

ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION

December 11 2025

REGULAR MEETING - 6:00 PM

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

Documents:

[MIN-PC-2025-12-01 DRAFT.PDF](#)

4. Action Item

- 4.1. Public Hearing And Consideration And Possible Recommendation Of Approval Of A Development Agreement For 57 West Kane Creek Boulevard Parcel 01-0001-0200 Between Amasa Holdings LLC And The City Of Moab, Utah.

Documents:

[AMASA APARTMENTS DEVELOPMENT AGREEMENT AGENDA SUMMARY.PDF](#)
[EXHIBIT 1_PUBLIC HEARING NOTICE FOR AMASA DA.PDF](#)
[EXHIBIT 2_AMASA DEVELOPMENT AGREEMENT DRAFT.PDF](#)

5. Discussion Item

- 5.1. Discussion Of The Wildland-Urban Interface

Documents:

[AGENDA SUMMARY.PDF](#)
[EXHIBIT 1 GRAND CWPP DRAFT.PDF](#)
[EXHIBIT 2_2006 UTAH WILDLAND-URBAN INTERFACE CODE.PDF](#)
[EXHIBIT 3 STRUCTURE EXPOSURE MAP-MOAB.PDF](#)

5.2. Land Use Code Update Discussion

Documents:

[PC LAND USE CODE UPDATE AGENDA SUMMARY.PDF](#)

5.3. 2026 Planning Commission Agenda

Documents:

[2026 PC SCHEDULE.PDF](#)

6. Future Agenda Items

7. Adjournment

Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: www.moabcity.org

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
SPECIAL MEETING
December 1, 2025

Moab City Planning Commission held a special meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is at <https://www.youtube.com/watch?v=mwQXEIqoaYw>.

Call to Order and Attendance: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:13 p.m. Commission Members Jill Tatton, Shalee Bryant and Miles Loftin attended. Commission Member Carolyn Conant and City Council liaison Luke Wojciechowski attended via electronic means. Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Planning Technician Kelsi Garcia, Strategic Initiatives and Sustainability Director Alexi Lamm and members of the public also attended. There were no citizens to be heard.

Approval of Minutes: Commission Member Loftin moved to approve the draft minutes of the October 23, 2025, Regular Planning Commission meeting. Commission Member Bryant seconded the motion. The motion passed unanimously.

2025 Non-Motorized Master Trail Plan—Public Hearing and Presentation

Associate Planner Blanco introduced the draft Non-Motorized Master Trail Plan. Commission Chair Marienfeld opened the public hearing at 6:17 p.m. Katie Murphy, Grand County Special Project Coordinator for the plan provided information not included in the meeting packet. Maddie Logowitz, Grand County Active Transportation and Trails Director, stated a section on maintenance of natural surface trails was added to the draft plan. Commission Member Conant asked if previous public comments regarding speed limits and enforcement on bike paths had been addressed. Murphy said the draft plan included brief policy recommendations and said speed limits and enforcement were not the purview of the plan. Commission Chair Marienfeld noted that one emailed public comment had been received by the Planning Commission in support of the plan. Commission Member Bryant asked about the City's financial support for the plan and construction disruptions anticipated by the plan. Commission Member Loftin stated his support for the plan with the caveat that enforcement and consideration for user groups be addressed. Community Development Director Shurtleff explained the City's funding match for the plan. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:35 p.m.

2025 Non-Motorized Master Trail Plan—Positive Recommendation to City Council

Associate Planner Blanco offered wording for a corrected motion. Community Development Director Shurtleff explained the coordination of City Council and County Commission approvals.

Motion and Vote: Commission Chair Marienfeld moved to recommend approval by City Council of **Resolution 17-2025**, a resolution approving the 2025 Non-Motorized Master Trail Plan as prepared by the Grand County Active Transportation and Trails Department. Commission Member Tatton seconded the motion. The motion passed unanimously.

Water Shortage Response Plan—Positive Recommendation to City Council

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm presented the latest draft of the Water Shortage Response Plan as prepared by Moab City Staff. She explained certain elements of the Plan were transferred to a draft ordinance to encompass enforcement and fines for violations. She noted updates after legal review regarding indoor excess and voluntary compliance. Commission Chair Marienfeld expressed appreciation for Lamm's responsiveness to Planning Commission feedback.

Motion and Vote: Commission Member Loftin moved to recommend approval by City Council of **Resolution 18-2025**, a resolution approving the Water Shortage Response Plan as prepared by Moab City Staff.

Regulations for Short-Term Shortages of Water—Public Hearing and Recommendation

Commission Chair Marienfeld opened a public hearing at 6:50 p.m. regarding **Ordinance 2025-18**, an

ordinance amending the text of the Moab Municipal Code (MMC), amending Section 3.50.180, amending 13.20.030, and adding Section 13.30 to include additional regulations required for short-term shortages of water within the City of Moab. Strategic Initiatives and Sustainability Director Lamm explained the ordinance would prescribe actions when City officials determined a water shortage required emergency actions, including declaration of a water shortage and termination of the declaration. Enforcement and fines were discussed. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:57 p.m.

Motion and Vote: Commission Member Bryant moved to recommend approval to City Council for **Ordinance 2025-18**, an ordinance amending the text of the Moab Municipal Code (MMC), with modifications, amending Section 3.50.180, amending 13.20.030, and adding Section 13.30 to include additional regulations required for short-term shortages of water within the City of Moab. Commission Member Loftin seconded the motion. The motion passed unanimously.

Urban Wildland Interface (WUI)—Discussion

A corrected agenda title replaced Urban Wildlife Interface. Strategic Initiatives and Sustainability Director Lamm explained HB48 is a legislative requirement for a community wildfire preparedness plan (CWPP) under Utah's Cooperative Wildfire System and is a tool for reducing wildfire risk in Moab. It was explained that an updated CWPP ensures the City remains eligible for state and federal wildfire-mitigation grants, and the CWPP is the first step in a series of mitigation measures that the City will undertake to mitigate wildfire risk and remain compliant with Utah Code. Lamm and Shurtleff explained the City must adopt the 2006 Utah Wildland-Urban Interface Code and a map designating affected properties.

Land Use Code Update—Discussion

Community Development Director Shurtleff introduced a framework for considering long-anticipated updates to the land use code. He explained that the consultants produced an inadequate first draft of the code revision and a different approach was adopted. He said the Planning Commission would engage in workshop discussions about all affected sections of the code for the near future, with a thirty-minute standing agenda item at each Planning Commission meeting. Shurtleff explained the intention of creating a framework for the code that would be helpful to developers and property owners in a checklist format. Discussion ensued regarding elements of the code that will be included in the update, ranging from zoning districts and a zoning map to buildings and construction, subdivisions, streets and sidewalks, tree stewardship, overnight camping, storage of junk and debris, nightly rentals, complete street standards, condominiums, townhomes and tiny homes. Shurtleff stated nomenclature would be reviewed, including definitions for day care, and considerations for environmental management, stormwater and geohazards. Commission Chair Marienfeld stated that accurate public noticing is vital. Community Development Director Shurtleff explained a new state law that required written notice to all landowners and tenants regarding changes, which could add up to 15,000 letters and could be a financial burden for the City.

Future Agenda Items: Commission Chair Marienfeld announced an opening on the Planning Commission, due to Commission Member Loftin's election to City Council with his term beginning in January. Associate Planner Blanco said upcoming agenda items for the December 11 Regular Meeting included consideration of a map for the Urban Wildland Interface (WUI), a public hearing for a development agreement, and a workshop for the land use code, as well as consideration of the 2026 meeting schedule.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:06 p.m.



MOAB CITY PLANNING COMMISSION AGENDA
2025

December 11,

TITLE: Consideration and Possible Recommendation of Approval of a Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah.

DISPOSITION: Public hearing

PRESENTER/S: Cory Shurtleff, Community Development Director and Johanna Blanco, Associate Planner

ATTACHMENT/S:

Exhibit 1- Public Hearing Notice

Exhibit 2- Development Agreement Draft

STAFF RECOMMENDATION: Forward a positive recommendation of approval of the Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah, with or without modifications to the Moab City Council

OTHER OPTIONS: Continue or table action to a later meeting with specific direction to City Staff as to additional information needed to make decision or forward a negative recommendation to City Council, giving specific findings for decision.

RECOMMENDED MOTION: I Motion to forward a positive recommendation of the approval of the Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah

SUMMARY:

The Developer has applied to the City to construct a moderate-income multi-housing project on the Property consisting of three phases, each to be owned by an affiliate of Developer, that would involve: the construction of forty-four (44) new construction units containing twenty-one (21) two (2) bedroom units, eleven (11) three (3) bedroom units, twelve (12) four (4) bedroom units and 6 rehabilitation units containing six (6) two (2) bedroom units and construction of a clubhouse and leasing office building making up Phase 1; eight (8) new construction one (1) bedroom units in one building and rehabilitation of thirty (30) two (2) bedroom units across five (5) existing buildings making up Phase 2; and the development of up to four (4) buildings including up to twelve (12) units making up Phase 3.

The Project will receive Low Income Housing Tax Credits that restrict the maximum rent limits of the affected units. These limits can be seen in Exhibit 7 of the Agreement. The term of the LIHTC agreement with the Utah Housing Corporation is 50 years.



MOAB CITY PLANNING COMMISSION AGENDA 2025

December 11,

In the Agreement, the City will give the Project;

1. A reduction of 5 feet from the 15-foot front setback of the R-3 zone,
2. Alteration to parking calculation to allow 1 parking space per unit in phase 3, regardless of the number of bedrooms
3. Waiver of AEH requirement for the R-3 Zone
4. Custom process for plan and plat approvals based on the Master Planned Development process

The reduction in parking and setbacks allows the Developer to fit an increased amount of units on site, as well as keep the clubhouse in a central location on the site. The rent limits imposed by the LIHTC agreement may have a similar effect to the AEH requirements required in the R-3 zone in creating housing for Grand County residents. The complexity of the site and product proposed in this Project necessitates the formation of a custom process that balances public engagement with administrative approvals for expedited development.

RELEVANT LAWS, STUDIES & PLANS:

10-20-508 Utah State Code

RESPONSIBLE DEPARTMENT:

Community Development, Administration

FINANCIAL IMPACT:

50 deed-restricted units under 55% AMI will be made available to residents of the City of Moab.

CITY OF MOAB PUBLIC HEARING
PROPOSED DEVELOPMENT AGREEMENT FOR 57 WEST KANE CREEK
BOULEVARD

The City of Moab Planning Commission will hold a Public Hearing on December 11th, 2025, at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this hearing is to solicit public input on the Draft Proposed Development Agreement for 57 W Kane Creek Boulevard, Parcel 01-0001-0200, between Amasa Holding LLC and the City of Moab.

The public is invited to review and inspect all information available concerning such proposal(s) at the Moab City Offices during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Thursday, 8:00 a.m. to 12:00 p.m. Friday. The public or any interested parties may present written or oral testimony to the Moab City Planning Commission concerning the proposed action at the aforementioned time and place.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Certificate of Posting

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on December 1st, 2025.

Posted on the Moab City's website - www.moabcity.org on on December 1st, 2025.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on on December 1st, 2025.

/s/ Johanna Blanco

Associate Planner

RECORD AGAINST THE FOLLOWING PARCEL OF LAND:

01-0001-0200

WHEN RECORDED RETURN TO:

Cory Shurtleff
Planning & Zoning Administrator
City of Moab
217 E. Center Street
Moab, UT 84532

**DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MOAB AND AMASA HOLDINGS LLC**

THIS DEVELOPMENT AGREEMENT (the “**Agreement**”) is entered by and between AMASA HOLDINGS LLC, a Utah limited liability company (“**Developer**”) and the CITY OF MOAB, a municipality and political subdivision of the State of Utah (the “**City**”). Developer and the City are hereinafter sometimes referred to individually as a “**Party**” or collectively as the “**Parties**.”

RECITALS

A. Developer owns approximately 4.54 acres of real property with the City’s R-3 zone located at 57 Kane Creek Boulevard, as more particularly described in **Exhibit 1** (the “**Property**”).

B. Developer has applied to the City on behalf of the future owners of each phase of development to construct a moderate-income multi-housing project on the Property consisting of three phases, each to be owned by an affiliate of Developer, that would involve: (a) the construction of forty-four (44) new construction units containing twenty-one (21) two (2) bedroom units, eleven (11) three (3) bedroom units, twelve (12) four (4) bedroom units and 6 rehabilitation units containing six (6) two (2) bedroom units and construction of a clubhouse and leasing office building with unit mix affordability indicated on Exhibit 2 hereto (“**Phase 1**”); (b) eight (8) new construction one (1) bedroom units in one building and rehabilitation of thirty (30) two (2) bedroom units across five (5) existing buildings with unit mix affordability s indicated on Exhibit 2 hereto (“**Phase 2**”); and (c) development of up to four (4) buildings including up to twelve (12) units (“**Phase 3**”, collectively with Phase 1 and Phase 2, the “**Project**”).

C. Developer or its affiliates (in this context, “LIHTC Developer”) have received awards of Low-Income Housing Tax Credits (“**LIHTC**”) c for Phases 1 and 2. The LIHTC program requires, among other things: (i) LIHTC Developer to construct 52 units of new affordable rental units and rehab the 36 existing affordable rental units in exchange for certain tax incentives; and (ii) LIHTC Developer to execute and record land use restrictive agreements (“**LURAs**”) to ensure that the units are used for affordable housing for a period of 50 years from the effective date of each respective LURA.

D. As part of the Project, Developer shall subdivide the Property into separate parcels with most parcels including rentable “townhouse” buildings, that may be collectively or individually owned, and developed in accordance with the most applicable provisions of the Moab Municipal Code (the “**Code**”), provided that Developer desires to have the option of utilizing condominium division of units within four (4) of the parcels .

E. The City’s R-3 Zone allows for multi-family residential developments but excludes commercial and industrial uses which the Project does not include.

F. The Project includes several unique characteristics that require exceptions to the Moab Municipal Code (the “**MMC**”), including the City’s setback and parking requirements.

G. The Parties desire to enter into this Agreement to enact development standards that are specific to the unique and complex nature of the Project.

H. In connection with the transfer of the townhouse parcels applicable to each phase of the Project to the respective owners of each phase, the Parties anticipate that the applicable portions of this Agreement shall be released at the transfer of said parcel(s) to the new phase owner and replaced by phase-specific development agreements that are acceptable to the City.

I. The City Council finds that the Project aligns with the City’s goals of increasing the supply of low-income family-oriented housing and preserving and extending the affordability of existing moderate-income housing, promoting sustainable development.

J. The Parties desire to execute this Agreement in accordance with the City’s authority under Utah Code § 10-20-508 to execute development agreements to implement development incentives for affordable or moderate-income housing.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Incorporation of Recitals and Exhibits.** The recitals and exhibits are hereby incorporated by reference as part of this Agreement.

2. **Effective Date.** This Agreement shall go into effect upon the date both Parties execute the Agreement (the “**Effective Date**”).

3. **Specific Development Standards.**

3.1. **General.** This Agreement is not intended to and does not affect or in any way bind the City to approve any site plan or any plat proposed by Developer that does not comply with applicable law, this Agreement, and the MMC.

3.2. Plan and Plat Approval Process. Developer shall obtain site plan and plat approval for each phase of the Project from the City in accordance with the City's site-specific land use requirements and development standards in: (i) MMC Chapter 17.48 regarding the R-3 Zone; (ii) the Project-specific procedures in this Section 3; and (iii) the following exceptions to the MMC:

3.2.1. Front yard setbacks for the Project shall be ten (10) feet; and

3.2.2. The total number of parking stalls for the Project shall be determined based on the following requirements: one (1) stall per one bedroom unit and 1.5 stalls per two bedroom+ unit on Phase 1 and Phase 2 and one (1) stall per unit on Phase 3.

3.3 Project Phasing. Developer shall construct the Project in approximate accordance with the phasing schedule attached as **Exhibit 2**. The City shall approve any modifications to the phasing schedule administratively without the need for further Council review or approval.

3.4. Development .

3.4.1. *Generally.* Developer shall work with City staff to develop the number of parcels that shall be required for each Phase, provided that, except as expressly modified by this agreement, such subdivisions shall comply with the applicable provisions of Title 16 of the MMC that govern a townhome development. The Parties anticipate that the parcels shall be subdivided in a manner similar to **Exhibit 3**, which depicts conceptual boundaries for the proposed subdivisions. The City's Planning Coordinator shall have authority to approve these subdivisions administratively, including any exceptions that may be required to the MMC in accordance with MMC 16.08.030.

3.4.2. *Land Use Authorities.* The Moab City Planning Commission ("**Planning Commission**") shall be the land use authority responsible for reviewing and approving or denying the preliminary site plan for the Project and the preliminary plat for the Project. The Planning Coordinator shall be the land use authority responsible for reviewing and approving or denying the final site plan for each phase and the final plat for each phase if they are consistent with the preliminary site plan and preliminary plat the Planning Commission approved. If the Planning Coordinator determines in their sole discretion that a final site plan or final plat is not consistent with the preliminary site plan or preliminary plat the Planning Commissioner approved, the Planning Coordinator may refer the final site plan or final plat to the Planning Commission for review and approval or denial.

3.4.3. *Site Plan Process.* Developer shall prepare and submit a preliminary site plan for the Project that complies with MMC 17.67.040 and final site plans for each phase that comply with MMC 17.65.110. The preliminary site plan and all final site plans shall include the same number and type of low-income, LURA-restricted units required under Developer's LIHTC contracts that are

depicted in the conceptual site plans attached as **Exhibit 4**. Developer shall submit the preliminary site plan for the Project to the Planning Coordinator to review for completeness and for compliance with the MMC and this Agreement. After verifying that the preliminary site plan for the Project is complete and complies with the MMC and this Agreement, the Planning Coordinator shall refer the preliminary site plan to the Planning Commission for review and action. Developer shall submit all final site plans to the Planning Coordinator, who shall administratively approve such plans after verifying that they are complete and comply with the MMC and this Agreement.

3.4.4. *Platting Process*. Developer shall prepare a preliminary plat for the Project and final plats for each phase that comply with Chapter 16.16 of the MMC. Developer shall submit the preliminary plat for the Project to the Planning Coordinator to review for completeness and for compliance with the MMC and this Agreement. After verifying that the preliminary plat for the Project is complete and complies with the MMC and this Agreement, the Planning Coordinator shall refer the preliminary plat to the Planning Commission for review and action. Developer shall submit all final plats to the Planning Coordinator, who shall administratively approve such plats after verifying that they are complete and comply with the MMC and this Agreement.

3.4.5. *Amendments*. The preliminary site plan for the Project and the preliminary plat for the Project, or subsequent revision thereto, shall be binding as to the general intent and apportionment of land for buildings, sewage disposal, storm water management, sensitive area protection, stipulated use, circulation pattern, domestic water, and landscaping. The applicable land use authority designated in Section 3.4.2 shall have authority to act upon amendments to the preliminary site plan for the Project, a final site plan, the preliminary plat for the Project, and final plats. The Planning Coordinator, in their sole discretion, may refer amendments to the final site plan for the Project or a final plat to the Planning Commission for review and action if the proposed amendments are not consistent with the preliminary site plan or preliminary plat the Planning Commission approved for the Project.

3.4.6. *Condominium Parcels*. Developer shall have the right to develop up to four (4) of the parcels as condominium developments (the “**Condominium Parcels**”), the units for which Developer may rent or sell in its discretion. The provisions of the MMC regarding condominiums, including Chapter 17.79, shall govern the development of those parcels Developer designates as Condominium Parcels, which shall be subject to covenants, conditions, and restrictions (“**CC&Rs**”) that Developer shall prepare and record against such parcels to govern the interaction of the individual ownership rights of these parcels with the rights of other residents of the Project. The total number of units in the Condominium Parcels shall not exceed twelve (12) units, collectively.

3.4.7. *Access to Common Areas*. Developer shall construct the common

areas described in **Exhibit 5** (collectively, the “**Common Areas**”). All plats for the Project shall designate the Common Areas as such and shall grant all residents of the Project access to and use of said Common Areas, regardless of the ownership of any parcels that may result from the subdivision of the Property under this Agreement.

3.5. **Sustainability Requirements.** The Parties agree that the City’s authorization of the exceptions to the MMC set forth in Section 3.2 shall be subject to the express condition that the Project apply Enterprise Green Communities standards in construction to meet sustainability requirements as attached hereto in **Exhibit 6**.

3.6. **Reasonable Diligence.** Developer agrees to proceed with construction of the Project with reasonable diligence consistent with **Exhibit 2**.

3.7.

4. **Approval Process for Development Applications.** The City shall process applications for development of the Project in accordance with the provisions of the MMC and this Agreement. Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it of the obligation to comply with all of the applicable requirements for approval of preliminary and final subdivision plats, or preliminary and final site plans, as applicable, for the proposed development of the Project consistent with the terms and conditions of this Agreement and the applicable provisions of the MMC.

5. **LIHTC Requirements and Waiver of City AEH Requirements.** Developer agrees to: (i) comply with the terms of its LIHTC contracts, the applicable terms and conditions of which are summarized in **Exhibit 7**; (ii) execute and record LURAs against the Property that comply with its LIHTC contracts and all applicable laws; and (iii) comply with each LURA it executes and records against the Property. In lieu of Developer’s commitments under this Section, the City waives the requirements of Chapter 17.64 of the MMC regarding Active Employee Households (“**AEH**”) as applied to the project.

6. **Payment of Fees.**

6.1. **Development Application and Review Fees.** Developer shall pay to the City all of the fees, including, but not limited to, application fees, impact fees and connection fees for review and approval of development of any and all phases of the Project in the amounts set forth in the City’s Master Fee Schedule.

6.2. **Other Fees.** The City may charge other fees in existence as of the date of this Agreement, including, without limitation, standard building permit review, and inspection fees for improvements to be constructed on improved parcels that are generally applicable to other developments within the City.

6.3. **Reservation of Right to Challenge Fees.** Notwithstanding any provision of this Agreement, Developer does not waive Developer’s rights under any applicable law to challenge the reasonableness or legality of the amount or imposition of any fees.

7. Vested Rights.

7.1. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with and subject to compliance with the terms and conditions of this Agreement, the R-3 Zone, Site Plan requirements and other applicable provisions of the MMC as of the Effective Date. If no substantial construction has been initiated as part of the Project within five (5) years of the date of the Effective Date plus any period of force majeure, the City may terminate this Agreement by providing written notice to Developer pursuant to Section 9 of this Agreement. To the extent that there is any conflict between the text portion of this Agreement and the Exhibits, the more specific language or description, as the case may be, shall control. Where any conflict or ambiguity exists between the provisions of the MMC and this Agreement (including the Exhibits to this Agreement), this Agreement shall govern. Notwithstanding the foregoing, the rights vested as provided in this Agreement are not exempt from the application of the MMC and to subsequently enacted ordinances to the extent, but only to that extent, that failure to apply such subsequently enacted ordinance would impair the City's reserved legislative powers.

7.2. Reserved Legislative Powers. The Parties acknowledge that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify any development standards that are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine of the State of Utah. Any such proposed legislative changes shall be of general application to all development activity in the City; and, unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

8. Infrastructure and the Provision of Municipal Services.

8.1. Construction of Necessary Infrastructure to Service the Project. Developer agrees to construct and install the infrastructure identified on **Exhibit 8** hereto (the "Required Infrastructure"). Developer shall have the obligation to construct or cause to be constructed and installed the Required Infrastructure, together with any off-site improvements necessary to connect such Required Infrastructure to existing utilities. All such Required Infrastructure shall be constructed in accordance with applicable City standards. Developer may be required to enter into a Development Improvements Agreement and be required to dedicate all Required Infrastructure and associated property interests to the City as provided in MMC 17.67.070.

8.2. Third Party Service Providers. The Parties understand and acknowledge that Developer shall be responsible to obtain any applicable approvals and incur the costs of

constructing any off- site and on-site infrastructure and improvements from third party service providers that are necessary to service any portion of the Property, as applicable, as part of the Project.

8.3. Maintenance of Private Roads and Improvements. Developer shall have the duty to maintain all private roads and areas designated as such on subdivision plats that are located within that portion of the Project constructed on the Property, if any.

8.4. City Provided Services. The City agrees that it shall make available to the Project (subject to completion of Developer's construction of the improvements Developer is required to construct hereunder, and where applicable, application for service, issuance of applicable permits and payment of connection fees and applicable commodity usage rates) all City services to such properties that it provides from time to time to other residents and properties within the City at the same levels of service and on the same terms and at the same rates as provided to other similarly situated properties in the City.

9. Term of Agreement. The term of this Agreement (the “Term”) shall begin on the Effective Date and terminate fifty (50) years after the date Developer records the LURA against the Property for Phase 1, unless terminated earlier by the City as provided herein or the Parties modify the Term by written amendment to this Agreement, but the terms of this Agreement shall continue to be effective as to applications that have been submitted and development that has occurred within the Project notwithstanding the termination of this Agreement. Upon closing of each Phase of the Project and the transfer of the parcel(s) applicable to each phase to the applicable Phase owner, the portions of this Agreement that apply to the phase in question shall terminate and be replaced by a new development agreement that: (i) is acceptable to the City; (ii) is applicable to that specific phase only; and (iii) has a term that is equal to the Term.

10. Successors and Assigns.

10.1. Binding Effect. This Agreement shall be binding upon the Parties and their respective successors and assigns in so far as it pertains to the ownership or development of any portion of the Property and the Project.

10.2. Assignment. Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual or entity without assigning the rights as well as the responsibilities under this Agreement without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City as provided herein and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns.

11. Default.

11.1. Notice. If Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide notice to the other Party as provided herein.

11.2. Contents of the Notice of Default. The Notice of Default shall:

11.2.1. *Claim of Default.* Specify the claimed event of default;

11.2.2. *Identification of Provisions.* Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default;

11.2.3. *Specify Materiality.* Identify why the default is claimed to be material; and

11.2.4. *Proposed Cure.* The non-defaulting party shall propose a method and time for curing the default by the defaulting party which shall be of no less than sixty (60) days duration.

11.3. Meet and Confer. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

11.4. Remedies. If, after meeting and conferring, the Parties are not able to resolve the default, then the Parties may have the following remedies:

11.4.1. *Legal Remedies Generally.* The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination, but not including damages or attorney's fees.

11.4.2. *Legal Remedies for Breach of Section 5.* The Parties further agree that money damages would be an insufficient remedy if Developer breaches its obligations under Section 5 and that the City shall be entitled to specific performance and injunctive or other equitable relief as a remedy of any such breach, including, without limitation, an order from a court of competent jurisdiction requiring Developer to comply with the City's AEH requirements as set forth in Chapter 17.64 of the MMC to the extent such requirements apply to the Project and do not conflict with Developer's obligations under its LIHTC contracts and any LURAs that are still in effect at the time of Developer's breach and that are not otherwise impacted by Developer's breach.

11.4.3. *Enforcement of Security.* The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.

11.4.4. *Withholding Further Development Approvals.* Upon a material default by Developer, the City shall have the right to withhold all further reviews, approvals, licenses, building permits, certificates of

occupancy, and/or other permits or approvals for development of the Project on those properties owned by Developer during the existence and continuance of a default beyond any applicable cure period to enforce the terms of this Agreement to the extent allowed under state law, including Utah Code § 10-20-1001 and Utah Code § 10-20-902. This Section 11.4.4 is intended to satisfy the “written document” requirement in Utah Code § 10-20-902(1)(j)(i).d

11.5. Public Meeting. Before the City may impose any remedy in this Agreement, including the provisions of Section 11.4.4, the Party allegedly in default shall be afforded the right to attend a public meeting before the Council and address the Council regarding the claimed default. If, after the meet and confer provided in Section 10.3 and the public meeting before the Council, Developer and the City disagree as to the existence of a default under this Agreement, Developer may request that the City obtain a judgment that Developer is in default from a court of competent jurisdiction in order to withhold development approvals pursuant to Section 11.4.4.

11.6. Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by agreement of the Parties for good cause shown, so long as the defaulting Party is pursuing a cure with reasonable diligence.

11.7. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

11.8. Force Majeure. All time periods imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, pandemics and acts of God, but which does not include financial condition of Developer or its successors.

12. Notices. All notices and communications required or permitted to be given under this Agreement, shall be in writing and shall be deemed to have been duly given and delivered as of the date the notice is sent, if delivered by mail or email to the below, which the Parties may update from time to time in writing:

To Developer:

Amasa Holdings LLC
50 N. 600 W., Unit D
Salt Lake City, Utah 84116
ivan@givgroup.org

With a copy to:

Winthrop & Weinstine, P.A.
225 S. 6th Street, Suite 3500
Minneapolis, MN 55402
Attn: Jordan E. Mogensen, Esq.
jmogensen@winthrop.com

To the City of Moab:

Moab City
Attn: City Manager
217 E. Center Street
Moab, Utah 84532
mblack@moabcity.gov

Any Party may change its address or notice by giving written notice to the other Parties in accordance with the provisions of this Section.

GENERAL TERMS AND CONDITIONS

13. Agreement to Run with the Land. This Agreement shall be recorded in the Office of the Grand County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership and development of any portion of the Property. This Agreement shall not be recorded before Developer purchases the Property.

14. Entire Agreement. This Agreement, together with the Recitals and Exhibits hereto integrates and constitutes all the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

15. Further Assurances. Each Party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement.

16. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

17. Non-Liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount which may become due to Developer, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

18. No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the City and Developer.

The City and Developer alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit. No other persons or entities shall be considered intended or incidental third-party beneficiaries with respect to the rights and obligations contained in this Agreement.

19. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

20. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

21. **Survival.** All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

22. **Public Information.** The Parties understand and agree that all documents related to this agreement shall be public documents, as provided in the Utah Governmental Records Access Management Act, Title 63G, Chapter 2, Part 1 of the Utah Code.

23. **Governing Law and Venue.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah, and venue shall be in Grand County, Utah.

24. **Counterparts.** This Agreement may be executed in multiple counterparts which shall constitute one and the same document.

25. **Governmental Immunity Act.** The City is a governmental entity subject to the Utah Governmental Immunity Act, Utah Code Ann. §§ 63G-7-101, et seq (the “Act”). The City does not waive any rights, defenses, or limitations available under the Act except as otherwise provided in this Agreement.

26. **Legal Review.** The Parties represent and agree that they each had full opportunity to review this Agreement and that they accept the terms hereof. The rule that such agreement is to be construed against its drafter shall not apply to this Agreement.

27. **Successor Legislation.** Any statute or provision of the MMC referred to in this Agreement shall be deemed to include that statute or provision as amended, restated, and/or replaced from time to time, and any successor legislation or Code provision to the same general intent and effect.

28. **Interpretation.** In this Agreement, unless the context otherwise requires:

28.1. The captions and section headings used in this Agreement are for

descriptive purposes only and do not limit, define, or enlarge the terms of this Agreement;

28.2. Use of the singular, plural, or a gender shall include the other, and the use of the words “include” and “including” shall be construed to mean “without limitation” or “but not be limited to;”

28.3. The word “may” is permissive;

28.4. The words “shall not” are prohibitive;

28.5. The word “shall” is mandatory or required; and

28.6. The present tense includes the future tense, unless otherwise specified.

(Signatures begin on following page)

IN WITNESS WHEREOF, this Agreement has been executed by the City of Moab, acting by and through the Moab City Council, Grand County, State of Utah, and by a duly authorized representative of Developer as of the above-stated date.

CITY OF MOAB, a Utah municipality and political subdivision of the State of Utah.

By: _____
Mayor Joette Langianese

ATTEST:

Sommar Johnson, Moab City Recorder

APPROVED AS TO FORM:

Nathan Bracken, City Attorney

STATE OF UTAH)
 : ss.
COUNTY OF GRAND)

On the ____ day of _____, 2025, personally appeared before me JOETTE LANGIANESE, who being by me duly sworn, did say that she is the Mayor of the CITY OF MOAB, a municipality and political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

DEVELOPER:

AMASA HOLDINGS LLC, a Utah limited liability company

By: Ivan Carroll
Its: Managing Members

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the ____ day of _____, 2025, personally appeared before me Ivan Carroll, who being by me duly sworn, did say that he/she is the Managing Member of AMASA HOLDINGS LLC, a Utah limited liability company, who duly acknowledged to me that they executed the foregoing instrument on behalf of the later mentioned limited liability company.

NOTARY PUBLIC

EXHIBIT 1

Legal Description of Property

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK M, PLAT D, OF THE MOUNTAINVIEWSUBDIVISION, AND RUNNING: THENCE NORTH $3^{\circ}38'00''$ EAST 180.00 FEET; THENCE NORTHEASTERLY, 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH $86^{\circ}22'00''$ EAST, AND THE LONG CHORD BEARS NORTH $48^{\circ}38'00''$ EAST 14.14 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$); THENCE SOUTH $86^{\circ}22'00''$ EAST 507.70 FEET; THENCE SOUTHEASTERLY 540.15 FEET ALONG THE ARC OF A 620.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH $3^{\circ}38'00''$ WEST, AND THE LONG CHORD BEARS SOUTH $61^{\circ}24'30''$ EAST 523.23 FEET, THROUGH A CENTRAL ANGLE OF $49^{\circ}55'00''$); THENCE SOUTH $36^{\circ}27'00''$ EAST 54.87 FEET; THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH $53^{\circ}33'00''$ WEST, AND THE LONG CHORD BEARS SOUTH $8^{\circ}33'00''$ WEST 14.14 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$); THENCE SOUTH $53^{\circ}33'00''$ WEST 180.00 FEET, TO THE EASTERLY CORNER OF LOT 11, BLOCK M, PLAT D OF THE MOUNTAINVIEW SUBDIVISION; THENCE NORTH $36^{\circ}27'00''$ WEST 64.87 FEET; THENCE NORTHWESTERLY 374.62 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH $53^{\circ}33'00''$ WEST, AND THE LONG CHORD BEARS NORTH $61^{\circ}24'30''$ WEST 362.88 FEET, THROUGH A CENTRAL ANGLE OF $49^{\circ}55'00''$); THENCE NORTH $86^{\circ}22'00''$ WEST 517.70 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 197,549 SQUARE FEET, OR 4.535 ACRES.

