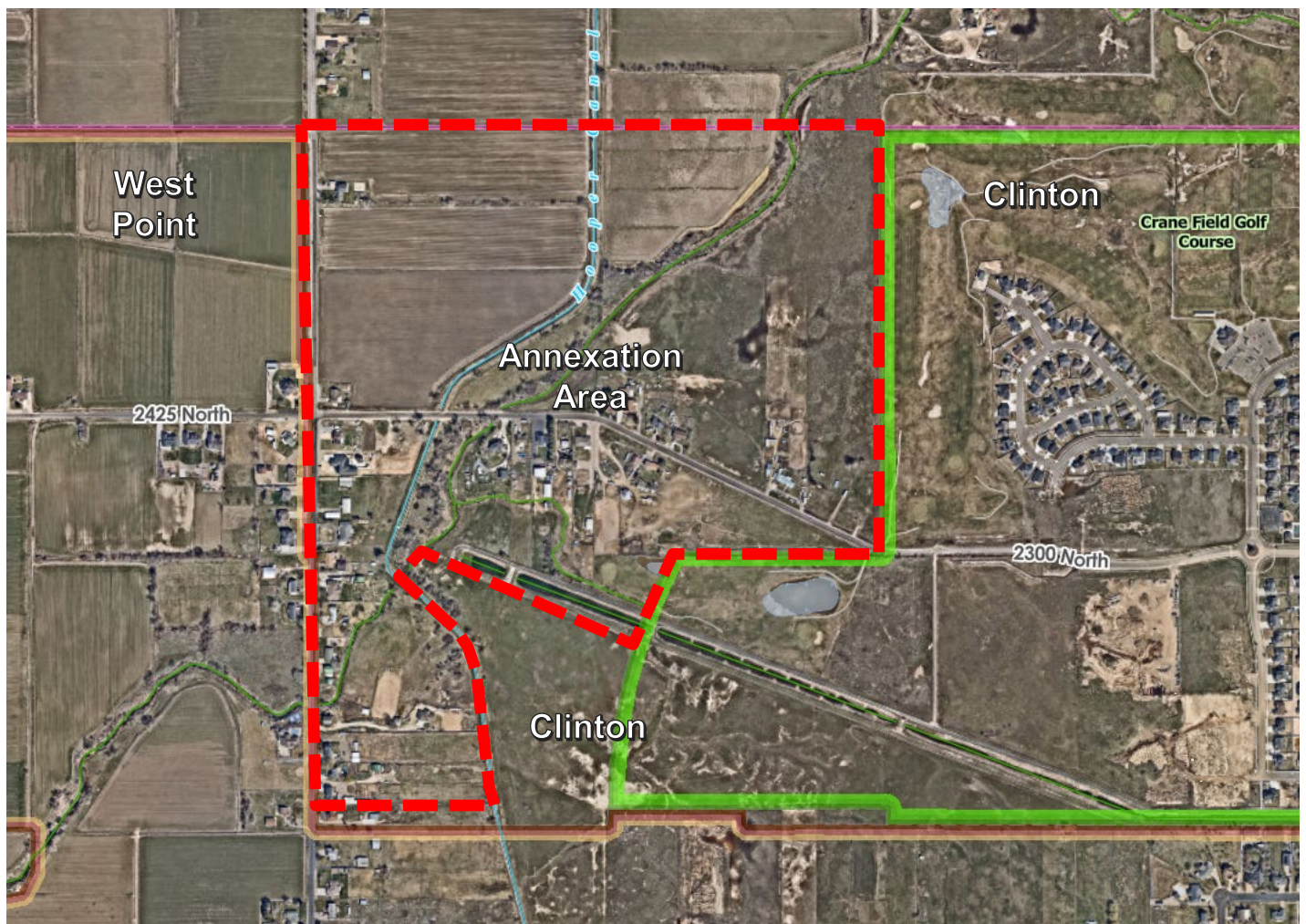
Annexation to Clinton City

Acreage: 155.136

Parcels:



13-046-0001	13-046-0016	13-046-0038	13-046-0045	13-046-0057	13-338-0002
14-175-0016	14-175-0015	14-175-0014	14-175-0013	14-175-0012	14-175-0011
14-175-0010	14-175-0009	14-175-0008	14-175-0007	14-175-0006	14-170-0001
14-170-0002	14-170-0003	14-170-0004	14-175-0005	13-046-0070	13-046-0068
13-046-0072	13-046-0013	13-046-0069	13-046-0067	13-046-0071	13-046-0025
13-046-0006	13-046-0061	13-046-0008	13-046-0052	13-046-0017	13-338-0062
13-046-0023	13-046-0063	13-046-0064	13-046-0065	13-046-0066	13-046-0009
13-338-0041	13-046-0040	13-046-0012	13-046-0039	13-038-0078	13-038-0063
13-338-0001					



WEST CLINTON ANNEXATION
Lone Pine Development Property



CLINTON CITY COUNCIL STAFF REPORT

2267 N 1500 W, Clinton, UT 84015

MEETING DATE:	December 9, 2025
CONSENT AGENDA	
BUSINESS AGENDA	x
PETITIONER(S):	Brandon Stanger, Mayor
TYPE OF VOTE:	Roll Call
SUBJECT:	Appointments to the Clinton City Planning Commission

RECOMMENDATION:

That Clinton City ratify Mayor Stanger's appointment of new members to the Planning Commission

FISCAL IMPACT: None

SUMMARY:

The Clinton City Planning Commission currently has vacancies. Mayor Stanger would like the City Council to ratify his recommended appointments at the December 9, 2025 City Council meeting. He will present the names at the meeting.