

# PLANNING COMMISSION MEETING

December 9, 2025  
6:30 p.m.



**CITIZEN COMMENT**

PUBLIC HEARING  
Code Amendment  
Title 9, Chapter 8  
International Wildland-Urban  
Interface Code

# 2025 Legislative Session-HB48

## **Component 1:**

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

## **Component 2:**

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **What is WUI?**

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

## **Where will WUI be implemented?**

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

## **How will property owners be noticed?**

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **Applicability**

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **Permit Application Requirements**

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **Access**

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

## **Water Supply**

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



# 2006 Utah Wildland Urban Interface Code (WUI)

## Special Construction Regulations

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

## APPENDIX C FIRE HAZARD SEVERITY FORM

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

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **Defensible Space (all properties in WUI Area)**

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **Defensible Space (all properties in WUI Area)-continued**

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## Appendix A

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## Appendix A-continued

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

# 2006 Utah Wildland Urban Interface Code (WUI)

## **Appendix B-Vegetation Management Plan**

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

## **Appendix C-Fire Hazard Severity Form**

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

# Proposed Amendment Adopting WUI Code

## Chapter 9: Buildings and Construction:

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

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

Suggested  
Hyperlink to  
state code

# Proposed Amendment Adopting WUI Code

## Proposed Motion

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

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



Farewell to Commissioners  
Bill Ward and Brandon Tucker

# ACTION UPDATE

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

**MINUTES**

# Minutes-November 25, 2025

## Proposed Motion

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

- No changes
- or
- With modifications as discussed

ADJOURN