EXHIBIT 2

Project Phasing Schedule

Phase	Anticipated Timeline	Description
Phase 1	2026-2027	<ul style="list-style-type: none">▪ Construction of two new three-story buildings at the center of the Property with 44 total units, including 21 two-bedroom units, 11 three-bedroom units, and 12 four-bedroom units.▪ Rehabilitation of existing building with 6 two-bedroom units.▪ Construction of new leasing office, clubhouse, and community playground, parking, and circulation, all of which shall be designated as “common areas” accessible to all residents of the Project in accordance with the Agreement.▪ 55% Area Median Income (“AMI”) Unit Mix: 1 two bedroom unit, 1 three bedroom unit, and 8 four bedroom units.▪ 50% AMI Unit Mix: 20 two bedroom units, 7 three bedroom units, and 3 four bedroom units.▪ 44% AMI Unit Mix: 1 two bed room unit, 3 three bedroom units, and 1 four bedroom unit▪ 30% AMI Unit Mix: 5 two bedroom units.
Phase 2	2026-2028	<ul style="list-style-type: none">▪ Construction of one new three-story building at the west side of the Property with 8 one-bedroom units.▪ Rehabilitation of five existing buildings with six two-bedroom units each for a total of 30 rehabilitated units.▪ All parking and circulation constructed in conjunction with this Phase shall be designated as “common areas” accessible to all residents of the Project in accordance with the Agreement.▪ 25% AMI Unit Mix: 3 one bedroom units▪ 39% AMI: 7 two bedroom units▪ 45% AMI Unit Mix: 4 one bedroom units and 22 two bedroom units▪ 50% AMI Unit Mix: 1 one bedroom unit and 1 two bedroom unit
Phase 3	2027-2030	<ul style="list-style-type: none">▪ Construction of up to four new housing buildings, which shall be located in the corners of the Property, and which Developer may develop as Condominiums with units Developer may rent or sell. The number of total units for these Condominium Parcels may not exceed twelve (12) units, collectively.

EXHIBIT 3

Conceptual Plat (Attached)

DRAFT

EXHIBIT 4

Conceptual Site Plan (Attached)

DRAFT

EXHIBIT 5

Common Areas

- CLUBHOUSE & LEASING OFFICE
- PLAYGROUND
- PARKING LOTS AND DRIVE AISLES
- SIDEWALKS AND PATHS
- CARPORTS (EXISTING AND NEW)
- GARBAGE COLLECTION AREAS

DRAFT

EXHIBIT 6

Sustainability Requirements

The Project must be constructed in accordance with Enterprise Green Communities 2020 Requirements and Energy Start Multifamily New Construction Requirements. The standards for new construction and for rehabilitation are attached hereto.

DRAFT

EXHIBIT 7

Summary of LIHTC Allocations

Phase 1

- **2025 Federal Low-Income Housing Tax Credit Reservation Agreement, January 14, 2025**
- **2025 Low-Income Housing Credit Carryover Allocation Agreement, October 30, 2025**

The Agreements state that Owner will lease all 50 units of the Project according to the following rent limits:

Units	Type	Rent Limits
1	2 bedroom, 1 bathroom unit	50% of area median income
1	3 bedroom, 1 bathroom unit	50% of area median income
8	4 bedroom, 2 bathroom units	50% of area median income
20	2 bedroom, 1 bathroom units	45% of area median income
7	3 bedroom, 1 bathroom units	45% of area median income
3	4 bedroom, 2 bathroom units	45% of area median income
1	2 bedroom, 1 bathroom unit	39% of area median income
3	3 bedroom, 1 bathroom units	39% of area median income
1	4 bedroom, 2 bathroom unit	39% of area median income
5	2 bedroom, 1 bathroom units	25% of area median income

Phase 2

- **Conditional Reservation of 2026 Federal Low-Income Housing Tax Credits Letter**
 - **Unit mix and AMI mix forthcoming in formal reservation letter expected 2026, however, it is noted that based on the application and conditional reservation, Phase 2 is locked in to include 8 units of new construction affordable housing and 30 units of rehabilitated affordable housing, all which will be required to be affordable at or below 50% AMI.**

EXHIBIT 8

Required Infrastructure

Phase 1 – New Construction (2 Residential Buildings, 1 Clubhouse)

- **Sewer:** New sewer lines and new lift station to support all three new construction buildings.
- **Water:** New water lines to support all three new construction buildings.
- **Electrical:** New underground electrical lines and one transformer to support all three new construction buildings.
- **Storm Drain:** New underground detention and storm drain piping to connect to city lines along Kane Creek to support two new residential buildings and their parking area. For the clubhouse and its parking area, a new retention sump.
- **Access:** New drive aisle and parking area (53 stalls) for two new residential buildings. Clubhouse has two existing parking lot entrances that shall remain. Adding parking (19 stalls) to the existing parking area in front of the clubhouse.

Phase 1 – Rehab (1 Building)

- **Sewer:** Use existing lift station and sewer lines already constructed for rehab building.
- **Water:** Use existing infrastructure already constructed for rehab building. When Phase 2 new construction happens, new water lines shall be installed to route around Phase 2 new construction.
- **Electrical:** Upgrade electrical panel and transformer (from RMP); use existing connections already constructed for rehab building.
- **Storm Drain:** Use existing infrastructure.
- **Access:** Use existing infrastructure.

Phase 2 – New Construction

- **Sewer:** New sewer lines shall connect into Phase 1 stub which connects to Phase 1 lift station, sized to handle additional 8 units.
- **Water:** New water line to connect to the main line on Kane Creek Blvd (stubbed during street reconstruction).
- **Electrical:** New underground electrical lines and one transformer.
- **Storm Drain:** New infrastructure to retain water on site or detain water that then flows into city's system.
- **Access:** Two existing parking lot entrances shall remain. Developer is responsible for constructing and installing adequate parking that complies with the MMC and this Agreement.

Phase 2 – Rehab

- **Sewer:** Use existing lift station and sewer lines already constructed for rehab building.
- **Water:** When Phase 1 new construction occurs, Developer shall install new water lines, which it shall construct around Phase 1 new construction (clubhouse building).
- **Electrical:** Use existing infrastructure and upgraded electrical panel for new water heating system.

- **Storm Water:** Use existing infrastructure.
 - **Access:** Two existing parking lot entrances shall remain.
-

Phase 3

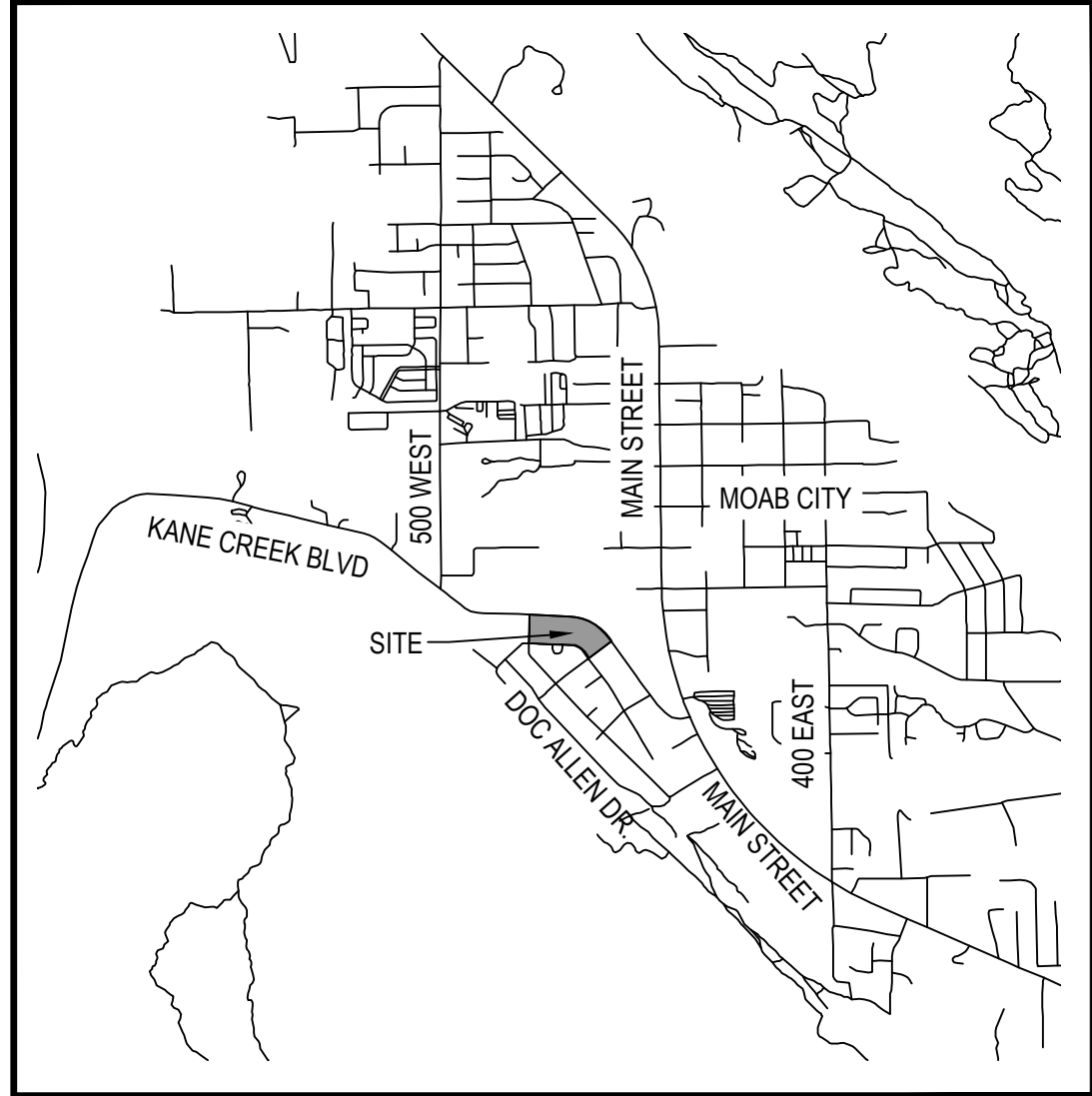
- **Sewer:** New sewer lines across all four corners parcels to tie into the new lift station (sized appropriately).
 - **Water:** Water lines connect to the city infrastructure on Mountain View and Aspen streets.
 - **Electrical:** New underground electrical lines and transformer.
 - **Storm Drain:** New infrastructure to retain water on site or detain water that then flows into city's system.
 - **Access:** Street frontage access on Mountain View and Aspen and residents can park in the stalls existing or built during Phase 1 and 2.
-

Shared Items

- Three concrete garbage pads + dumpsters
 - All built during phase 1 and all other phases could use.

40551304v3

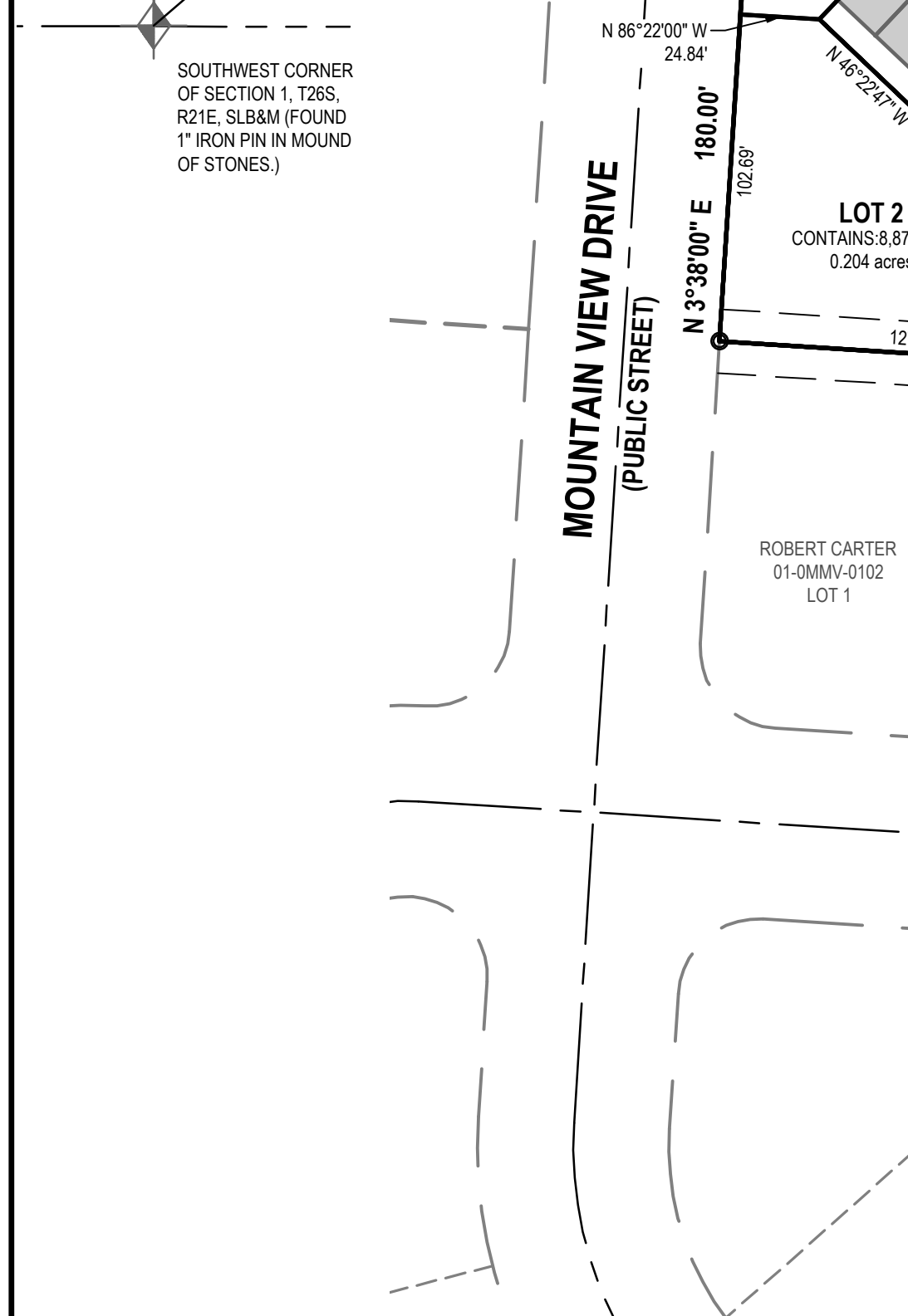
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VICINITY MAP
NOT TO SCALE

NORTHWEST CORNER OF SECTION 1, T26S, R21E, SLB&M (FOUND 2" BRASS DISC IN RING AND LID, DATED 2014, STAMPED LS180107, AT THE INTERSECTION OF 500 WEST AND 400 NORTH STREETS)

SOUTHWEST CORNER OF SECTION 1, T26S, R21E, SLB&M (FOUND 1" IRON PIN IN MOUND OF STONES.)



APPROVAL BY MOAB CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR _____

APPROVAL BY MOAB CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

CITY ATTORNEY _____

APPROVAL BY MOAB CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER _____

APPROVAL BY MOAB CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____

CHAIR _____

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____

MOAB CITY MAYOR _____

ATTEST: _____

GRAND COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____

DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER _____

BENCHMARK

STREET MONUMENT FOUND IN INTERSECTION OF KANE CREEK BOULEVARD AND MOUNTAIN VIEW DRIVE

ELEV = 4185.24'

LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

SET RIVET

LOT LINE

ADJACENT RIGHT OF WAY

RIGHT OF WAY

PROPERTY LINE

ADJACENT PROPERTY

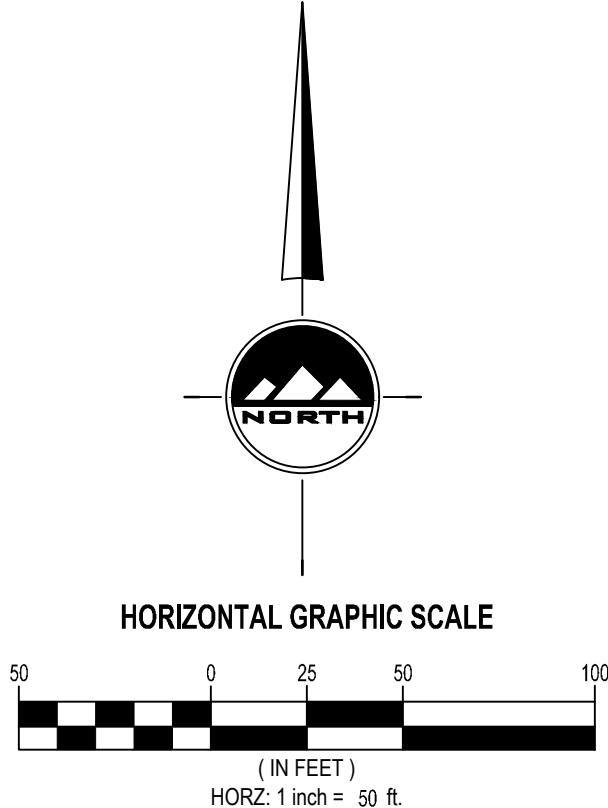
EASEMENT

EXISTING BUILDING

NOTE: ALL AREAS NOT OCCUPIED BY BUILDINGS, ROADS, OR PARKING SHALL BE CONSIDERED OPEN SPACE AND ARE SUBJECT TO PUBLIC UTILITY EASEMENTS (P.U.E.) AS DESCRIBED IN NOTE 3.

NOTES:

- SIGNATURES SIGNED ON SHEET 1 APPLY TO ALL SHEETS.
- SEE SHEETS 2 AND 3 FOR ENLARGED VIEWS OF UNITS LOCATED IN LOTS 1, LOT 2, AND LOT 3.
- FOR ALL LOTS: ALL ROADS, PARKING AREAS, AND OPEN SPACE ARE DESIGNATED AS GENERAL COMMON AREAS. ALL ROADS AND PARKING AREAS ARE SUBJECT TO INGRESS/EGRESS AND PUBLIC UTILITY EASEMENTS (P.U.E.) FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, GAS, POWER, COMMUNICATION, WATER, SEWER, AND DRAINAGE FACILITIES. ALL AREAS NOT OCCUPIED BY BUILDINGS, ROADS, OR PARKING SHALL BE CONSIDERED OPEN SPACE AND ARE SUBJECT TO A PUBLIC UTILITY EASEMENT (P.U.E.) FOR EXISTING AND FUTURE UTILITIES. ADJUSTMENTS TO COMMON AREA DESIGNATION (GENERAL OR LIMITED) MAY BE MADE THROUGH FUTURE LEGAL REVIEW WITHOUT ALTERING THE EASEMENT RIGHTS GRANTED HEREIN.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	119.91'	29.00'	13°51'19"	N33°49'55"E
C2	19.29'	4.39'	13°02'36"	N69°29'07"W
C3	19.29'	4.50'	13°21'25"	N56°17'07"W
C4	15.35'	4.54'	16°57'05"	S62°37'51"W
C5	15.35'	4.67'	17°26'00"	S79°49'30"W
C6	95.45'	12.85'	7°42'44"	S35°26'26"E
C7	95.45'	15.07'	9°02'42"	S27°03'44"E
C8	54.15'	14.35'	15°10'51"	S13°52'09"E
C9	54.15'	8.02'	8°28'56"	S2°02'15"E
C10	53.09'	39.59'	42°43'28"	N29°23'34"E
C11	136.12'	92.12'	38°46'25"	N71°24'43"E
C12	156.72'	40.56'	14°49'44"	S81°07'37"E
C13	147.95'	44.22'	17°07'27"	S64°11'07"E
C14	93.23'	22.59'	13°52'51"	S49°35'31"E
C15	63.57'	19.98'	18°00'33"	S30°22'46"E
C16	77.18'	28.43'	21°06'18"	S5°53'07"E
C17	620.00'	20.02'	1°50'59"	S85°26'30"E
C18	620.00'	220.43'	20°22'14"	S74°19'54"E
C19	2.00'	3.13'	89°47'36"	N25°06'12"W
C20	430.00'	153.43'	20°26'38"	N76°08'41"W
C21	430.00'	123.04'	16°23'42"	N50°23'08"W
C22	430.00'	43.06'	5°44'17"	S39°19'09"E
C23	45.83'	26.93'	33°40'06"	S60°19'09"W
C24	88.25'	12.43'	8°04'14"	S78°16'13"W
C25	21.07'	6.47'	17°35'19"	S16°32'30"E
C26	11.14'	4.65'	23°54'26"	S65°50'23"E
C27	11.14'	2.45'	12°36'35"	S39°02'28"E
C28	16.50'	9.76'	33°53'49"	N15°17'34"E
C29	36.96'	6.09'	9°26'23"	N34°22'02"E
C30	620.00'	22.47'	2°04'35"	S37°29'18"E
C31	64.45'	25.75'	22°53'14"	S17°13'12"W
C32	88.76'	35.03'	22°36'53"	S5°35'22"E
C33	156.18'	18.66'	6°50'42"	S18°41'43"E
C34	156.18'	18.35'	6°43'53"	S25°29'01"E
C35	138.48'	24.25'	10°01'58"	S57°34'37"E
C36	138.48'	22.69'	9°23'20"	S67°17'17"E
C37	138.64'	18.88'	7°48'12"	S75°46'10"E
C38	138.64'	18.05'	7°27'36"	S83°24'03"E
C39	70.69'	20.12'	16°18'20"	N85°40'40"E
C40	70.69'	18.68'	15°08'19"	N69°57'20"E
C41	102.45'	15.33'	8°34'30"	N57°41'04"E
C42	102.45'	4.35'	2°26'07"	N52°10'46"E
C43	620.00'	540.15'	49°55'00"	N61°24'30"W
C44	620.00'	224.92'	20°47'08"	N51°15'19"W

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 4938720, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE AMASA APARTMENTS TOWNHOME PLAT.

SURVEYOR'S NARRATIVE

THE BASIS OF BEARING IS THE LINE BETWEEN THE FOUND STREET MONUMENT AT THE INTERSECTION OF ASPEN AVE AND KANE CREEK BLVD. AND THE FOUND STREET MONUMENT AT THE INTERSECTION OF MOUNTAIN VIEW DRIVE AND KANE CREEK BLVD. AND MEASURES NORTH 70°51'30" WEST 1163.78 FEET.

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK M, PLAT D, OF THE MOUNTAINVIEW SUBDIVISION, AND RUNNING:

THENCE NORTH 3°38'00" EAST 180.00 FEET;

THENCE NORTHEASTERLY, 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 86°22'00" EAST, AND THE LONG CHORD BEARS NORTH 48°38'00" EAST 14.14 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00");

THENCE SOUTH 86°22'00" EAST 507.70 FEET;

THENCE SOUTHEASTERLY 540.15 FEET ALONG THE ARC OF A 620.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 3°38'00" WEST, AND THE LONG CHORD BEARS SOUTH 61°24'30" EAST 523.23 FEET, THROUGH A CENTRAL ANGLE OF 49°55'00");

THENCE SOUTH 36°27'00" EAST 54.87 FEET;

THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 53°33'00" WEST, AND THE LONG CHORD BEARS SOUTH 8°33'00" WEST 14.14 FEET, THROUGH A CENTRAL ANGLE OF 49°55'00");

THENCE SOUTH 53°33'00" WEST 180.00 FEET, TO THE EASTERLY CORNER OF LOT 11, BLOCK M, PLAT D OF THE MOUNTAINVIEW SUBDIVISION;

THENCE NORTH 36°27'00" WEST 64.87 FEET;

THENCE NORTHWESTERLY 374.62 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 53°33'00" WEST, AND THE LONG CHORD BEARS NORTH 61°24'30" WEST 362.88 FEET, THROUGH A CENTRAL ANGLE OF 49°55'00");

THENCE NORTH 86°22'00" WEST 517.70 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 197,549 SQUARE FEET, OR 4.535 ACRES.

OWNER'S DEDICATION

Know all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

AMASA APARTMENTS TOWNHOME PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D. 20____.

By: _____

By: _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, AMASA HOLDINGS LLC AND DEVELOPED, BY WOMEN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION, FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

AMASA APARTMENTS TOWNHOME PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, T. 26 S., R. 21 E., S.L.B. & M. MOAB CITY, GRAND COUNTY, UTAH 2025

SHEET 1 OF 1

PROJECT NUMBER : 13515

MANAGER : BR

DRAWN BY : TMS

CHECKED BY : DLB

DATE : 11/12/2025



STRUCTURAL ENGINEER
Canyons Structural
Alexsys Flocken
alexsys@canyonsstructural.com

ELECTRICAL ENGINEER
Royal Engineering
Calvin Barlow
Phone: (801) 375-2228
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INTERIOR DESIGNER
Architecture Belgique
Heather Cordall
Phone: (801) 581-1333
ail: heather@archbelgique.com

AMASA - APARIMENTS
57 KANE CREEK BLVD. MOAB, UT

Project Number
2024 - 18

Date
8-13-25

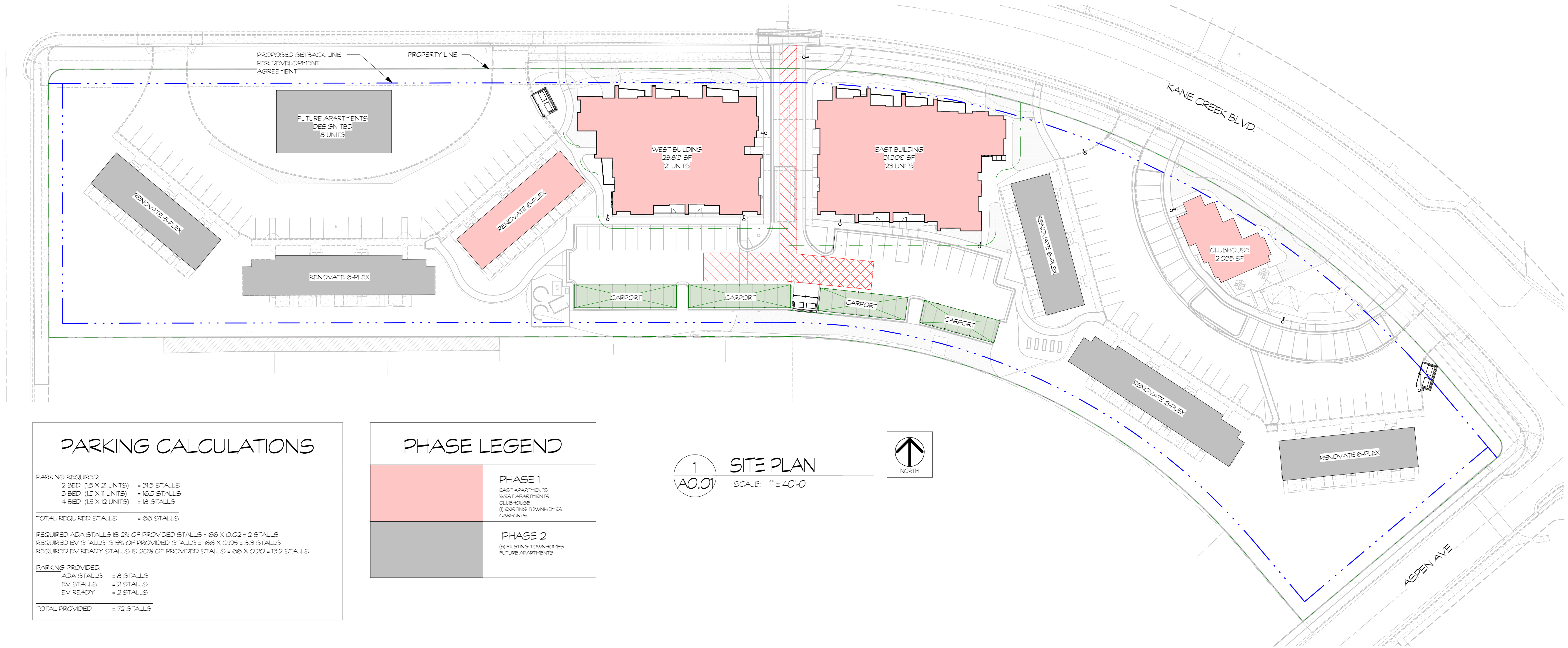
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Sheet Title

ELIMINARY SITE PLAN

Sheet Number

AO.01



ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL PLANS FOR EXACT LOCATIONS OF BUILDING, SIDEWALKS, CURB & GUTTER ETC.



2020 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST

CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

YES / NO	OPTIONAL POINTS	1. INTEGRATIVE DESIGN
Yes	M	1.1 Integrative Design: Project Priorities Survey Complete the Project Priorities Survey, which can be found in the Appendix.
Yes	M	1.2 Integrative Design: Charrettes and Coordination Meetings Develop an integrative design process that moves the outputs of the Project Priorities Survey into action through a series of collaborative meetings. Prioritize multi-benefit strategies. Assign responsibility within your design and development teams for accountability.
Yes	M	1.3 Integrative Design: Documentation Include Enterprise Green Communities Criteria information in your contract documents and construction specifications (Division 1 Section 01 81 13 Sustainable Design Requirements) as necessary for the construction team to understand the requirements and how they will be verified. Ensure, and indicate, that the drawings and specifications have been generated to be compliant and meet the certification goals.
Yes	M	1.4 Integrative Design: Construction Management Create, implement, and document your contractor/subcontractor education plan to ensure that all persons working on-site fully understand their role in achieving the project objectives. Include a summary of the Project Priorities Survey (Criterion 1.1), the sustainability goals, and anticipated roles of each party in regards to the performance expected of the project. Attach and reference this training plan to Division 1 Section 01 81 13 Sustainable Design Requirements. Include timeline estimates for performance testing and verification schedules in the overall construction schedule. As relevant, review requirements for Criteria 8.1, 8.2, and 8.3, and begin populating these documents with relevant information from design and construction.
No	12 or 15	1.5 Design for Health and Well-Being: Health Action Plan Follow Steps 1-6 of the Health Action Plan framework per the full criterion. [12 points with extra 3 points for Step 7] This includes: 1) Commit to embedding health into the project lifecycle; 2) Partner with a project health professional; 3) Collect and analyze community health data; 4) Engage with community stakeholders to prioritize health data and strategies; 5) Identify strategies to address those health issues; 6) Create an implementation plan; and 7) Create a monitoring plan.
No	10	1.6 Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment Conduct a four-part assessment (social, physical, functional, strategy) to identify critical risk factors of your property and implement at least two sets of strategies to enable the project to adapt to, and mitigate, climate related or seismic risks. See full criterion for more guidance.
No	8	1.7 Resilient Communities: Strengthening Cultural Resilience Integrate community and resident participation in the development processes so that the built environment honors cultural identities, resident voices, and community histories. Option 1: Complete a Cultural Resilience Assessment OR Option 2: Convene a Cultural Advisory Group
		CRITERIA 1 SUBTOTAL 4 of 4 Mandatory Criteria 0 Optional Points

YES / NO	OPTIONAL POINTS	2. LOCATION + NEIGHBORHOOD FABRIC
Yes	M	2.1 Sensitive Site Protection All projects must: 1. Protect floodplain functions (e.g., storage, habitat, water quality) by limiting new development within the 100-year floodplain of all types of watercourses. 2. Conserve and protect aquatic ecosystems, including wetlands and deepwater habitats, that provide critical ecosystem functions for fish, other wildlife, and people. 3. Protect ecosystem function by avoiding the development of areas that contain habitat for plant and animal species identified as threatened or endangered. 4. Conserve the most productive agricultural soils by protecting prime farmland, unique farmland, and farmland of statewide or local importance. If your site contains any of these ecologically sensitive features, follow the specific Requirements under that subheading.
Yes	M	2.2 Connections to Existing Development and Infrastructure (Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town) Locate the project on a site with access to existing roads, water, sewers, and other infrastructure and within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the existing pedestrian network. For sites over 5 acres, provide connections to the adjacent street network at least every 800 feet. Tie all planned bike paths to existing bike paths.
Yes	M	2.3 Compact Development (Mandatory for New Construction) At a minimum, build to the residential density (dwelling units/acre) of the census block group where the project is located. In Rural/Tribal/Small Town locations that do not have zoning requirements: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.
7	5 or 7	7 2.4 Increased Compact Development Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for [5 points]; exceed by 3x for [7 points]. In Rural/Tribal/Small Towns that do not have zoning requirements, build to a minimum net density of 7.5 units per acre for single-family houses; 12 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings greater than two stories. [5 points]
Yes	M	2.5 Proximity to Services and Community Resources (Mandatory for New Construction) Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four of the listed services.
Yes	M	2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Town (Mandatory for New Construction Rural/Tribal/Small Town) Option 1: Locate the project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres; at least 80% of which unpaved. OR Option 2: Set aside a minimum of 10% (minimum of 0.25 acres) of the total project acreage as open and accessible to all residents; at least 80% of which unpaved.

	NA	6 max	2.7 Preservation of and Access to Open Space Option 1: Locate the project within a 0.25-mile walk distance of dedicated open space that is a minimum of 0.75 acres; at least 80% of which unpaved. OR Option 2: Set aside a percentage of permanent open space for use by all residents; at least 80% of which unpaved. 25% [2 points] ; 35% [4 points] ; 45% + written statement of preservation/ conservation policy [6 points] .
Yes	No	M	2.8 Access to Transit <i>(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town; Optional for all other project types)</i> Mandatory: New Construction, not Rural/Tribal/Small Town Locate projects within a 0.5-mile walk distance of transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. Optional: New Construction, not Rural/Tribal/Small Town Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. [2 points] Optional: Rehabilitation, not Rural/Tribal/Small Town Locate projects within a 0.5-mile walk distance of public transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. [6 points] Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. [2 points] Optional: New Construction and Rehabilitation, Rural/Tribal/Small Town Locate the project within 0.5 mile walk distance of public transit services with at least 45 rides per weekday and some weekend service. OR, Install at least two charging stations for electric vehicles. OR, Locate the project with 5 miles of one of the following transit options: 6 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; 5) public/private regional transportation.
	No	2-8	2.9 Improving Connectivity to the Community Improve access to community amenities through at least one of the options incentivizing biking mobility or improving access to transit.
	No	5 max	2.10 Passive Solar Heating/Cooling Design and build with passive solar design, orientation, and shading that meet the guidelines specified.
	No	6	2.11 Adaptive Reuse of Buildings Rehabilitate and adapt an existing structure that was not previously used as housing. Design the project to adapt, renovate, or reuse at least 50% of the existing structure and envelope.
	No	6	2.12 Access to Fresh, Local Foods Provide residents and staff with access to fresh, local foods through one of the following options: Option 1: Neighborhood Farms and Gardens Option 2: Community-Supported Agriculture Option 3: Proximity to Farmers Market
	No	8	2.13 Advanced Certification: Site Planning, Design and Management Locate building(s) within a community that is certified in LEED for Neighborhood Development, LEED for Cities and Communities, Living Community Challenge, or SITES.
	No	6 max 2	2.14 Local Economic Development and Community Wealth Creation Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process, and how it functioned during construction. OR Demonstrate that you achieved at least 20% local employment. OR Provide physical space for small business, nonprofits, and/or skills and workforce education.
Yes		3 3	
		M	2.15a Access to Broadband: Broadband Ready <i>(Mandatory for New Construction and Substantial Rehab Projects in Rural/Tribal/Small Town Locations)</i> Incorporate broadband infrastructure so that when broadband service comes to a community, the property can be easily connected. Include a network of mini-ducts or conduit throughout the building, extending from the expected communications access point to each network termination point in the building.
	No	6	2.15b Access to Broadband: Connectivity Ensure all units and common spaces in the property have broadband internet access with at least a speed of 25/3 mbs.
CRITERIA 2 SUBTOTAL			
7 of 7 Mandatory Criteria Optional Points			7

YES / NO	OPTIONAL POINTS	3. SITE IMPROVEMENT
Yes	M	3.1 Environmental Remediation Determine whether there are any hazardous materials present on the site through one of the four methods listed. Mitigate any contaminants found.
Yes	M	3.2 Minimization of Disturbance during Staging and Construction For sites >1 acre, implement EPA's National Pollutant Discharge Elimination System Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. For sites with an area <= 1, follow guidance in full criterion.
Yes	M	3.3 Ecosystem Services/Landscape <i>(Mandatory, if providing landscaping)</i> If providing plantings, all must be native or climate-appropriate (adapted) to the region and appropriate to the site,Â’s soil and microclimate. Do not introduce any invasive plant species. Plant, seed, or xeriscape all disturbed areas.
Yes	M	3.4 Surface Stormwater Management <i>(Mandatory for New Construction; Mandatory for Substantial and Moderate Rehab projects if land disturbed is >= 5,000 sq.ft.)</i> Treat or retain on-site precipitation equivalent to the 60th percentile precipitation event. Where not feasible due to geotechnical issues, soil conditions, or the size of the site, treat or retain the maximum volume possible.
	No	3.5 Surface Stormwater Management Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain precipitation volume from 70% precipitation event [6 points] , 80% precipitation event [8 points] , or 90% precipitation event [10 points] .
Yes	M	3.6 Efficient Irrigation and Water Reuse <i>(Mandatory, if permanent irrigation is utilized)</i> If irrigation is utilized, install an efficient irrigation system per the requirements listed.
	No	3.7 Efficient Irrigation and Water Reuse
	4 or 6	

					(Optional, if irrigation is utilized) Meet the requirements of Criterion 3.6 AND: Option 1: Install an efficient irrigation system equipped with a WaterSense labeled weather- based irrigation controller (WBIC) OR Option 2: At least 50% of the site's irrigation satisfied by water use from the sources listed.
					CRITERIA 3 SUBTOTAL 5 of 5 Mandatory Criteria Optional Points 0
YES / NO	OPTIONAL POINTS				4. WATER
Yes					4.1 Water-Conserving Fixtures Reduce total indoor water consumption by at least 20% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified. For all single-family homes and all dwelling units in buildings three stories or fewer, the supply pressure may not exceed 60 psi.
	No			6 max	4.2 Advanced Water Conservation Reduce total indoor water consumption by at least 30% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified.
Yes	No			M, 3	4.3 Water Quality Mandatory/Optional: Mandatory for Substantial Rehabs of buildings built before 1986; Optional for all other building types: Replace lead service lines [3 points]
				M	Mandatory: For multifamily buildings with either a cooling tower, a centralized hot water system, or 10+ stories: Develop a Legionella water management program
				8	Optional: Test and remediate as indicated for lead, nitrates, arsenic, and coliform bacteria
	No			4	4.4 Monitoring Water Consumption and Leaks Conduct pressure-loss tests and visual inspections to determine if there are leaks; fix leaks. AND Install an advanced water monitoring and leak detection system capable of identifying and shutting water off during anomalous water events. OR Install a device to separately monitor water consumption of each cold branch off the apartment line riser for each dwelling unit or each cold water riser and the domestic hot water cold water feed for each building or each toilet that allows remote monitor readings; common laundry facilities; boiler makeup water; outdoor water consumption; and water consumption in any non- residential space.
	No			4	4.5 Efficient Plumbing Layout and Design Store no more than 0.5 gallon of water in any piping/manifold between the fixture and the water heating source or recirculation line. No more than 0.6 gallon of water shall be collected from the fixture before a 10-degree Fahrenheit rise in temperature is observed. Recirculation systems must be demand-initiated.
	No			6 max	4.6 Non-Potable Water Reuse Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project,Äôs non-potable water needs: 10% reuse [3 points]; 20% reuse [4 points]; 30% reuse [5 points]; 40% reuse [6 points].
	No			8	4.7 Access to Potable Water During Emergencies Provide residents with ready access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options listed.
					CRITERIA 4 SUBTOTAL 2 of 2 Mandatory Criteria Optional Points 0
YES / NO	OPTIONAL POINTS				5. OPERATING ENERGY
Yes				M	5.1a Building Performance Standard (Mandatory for New Construction) Certify all buildings with residential units in the project through either ENERGY STAR Multifamily New Construction, ENERGY STAR Manufactured Homes, and/or ENERGY STAR Certified Homes as relevant. AND Provide projected operating energy use intensity and projected operating building emissions intensity.
Yes				M	5.1b Building Performance Standard (Mandatory for Rehab) Provide projected operating energy use intensity and projected operating building emissions intensity. AND Conduct commissioning for compartmentalization, insulation installation, and HVAC systems as indicated. AND one of the following options: - ERI Option: <= HERS 80 for each dwelling unit. Exception for some Rehabs built before 1980. - ASHRAE Option: Energy performance of the completed building equivalent to, or better than, ASHRAE 90.1-2013 using an energy model created by a qualified energy services provider according to Appendix G 90.1-2016.
	No			12 max	5.2a Moving to Zero Energy: Additional Reductions in Energy Use (Not available for projects using prescriptive path for Criterion 5.1a or for projects following Criterion 5.2b or 5.4.) Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Design and construct a building that is projected to be more efficient than what is required by Criteria 5.1a/b. Achieve HERS score of 5 lower than required by 5.1a/b if following ERI path for compliance OR 5% greater efficiency than required if following ASHRAE path for 5.1a/b compliance [5 points]. Additional 1 point for each additional 2-point decrease in HERS score required by Criteria 5.1a/b if following ERI path for compliance OR for 1% greater efficiency if following ASHRAE path for Criteria 5.1a/b, up to a maximum of 12 optional points.
	No			12-15	5.2b Moving to Zero Energy: Near Zero Certification [Automatic Qualification for Enterprise Green Communities Certification Plus] (Not available for projects following Criterion 5.2a or 5.4.) Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Certify the project in a program that requires advanced levels of building envelope performance such as DOE ZERH [12 points] and/or PHI Classic or PHIUS+ [15 points] .
	No			3-6	5.3a Moving to Zero Energy: Photovoltaic/Solar Hot Water Ready (Not available for projects following Criterion 5.3b or 5.4.) Orient, design, engineer, wire, and/or plumb the development through the Photovoltaic Ready pathway or Solar Hot Water Ready Pathway to accommodate installation of photovoltaic (PV) or solar hot water system in the future.
	No			8 max	5.3b Moving to Zero Energy: Renewable Energy

	No	4-8	24		(Not available for projects following Criterion 5.3a or 5.4) Install renewable energy source to provide a specified percentage of the project’s estimated source energy demand. See full criterion for allowable sources. Option 1: For percentage of total project energy consumption provided by renewable energy. OR Option 2: For percentage of common area meter energy consumption provided by renewable energy.		
		1-5					
	No	5 max		5.5a Moving to Zero Carbon: All-Electric Ready (Not available for projects following Criterion 5.5b) Ensure the project has adequate electric service and has been designed and wired to allow for a seamless switch to electricity as a fuel source in the future for the following uses: space heating [1 point], space cooling [1 point], water heating (DHW) [1 point], clothes dryers [1 point], equipment for cooking [1 point].			
	15	15		15	5.5b Moving to Zero Carbon: All Electric (Not available for projects following Criterion 5.5a) No combustion equipment used as part of the building project; the project is all-electric.		
	Yes	M			5.6 Sizing of Heating and Cooling Equipment (Mandatory for Substantial and Moderate Rehabs that include replacement of heating and cooling equipment. Not relevant for projects following 5.1a, 5.2b, or 5.4.) Size and select heating and cooling equipment in accordance with ACCA manuals J and S OR in accordance with the ASHRAE Handbook of Fundamentals		
Yes	M		5.7 ENERGY STAR Appliances (Mandatory for Substantial and Moderate Rehabs providing appliances. Not relevant for projects following 5.1a, 5.2b, or 5.4.) Install ENERGY STAR clothes washers, dishwashers, and refrigerators. If appliances will not be installed or replaced at this time, specify that at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 and Criterion 8.4.				
Yes	M		5.8 Lighting (Mandatory for all lighting within New Construction and Substantial Rehab projects. Mandatory for new lighting in Moderate Rehab projects.) Follow the guidance for high-efficacy permanently installed lighting and other characteristics for recessed light fixtures, lighting controls, lighting power density, and exterior lighting.				
No	8		5.9 Resilient Energy Systems: Floodproofing (Not relevant for Rehab projects in Special Flood Hazard Areas) Conduct floodproofing of lower floors, including perimeter floodproofing (barriers/shields). Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.				
No	8		5.10 Resilient Energy Systems: Critical Loads Loads Provide emergency power to serve at least three critical energy loads as described by the full criterion. Option 1: Islandable PV system OR Option 2: Efficient generator				
				CRITERIA 5 SUBTOTAL			
				5 of 5 Mandatory Criteria			
				Optional Points			
				15			
YES / NO		OPTIONAL POINTS	6. MATERIALS				
	No	8 max	24		6.1 Ingredient Transparency for Material Health Install products that have publicly disclosed inventories characterized and screened to 1,000 ppm or better: ■ 1 point per 5 installed Declare or HPD products from at least three different product categories ■ 1 point per 2 installed Declare or HPD products in any of these categories: adhesives, sealants, windows ■ 1 point per each product with third-party verified HPD or third-party verified Declare label ■ 2 points per each product with third-party verified HPD or third-party verified Declare label in any of these categories: adhesives, sealants, windows		
	No	3 max			6.2 Recycled Content and Ingredient Transparency Use building products that feature, and disclose, their recycled content. The building product must make up 75% by weight or cost of a project category for the project and be composed of at least 25% post-consumer recycled content.		
	No	8 max			6.3 Chemical Hazard Optimization Install products that have third-party verification of optimization to 100 ppm or better per the options listed within the full criterion.		
	Yes	No			M	6.4 Healthier Material Selection Select all interior paints, coatings, primers, and wallpaper; interior adhesives and sealants; flooring; insulation; and composite wood as specified. Optional points also available.	
					15 max		
	No	12 max				6.5 Environmentally Responsible Material Selection Select concrete, steel, or insulation with a publicly disclosed EPD [3 points], Install a green or cool roof [3 points], use reflective paving [3 points], and/or use FSC certified wood [3 points]. Refer to criterion for specifics.	
	Yes				M	6.6 Bath, Kitchen, Laundry Surfaces (Mandatory for New Construction and Substantial Rehab. Moderate Rehabs that do not include work in the shower and tub areas are exempt from the shower and tub enclosure requirement.) Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Use moisture-resistant backing materials per ASTM # D 6329 or 3273 behind tub/shower enclosures, apart from one-piece fiberglass enclosures which are exempt.	
	No	4 max				6.7 Regional Materials Use products that were extracted, processed, and manufactured within 500 miles of the project for a minimum of 90%, based on weight or on cost, of the amount of the product category installed. Select any or all of these options (every two compliant materials can qualify for 1 point): • Framing Cladding (e.g. siding, masonry, roofing) • Flooring Concrete/cement and aggregate • Drywall/interior sheathing	
	Yes				M	6.8 Managing Moisture: Foundations	

<div>Yes</div>		M	<div>6.9 Managing Moisture: Roofing and Wall Systems</div> <div><i>(Mandatory for all New Construction projects that include deficiencies in or include replacing particular assemblies called out below. New Construction projects are considered compliant per Criterion 5.1.)</i></div> <div>Provide water drainage away from walls, window, and roofs by implementing the list of techniques.</div>	
<div>Yes</div>	<div>No</div>			M
	<div>No</div>			6 max
		2	<div>6.10 Construction Waste Management</div> <div>(6 max) Develop and implement a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging, or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.</div>	
			<div>6.11 Recycling Storage</div> <div>For projects with municipal recycling infrastructure and/or haulers, provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms.</div> <div>OR</div> <div>For projects without that infrastructure, advocate to the local waste hauler or municipality for regular collection of recyclables.</div>	
			CRITERIA 6 SUBTOTAL	
		0	5 of 5 Mandatory Criteria Optional Points	

YES / NO	OPTIONAL POINTS	7. HEALTHY LIVING ENVIRONMENT	
<div>Yes</div>		M	<div>7.1 Radon Mitigation</div> <div><i>(Mandatory for New Construction and Substantial Rehab)</i></div> <div>For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test before and after the retrofit and mitigate per the specified protocols.</div>
<div>No</div>		M	<div>7.2 Reduce Lead Hazards in Pre-1978 Buildings</div> <div><i>(Mandatory for Substantial Rehab of Buildings Constructed Before 1978)</i></div> <div>Conduct lead risk assessment or inspection to identify lead hazards. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust.</div>
<div>Yes</div>		M	<div>7.3 Combustion Equipment</div> <div>For New Construction and Rehab projects: Specify power-vented or direct-vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space. If there are any combustion appliances within the conditioned space, install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 72.</div> <div>For Rehabs: If there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct-vent and that is not scheduled for replacement, conduct combustion safety testing prior to and after the retrofit; remediate as indicated.</div>
<div>Yes</div>		M	<div>7.4 Garage Isolation</div> <div><ul style="list-style-type: none">Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.Do not install ductwork or air handling equipment for the conditioned space in a garage.Fix all connecting doors between conditioned space and garage with gaskets or make airtight.Install one hard-wired CO alarm with battery backup function for each sleeping zone of the project, placed per NFPA 72 unless the garage is mechanically ventilated or an open parking structure.</div>
<div>Yes</div>		M	<div>7.5 Integrated Pest Management</div> <div>Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.</div>
<div>Yes</div>	10	M	<div>7.6 Smoke-Free Policy</div> <div><i>(Mandatory and Optional)</i></div> <div>Mandatory: Implement and enforce a smoke-free policy in all common areas and within a 25-foot perimeter around the exterior of all residential buildings. Lease language must prohibit smoking in these locations and provide a graduated enforcement policy. Make the smoke-free policy readily available.</div> <div>Optional: Expand the policy above to include all indoor spaces in the property.</div>
<div>Yes</div>	<div>No</div>	M	<div>7.7 Ventilation</div> <div><i>(Mandatory for New Construction and Substantial Rehab; Optional for Moderate Rehab)</i></div> <div>For each dwelling unit in full accordance with ASHRAE 62.2-2010, install:<ul style="list-style-type: none">A local mechanical exhaust system in each bathroom <i>[3 points if Moderate Rehab]</i>A local mechanical exhaust system in each kitchen <i>[3 points if Moderate Rehab]</i>A whole-house mechanical ventilation system <i>[3 points if Moderate Rehab]</i>Verify these flow rates are either within +/- 15 CFM or +/- 15% of design value.</div> <div>For each multifamily building of four or more stories, in full accordance with ASHRAE-162.1-2010, install:<ul style="list-style-type: none">A mechanical ventilation system for all hallways and common spaces <i>[3 points if Moderate Rehab]</i></div> <div>For all project types, in addition to the above requirements:<ul style="list-style-type: none">All systems and ductwork must be installed per manufacturer's recommendationsAll bathroom fans must be ENERGY STAR-labeled and wired for adequate run-time.If using central ventilation systems with rooftop fans, each fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.</div>
<div>Yes</div>	<div>No</div>	M or 5	<div>7.8 Dehumidification</div> <div><i>(Mandatory for properties in Climate Zones 1A, 2A, 3A, and 4A following Criterion 5.2a, 5.2b, or 5.4. Optional for all other properties.)</i></div> <div>Option 1: Design, select, and install supplemental dehumidification equipment to keep relative humidity</div> <div>OR</div> <div>Option 2: Equip all dwelling units with dedicated space, drain, and electrical hook-ups for permanent supplemental dehumidification systems to be installed if needed and install interior RH monitoring equipment as described.</div>
	<div>No</div>	3	<div>7.9 Construction Pollution Management</div> <div>Option 1: Earn the EPA Indoor airPlus label</div> <div>OR</div> <div>Option 2: In all dwelling units, seal all heating, cooling, and ventilation return and supply floor ducts and returns throughout construction to prevent construction debris from entering. Flush all dwelling units after completion of construction and prior to occupancy for either 48 hours or with at least 14,000 ft3 per ft2 of floor area, then replace all air handling equipment filters.</div>
	<div>No</div>	3	<div>7.10 Noise Reduction</div> <div>Option 1: Test and demonstrate that noise levels in bedrooms meet 30 dB LAeq (continuous) and 45 dB LAmx, (single sound).</div> <div>OR</div> <div>Option 2: Provide a noise abatement plan specific to the site covering general noise mitigation techniques in accordance with 24 CFR 51B.</div> <div>OR Option 3: Ensure all exterior wall and party wall penetrations are sealed with acoustical sealant, all party walls and floor/ceiling assemblies have an STC rating of at least 55, and exterior windows and doors in projects near a significant exterior noise source have an STC rating of at least 35</div>

Yes	8	<p>7.11 Active Design: Promoting Physical Activity <i>(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)</i> Option 1: Encouraging Everyday Stair Usage (buildings that include stairs as the only means to travel from one floor to another are not eligible for this option.) Provide a staircase that is accessible and visible from the main lobby and is visible within a 25-foot walking distance from any point in the lobby per the specifications listed. Place point-of-decision signage. OR Option 2: Activity Spaces. Provide on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.</p>
No	8	<p>7.12 Beyond ADA: Universal Design <i>(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)</i> Select and implement at least one of the Options with at least three different strategies in at least 75% units. Option 1: Create welcoming and accessible spaces that encourage equitable use and social connections. Option 2: Create spaces that are easy and intuitive to use and navigate. Option 3: Promote safety and create spaces that allow for human error. Option 4: Create spaces that can be accessed and used with minimal physical effort. Option 5: Create spaces with the appropriate size and space to allow for use, whatever the user's form of mobility, size, or posture.</p>
8	8	<p>7.13 Healing-Centered Design <i>(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)</i> Select and implement at least two of the Options with at least two different strategies listed in at least 75% units. Option 1: Provide an environment that promotes feelings of real and perceived safety. Option 2: Create flexible spaces that allow for personalization and/or manipulation to meet individual and community needs. Option 3: Connect residents and staff to a living landscape and the natural environment. Option 4: Utilize art and culture in project design and programming and promote social connectedness.</p>
		<p>CRITERIA 7 SUBTOTAL 7 of 8 Mandatory Criteria Optional Points</p>
YES / NO	OPTIONAL POINTS	8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT
Yes	M	<p>8.1 Building Operations & Maintenance Manual and Plan <i>(For all Multifamily projects)</i> Develop a manual with thorough building operations and maintenance (O&M) guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development, and construction stages, and should include sections/chapters addressing the list of topics.</p>
Yes	M	<p>8.2 Emergency Management Manual <i>(For all Multifamily projects)</i> Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to: • communication plans for staff and residents • useful contact information for public utility and other service providers • infrastructure and building, "shutdown" procedures • plan for regular testing of backup energy systems, if these exist</p>
Yes	M	<p>8.3 Resident Manual Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.</p>
Yes	M	<p>8.4 Walk-Throughs and Orientations to Property Operation Provide a comprehensive walk-through and orientation for all residents, property manager(s), and buildings operations staff.</p>
Yes	M	<p>8.5 Energy and Water Data Collection and Monitoring For rental properties, upload project energy and water performance data in an online utility benchmarking platform annually for at least five years from time of construction completion per one of the four methods provided; grant Enterprise view access for that period. For owner-occupied units, collect and monitor utility data in a manner that allows for easy access and review.</p>
		<p>CRITERIA 8 SUBTOTAL 5 of 5 Mandatory Criteria Optional Points</p>
		<p>TOTAL 40 of 40 Mandatory Criteria Optional Points</p>



TITLE: Discussion of the Wildland-Urban Interface

DISPOSITION: Workshop

PRESENTER/S: Alexi Lamm and Cory Shurtleff

ATTACHMENT/S:

Exhibit 1- Grand County & City of Moab Community Wildfire Preparedness Plan

Exhibit 2- 2006 Utah Wildland-Urban Interface Code

Exhibit 3- Moab Structure Exposure Map

STAFF RECOMMENDATION: N/A

SUMMARY:

The State of Utah requires cities to engage in wildfire prevention and preparedness through the Cooperative Wildfire System and, now, Utah House Bill 48 (2025). With assistance from Rim to Rim Restoration, the City is updating its Community Wildfire Preparedness Plan (CWPP) to evaluate and mitigate local risks. The updated CWPP is provided as Exhibit 1 as background to inform discussion on the HB 48 requirements to adopt of the 2006 Utah Wildland-Urban Interface (WUI) Code and create a map identifying properties where the code will apply. The WUI Code and a screenshot of the State Structure Exposure Score map are attached to inform the discussion (Exhibits 2 and 3).

The workshop will explore how the CWPP and WUI mapping work together to ensure the City meets State requirements while implementing mitigation measures proportionate to properties' levels of wildfire risk.

RELEVANT LAWS, STUDIES & PLANS:

Moab City and Moab Valley Fire Protection District Community Wildfire Preparedness Plan 2020, Utah House Bill 48 Wildland Urban Interface Modifications, Healthy Forests Restoration Act (HFRA) 2003, 2006 Utah Wildland-Urban Interface Code

RESPONSIBLE DEPARTMENT:

Strategic Initiatives, Community Development

FINANCIAL IMPACT:

State requirements for the City to adopt a WUI code and map could affect development opportunities and costs on the affected properties. The State's adopted map will also have costs associated with inspection fees and insurance.

State of Utah

Community Wildfire Preparedness Plan

For the Wildland – Urban Interface
Grand County and Moab City



[Click here and enter date](#)



Department of Natural Resources
Division of Forestry, Fire and State Lands
1594 W North Temple, PO Box 145703, Salt Lake City, UT 84114-5703

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Preparedness Plan

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Declaration and Concurrence Page

*This list needs to be customized to the individual plan. Provide the names and affiliations of all cooperators. Minimum allowable signatories include **one** each from **a state entity**, **a local fire department**, and **a local government representative**. Additional signatories are highly recommended to exhibit diverse collaboration. This page will then be signed by FFSL authorities after all cooperators have reviewed the plan and concur with its contents. If needed, an additional blank signature page is provided at the end of this template and should be included here.*

Bill Winfield

Grand County Commission

NAME

AFFILIATION

SIGNATURE

DATE

Joette Langianese

City of Moab

NAME

AFFILIATION

SIGNATURE

DATE

TJ Brewer

Moab Valley Fire Department

NAME

AFFILIATION

SIGNATURE

DATE

Matt McEttrick

DNR Forestry, Fire and State Lands

NAME

AFFILIATION

Grand County Preparedness Plan

SIGNATURE

DATE

Approved as to form. Tony Clinger, Assistant Attorney General. August 2023.

INTRODUCTION

Over 600 of Utah's communities have been classified as "at risk" of wildfire. The safety of the citizens of any community and the protection of private property and community infrastructure is a shared responsibility between the citizens; the owner, developer, or association; and the local, county, state and federal governments. **The primary responsibility, however, remains with the local government and the citizen/property owner.**

The purpose of wildfire protection planning is to...

- Motivate and empower local government, communities, and property owners to organize, plan, and take action on issues impacting the safety and resilience of values at risk.
- Enhance levels of fire and smoke resilience and protection to the communities and infrastructure
- Identify the threat of wildland fires in the area.
- Identify strategies to reduce the risks to structures, infrastructure, and commerce in the community during a wildfire.
- Identify wildfire hazards, education, and mitigation actions needed to reduce risk.
- Transfer practical knowledge through collaboration between stakeholders toward common goals and objectives.

Outcomes of wildfire protection planning...

- Achieve the National Cohesive Wildfire Strategy Goals:

1. Resilient Landscaped 2. Fire Adapted Communities 3. Safe and Effective Wildfire Response

- Improve community safety through:

✓ Coordination and collaboration	✓ Fuel modification	✓ Fire prevention
✓ Public awareness and education	✓ Improved fire response capabilities	✓ Development of long-term strategies

RESOURCES

To complete a wildfire protection plan for your community, consider involving the following:

✓ Local / Primary fire protection provider	✓ Local emergency management services
✓ Local Resource, Conservation and Development Districts	✓ USDA Forest Service
✓ Utah Division of Forestry, Fire and State Lands	✓ U.S. Department of Interior Agencies
✓ Utah State Fire Marshal (Dept. of Public Safety)	✓ Utah Resource Conservation Districts
✓ Utah Division of Emergency Management	✓ Utah Soil Conservation Districts
✓ Local fire agencies	✓ Local health departments
✓ Utah Division of Air Quality	

Grand County **Preparedness Plan**

STATEMENT OF LIABILITY

This template provides the outline for, and specifies the information recommended, to be included in a Community Wildfire Protection Plan (CWPP) based on information currently available.

Any associated checklists, guidance documents, assessments, activities and recommendations of fire officials, including the plans and projects outlined by the community wildfire council, are made in good faith. The Utah Division of Forestry, Fire and State Lands assumes no liability and makes no guarantee regarding the level of wildfire or smoke protection resulting from completion and implementation of this plan. Wildfire may still occur despite efforts to prevent it or contain it. The intention of all decisions and actions made under this plan is to reduce the potential for, and the consequences of, wildfire.

Last revised November 2022

Completed Community Wildfire Protection Plans should be submitted to the local Area Manager or Fire Management Officer with the Utah Division of Forestry, Fire and State Lands for final concurrence.

The Community Wildfire Protection Plan should be updated regularly as it is meant to be a living document.

PLANNING OVERVIEW

Briefly describe the overall planning process that took place to complete this plan. Be sure to include:

- *A timeline of the events/meetings*
 - September 2025: Grand County Emergency Management initiated CWPP draft
 - September 23, 2025: Meeting between Moab Valley Fire Department, Utah FFSL, Moab City, and Grand County Emergency Management to review draft, provide input, and plan future work
 - October 20, 2025: Meeting between Grand County Emergency Management and Rim to Rim Restoration for City/County collaboration
 - October 21, 2025: Meeting between Grand County Emergency Management, Moab Valley Fire Department, and Rim to Rim Restoration to collaborate on CWPP goals section
 - November 10, 2025: Collaborative meeting between Grand County Emergency Management and Rim to Rim Restoration
- *The organizations and partners that participated*
 - Grand County Emergency Management
 - Moab Valley Fire Department
 - Utah FFSL
 - Rim to Rim Restoration
 - Grand County Road Department
 - Grand County Noxious Weeds Department
 - Grand County GIS Specialist
 - Grand County Building Department
 - City of Moab – Community Development Department
 - City of Moab – City Management
- *A description of why this planning process was initiated and the overall outcome of the process*
 - Stakeholders met in person and collaborated virtually through the fall of 2025 to update the CWPP. Planning initially encompassed only Grand County, however, given the fire risks associated with creek corridors that run through Grand County as well as Moab City it made sense for the City and County to engage in a joint planning process. Planners engaged stakeholders from the Moab Valley Fire Department, Utah FFSL, various City and County

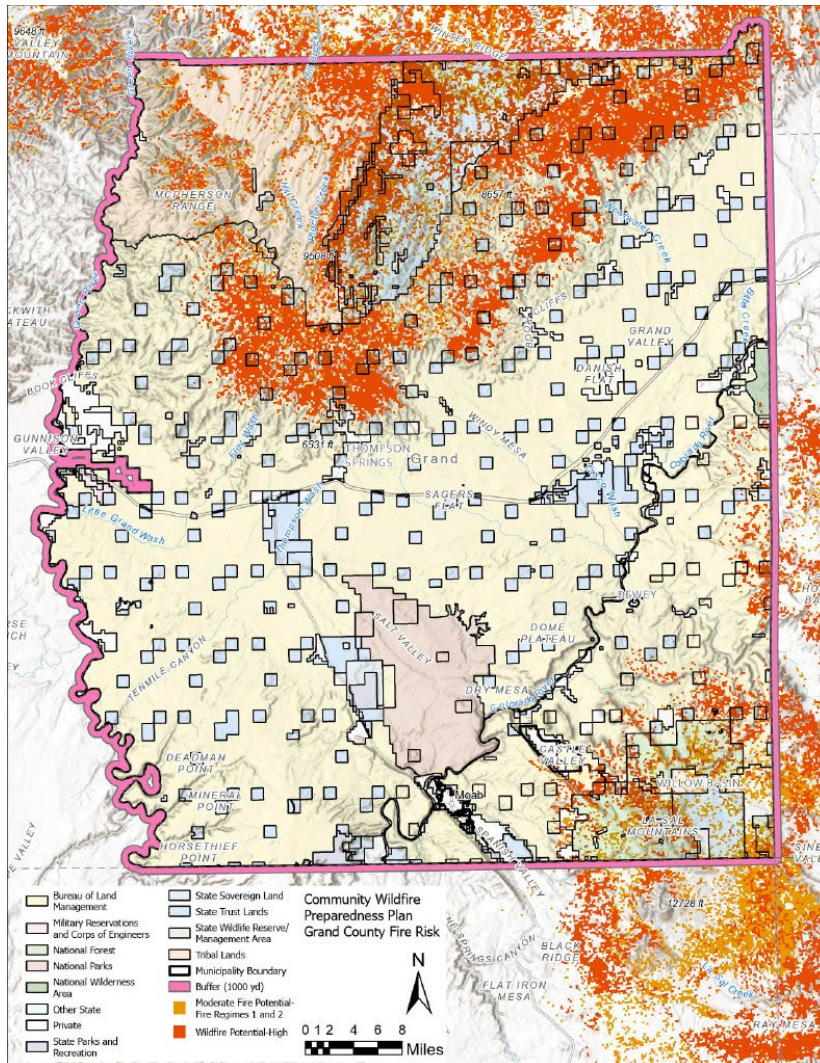
Grand County **Preparedness Plan**

departments, and nonprofit partners including Rim to Rim Restoration. Stakeholders used a combination of the CWPP template, UWRAP data, and historical and local knowledge to identify hazard areas and set goals for the community. This process produced an integrated City-County plan that captures the work done in the community over the past 5 years as well as updates goals moving forward.

- *If desired, please acknowledge any individuals or organizations that were essential to accomplishing the final plan.*

Grand County
Preparedness Plan

PLAN OVERVIEW MAP
Area of Interest



Grand County
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PART I
COMMUNITY DESCRIPTION

Community Attributes

Location of Community

Grand County, Utah is bordered by Mesa County, Colorado, Garfield County, Colorado, and Montrose County, Colorado to the east, San Juan County, Utah and Wayne County, Utah to the south and southwest, Emery County, Utah to the east, and Uintah County, Utah to the north. Grand County is a patchwork of private, tribal, and state/federal public land, including land managed by the Bureau of Land Management, Utah Trust Lands Administration, Utah Department of Natural Resources, the United States Forest Service, and the National Park Service.

Roads, Bridges, Gates, and Culvert Conditions

Are there at least two separate ways out of the community? Are roads properly marked with signs and are those signs metal and reflective? Are roads only seasonally accessible? Are there dead ends? Is there space available to turn emergency equipment around? Also examine the condition of the vegetation along the roads to improve evacuation needs.

- Most areas of unincorporated Grand County have at least 2 ways in or out.
- Main roads used for access and egress are marked with metal reflective signage.
- Many mountain roads are only accessible during the spring, summer, and fall. The Forest Service locks gates during the winter season.
- There are many dead ends in steeper areas of the mountains. Bear Creek, Beaver Creek, Warner Lake, Oowah Lake, and Miners Basin are a few areas that are complete dead ends and could become entrapment areas.
- Most areas where people would get to in case of emergency have adequate space to turn emergency vehicles.
- The Grand County Roads Department mows roadways annually and masticates bigger brush along mountainous roadways where needed.
- City of Moab: Most roads within the city have multiple exit points with notable exceptions for the neighborhoods bordering the wetlands. The roads are signed and maintained through all seasons. One historical neighborhood (100 North) has undersized streets with significant vegetation encroachment and limited emergency access. The land containing the road is privately owned across several owners.

Are bridges rated to support emergency equipment?

- County Bridges are posted with weights and can handle most of the emergency equipment.
- All City bridges are rated to support emergency equipment.

Do gates provide easy access? What gates do you need to open with a key and at what times of the year is the gate locked?

- Warner and Oowah are closed in the winter, and the Forest Service has the keys. Most other areas are accessible at your own risk for dry, snowy, and muddy conditions.

Can culverts be easily crossed by emergency equipment?

- Culvert road crossings are easily able to be navigated by emergency equipment.

Grand County Preparedness Plan

Structural Ignitability Concerns

Provide a comprehensive description of existing conditions that contribute to home ignition due to wildfire:

- *Defensible space is the buffer area established between structures and the grass, trees, shrubs, and the surrounding wildland area.*
- *Defensible space slows or stops the spread of wildfire and helps protect homes from catching fire—either from embers, direct flame contact or radiant heat.*
- *Proper defensible space provides firefighters a safe area to work in, to defend your home. Defensible space, coupled with home hardening, is essential to improving structure survivability due to wildfire.*
- Article 6.9.7 of the Grand County Land Use Code defines defensible space as consistent with State WUI code and details of allowable use, vegetation, and debris by distance from structures. City of Moab Municipal Code does not have an analogous section, however a resolution to adopt state WUI code or similar is outlined in the goals of this plan. Current fire inspector approves spatial components upon Certificate of Occupancy for residential or commercial properties.
- City of Moab will be adopting land use code in alignment with HB 48 and the subsequent identification of effected properties. Inspection and compliance of the effected properties will be conducted as determined by the State of Utah in the 2026 calendar year or deferred as directed.

Communities at risk in Grand County include:

- Moab/Spanish Valley
- Castle Valley
- Dewey
- Thompson Springs
- Willow Basin

According to the UWRAP report, many of these communities (Moab/Spanish Valley, Castle Valley, Dewey, Thompson Springs) are located in low-to-moderate areas of damage potential. The Willow Basin community is located in a moderate-to-high area of damage potential. Similarly, Moab/Spanish Valley, Castle Valley, and Dewey are in areas with moderate conditional risk to potential structures, whereas Willow Basin is in an area of higher conditional risk to potential structures. Areas in Moab and Spanish Valley that are adjacent to Mill and Pack Creeks and the wetlands are also at higher risk due to proximity to hazardous fuels.

Commented [GU1]: This will come from a city meeting on 11/18 and be written up after.

Grand County **Preparedness Plan**

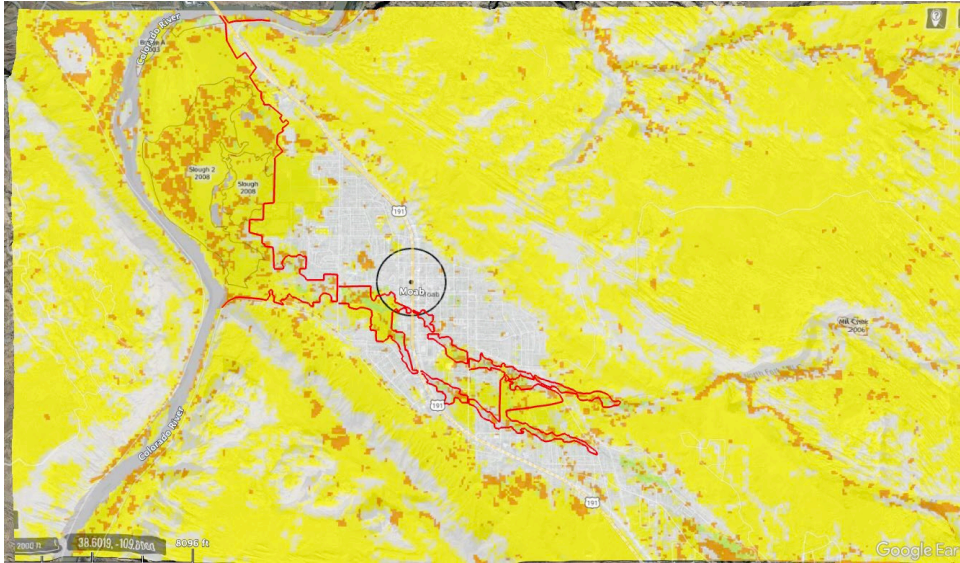
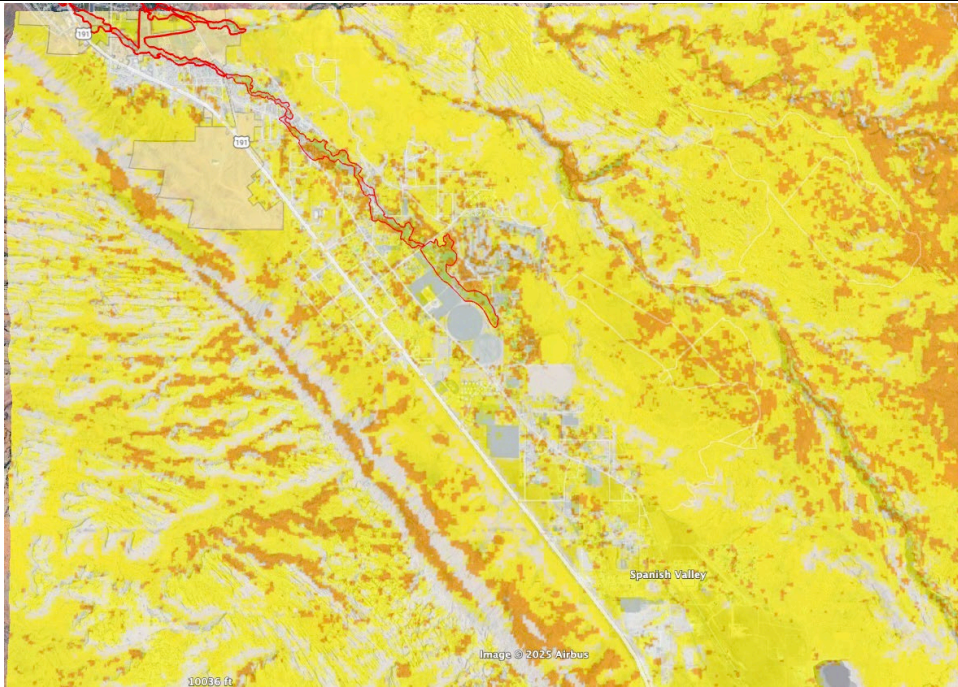


Figure 1: (above) The red line illustrates the boundary of the vegetated corridors for Mill and Pack Creeks and well as the Matheson Wetlands with respect to the urban and agriculture properties of Moab. This boundary is restricted to the properties with City of Moab limits. This boundary was independently mapped based on vegetation density and local historical knowledge of the area. The boundary is overlaid on the Wildfire risk assessment tool provided by UWRAP.

Figure 2: (below). The red line illustrates the vegetated boundary of Pack Creek with the urban and agricultural properties adjacent to the creek. This boundary was independently mapped based on vegetation density and local historical knowledge of the area. The boundary is overlaid on the Wildfire risk assessment tool provided by UWRAP.

Grand County Preparedness Plan



Future work includes using LiDAR and vegetation proxies overlayed with building footprints and cross compared with areas of highest population density to establish areas of increased fire risk.

[Wildland Urban Interface Mitigation Desk Guide](#)

Community Demographics	
Approximate number of homes	5,192 total housing units*
Approximate number of lots	7,576 total parcels. Includes residential, commercial, public, and undeveloped lots**
Approximate number of commercial entities	537 total employer establishments*
Approximate number of full-time residents	9,669 total population*
Approximated number of part-time residents	2,226 seasonal workers in 2021***

Grand County **Preparedness Plan**

Notes/comments: These figures reflect Grand County and incorporated communities within, such as Moab and Castle Valley.

Sources:

*United States Census Bureau.

**Utah State Geographic Information Datasource

*** 2023 Moab Area Affordable Housing Plan

Population Concerns

Potentially vulnerable populations may experience difficulty preparing for and responding to wildfire.

According to the *Wildfire Risk to Communities Portal*, Grand County is rated as very high risk due to several potentially vulnerable populations that may experience difficulty preparing for and responding to wildfire.

First, 14.1% of the population lives in mobile homes. Mobile homes are more likely to be damaged in a fire, and owners are less likely to own the land where their residence sits. This lack of landownership can create barriers to making defensible space as well as recovering from disasters.

Next, 22% of the population is over 65 years of age. Older populations are more likely to have mobility issues or pre-existing medical conditions, which can decrease their ability to respond to disaster. They are also more at risk for smoke-related health issues.

Last people with disabilities make up 16% of the Grand County population. This population may experience mobility issues and ongoing medical needs that serve as barriers to evacuation during fires. Further, people with health complications are disproportionately impacted by evacuations and relocations that disrupt access to health care. They are also most at risk of smoking-related health issues.

[Wildfire Risk to Communities Portal](#) - click on Explore - Enter community name - click on Vulnerable Population Tab

Community Evacuation Plan should be attached as Appendix A

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Grand County Commission Administration	Commission Office	435-259-1342	commadmin@grandcountyutah.gov
Moab Valley Fire Protection District	Administration	435-259-5557	admin@moabfiredepartment.org
City of Moab	Administration	435-259-5121	Info@moabcity.gov
Castle Valley Fire Protection District	Administration	435-259-3655	castlevalleyfpa@gmail.com

Grand County
Preparedness Plan

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
2006 Utah Wildland Urban Interface Code	Establishes requirements for ignition-resistant construction, defensible space, and fuel modifications to mitigate wildfire risk.
2023 City of Moab Municipal Code – Title 17.10	Landscape Ordinance would potentially increase the biomass and canopy within the city limits and would need to be considered as HB 48 level inspections will ramp up.

PART II:

RISK ASSESSMENT

Community Values at Risk

Define community values that would be threatened by wildfire, (infrastructure, watershed, forest, wildlife, and other values) and the conditions of the infrastructure/homes at a broad scale. It is highly encouraged that you consult a local, federal, or state entity and/or a wildfire mitigation specialist to assist you. [Forestry, Fire and State Lands contact information](#)

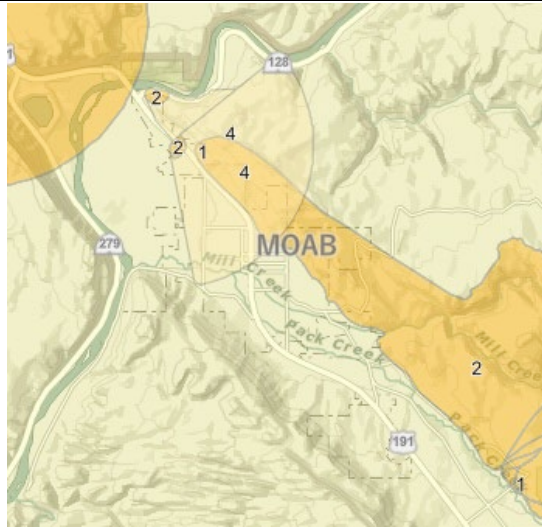
Watersheds and Drinking Water

There are approximately 26,000 acres in Grand County that are rated as High, Very High, or Extreme risk to drinking watersheds and population. This represents around 1% of the total acreage in the County. The majority of acreage in the County is Very, Very Low risk (1.8 million acres, or 75% of the County's total acreage). The acres at risk are concentrated in the southeast corner of the County in the La Sal Mountains (see UWRAP report in Appendix D). However, it should be noted that much of the county's drinking water is sourced from the upper watersheds, which over-represented in higher-risk categories.

Further, Grand County's riparian areas serve a variety of functions, including trapping sediment, filtering pathogens and nutrient pollution, and maintaining biological diversity. The population also benefits from recreation opportunities in riparian areas. The County's riparian areas generally include moderate-to-high wildfire hazard potential (See UWRAP report in Appendix D).

There are two source water assessment zones located within the northern extent of city limits that provide a large portion of the City's culinary water. Additionally, the city is bounded by the Groundwater Protection Zone (Level 2) for the Glenn Canyon aquifer on the eastern side of the city. Level 2 protections include surface contamination requirements and increased standards for onsite wastewater systems located within the zone. Wildfire over this zone would increase the risk of surface contamination to municipal water supply.

Grand County **Preparedness Plan**



The image (left) illustrates the surface water protection zones (dark orange) and the groundwater protection zones (light orange) within the city limits.

Wildlife

Grand County has several Wildlife and Waterfowl Management Areas (WMAs). They include:

- Willow Creek WMA (Uintah and Grand Counties), established to benefit big game winter range
- Little Creek WMA, established to benefit big game winter range
- Nash Wash WMA, established to benefit big game winter range, upland game
- Scott and Norma Matheson Wetlands Preserve WMA, established to benefit wetland preserve

Wilderness Study Areas

Grand County is also home to several Bureau of Land Management Wilderness Study Areas. They are:

- Mill Creek Canyon
- Grandstaff Canyon
- Behind the Rocks
- Westwater Canyon
- Flume Canyon
- Spruce Canyon
- Coal Canyon
- Floy Canyon
- Desolation Canyon
- Lost Spring Canyon
- A portion of the Black Ridge Canyons Wilderness

Damage Potential and Structures

There are approximately 248,000 acres, or 10% of the County's total acreage, rated as High or Very High for Damage Potential. This acreage is concentrated in the La Sal Mountains in the southeast portion of the County and in the Book Cliffs to the northwest (see UWRAP report in Appendix D).

There are approximately 6,200 acres rated as High, Very High, or Extreme risk of ember load to buildings. These areas are concentrated primarily in the Spanish Valley and Castle Valley areas (see UWRAP report in Appendix D).

Grand County Preparedness Plan

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property

Grand County: \$1,015,533,175 (taxable value of commercial and residential buildings)

City of Moab: \$1,516,980,485 (taxable value of commercial and residential buildings within city limits)

Year 2024

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:
1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

ISO Fire Insurance Rating:

Grand County: 4X
Moab City: 4

The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score: 2.8 (See below)

Community	Overall Rating	Fire Occurrences	Structure Hazard	Fuel Hazard	Values Protected	Protection Capacity	Overall Score	Overall Rating
Castle Valley	High	2	2	2	2	2	10	3
Dewey	Moderate	1	0	1	0	3	5	2
Moab/Spanish Valley	High	2	2	2	2	1	9	3
Thompson Springs	High	2	2	1	3	2	10	3
Willow Basin	High	2	2	2	1	3	10	3
County Average		1.8	1.6	1.6	1.6	2.2	8.8	2.8

Grand County
Preparedness Plan

Area Fire History			
Fire Name	Month/Year of fire	Ignition point/ source	Structure Damage Loss/ Acres burned
Power House	6/2016	Moab City/ Human	0/ .39
Cinema Court	6/2018	Moab City/ Human	9/ 9.13
Spanish Valley	6/2019	Moab City/ Human	0/.25
Arbor	6/2019	Moab City/ Human	1/ .69
Atomic	6/2019	Moab City/ Human	0/ .1
Seward	7/2019	Moab City/ Human	0/1
Spanish Valley	7/2017	Spanish Valley/ Human	0/1.3
Sinbad	8/2017	Willow Basin/ Natural	0/2.1
Hwy 191 MM 156	6/2018	Crescent Junction/ Human	0/.1
Bitter Creek	7/2018	West Water/ Human	0/.1
Amigo	7/2018	Willow Basin/ Natural	0/.1
Thompson Road Shed	6/2019	Thompson Springs/ Human	0/.1
Plateau	7/2019	Spanish Valley/ Human	0/.1
6 c 1 MM145	9/2019	Airport/ Human	0/.1
TJ	5/2020	West Water/ Human	10.3
279	5/2020	County/ Human	0/.1
West Thompson	7/2020	Thompson Springs/ Human	0/.1
Matheson	4/2021	County/ Human	0/.4
Castle Valley	6/2021	County/ Human	0/8.1
Ida Gulch	6/2021	County/ Human	0/.1
Beaver Creek	6/2022	Willow Basin/ Natural	0/.1
Murphy	6/2022	County/ Undetermined	4/6 1
HWY191 MM129	6/2023	County/ Human	0/.1
Cisco	6/2023	Cisco/ Human	0/3.7
San Jose	6/2023	County/ Human	0/.1
Rim Village	7/2023	County/ Human	0/.1
Budweiser Lane	7/2023	County/ Human	0/.1
HWY191 MM144	7/2023	Crescent Junction/ Human	0/.1
Starbuck Lane	7/2023	County/ Human	0/.1
Brendal	9/2023	Crescent Junction/ Human	0/.1
Shumway	9/2023	County/ Human	0/2.2
Red Cliffs	2/2024	County/ Human	0/.1
Guardrail	2/2024	County/ Human	0/.1
Thompson #1	5/2024	Thompson Springs/ Railroad	0/.2
Thompson #2	5/2024	Thompson Springs/ Railroad	0/.4
Thompson #3	5/2024	Thompson Springs/ Railroad	0/3.7

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Shumway Lane	6/2024	County/ Human	0/.1
Stewart Lane	6/2024	County/ Human	0/.1
Kane Creek	7/2024	County/ Human	0/.2
Roberts	6/2025	County/ Human	0/.1
Westwater Canyon	8/2025	Westwater/ Natural	0/.1

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Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

*The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. **Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.***

• Location Specific Ignitions	• Fire Occurrence Density
• Water Impacts	• Rate of Spread
• Suppression Difficulty	• Fire Effects

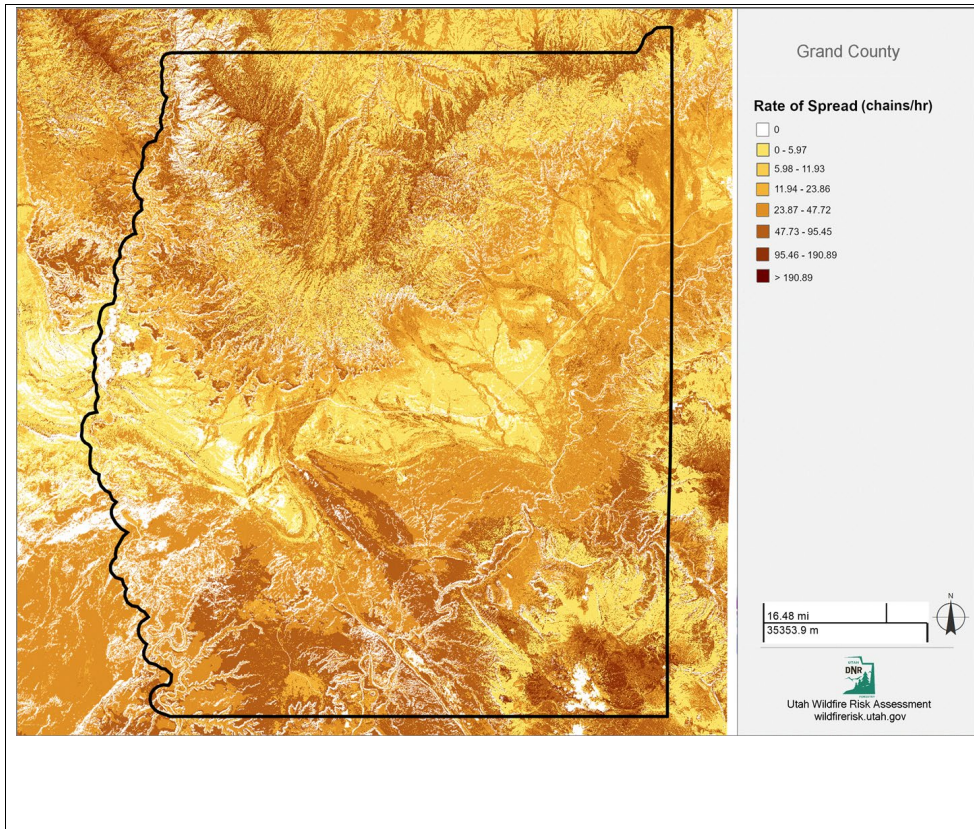
The UWRAP Area of Interest Report can be generated using the Advanced Viewer which you will need a registered account to be able to access.

[UWRAP Basic Viewer](#) Basic Viewer

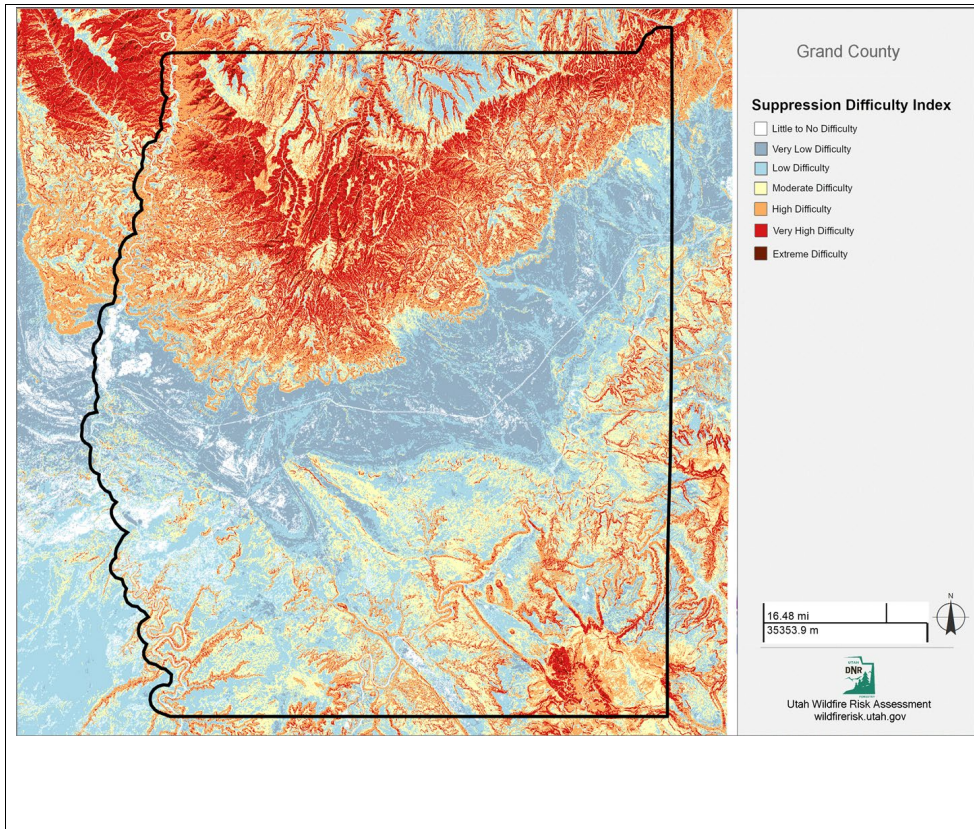
[UWRAP User Manuals](#)

The UWRAP report shows several areas of heightened fire risk. For example, the Willow Basin area of the La Sal Mountains shows a very high rate of spread, high-to-very-high fire suppression difficulty, and high-to-very-high wildfire hazard potential. Likewise, the northwestern part of the county in the Book Cliffs area shows a high rate of spread, very-high-to-extreme fire suppression difficulty, and very high wildfire hazard potential. Finally, according to UWRAP data shows, the Spanish Valley area shows high rate of spread, high suppression difficulty, and moderate wildfire hazard potential.

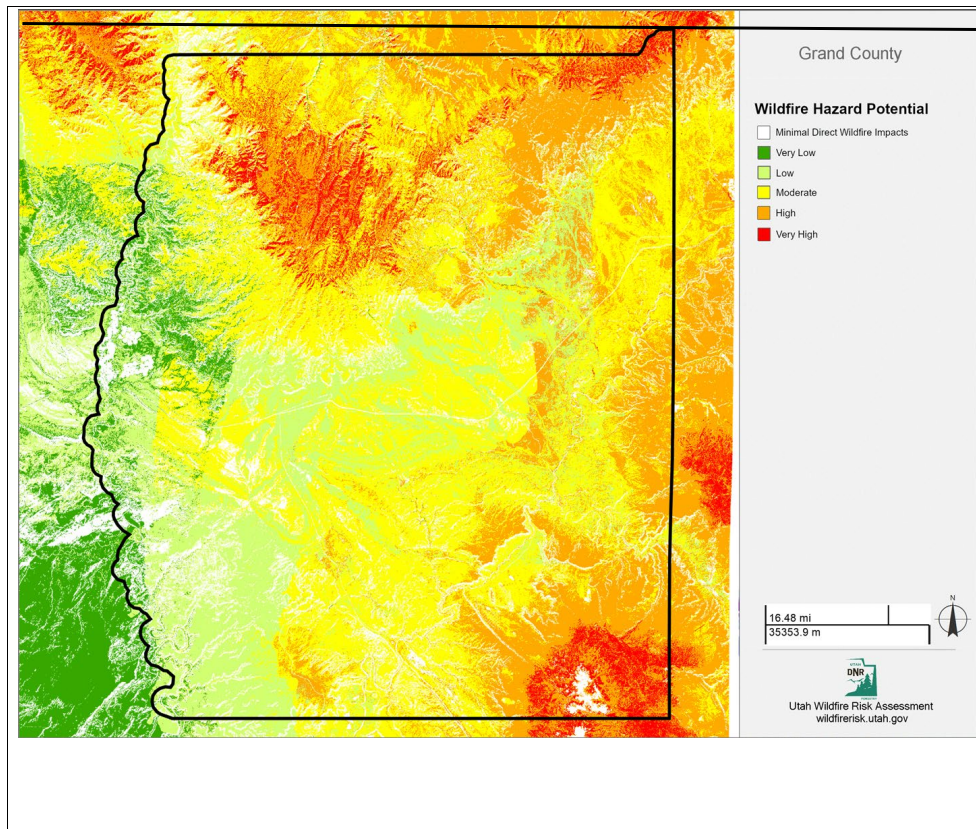
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PARTNERSHIPS AND COLLABORATION

In detail, what are the wildfire mitigation priorities for your community? Describe how the community is coordinating with partners and adjoining agencies identified in this document. (This section can be added to as new projects and partners are developed. Community buy-in, and desires to support and move these projects forward, is critical to overall success.)

Example:

County Priorities – Willow Basin, Mill and Pack Creek

City Priorities – Mill and Pack Creek

A partnership of local agencies including Moab Valley Fire Department, Rim to Rim Restoration, Grand County, and Moab City was awarded the Community Wildfire Defense Grant (CWDG) in 2024. This grant is a five-year, \$5.2 million award that focuses on reducing fire fuels along Moab’s Mill and Pack creek corridors and the Matheson Wetlands. The project is helmed by the nonprofit Rim to Rim Restoration and the Moab Valley Fire Department, which together coordinate a coalition of state, local, and federal partners. Focus areas for CWDG work are properties considered “high-hazard” within a mile of Mill or Pack Creek in Grand County — with emphasis on high-density or underserved areas — and the eastern side of the Matheson Wetlands. The overall objective of the work is to increase the community “hardening” of wildfire defense. MAWP as an informal forum and meeting space that can highlight large and small scale issues that overlap with the vegetated corridors.

The Grand County Local Emergency Planning Committee (LEPC) meets quarterly to develop, maintain, and review emergency response plans and priorities. The Grand County LEPC invite list includes representatives from County and City government, first responder agencies, the private sector, healthcare, the state of Utah, elected officials, and the community at large.

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Describe how you have coordinated with partners/adjoining agencies on past projects and fuels treatments (What you have accomplished and who performed the work.)

Past Accomplishments	
Prevention- Activities directed at reducing unplanned, human caused, fire ignitions, including public education, law enforcement, and personal contact.	MVFD has a very active fire prevention division and averages 90 hours of fire prevention work with the community each year. Work includes public education in schools and at community events, coordination with law enforcement during fire restriction periods, Social Media posts throughout the year, and property defensible space inspections
Preparedness- Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/community, combustibility of homes/structures and creating survivable space.	Wildfire response is an interagency effort within Grand County. MVFD works as a Cooperator with FFSL and is part of the SE Utah interagency group which includes BLM, USFS, NPS. Response to wildfires is aggressive with a common desire to keep fires small and reduce the risk to life and property. Mitigation and Prevention activities are designed to support our preparedness activities.
Mitigation- Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.	<p>Since 2009 Rim to Rim Restoration has worked with over 75 landowners, The Nature Conservancy, the City of Moab, Grand County and MVFD to remove hazardous fire fuels in high hazard areas along the creek corridors in both the city and county. Work has been done in a patchwork manner to reduce impacts on wildlife habitat while shifting the creek corridors from a dense thicket that could act like a wick that could pull fire from the wetlands out into residential areas 4 miles away in Spanish Valley. With over 350 land owners along the creeks in the Moab Valley it is impossible to implement this work without collaboration with land owners and various government entities. As a non profit RRR has been able to facilitate needed collaboration over time.</p> <p>Much of this work has been funded by the Utah Watershed Restoration Initiative (see project numbers 1157,1419,1645, 1982, 2225, 2568, 3436, 4037, 4588, 4787, 5260, 5525, 5860, 5938, 6518, 6969, and 7352 for more details). Over 200 acres of Russian olive has been removed from the creek corridors over the last 17 years, coupled with active native plant revegetation during that time. The WRI projects funded work throughout the Mill Creek Watershed including significant fire mitigation work in the La Sals as well as post fire rehabilitation in Upper Pack Creek after the Pack Creek Fire.</p> <p>From 2009 through 2013 RRR and FFSL partnered in this work and focused on Mill Creek with a notable location on Pack Creek at the Cinema Court apartments completed in 2012/13. Work slowed between 2013 and 2017 to allow for cleared areas to recover and active revegetation to be implemented in areas that were revegetating with</p>

Commented [GU2]: apologies for the vague acreage. I can come up with a more accurate total of the work that RRR assisted with if needed. I figured that the narrative is important to include? (this is Kara)

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primarily fine fuels. Work during this period was driven in part by willing land owners with the intention of creating periodic fuel breaks along the creeks.

The 2018 Cinema Court Fire, with suppression aided by the fire break provided by the downstream end of the fire, prompted a more robust collaborative approach and RRR worked closely with MVFD to identify key locations for fire breaks along both creeks based on proximity to fire hydrants that could be used to help wet areas to halt fire spread in the creeks. During that time Pack Creek became the focus of removal work and Team Rubicon became an active project partner through their use of Moab as an ideal training area for disaster response sawyers.

The extreme flood in Mill Creek in August 2022 illustrated the benefit of hazardous fuels removal in ensuring more predictable flood conveyance and more project partners including the City of Moab and Grand County Office of Emergency Management became engaged. This increased engagement came in part through funding from the City to establish the Creek Stewardship Working Group (CSWG) in 2023 to improve project planning and communication related to the creek corridors through the valley. In late 2023 MVFD was prompted by FFSL to apply for a Community Wildfire Defense Grant and the CSWG led by RRR submitted a proposal that fall.

The CWDG project was funded in 2024 and work in 2025 has focused on building the tools needed to increase the hazardous fuels removal in the creek corridors and other key areas in the valley as well as expand to fine fuels reduction work and a robust outreach program coordinated by RRR but in collaboration with all project partners (MVFD, GCSOEM, City of Moab, Grand County and several non profits). Through this funding work started by RRR has been expanded to with MVFD building a fire fuels crew, and RRR has been able to shift to working with private landowners to assess fire hazards and develop mitigation plans with them. In addition, the Grand County Weed Department now has an Urban and Fire Fuels Weed Division and the City of Moab will be hiring a public works employee to focus on fire fuels – especially fine fuels – throughout the City.

In addition, The Nature Conservancy, under the management of Michael Hauge, has stepped up hazardous fuels removal work in the wetlands in preparation for regular bullrush burns to reduce the hazard posed by decadent bullrush stands in that area.

FFSL actions:

Willow Basin – 32 acres treated (Cut/Pile/Burn)

East Slope LaSals - 2167 acres treated (Cut/Burn/Mastication)

Moab Valley FFSL – 1434 acres treated (Cut/Chip/Spray)

Professor Valley – 40 acres treated (Cut/Pile/Burn)

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Maintenance- The process of preserving actions that have occurred including fuel treatments and reduction.

Moving forward the CSWG, through CWDG funding has developed the FireBREAK campaign to provide consistent outreach messaging and materials. RRR and MVFD, in collaboration with Grand County Weed Department, are actively working to maintain the fire breaks developed over the past 17 years as well as expand them. The goal is for the creek corridors to be a maintainable shaded fire break where engaged landowners maintain the fire break through mowing fine fuels and maintaining areas free of ladder fuels.

RRR works with each landowner to develop a hazardous fuels removal plan, and then works with MVFD and others to do the heavy lift often required to remove large olives, olive groves and tamarisk thickets. After the large scale removal is completed RRR works with the landowner, MVFD and Grand County Weed Department to provide the landowners with complete information about what to expect as the area regrows and how to manage that regrowth to ensure the fire break remains. This is particularly important for the first 3-5 years post removal to ensure resprouts and saplings do not just fill the area back in . In addition, information is provided to landowners about how to manage fine fuels and most importantly how to facilitate native plants in the area with proper spacing to reduce the need for mowing or herbicide as the area stabilizes.

Initially, especially in large or complex areas with springs, GCWD, MVFD or RRR will assist landowners with some of this work while they learn how to perform this maintenance work themselves. RRR is currently developing a suite of information sheets to help landowners understand weed control and native plant regeneration techniques so that landowners have the tools they need to aid in this work moving forward.

In 2026 RRR will start hosting Creek Walks in neighborhoods to bring this information to landowners on the ground and help build community efforts to better maintain a shaded fire break in the creek corridor that will also aid with flood flow conveyance.

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PART III:
RISK REDUCTION GOALS/PROPOSED ACTIONS

Goals of Plan: *Provide a brief statement under the Prevention, Preparedness, Mitigation and Maintenance goals. These should align with the pillars of the National Cohesive Strategy and the Utah Catastrophic Wildfire Reduction Strategy (1. Resilient Landscapes 2. Fire Adapted Communities 3. Safe and Effective Wildfire Response).*

Identification of Actions: *Provide detailed project information. These projects/actions should be listed in order of priority, can be mapped/tracked in the Utah Wildfire Risk Assessment (UWRAP) portal <https://wildfirerisk.utah.gov/> and should be consistent with a Cooperative Agreement in compliance with the Wildfire Policy if applicable.*

PREVENTION <i>Activities directed at reducing unplanned, human caused, fire ignitions, including public education, law enforcement, personal contact.</i>			
Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Manage recreation (trails, campsites, etc) to prevent wildfire ignitions and reduce fuel loading	Ongoing	Grand County, Moab City, Moab Valley Fire Department	
Conduct public outreach and education regarding actions avoid human-caused fire ignitions	Ongoing	Grand County, Moab City, Moab Valley Fire Department	
Adopting the WUI code into the municipal code anticipation of HB 48	January 1, 2026	City of Moab	
Possible update of the Landscape ordinance (Title 17.10) to address defensible space or ignition zone overlaps	2027	City of Moab	
<i>Notes, updates, measured outcomes, and monitoring</i>			

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PREPAREDNESS <i>Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/community, combustibility of homes/structures and creating survivable space.</i>			
Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Conduct outreach to encourage individual lot cleanup and creation of defensible space	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Designate landfill voucher and/or chipping days to assist residents in removal of fuels from their properties	Ongoing	Grand County	
Work with community leaders to evaluate community wildfire preparedness and identify deficiencies (e.g. manpower, equipment, infrastructure, etc). Work with stakeholders to revive the CERT program.	Ongoing	Grand County, Moab City, Moab Valley Fire Department	
Identify existing fuel breaks and propose other strategic fuel break locations	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Develop an evacuation plan, including zones, routes, and identification of and planning for groups needing additional assistance for emergency evacuation	2027	Grand County, Moab City, Emergency Response Entities	
<i>Notes, updates, measured outcomes, and monitoring</i>			

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MITIGATION			
<i>Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.</i>			
Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Evaluate fuel loading around communities and identify priority areas for fuel reduction treatments. Conduct fuel reduction treatments in previously-identified priority areas.	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Prevent noxious/invasive weed proliferation through management, control, and reduction.	Ongoing	Grand County	
Support agencies in post-fire rehabilitation/watershed restoration projects to reduce adverse impacts after fires.	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Develop an implementation plan for HB 48, Wildland Urban Interface Modifications. Implement the plan.	2026	Grand County, City of Moab	
Provide education to City/County leadership and the general public on treatment strategies for hazardous fuels.	Ongoing	Grand County, Moab Valley Fire Department, Rim to Rim Restoration	
<i>Notes, updates, measured outcomes, and monitoring</i>			

MAINTENANCE			
<i>The process of preserving actions that have occurred including fuel treatments and reduction.</i>			
Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Continue to implement roadside mowing/reseeding projects	Ongoing	Grand County, Moab City	
Continue to work with agencies to evaluate priority areas for fuel reduction treatments	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Maintain existing fuel breaks	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Continue fine fuels reduction	Ongoing	Grand County, Moab City, Moab Valley Fire Department, Rim to Rim Restoration	
Conduct an annual review of progress on CWPP goals in alignment with City budgeting cycle	Ongoing/annually	Moab City	
Conduct an annual review of progress on CWPP goals in alignment with County budgeting cycle	Ongoing/annually	Grand County	
<i>Notes, updates, measured outcomes, and monitoring</i>			

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PART IV:
CONTACTS

Community Planning Committee - Member List			
The contacts in this part identify community resources that can be used to complete the goals of the plan.			
Name	Affiliation	Phone Number	E-mail
Clark Maughan	Moab Valley Fire Department	435-260-2830	cmaughan@moabfiredepartment.org
Bruce Jenkins	Grand County Fire Warden	435-220-0179	Bjenkins@utah.gov
Michael Black and Alexi Lamm	City of Moab	435-259-5121	Mblack@moabcity.gov Alamm@moabcity.gov
Kate Finley	Grand County Emergency Manager	435-260-8711	Kfinley@grandcountyutah.gov
Kara Dohrenwend and Bryce Rogers	Rim to Rim Restoration	435-259-6670	Kara@revegetation.org Bryce@revegetation.org
Izzi Weimholt and Maria Rago	Grand County Weeds Department	435-259-1369	Eweimholt@grandcountyutah.gov Mrago@grandcountyutah.gov
Michael Hauge	The Nature Conservancy	404-213-8009	Mhaug@tnc.org
Cody McKinney	Grand County Road Department	435-259-5308	Cmkinney@grandcountyutah.gov
Lisa Cenicerros	Grand County Building Department	435-259-4134	Lcenicerros@grandcountyutah.gov

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Key Stakeholder Contacts				
Individuals who live/work in the community, tribe(s), entities that manage infrastructure, schools and other public facilities, those who provide emergency response (fire/police, etc.), land managers (federal, such as U.S. Forest Service (USFS) and U.S. Department of the Interior (DOI), and state and local representatives, etc.), 4-H groups, faith-based groups, resource conservation districts, media and anyone who is interested/or would be affected by a wildfire emergency.				
Organization	Title	Contact Person	Phone Number	E-mail
Grand County Sheriff's Office	Grand County Sheriff	Jamison Wiggins	435-259-4321	jwiggins@grandcountyutah.gov
Moab Valley Fire Department	Fire Chief	TJ Brewer	435-259-5557	tbrewer@moabfiredepartment.org
Moab City Police	Chief	Lex Bell	435-259-8938	abell@moabcity.gov
Grand County Emergency Management	Emergency Management Director	Kate Finley	435-260-8711	kfinley@grandcountyutah.gov
Grand County Road Department	Supervisor	Cody McKinney	435-259-5308	cmckinney@grandcountyutah.gov
City of Moab Public Works	Director	Levi Jones	435-259-7485	ljones@moabcity.gov
Grand County EMS	Director	Andy Smith	435-259-1301	asmith@grandcountyems.net
Old Spanish Trail Arena	Director	Angie Book	435-259-6226	abook@grandcountyutah.gov
Grand County School District	Superintendent	Matthew Keyes	435-259-5317	keyesm@grandschools.org
Moab Charter School	Assistant Administrator	Yuli George	435-259-2277	yuli@moabcharterschool.org
US Forest Service	Moab and Monticello District Ranger, Manti-La Sal National Forest	Michael Englehart	435-636-3561	Michael.Englehart@usda.gov
Bureau of Land Management	Canyon Country District Manager	Nicollee Gaddis-Wyatt	435-259-2100	Blm ut mb mail@blm.gov
Utah Forestry, Fire and State Lands	Southeast Area Manager	Matt McEttrick	435-210-4578	Mmcettrick@utah.gov
Utah Department of Transportation	Southeast Area Supervisor	Chet Johnson	435-459-4422	Cjohnson@utah.gov
Utah Highway Patrol	Section 13 Commander	Charlie Taylor	435-259-5441	Chtaylor@utah.gov
Moab Regional Hospital	Main switchboard		435-719-3500	

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Utilities				
Those who manage utilities: power, gas and phone services (cell towers).				
Organization	Title	Contact Person	Phone Number	E-mail
Rocky Mountain Power	Local representative	Dan Vink		Dan.vink@rockymountainpower.net
Enbridge Gas	Local representative	Callie Whitney	435-719-2491	Whitney@enbridge.com
GWSSA	Agency Manager	Ben Musselman	435-259-8121	Ben@grandwater.org
Public Works- Sewer	Public Utilities Director	Obe Tejada	435-260-7009	Otejada@moabcity.gov
Emery Telcom	Local Representative		435-259-8521	Ggreen@emerytelcom.com

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APPENDIX

Appendix A: Community Wildfire Evacuation Plan

Narrative: This plan will be used by the community as a framework for a safe, coordinated effort to evacuate members in the event of a wildfire. The strategies can include but are not limited to 1) A coordination structure to determine who will be in charge, and who the key contacts are, 2) An emergency communications strategy to inform officials and the community, 3) Traffic control measures, (be sure to think about utilizing all modes of transportation including existing transit, walking, biking, e-scooters), and 4) A plan to ensure disadvantaged and vulnerable populations have the resources to evacuate.

Evacuation areas and routes will be identified by the incident command structure working on the fire and carried out with the assistance of local law enforcement. Grand County Emergency Management will assist with public education and outreach around the Ready, Set, Go! program. Emergency management will also communicate evacuation and re-entry status to the public through a variety of means, including IPAWS, AlertSense, and social media.

Requests for evacuation assistance, such as means of transportation or specific vehicles/equipment for individuals with access or functional needs, will be coordinated through the Grand County EOC. If resource requests cannot be filled locally, the Grand County EOC will reach out to mutual aid partners or the state for additional support.

Appendix B: (*Optional) Community Smoke Mitigation Plan

Narrative: This plan will be used by the community to address what strategies can be followed to keep the community safe in the event the air quality downgrades to unhealthy levels due to smoke caused by wildfires. The strategies can include but are not limited to 1) Understanding the vulnerable demographics within the community, 2) Strategy on how to inform community members of wildland fire smoke risks. 3) Strategy on how communities/community members can prepare for low air quality days e.g.: Designing a clean room in the house where air is filtered, having an air filtration plan for the whole building/house, creating a clean air space in the community, addressing air filtration in schools, or attaining a cache of air filters to loan out to vulnerable populations etc. Smoke Ready Resources can be found here, [Community Fire Planning](#).

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Appendix C: Restricting Covenants and Ordinances

Narrative:

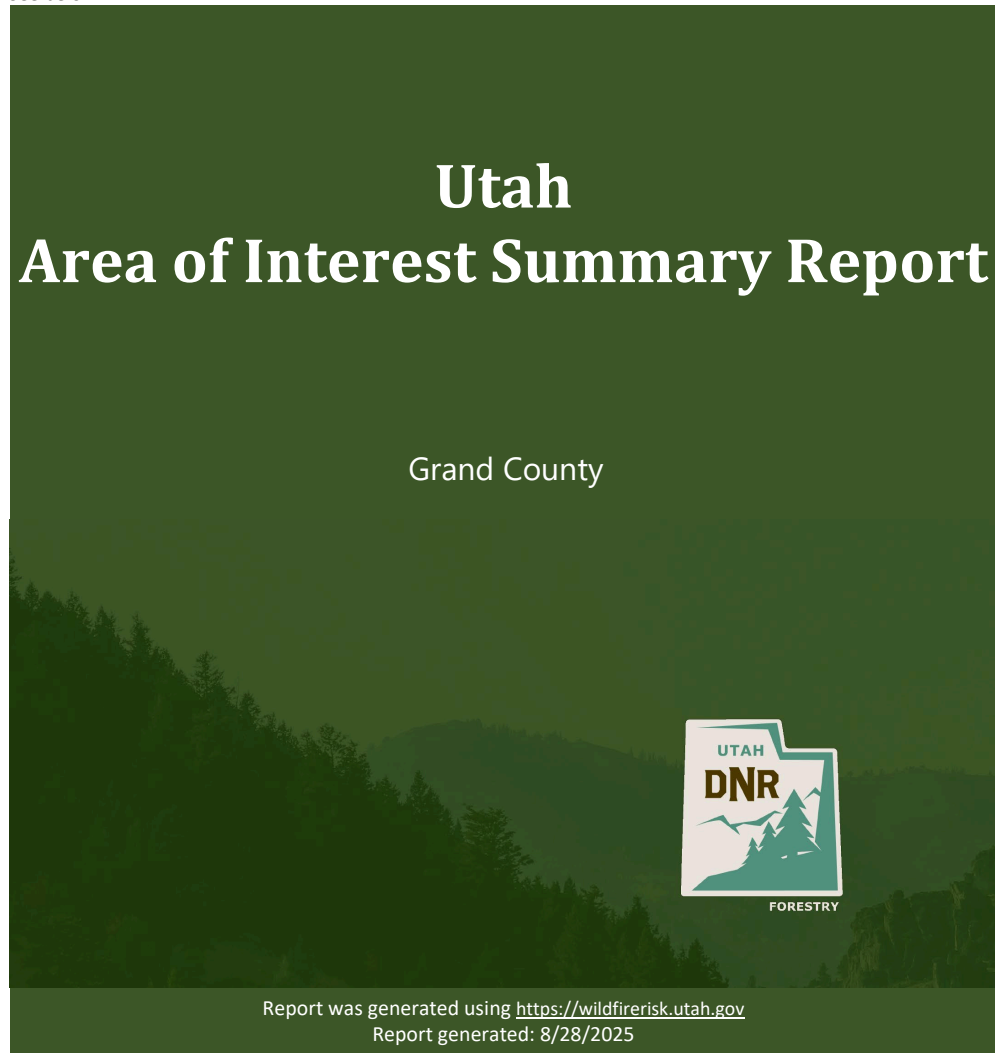
The 2006 Utah Wildland-Urban Interface Code, which has been adopted in Grand County, can be found on the County website at this [link](#).

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In 2024, City of Moab adopted a new Landscape Ordinance ([link](#)) that requires waterwise and encourages the planting of trees adjacent to the Right of Way.

Appendix D: UWRAP Report

See below:



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*To navigate to a specific section of the report, press the Ctrl key
and click on the section title.*

Citation:

Utah Division of Forestry, Fire, and State Land. 2025. Utah Area of Interest Summary Report [Computer Application]. Retrieved from <https://wildfirerisk.utah.gov>.

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Introduction

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Utah Area of Interest Summary Report

The Area of Interest tool allows users of the Advanced Viewer application to define a specific location to further explore its wildfire risks. This information can then be exported, providing a detailed summary using attributes selected by the Utah Division of Forestry, Fire, and State Land. The data layers for many of these map products were created with publicly available data and information submitted by volunteer fire departments. These map products have been summarized explicitly for the active Area of Interest. To access all data layers as a GIS file, users must “export data as a .zip file” after creating an area of interest.



This report was designed so that information can be copied and pasted into other plans, reports, or documents depending on user needs.

Examples include, but are not limited to, Community Wildfire Protection Plans, Local Fire Plans, Fuels Mitigation Plans, Hazard Mitigation Plans, Homeowner Risk Assessments, and Forest Management or Stewardship Plans.

The Utah Wildfire Risk Assessment provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah.

Results of an assessment can be used to help prioritize areas in the state where mitigation treatments, community interaction, and education or tactical analyses might be necessary to reduce risk from wildfires.

The Utah Wildfire Risk Explorer’s map products and descriptions included in this summary report are designed to provide the information needed in support of the following key priorities:

- Identify areas that are most prone to wildfire.
- Plan and prioritize fuel treatment within programs.
- Allow agencies to work together to better define priorities and improve emergency response, particularly across jurisdictional boundaries.
- Increase communication with local residents and the public to address community priorities and needs.
- Identify areas where additional tactical planning may be desirable, specifically related to mitigation projects and Community Wildfire Protection Planning.
- Provide the information necessary to support resource, budget, and funding requests.
- Plan for response and wildfire suppression resource needs.

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Map Products and Descriptions

Each map product in this Summary Report is accompanied by a general description, table, chart, or map. Please see the table below for a list of data layers available in the Summary Report.

Utah WRAP Layer	Description
Fire History Statistics	Fire history statistics provide insight as to the number of fires, acres burned, and cause of fires, and are useful for fire prevention and mitigation planning.
Wildfire Hazard Potential	The wildfire hazard potential (WHP) dataset represents an index that quantifies the relative potential for wildfire that may be difficult to control.
Risk to Drinking Watersheds and Population	The Risk to Drinking Watersheds and Population layer was created by multiplying wildfire threat (in the form of the Structure Exposure Score) by potential impacts (in a metric incorporating three factors: the Suppression Difficulty Index, estimated surface drinking water importance, and population density).
Burn Probability	This dataset is a 30-m cell size raster representing annual burn probability (BP) across the analysis area.
Damage Potential	Damage Potential (DP) represents the potential consequences of fire to a home at a given location if a fire were to occur and if a home were located there.
Structure Exposure Score	Structure Exposure Score (SES) combines wildfire likelihood (burn probability) and consequence (represented by Damage Potential) assuming a home is present on every pixel.
Conditional Risk to Potential Structures	The conditional risk to potential structures (cRPS) dataset represents the potential consequences of fire to a home at a given location, if a fire occurs there and if a home were located there.
Risk to Potential Structures	The expected risk to potential structures (RPS) dataset represents a measure that integrates wildfire likelihood and intensity with generalized consequences to a home on every pixel.
Probability of Exceeding Manual Control	This dataset represents the probability of heading flame lengths exceeding 4 feet, which is generally considered the threshold for exceeding the possibility of manual control during fire operations.
Probability of Exceeding Mechanical Control	This dataset represents the probability of heading flame lengths exceeding 8 feet, which is generally considered the threshold for exceeding the possibility of mechanical control during fire operations.
Probability of Extreme Fire Behavior	This dataset represents the probability of heading flame lengths exceeding 11 feet, which is generally considered the threshold for extreme fire behavior during fire operations.
Suppression Difficulty Index	Wildfire Suppression Difficulty Index is a quantitative rating of relative difficulty in performing fire control work.

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Flame Length	This dataset represents the weighted-average flame length (FL) in feet for a given pixel in the fuelscape (including any contribution of crown fuel).
Rate of Spread (chains/hr)	This dataset represents the weighted-average rate of spread (ROS) in chains per hour for a given pixel in the fuelscape (including any contribution of crown fire spread rate).
Heat per Unit Area	This dataset represents the weighted-average heat per unit area (HPA) in kilojoules per square meter for a given pixel in the fuelscape (including any contribution of crown fuel).

Utah WRAP Layer	Description
Conditional Ember Production	This dataset indicates where embers are originating when fires occur (so they could be targeted for treatment).
Conditional Sources of Ember Load to Buildings	This dataset indicates where embers might land near buildings.
Housing-Unit Density (HUDEN)	This layer displays housing-unit density.

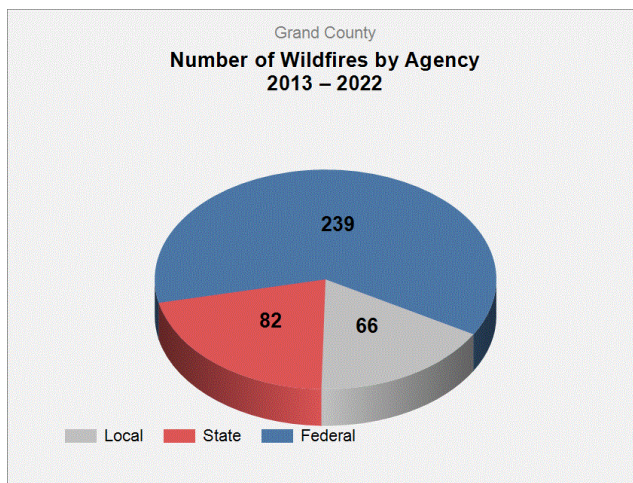
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Fire History Statistics

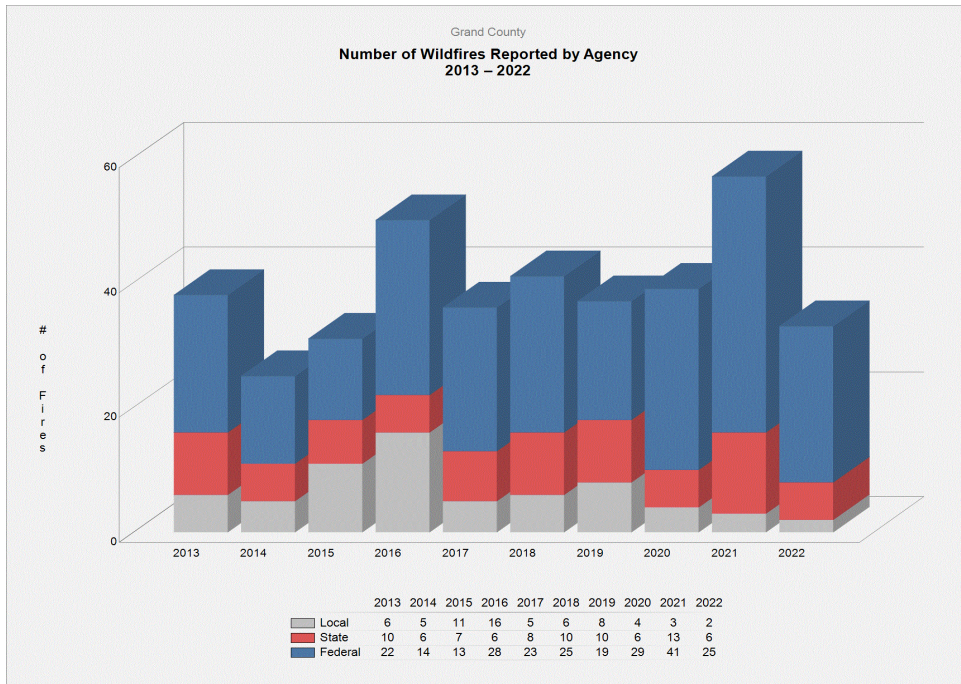
Description

Fire history statistics provide insight into data related to reported wildfires in Utah. These statistics are useful for fire prevention and mitigation planning. They can be used to quantify the level of fire business, determine the time of year most fires typically occur and develop a fire prevention program aimed at reducing the fire occurrence rate based on specific fire cause information.

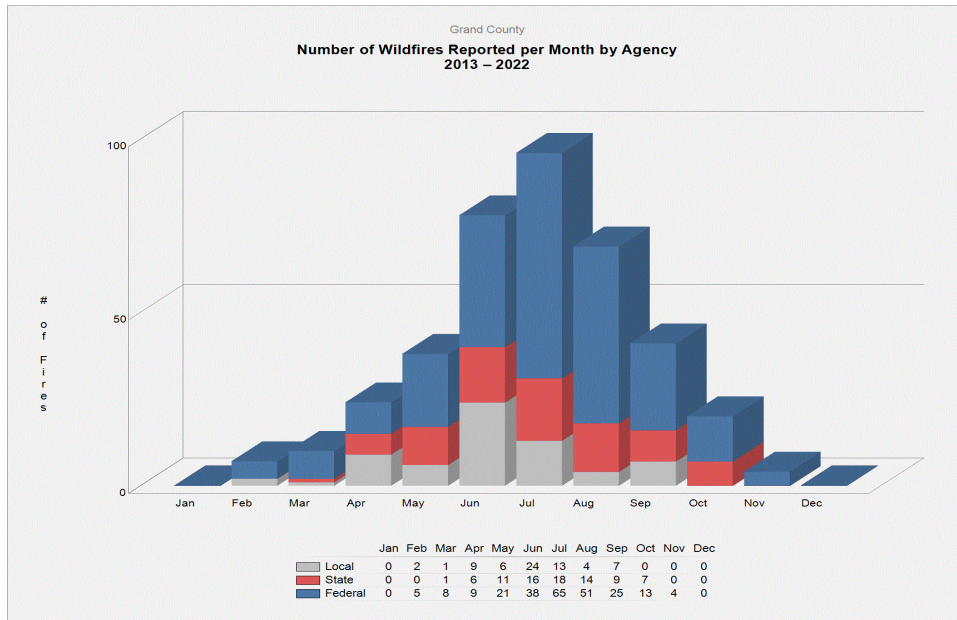
Ten years of historic fire report data where fires had a specific defined location were used to create the fire occurrence summary charts. Wildfire Ignition data was compiled from federal and state sources for the years 2013 through 2022.



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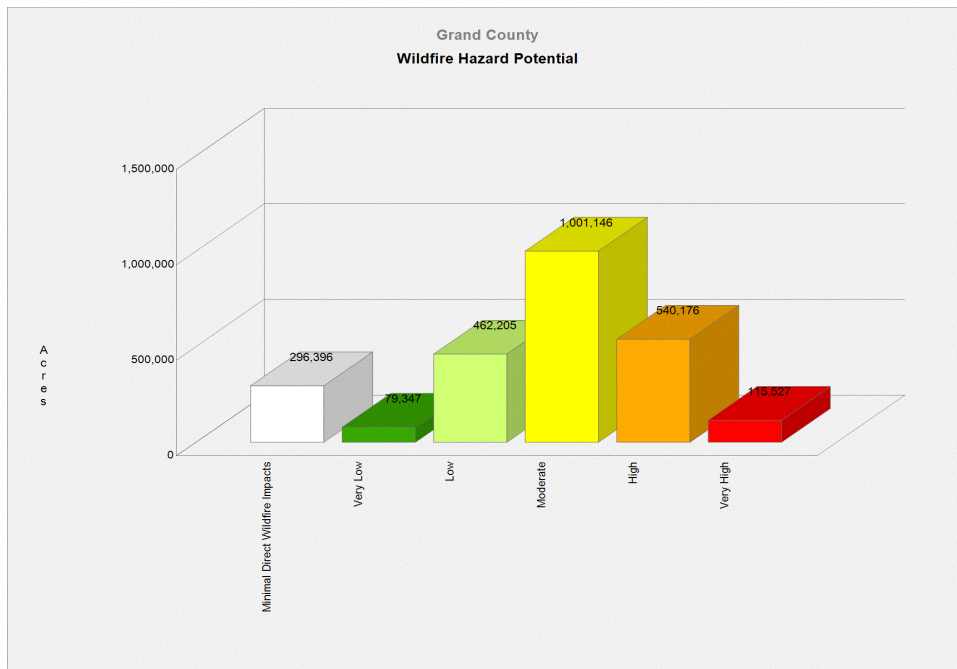
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Wildfire Hazard Potential

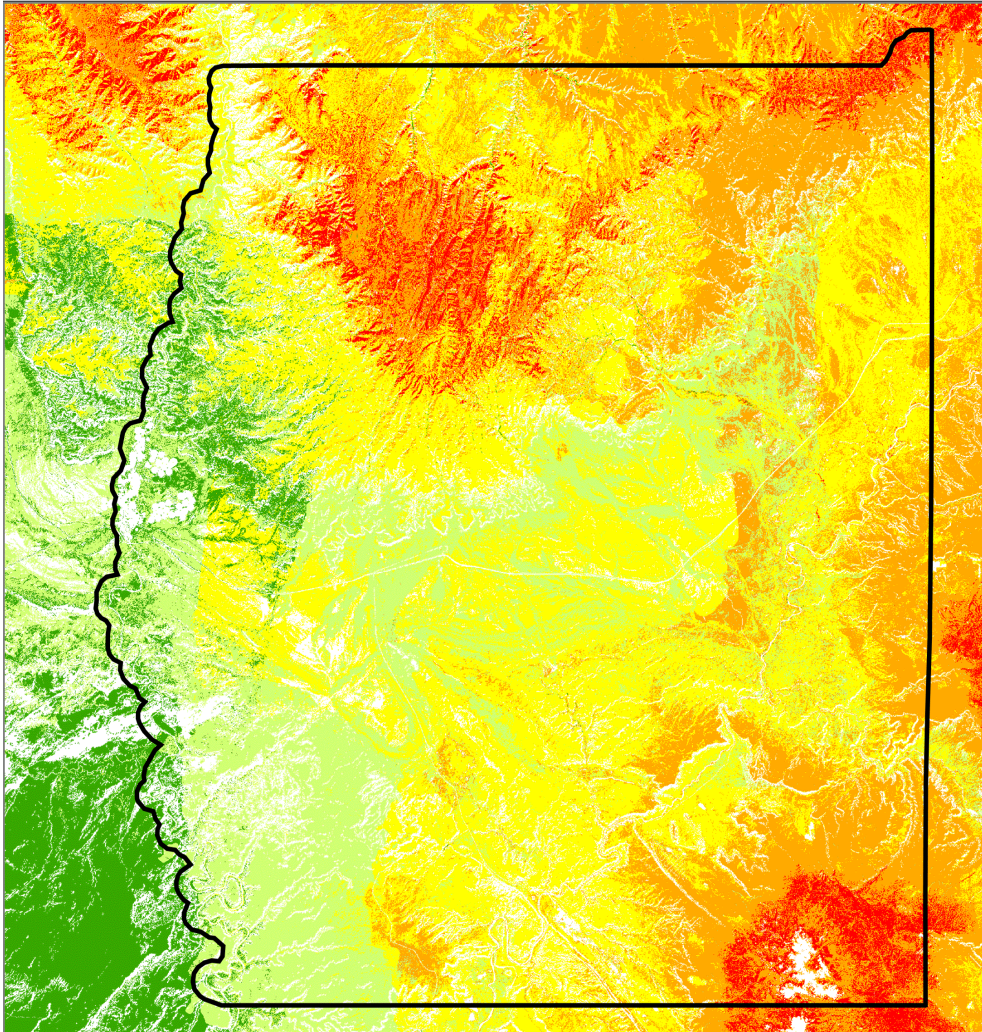
The wildfire hazard potential (WHP) dataset represents an index that quantifies the relative potential for wildfire that may be difficult to control. WHP can be used as a measure to help prioritize where fuel treatments may be needed.

	Wildfire Hazard Potential Category	Acres	Percent
	Minimal Direct Wildfire Impacts	296,396	12 %
	Very Low	79,347	3 %
	Low	462,206	19 %
	Moderate	1,001,146	40 %
	High	540,176	22 %
	Very High	115,527	5 %
	Total	2,494,797	100 %

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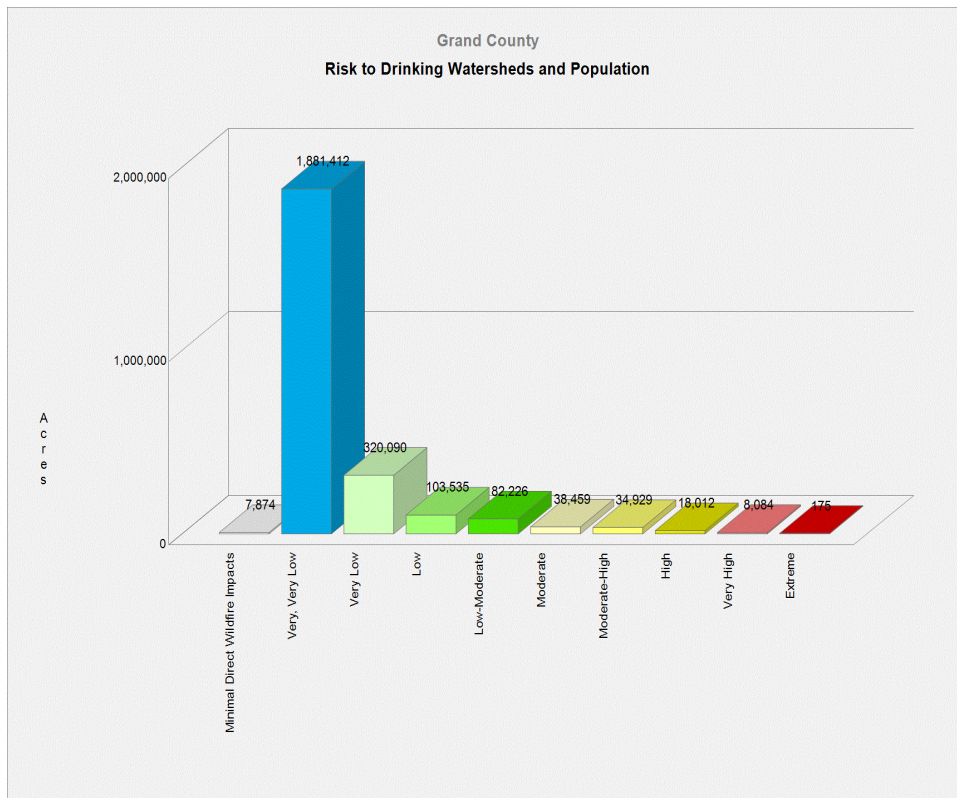
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Risk to Drinking Watersheds and Population

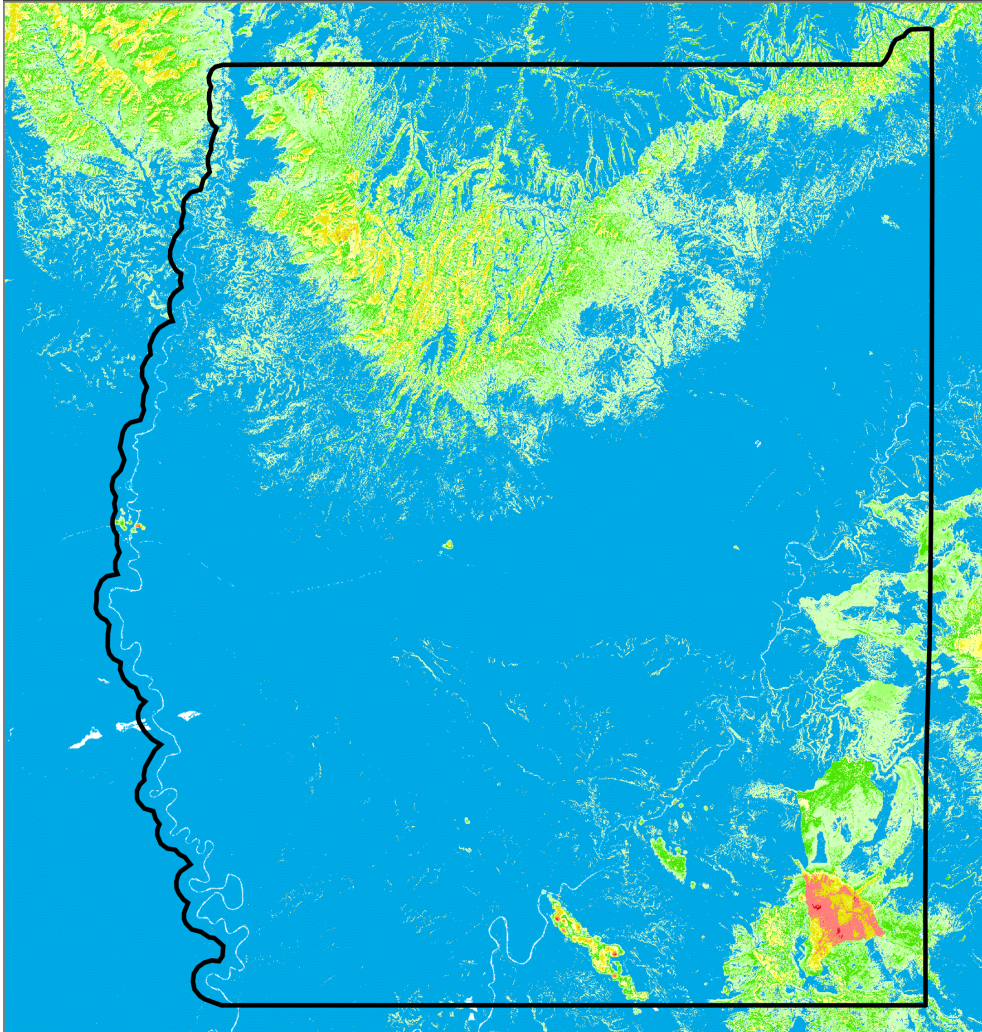
The Risk to Drinking Watersheds and Population layer was created by multiplying wildfire threat (in the form of the Structure Exposure Score) by potential impacts (in a metric incorporating three factors: the Suppression Difficulty Index, estimated surface drinking water importance, and population density).

	Risk to Drinking Watersheds and Population Category	Acres	Percent
	Minimal Direct Wildfire Impacts	7,874	0 %
	Very, Very Low	1,881,412	75 %
	Very Low	320,090	13 %
	Low	103,535	4 %
	Low-Moderate	82,227	3 %
	Moderate	38,459	2 %
	Moderate-High	34,929	1 %
	High	18,012	1 %
	Very High	8,084	0 %
	Extreme	175	0 %
	Total	2,494,797	100 %

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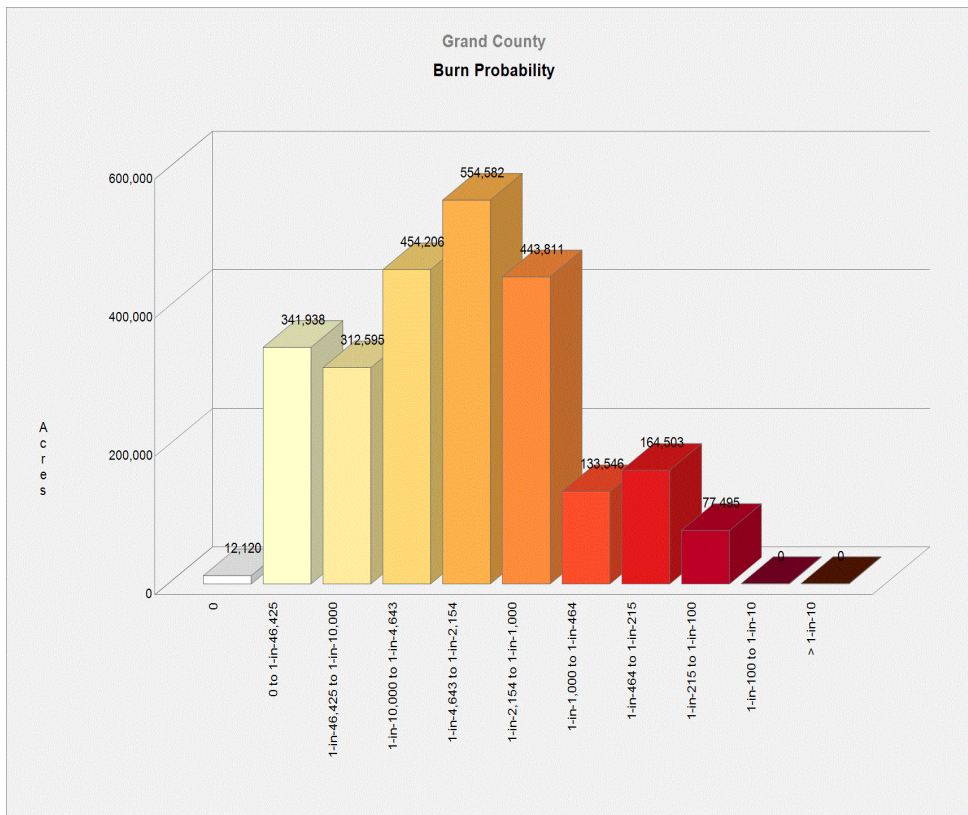
Burn Probability

Burn probability is the annual probability of wildfire burning in a specific location. At the community level, burn probability or wildfire likelihood is averaged where housing units occur. Burn Probability is based on fire behavior modeling across thousands of simulations of possible fire seasons. In each simulation, factors contributing to the probability of a fire occurring, including weather, topography, and ignitions are varied based on patterns derived from observations in recent decades.

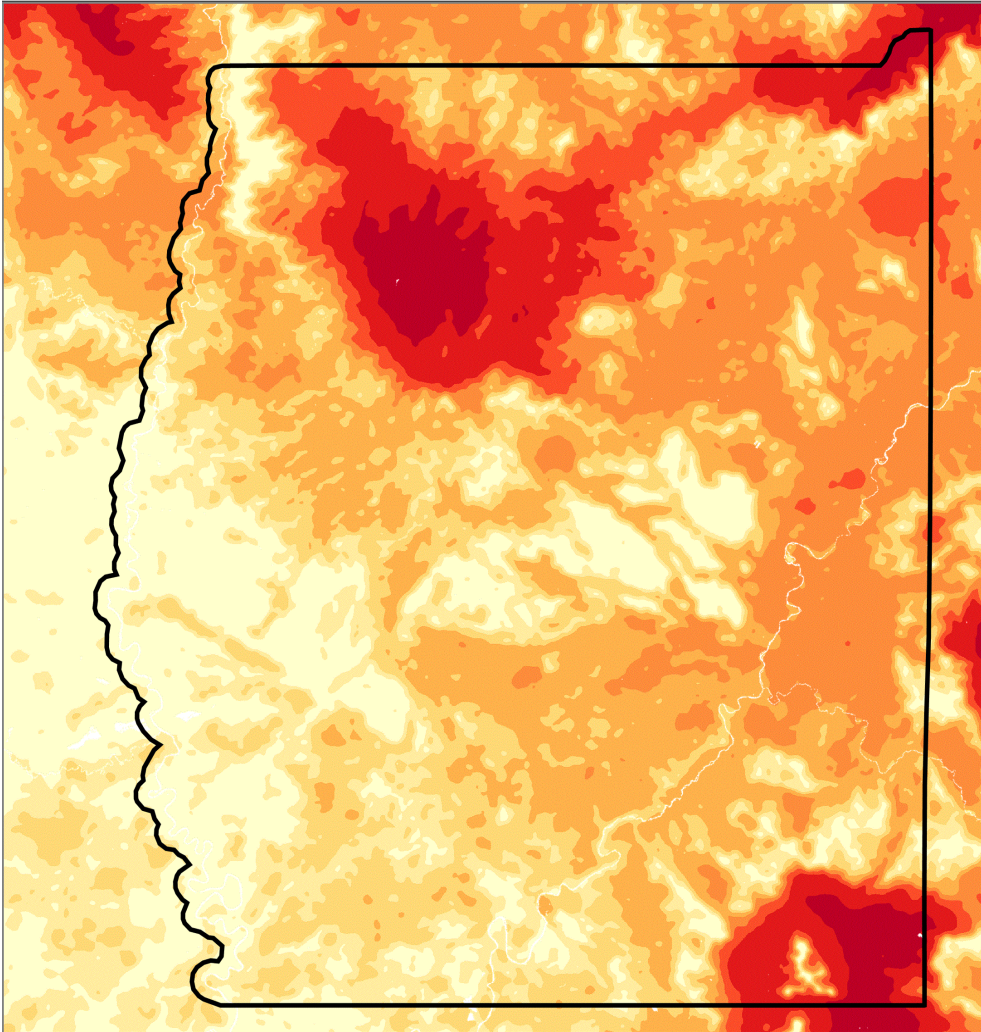
Burn Probability is not predictive and does not reflect any currently forecasted weather or fire danger conditions. Burn Probability is simply a probability that any specific location (pixel) may experience wildfire in any given year. It does not say anything about the intensity of fire if it occurs.

	Burn Probability Category	Acres	Percent
	Minimal Direct Wildfire Impacts	12,120	0 %
	0 to 1-in-46,425	341,938	14 %
	1-in-46,425 to 1-in-10,000	312,595	13 %
	1-in-10,000 to 1-in-4,643	454,206	18 %
	1-in-4,643 to 1-in-2,154	554,582	22 %
	1-in-2,154 to 1-in-1,000	443,811	18 %
	1-in-1,000 to 1-in-464	133,546	5 %
	1-in-464 to 1-in-215	164,503	7 %
	1-in-215 to 1-in-100	77,495	3 %
	1-in-100 to 1-in-10	0	0 %
	> 1-in-10	0	0 %
	Total	2,494,797	100 %

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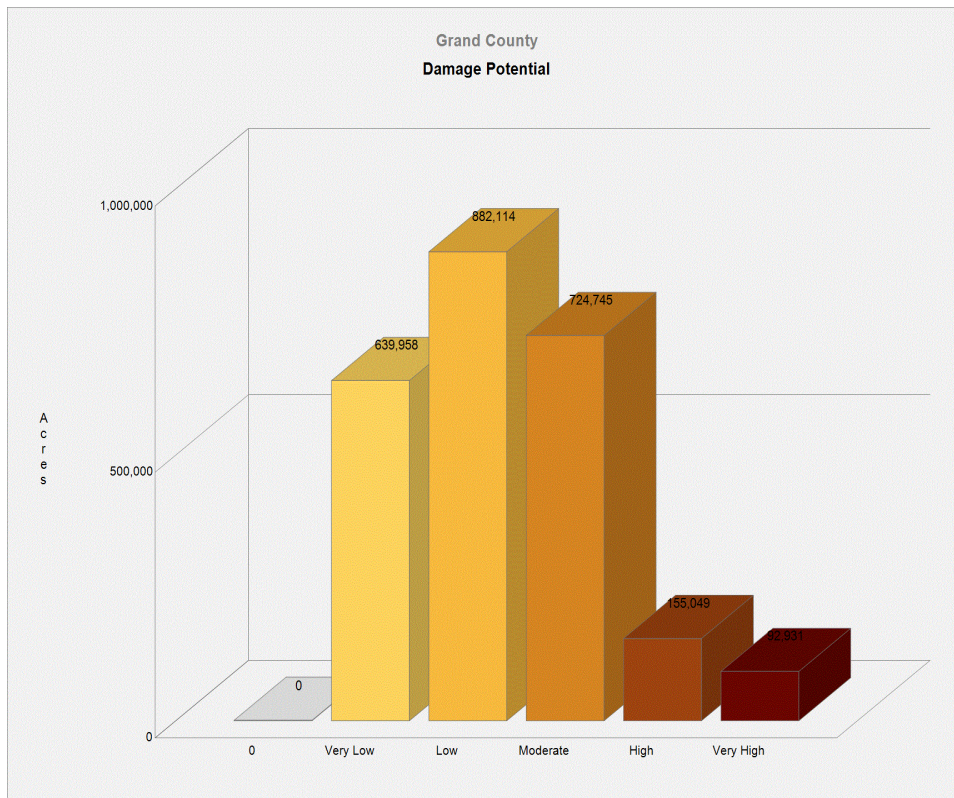
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Damage Potential

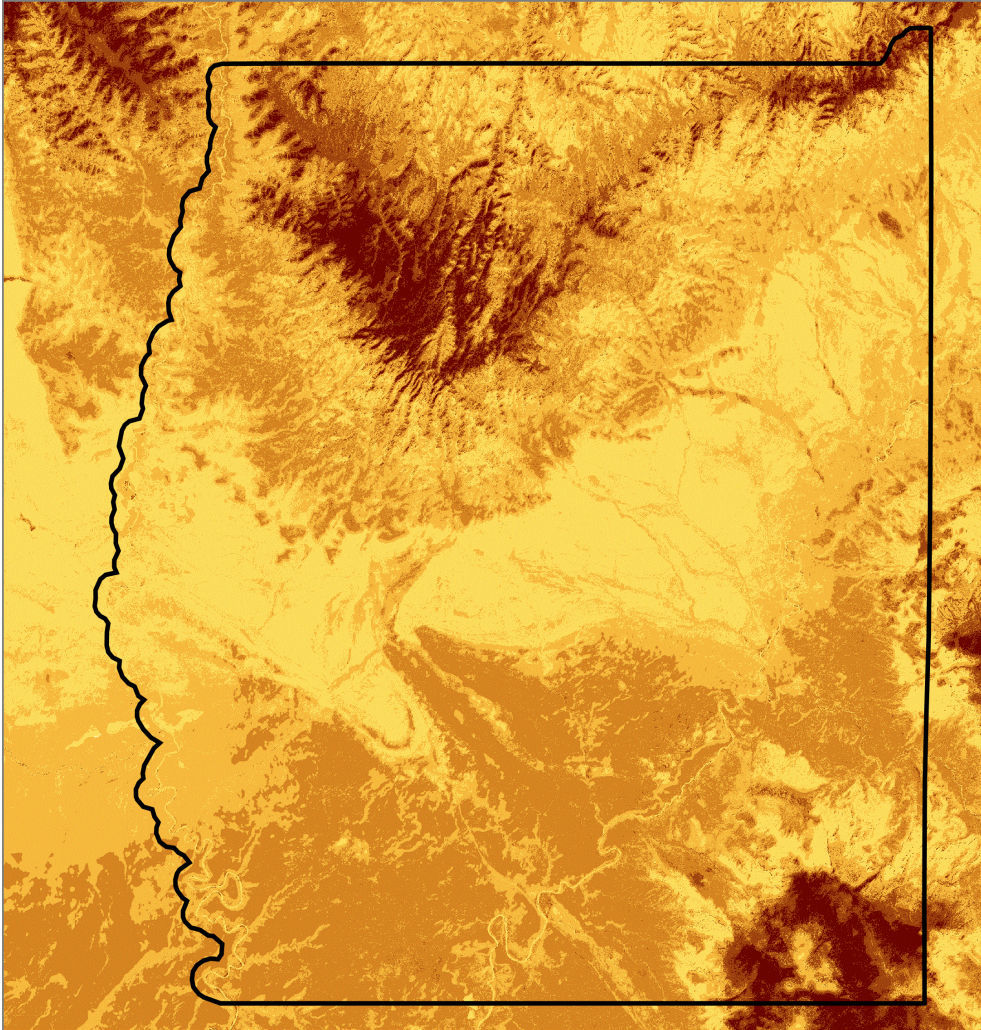
Damage Potential (DP) represents the potential consequences of fire to a home at a given location if a fire were to occur and if a home were located there. DP incorporates ember load and conditional risk to potential structures as a generalized measure of potential loss to homes.

	Damage Potential Category	Acres	Percent
	Minimal Direct Wildfire Impacts	0	0 %
	Very Low	639,959	26 %
	Low	882,114	35 %
	Moderate	724,745	29 %
	High	155,049	6 %
	Very High	92,931	4 %
	Total	2,494,797	100 %

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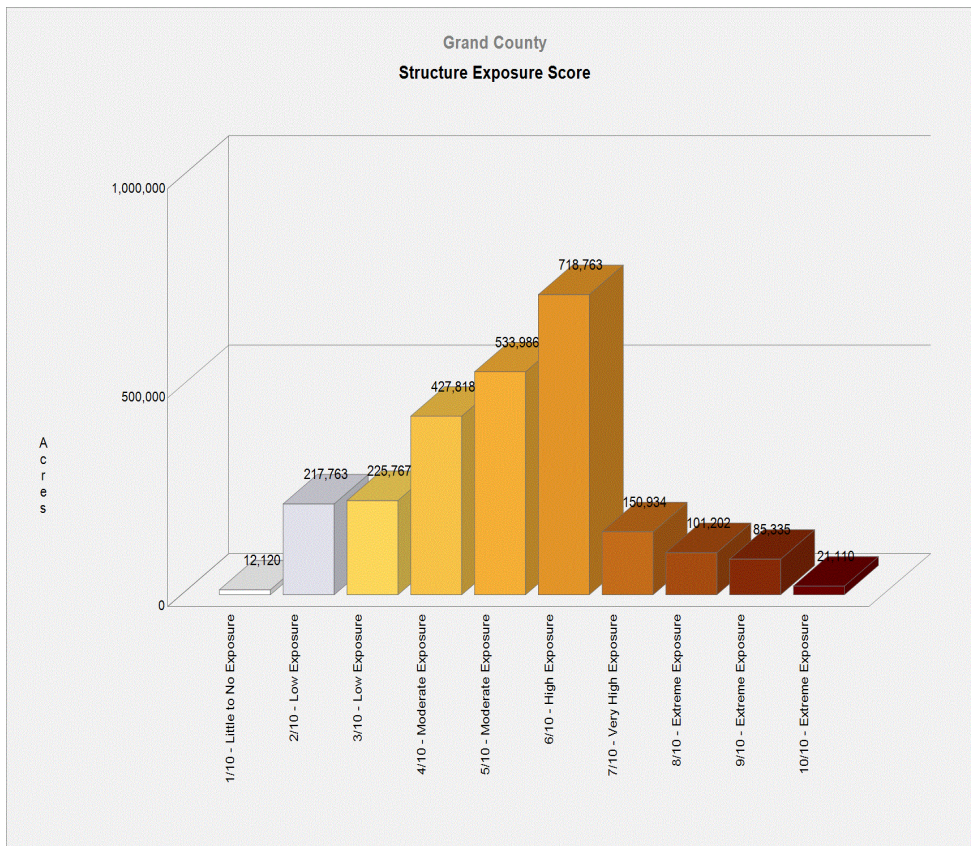
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Structure Exposure Score

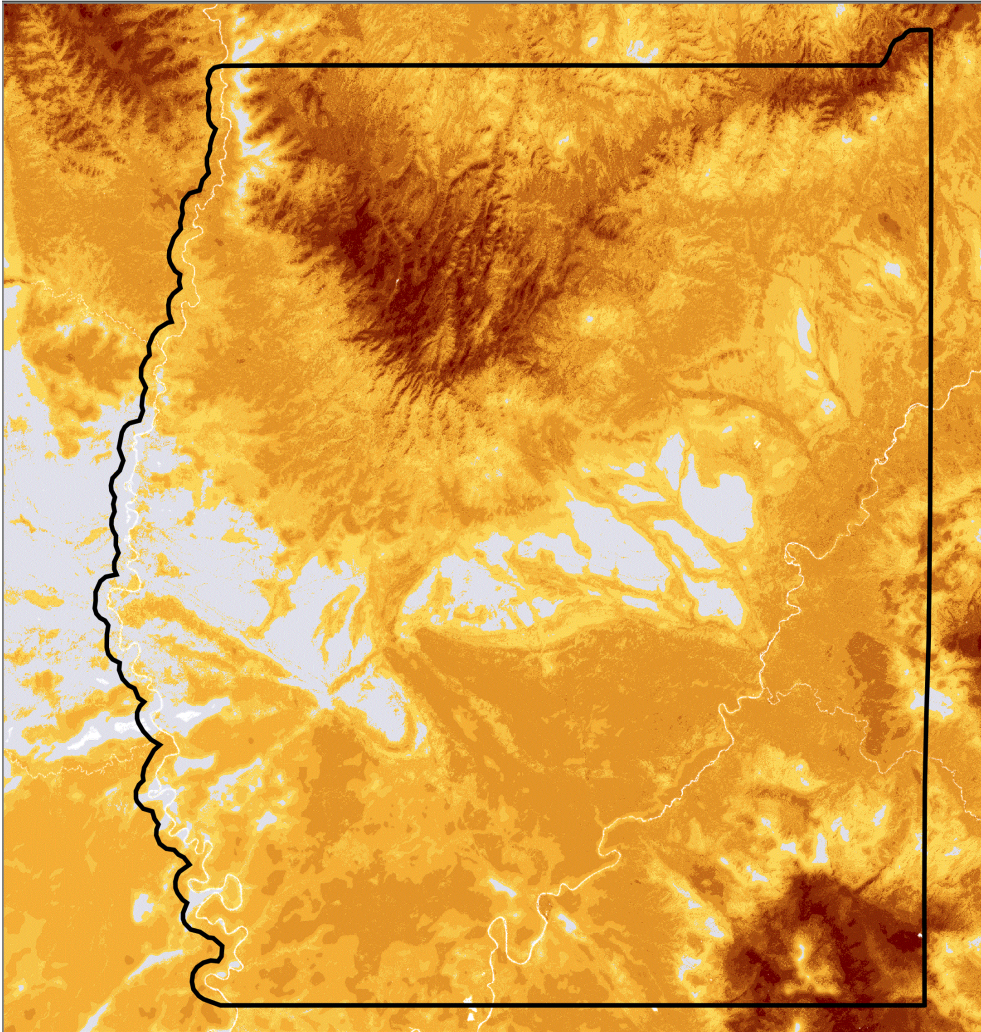
Structure Exposure Score (SES) combines wildfire likelihood (burn probability) and consequence (represented by Damage Potential) assuming a home is present on every pixel. SES is analogous to the Risk to Potential Structures dataset but includes ember load.

	Structure Exposure Score Category	Acres	Percent
	1/10 - Little to No Exposure	12,120	0 %
	2/10 - Low Exposure	217,763	9 %
	3/10 - Low Exposure	225,767	9 %
	4/10 - Moderate Exposure	427,818	17 %
	5/10 - Moderate Exposure	533,986	21 %
	6/10 - High Exposure	718,763	29 %
	7/10 - Very High Exposure	150,934	6 %
	8/10 - Extreme Exposure	101,202	4 %
	9/10 - Extreme Exposure	85,335	3 %
	10/10 - Extreme Exposure	21,110	1 %
	Total	2,494,797	100 %

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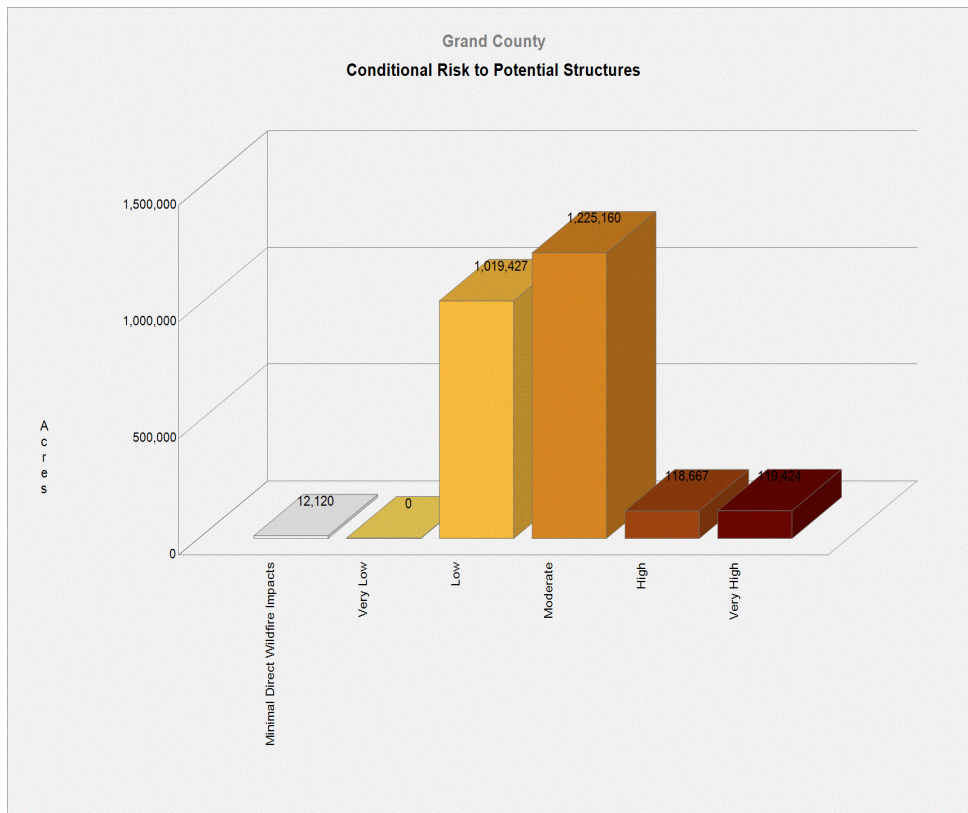
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Conditional Risk to Potential Structures

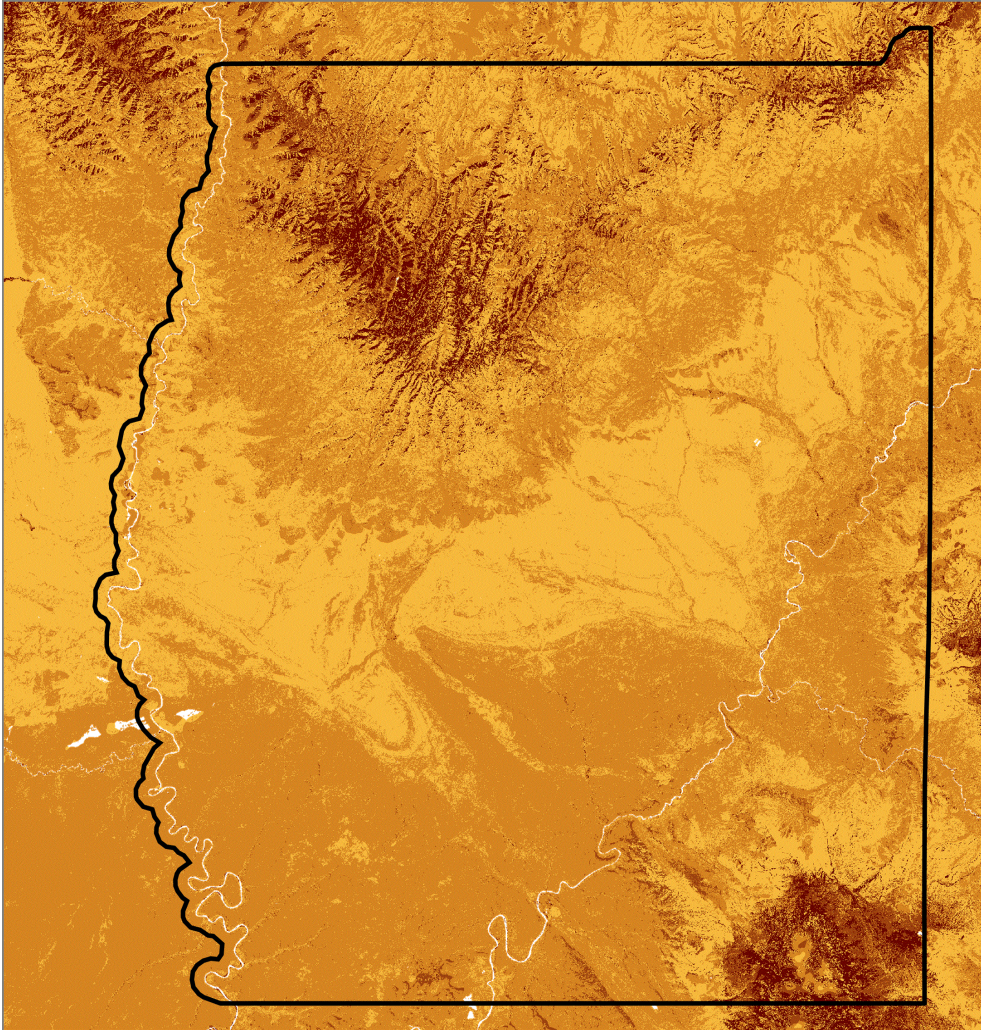
The conditional risk to potential structures (cRPS) dataset or “Risk to Homes” represents the potential consequences of fire to a home at a given location, if a fire occurs there and if a home were located there. It is a measure that integrates wildfire intensity with generalized consequences to a home on every pixel, but does not account for the actual probability of fire occurrence.

	Conditional Risk to Potential Structures Category	Acres	Percent
	Minimal Direct Wildfire Impacts	12,120	0 %
	Very Low	0	0 %
	Low	1,019,427	41 %
	Moderate	1,225,160	49 %
	High	118,667	5 %
	Very High	119,424	5 %
	Total	2,494,797	100 %

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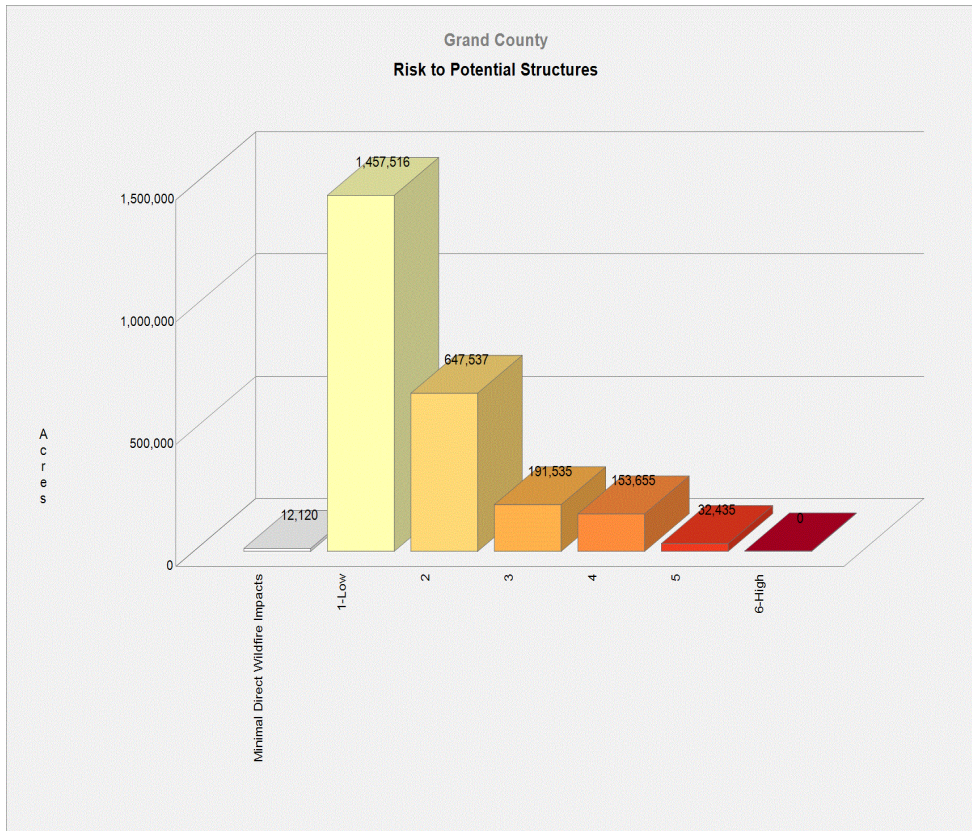
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Risk to Potential Structures

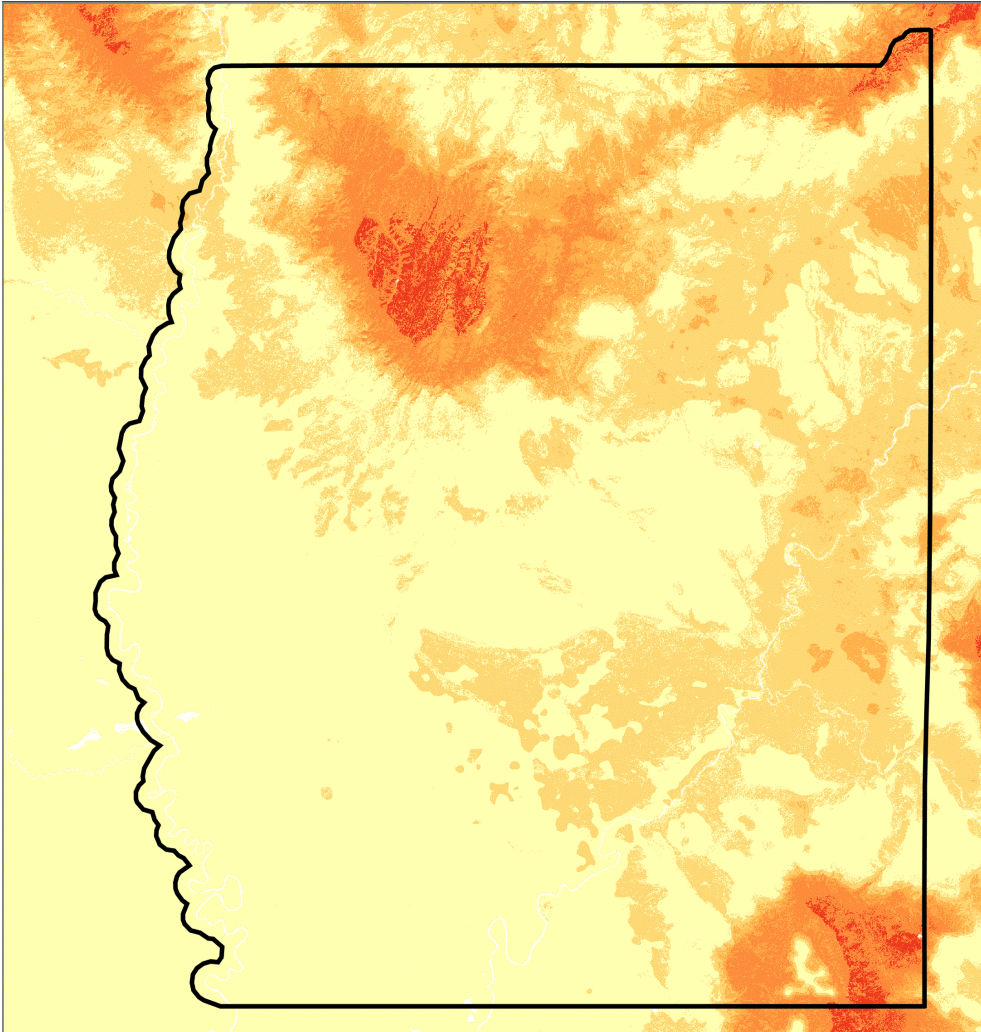
The expected risk to potential structures (RPS) dataset represents a measure that integrates wildfire likelihood and intensity with generalized consequences to a home on every pixel. For every place on the landscape, it poses the hypothetical question, "What would be the relative risk to a house if one existed here?" This allows comparison of wildfire risk in places where homes already exist to places where new construction may be proposed.

	Risk to Potential Structures Category	Acres	Percent
	Minimal Direct Wildfire Impacts	12,120	0 %
	1-Low	1,457,516	58 %
	2	647,537	26 %
	3	191,535	8 %
	4	153,655	6 %
	5	32,435	1 %
	6-High	0	0 %
	Total	2,494,797	100 %

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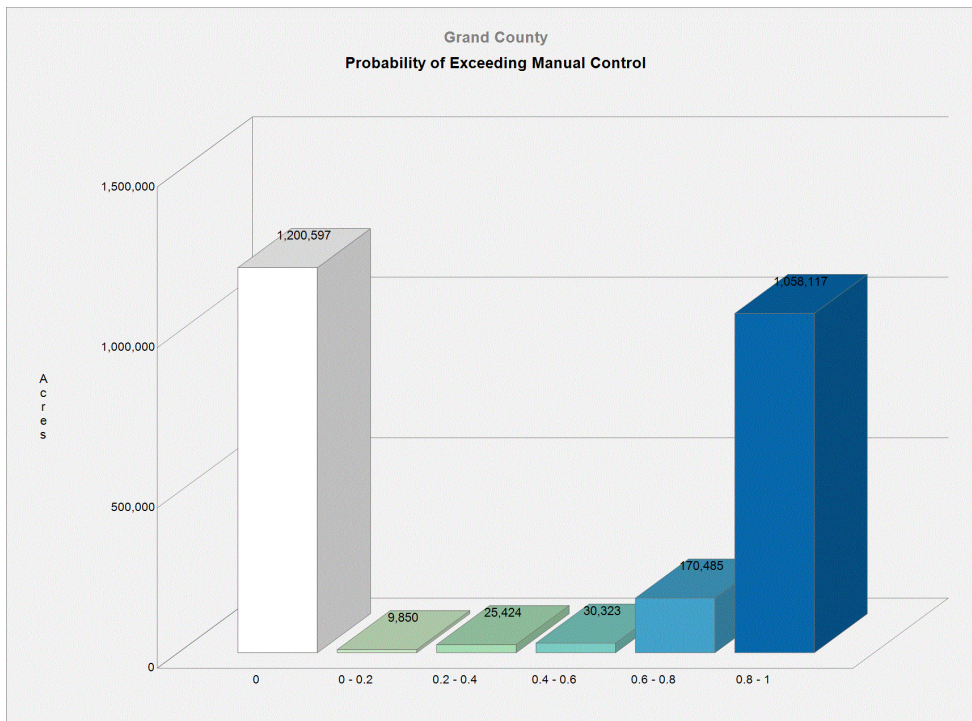
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Probability of Exceeding Manual Control

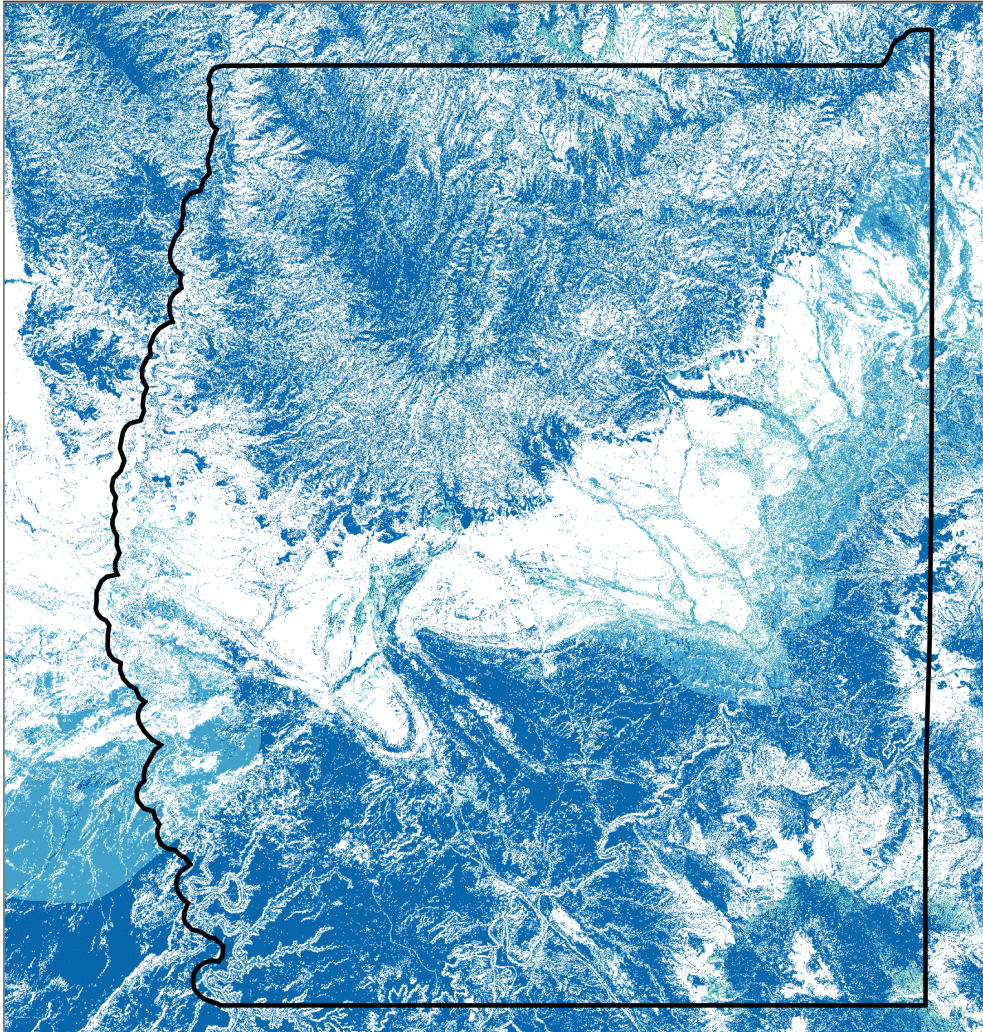
This dataset represents the probability of heading flame lengths exceeding 4 feet, which is generally considered the threshold for exceeding the possibility of manual control during fire operations.

	Probability of Exceeding Manual Control Category	Acres	Percent
	0	1,200,597	48 %
	0 - 0.2	9,850	0 %
	0.2 - 0.4	25,424	1 %
	0.4 - 0.6	30,323	1 %
	0.6 - 0.8	170,485	7 %
	0.8 - 1	1,058,117	42 %
	Total	2,494,797	100 %

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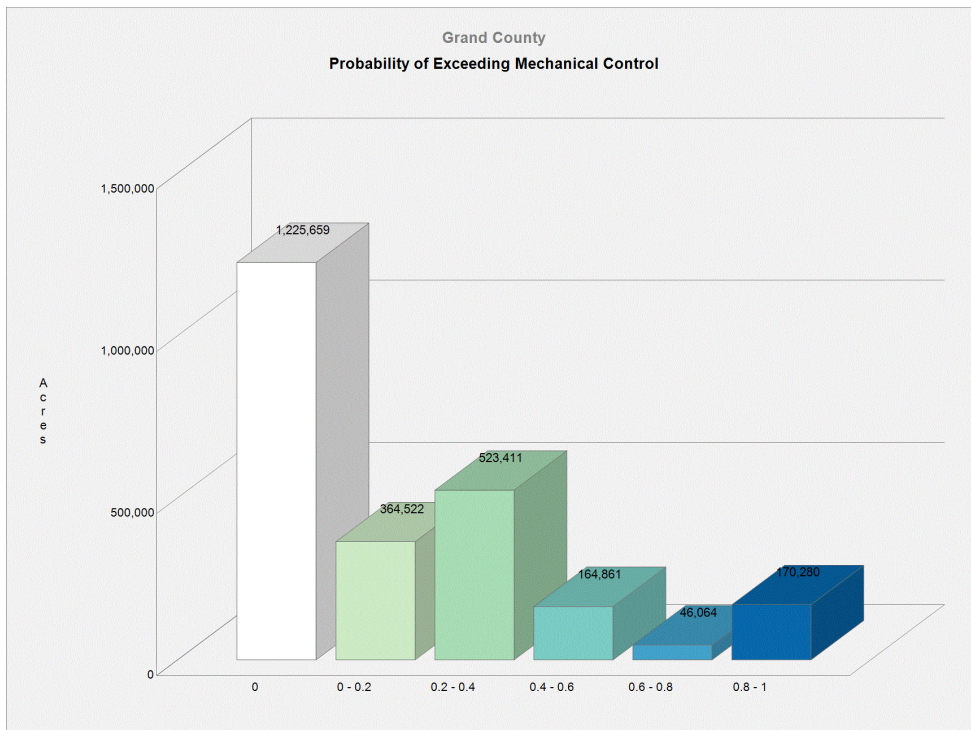
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Probability of Exceeding Mechanical Control

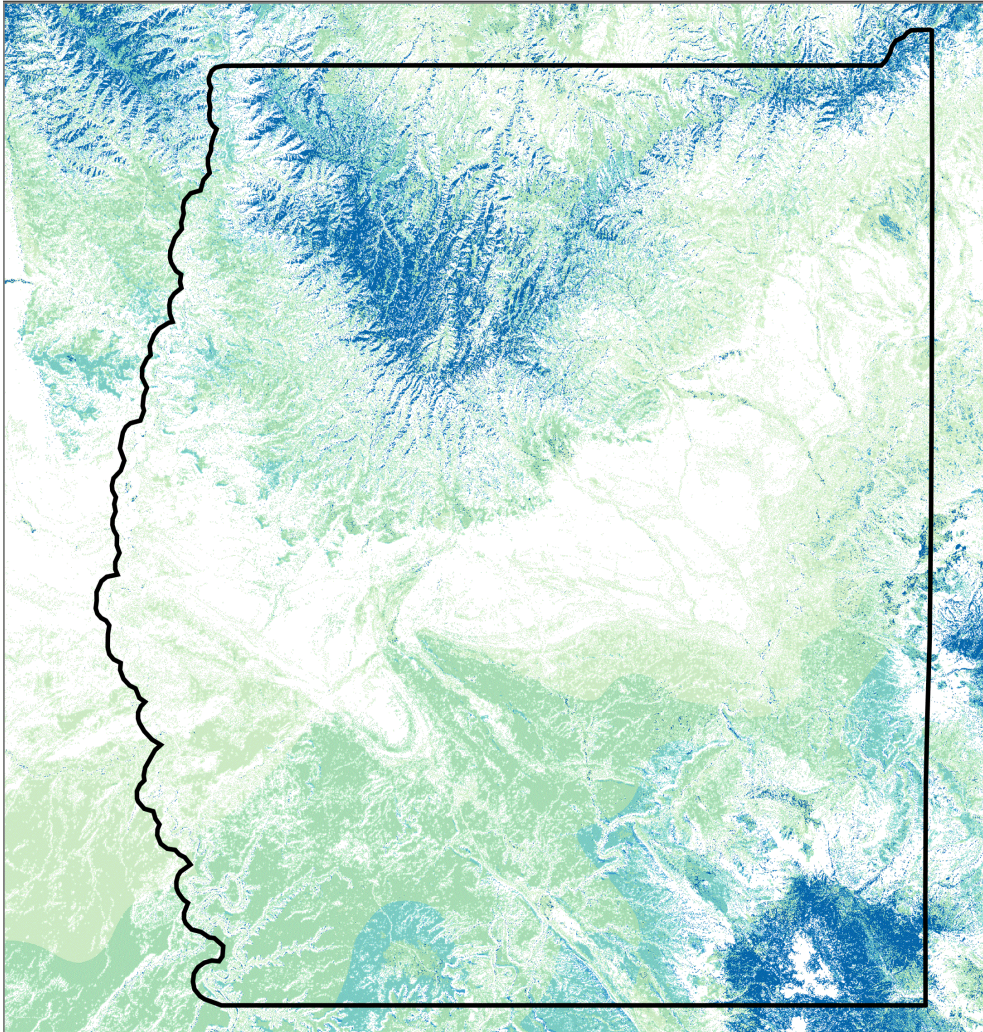
This dataset represents the probability of heading flame lengths exceeding 8 feet, which is generally considered the threshold for exceeding the possibility of mechanical control during fire operations.

	Probability of Exceeding Mechanical Control Category	Acres	Percent
	0	1,225,659	49 %
	0 - 0.2	364,522	15 %
	0.2 - 0.4	523,411	21 %
	0.4 - 0.6	164,861	7 %
	0.6 - 0.8	46,064	2 %
	0.8 - 1	170,280	7 %
	Total	2,494,797	100 %

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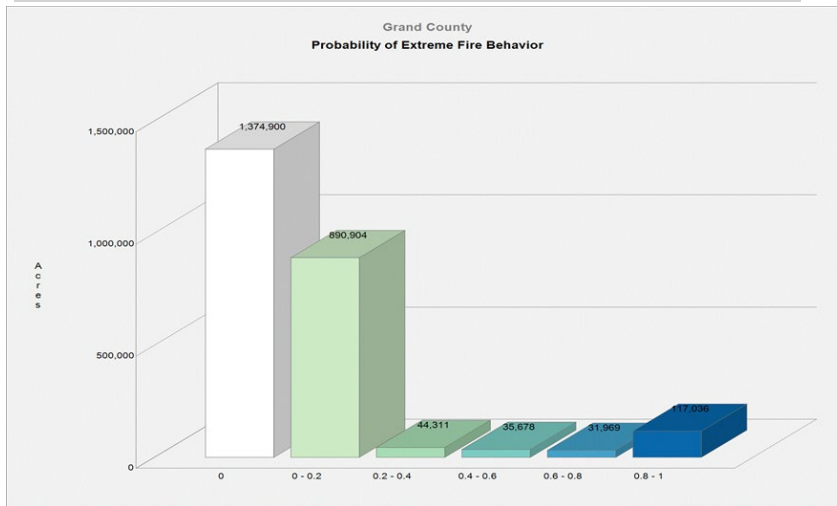


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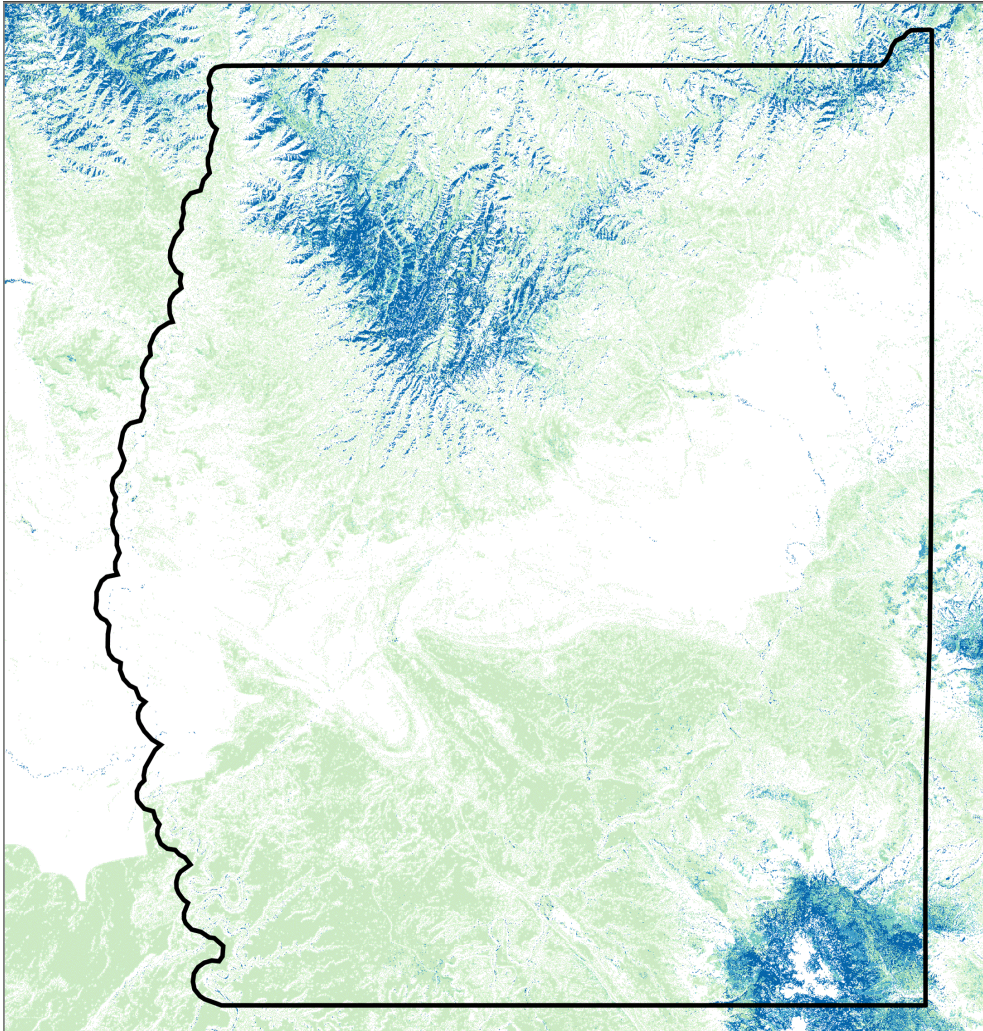
Probability of Extreme Fire Behavior

This dataset represents the probability of heading flame lengths exceeding 11 feet, which is generally considered the threshold for exceeding extreme fire behavior during fire operations.

	Probability of Extreme Fire Behavior Category	Acres	Percent
	0	1,374,900	55 %
	0 - 0.2	890,904	36 %
	0.2 - 0.4	44,311	2 %
	0.4 - 0.6	35,679	1 %
	0.6 - 0.8	31,969	1 %
	0.8 - 1	117,036	5 %
	Total	2,494,797	100 %



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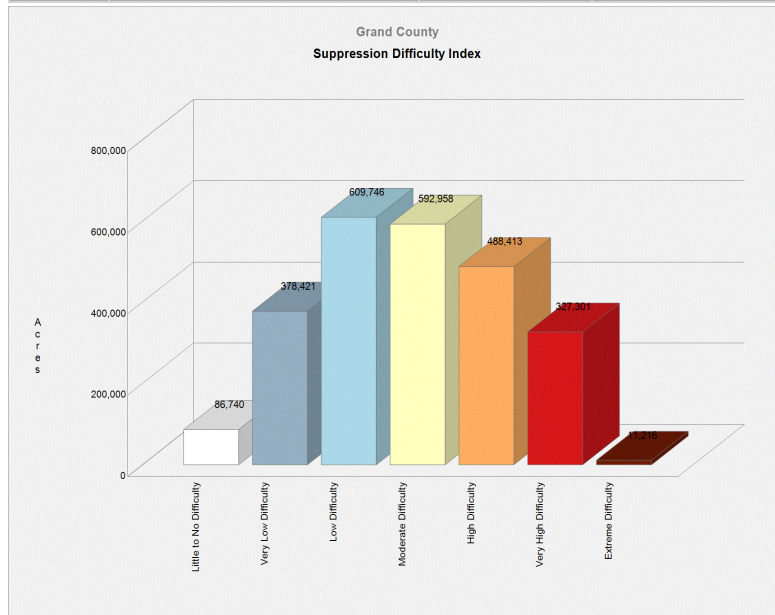


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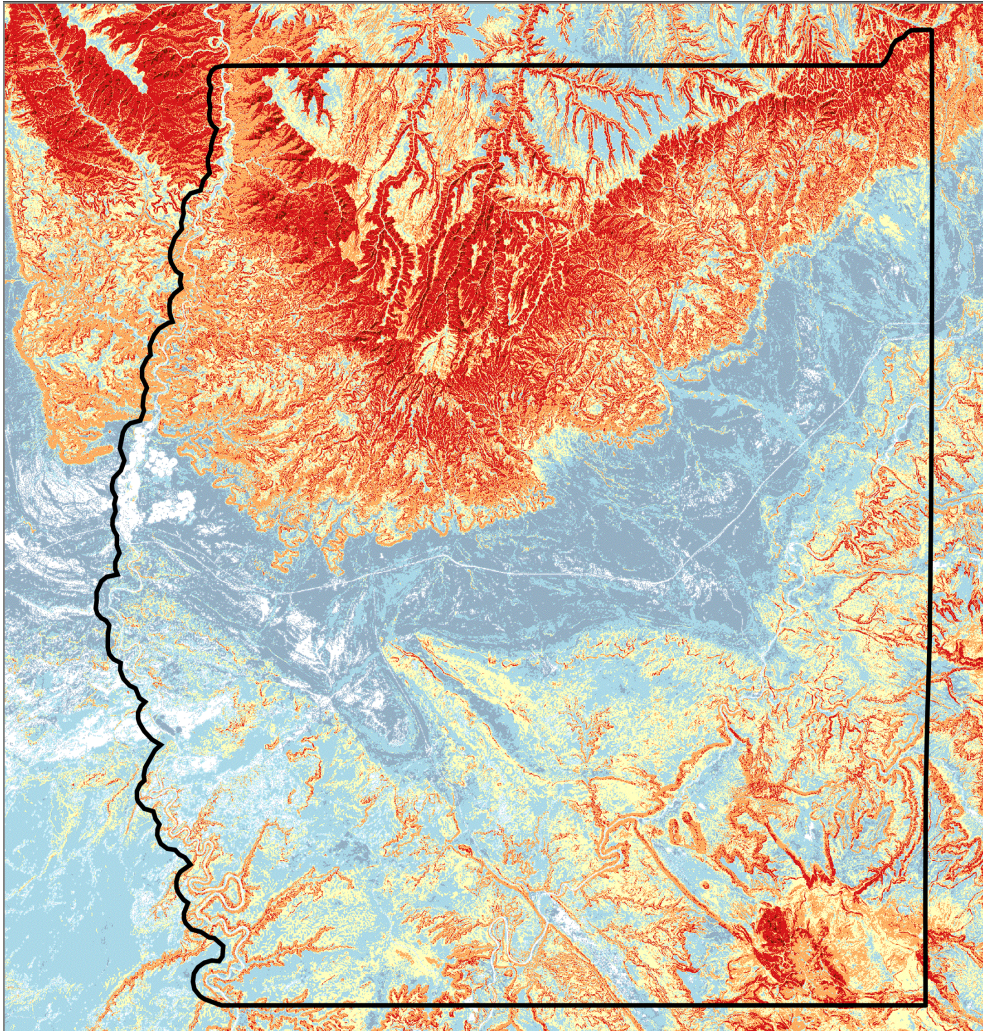
Suppression Difficulty Index

Wildfire Suppression Difficulty Index (SDI) is a quantitative rating of relative difficulty in performing fire control work. SDI factors in topography, fuels, expected fire behavior under severe fire weather conditions, firefighter line production rates in various fuel types, and accessibility (distance from roads/trails) to assess relative suppression difficulty.

	Suppression Difficulty Index Category	Acres	Percent
	Little to No Difficulty	86,741	3 %
	Very Low Difficulty	378,421	15 %
	Low Difficulty	609,746	24 %
	Moderate Difficulty	592,958	24 %
	High Difficulty	488,413	20 %
	Very High Difficulty	327,301	13 %
	Extreme Difficulty	11,216	0 %
	Total	2,494,797	100 %



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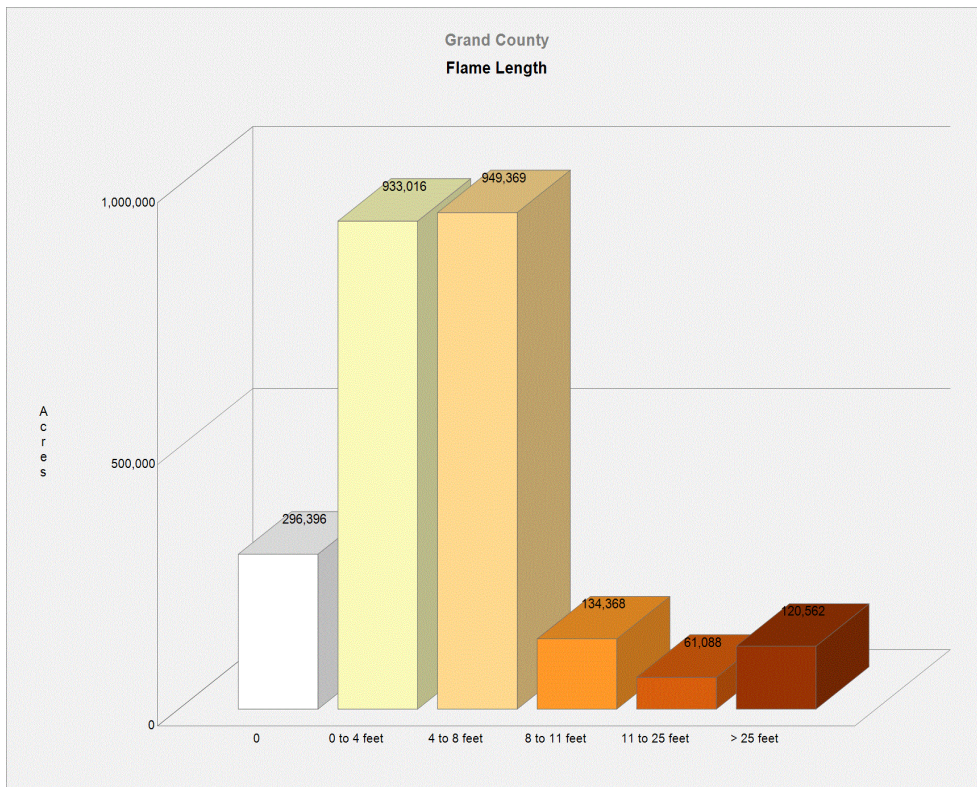
Flame Length

This dataset represents the weighted-average flame length (FL) in feet for a given pixel in the fuelscape (including any contribution of crown fuel). Flame length is the distance (in feet) between the flame tip and the midpoint of the flame depth at the base (generally the ground surface). This is a good indicator of fire intensity. Flame length is a strong indicator of the potential damage to structures; longer flame lengths will likely have a greater negative consequence. Flame lengths are also utilized in fuel-break planning.

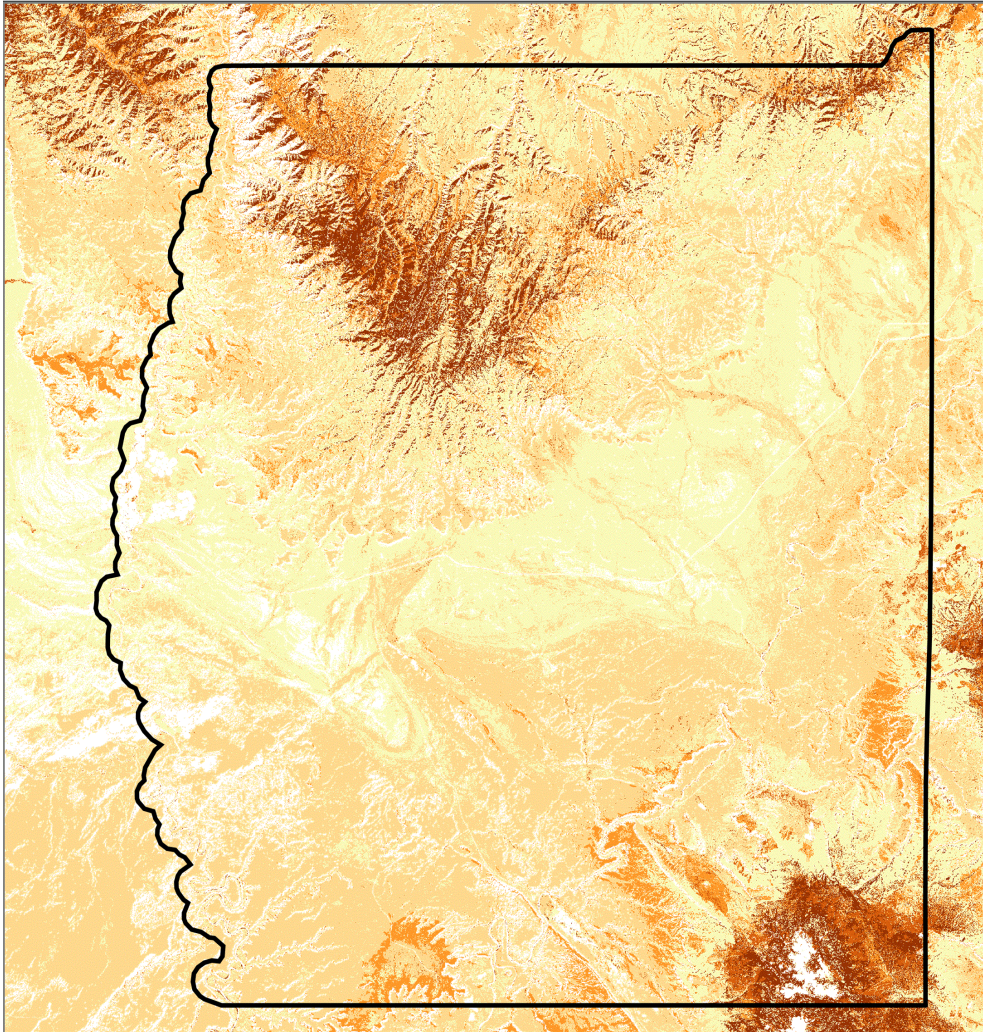
	Flame Length Category	Acres	Percent
	0	296,396	12 %
	0 to 4 feet	933,016	37 %
	4 to 8 feet	949,369	38 %
	8 to 11 feet	134,368	5 %
	11 to 25 feet	61,088	2 %
	> 25 feet	120,562	5 %
	Total	2,494,797	100 %



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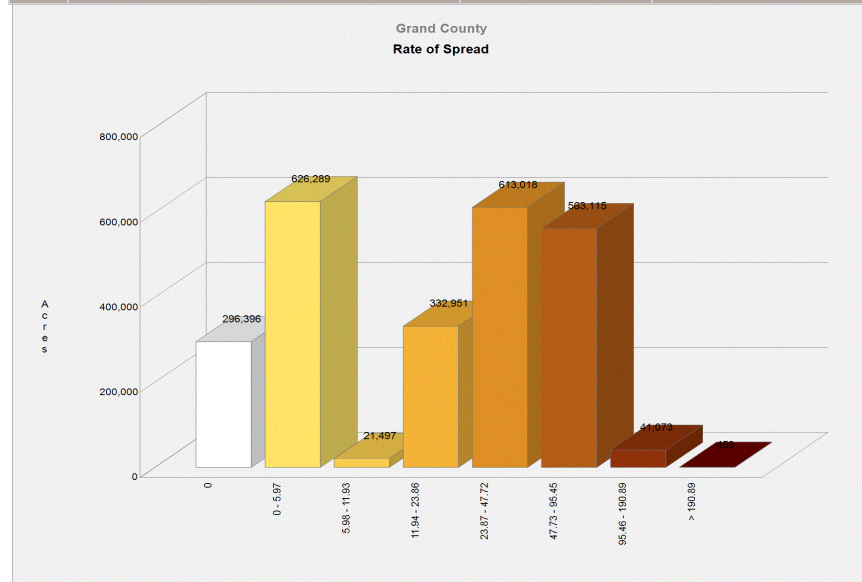


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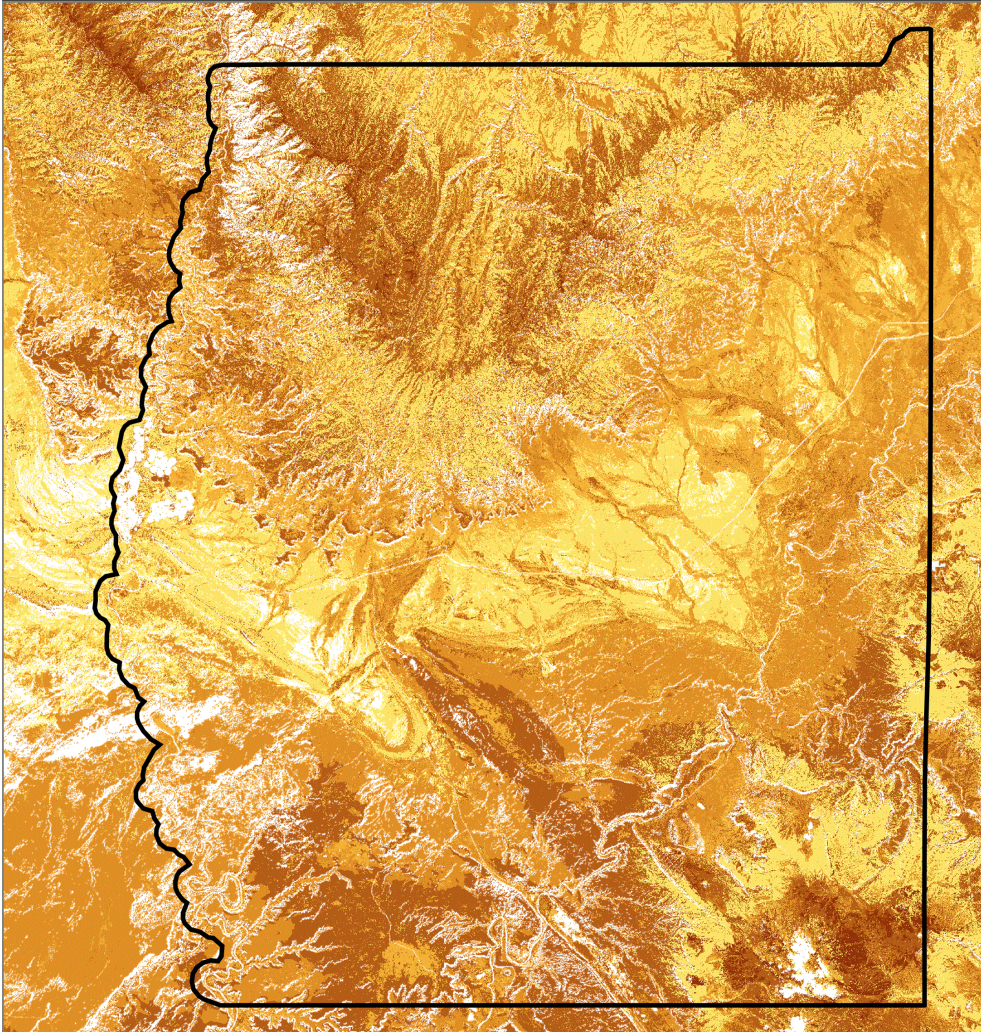
Rate of Spread (chains/hr)

Rate of Spread (ROS) represents the weighted-average rate of spread in chains per hour for a given pixel in the fuelscape (including any contribution of crown fire spread rate). Rate of spread can affect suppression efforts by “outrunning” direct attack and can have an impact on evacuation.

	Rate of Spread Category (chains/hr)	Acres	Percent
	0	296,396	12 %
	0 - 5.97	626,289	25 %
	5.98 - 11.93	21,497	1 %
	11.94 - 23.86	332,951	13 %
	23.87 - 47.72	613,018	25 %
	47.73 - 95.45	563,115	23 %
	95.46 - 190.89	41,073	2 %
	> 190.89	459	0 %
	Total	2,494,797	100 %



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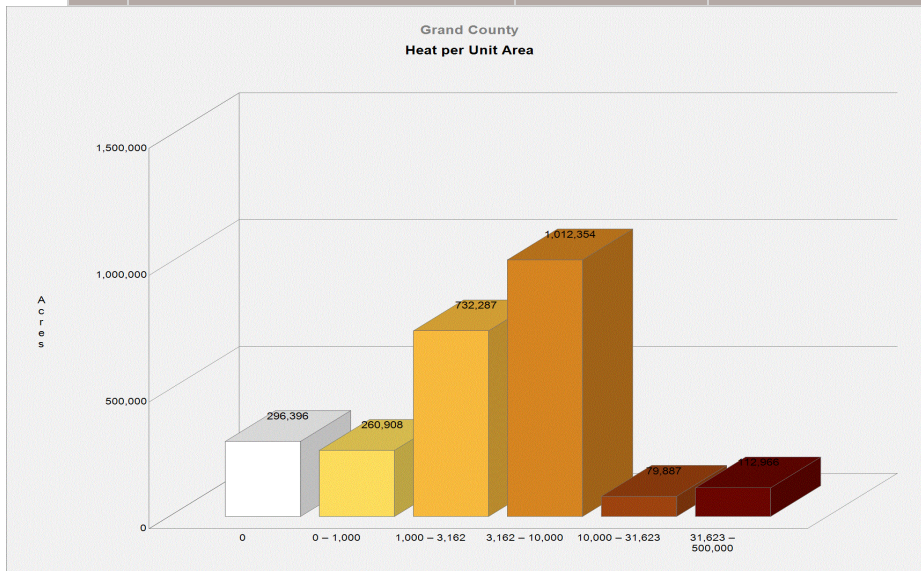


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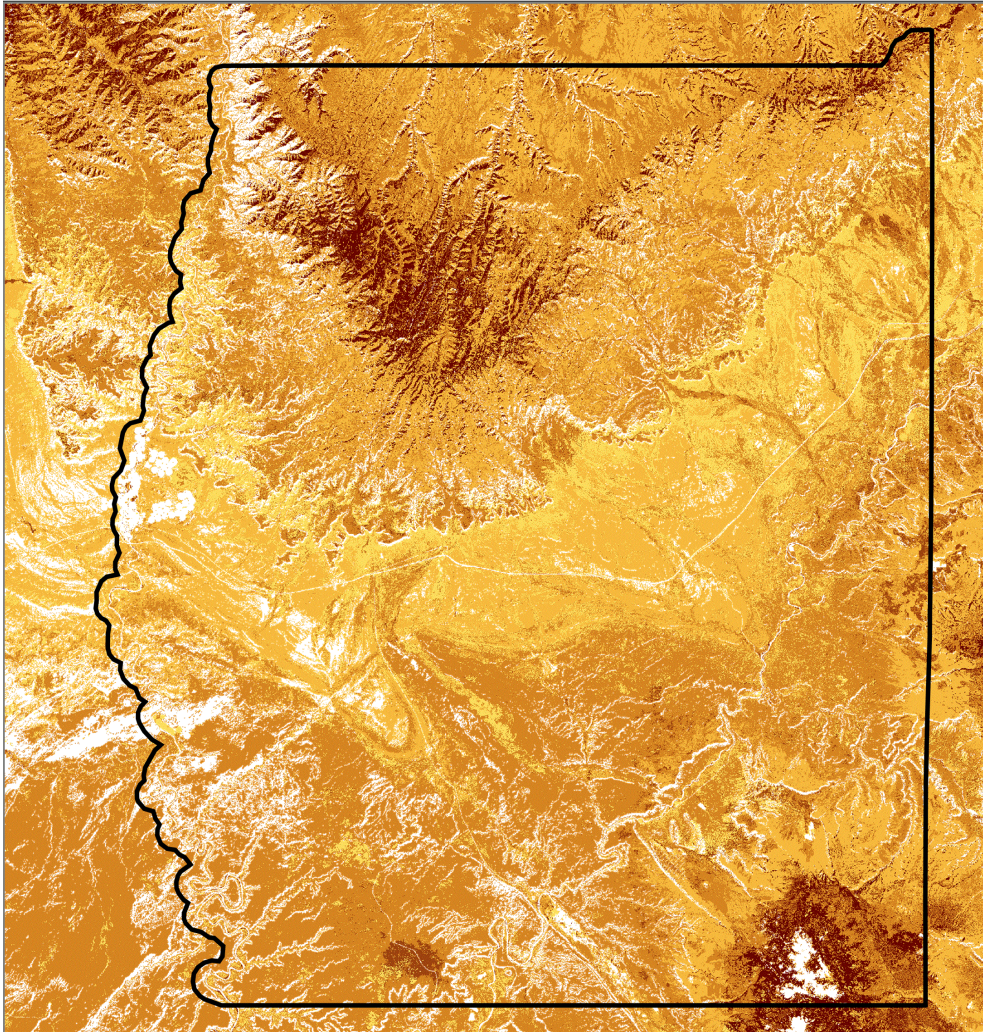
Heat per Unit Area

This dataset represents the weighted-average heat per unit area (HPA) in kilojoules per square meter for a given pixel in the fuelscape (including any contribution of crown fuel).

	Heat per Unit Area Category	Acres	Percent
	0	296,396	12 %
	0 – 1,000	260,908	10 %
	1,000 – 3,162	732,287	29 %
	3,162 – 10,000	1,012,354	41 %
	10,000 – 31,623	79,887	3 %
	31,623 – 500,000	112,966	5 %
	Total	2,494,797	100 %



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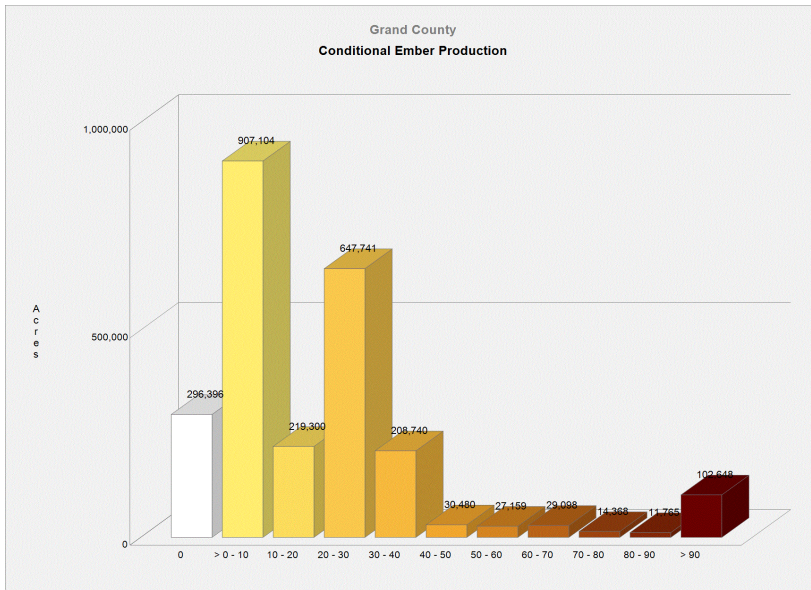


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Conditional Ember Production

This dataset indicates where embers are originating when fires occur (so they could be targeted for treatment).

	Conditional Ember Production Category	Acres	Percent
	0	296,396	12 %
	> 0 - 10	907,104	36 %
	10 - 20	219,300	9 %
	20 - 30	647,741	26 %
	30 - 40	208,740	8 %
	40 - 50	30,480	1 %
	50 - 60	27,159	1 %
	60 - 70	29,098	1 %
	70 - 80	14,368	1 %
	80 - 90	11,765	0 %
	> 90	102,648	4 %
	Total	2,494,797	100 %

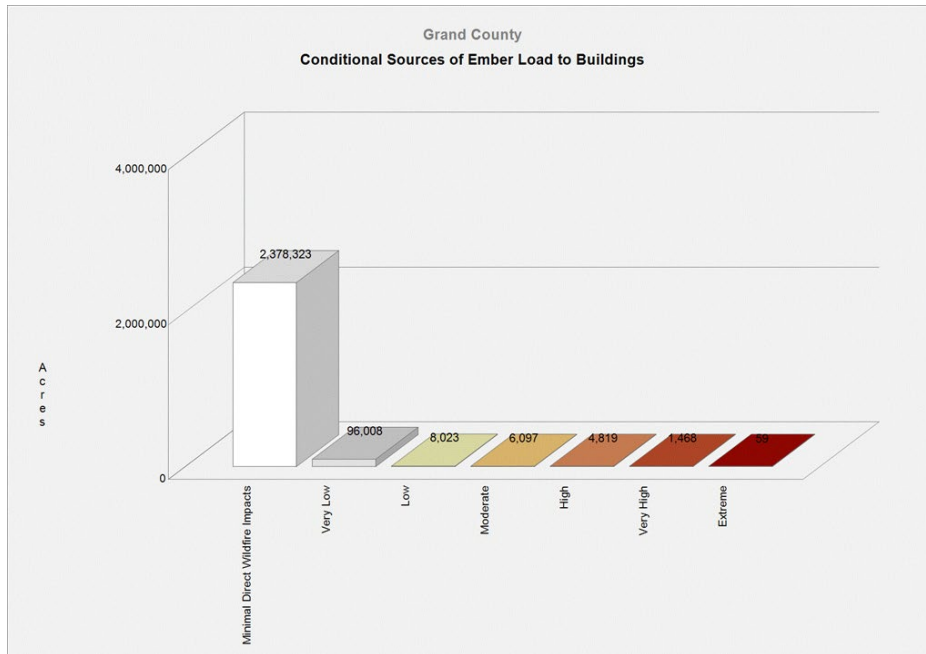


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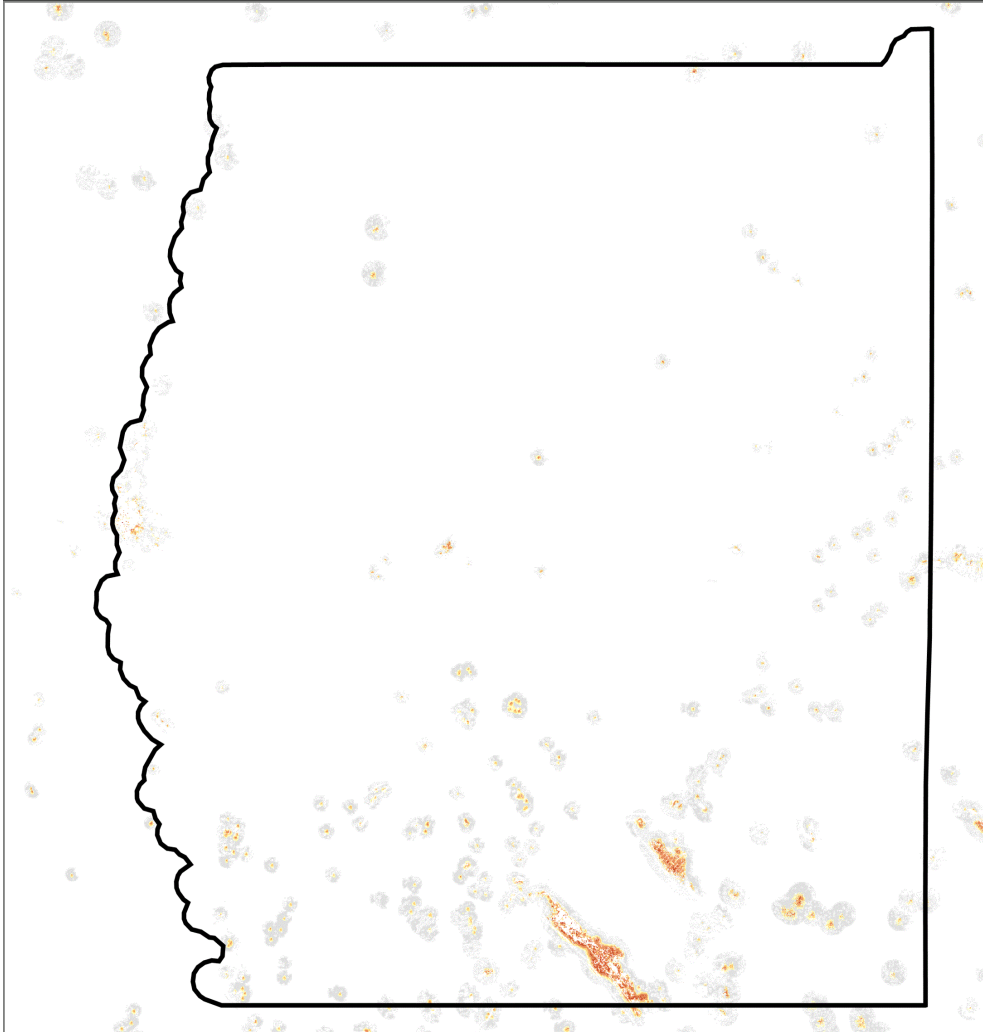
Conditional Sources of Ember Load to Buildings

This dataset indicates where embers might land near buildings.

	Conditional Sources of Ember Load to Buildings Category	Acres	Percent
	Minimal Direct Wildfire Impacts	2,378,323	95 %
	Very Low	96,008	4 %
	Low	8,023	0 %
	Moderate	6,097	0 %
	High	4,819	0 %
	Very High	1,468	0 %
	Extreme	59	0 %
	Total	2,494,797	100 %



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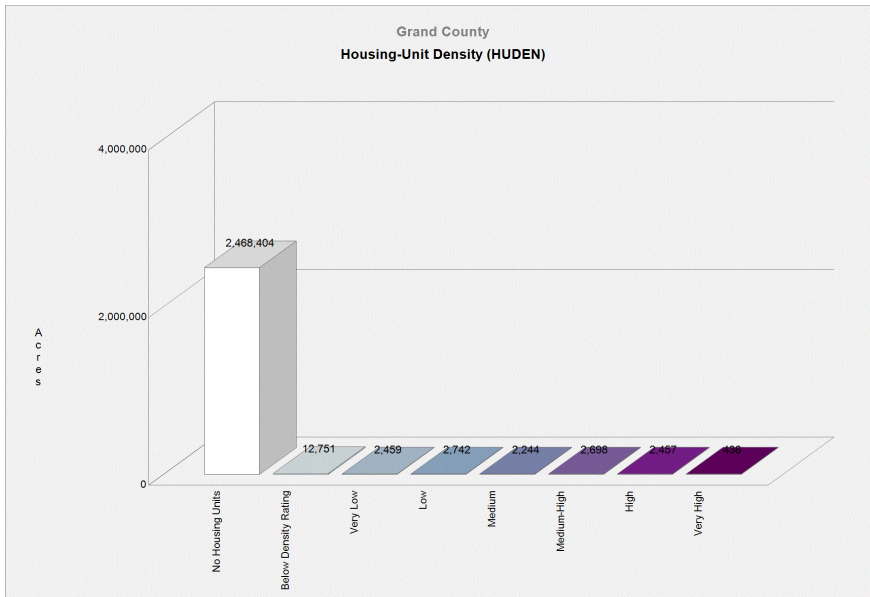


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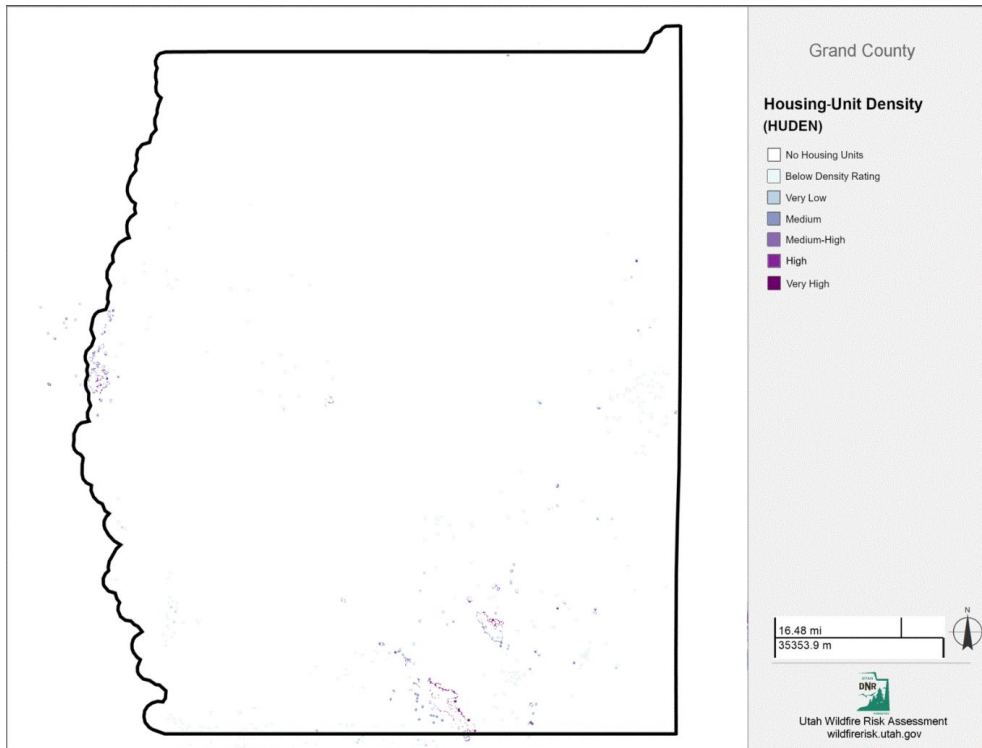
Housing-Unit Density (HUDEN)

This dataset is the Housing-Unit Density (HUDEN) raster for the United States. HUDEN is a nationwide raster of housing-unit density measured in housing units per square kilometer. It reflects 2018 estimates of housing unit and population counts from the U.S. Census Bureau, combined with building footprint data from Microsoft (version 1.1), LandScan where building footprint data were unavailable, and land cover data from LANDFIRE.

	Housing-Unit Density (HUDEN) Category	Acres	Percent
	No Housing Units	2,468,404	99 %
	Below Density Rating	12,751	1 %
	Very Low	2,459	0 %
	Low	2,742	0 %
	Medium	2,244	0 %
	Medium-High	2,698	0 %
	High	2,457	0 %
	Very High	436	0 %
	Total	2,494,189	100 %



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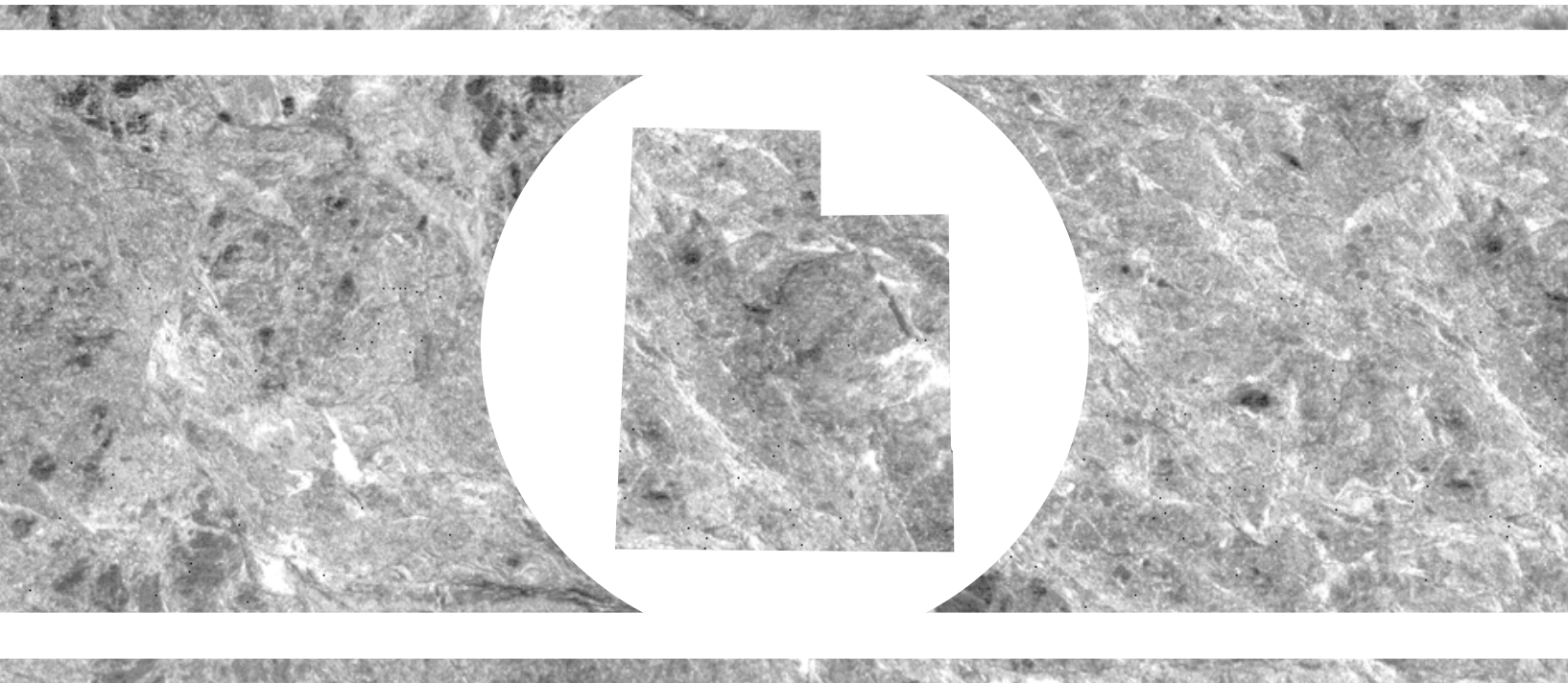
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Affiliation

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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.

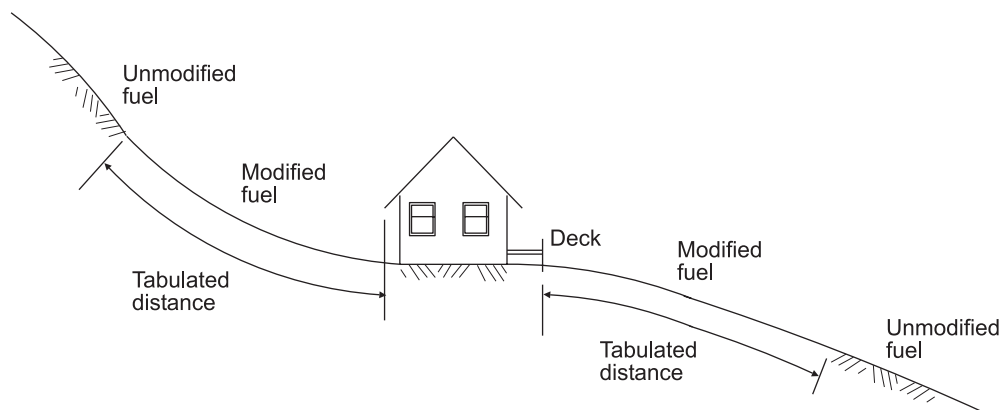
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**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 habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

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

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

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

A104.7 Outdoor fires.

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

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

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

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

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

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

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

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

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

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

SECTION A105 CONTROL OF STORAGE

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

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

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

A105.4 Combustible materials.

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

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

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

SECTION A106 DUMPING

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

Exception: Approved public and approved private dumping areas.

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

Exceptions:

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

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

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

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

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

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

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

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

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

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

SECTION A108 LAND USE LIMITATIONS

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

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

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

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

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

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

APPENDIX B

VEGETATION MANAGEMENT PLAN

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

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

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

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

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

UTAH FIRE RESISTIVE SPECIES

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

Grasses

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

Herbaceous Perennials

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

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

continued

APPENDIX B

Shrubs and Woody Vines

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

Trees

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

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

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

APPENDIX C

FIRE HAZARD SEVERITY FORM

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

A. Subdivision Design

Points

1. Ingress/Egress

- 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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Exterior walls	505.5
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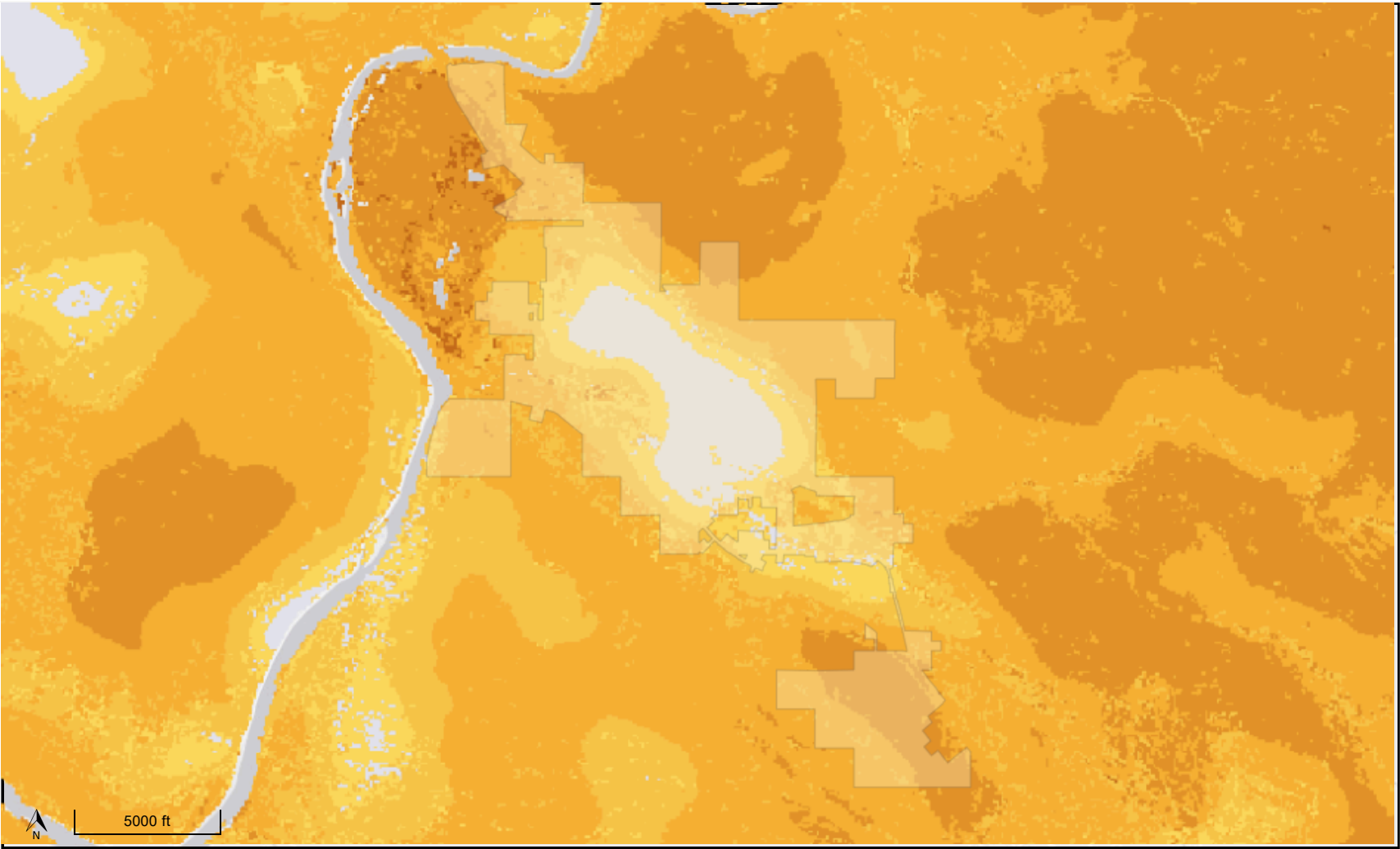
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City of Moab Structure Exposure Score

November 13, 2025



Report Created:

11/13/2025 - 8:23:36 AM

Utah Wildfire Risk Explorer
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Structure Exposure Score

-  1/10 - Little to No Exposure
-  2/10 - Low Exposure
-  3/10 - Low Exposure
-  4/10 - Moderate Exposure
-  5/10 - Moderate Exposure
-  6/10 - High Exposure
-  7/10 - Very High Exposure
-  8/10 - Extreme Exposure
-  9/10 - Extreme Exposure
-  10/10 - Extreme Exposure



MOAB CITY PLANNING COMMISSION AGENDA

December 11, 2025

TITLE: Land Use Code Update Discussion

DISPOSITION: Department update

PRESENTER/S: Cory Shurtleff, Community Development Director

ATTACHMENT/S: N/A

STAFF RECOMMENDATION: N/A

OTHER OPTIONS: N/A

RECOMMENDED MOTION: N/A

SUMMARY:

This meeting's code workshop will be going over the current uses in our zones and discussing any changes we've heard the community would like to make. We will also be contemplating the suggested changes from Kend and Kiest, which will be presented at the meeting.

RELEVANT LAWS, STUDIES & PLANS:

Moab Municipal Code

RESPONSIBLE DEPARTMENT:

Community Development

FINANCIAL IMPACT:

N/A

City of Moab Planning Commission

Regular Meeting Schedule 2026

The City of Moab will hold Regular Planning Commission Meetings at 6:00 PM on the second and fourth Thursdays of each month. All Regular Planning Commission will be held in the Moab City Council Chambers at 217 East Center Street, Moab, Utah, unless otherwise stated on the meeting agendas. Meeting dates will be as follows:

Regular Meeting	January 08	Regular Meeting	January 22
Regular Meeting	February 12	Regular Meeting	February 26
Regular Meeting	March 12	Regular Meeting	March 26
Regular Meeting	April 09	Regular Meeting	April 23
Regular Meeting	May 14	Regular Meeting	May 28
Regular Meeting	June 11	Regular Meeting	June 25
Regular Meeting	July 09	Regular Meeting	July 23
Regular Meeting	August 13	Regular Meeting	August 27
Regular Meeting	September 10	Regular Meeting	September 24
Regular Meeting	October 08	Regular Meeting	October 22
Regular Meeting	November 12	Meeting Canceled for Holiday	
Regular Meeting	December 10	Meeting Canceled for Holiday	

In addition to these regular meetings, the Planning Commission and City Council may meet in joint meetings on:

Cory P. Shurtleff,
Community Development Director