



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

February 10, 2022

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearing electronically for the purposes and at the times as described below on Thursday, February 10, 2022.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's February 8, 2022 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting

6:00 PM

I. Call to Order

1. No Anchor Site Determination Letter

II. Roll Call

III. Approval of Council Minutes

1. November 10, 2021 Town Council Meeting Minutes DRAFT
2. November 16, 2021 Board of Canvassers Meeting Minutes DRAFT
3. December 9, 2021 Community Development Block Grant Public Hearing Meeting Minutes DRAFT

IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda

V. Agenda Items

1. Discussion and possible adoption of an Ordinance which will adopt the 2016 Wildland/Urban Interface Code and its Appendix C
2. Discussion regarding a noxious weed report process
3. Discussion regarding responses for economic study regarding a fee study for water, sewer, storm drain, transportation, trails and community development fees
4. Discussion of learnings regarding nightly rentals
5. Discussion and possible adoption of Ordinance 2022-O-02 regarding Title 2 Chapter 2.06 Transient Room Tax
6. Dark Sky Ordinance update
7. Discussion regarding the procedure to obtain a business license in Hideout and update of business licenses issued in 2021 and 2022
8. Discussion regarding nuisance enforcement as it specifically relates to dog waste cleanup, off-leash dogs, and the monitoring of aggressive domestic animals

VI. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

VII. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

Posted 02/09/2022

File Attachments for Item:

1. No Anchor Site Determination Letter



February 8, 2022

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 35.76% of those tested since February 2, 2022. The seven-day average number of positive cases has been, on average, 2172.7 per day since February 7, 2022.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

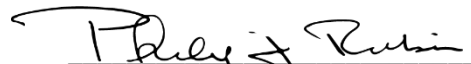
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

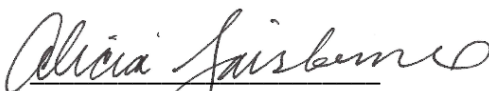
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

This determination will expire in 30 days on March 10, 2022.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

1. November 10, 2021 Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
November 10, 2021

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on November 10, 2021 at 6:30 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

I. Call to Order

1. No anchor site determination letter

Mayor Rubin called the meeting to order at 6:36 p.m. and reminded participants there was no anchor site location due to the ongoing COVID-19 pandemic.

II. Roll Call

Present:

Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Carol Haselton
 Council Member Sheri Jacobs (*appointed and sworn in during meeting, excused at 8:22 p.m.*)
 Council Member Bob Nadelberg
 Council Member Ralph Severini

Staff Present:

Town Attorneys Polly McLean and Cameron Platt
 Town Administrator Jan McCosh
 Town Planner Thomas Eddington
 Director of Engineering and Public Works Timm Dixon
 Public Works Director Daniel Allen
 Town Engineer Dillon Bliler
 Public Works Staff Kent Cuillard
 Town Clerk Alicia Fairbourne
 Deputy Town Clerk Kathleen Hopkins

Others Present: Kathleen Shepley, Murray Gardner, McKay Christensen, Todd Amberry, Rick Brough (KCPW), Harrison Littledike, Jonathan Gunn, Jessica Ramsey (Solstice Homes Representative), Patrick Todd, Chris Ensign and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. October 16, 2020 Meeting Minutes DRAFT

Council Member Severini stated he would like further detail to be captured in the minutes, and therefore, the October 16, 2020 approval of council minutes was deferred to the December 9, 2021 meeting.

2. May 13, 2021 Meeting Minutes DRAFT

Council Member Haselton suggested reordering the minutes to reflect the order in which the meeting was discussed. Therefore, the May 13, 2021 approval of council minutes was deferred to the December 9, 2021 meeting.

IV. Filling of Council Vacancy

1. Discussion and possible action regarding filling the Council vacancy

Mayor Rubin discussed the Council vacancy left by Jerry Dwinell and explained there were two candidates who had stepped forward to fill Mr. Dwinell's term. He introduced the first candidate, Jonathan Gunn, and asked Mr. Gunn to provide a statement of what he wanted for the future of the Town. Mr. Gunn thanked Mayor Rubin for the opportunity and stated his motive was to help Hideout be the kind of place that all would like to live. He wanted to make a contribution to the Town by bringing his skills, training and experience to make the Town a better place to live.

Council Member Nadelberg noted Mr. Gunn had a legal background which would be beneficial to the Council. He asked Mr. Gunn if he had done any type of community volunteer work specifically to city or government relations. Mr. Gunn replied he was the president of a Homeowner's Association (HOA) in Champaign, Illinois when the developer turned the development over to the residents.

Mr. Gunn pointed out his certifications in emergency preparedness, which was necessary to give government officials directive and advice on emergency management issues.

Council Member Baier asked if there was anything in particular which he had observed and was passionate about since he had become involved in the Town. Mr. Gunn stated he would like to preserve the character of the Town, noting its uniqueness was why he chose Hideout when moving from Chicago. He realized growth was inevitable, however, he would like to contribute to preserve the small-town feel. He would also like to preserve property values for residents, as well as make it an attractive place to those who value these types of things. Council Member Baier noted the time commitment involved in order to participate not only on Council but other committees as assigned. Mr. Gunn stated he was semi-retired, only working approximately three hours per week, and he did not have a secondary home elsewhere.

Mayor Rubin introduced the second candidate, Sheri Jacobs, and asked her to provide her background with the Town. Ms. Jacobs stated she moved to Hideout for many of the same reasons as Mr. Gunn and added her love of the residents. She stated she would like to be a part of the community and serve on the Council. She expressed her desire to grow the Town and be a part of the solution to become part of the greater community. She noted she was a graduate of Stanford University and she and her husband moved to Hideout from Florida where they owned

1 a large catering and event planning company. She is currently a realtor in the area and is familiar
2 with development and property values.

3 Council Member Baier was excited to learn of Ms. Jacobs' background in business and real
4 estate. She asked if Ms. Jacobs worked full time, to which Ms. Jacobs replied she was working
5 full time although not as many hours as when she was running the catering business in Florida.
6 She noted she was part of the beginnings of the Social Committee in Hideout, however, it was
7 disbanded due to the COVID-19 pandemic. She hoped she could continue the Committee in the
8 future.

9 Council Member Severini asked both candidates which issues were important to the Town. Ms.
10 Jacobs responded stating Hideout needed to build a better reputation in the surrounding
11 community. She would also like to make the roadways safer for residents by working with the
12 developers to ensure the construction trucks slowed down on residential roads. Mr. Gunn replied
13 his primary interest was the utility access easement road which ran behind his home.
14 Secondly, as a bigger issue, he would like to be involved in finding the right balance between
15 the commercial and residential development within the Town in order to bring some revenue to
16 the Town.

17 Council Member Baier expressed she was delighted to have two highly qualified candidates
18 with very different backgrounds. She reiterated Ms. Jacobs' desire to assist Hideout build a
19 better reputation while having a local real estate background. Mr. Gunn's background was in
20 legal, which was valuable to the Council because of the nature of the Council's role in passing
21 laws pertaining to the Town. Council Member Baier stated she would like to see someone with
22 a legal background on the Council.

23 Council Member Severini stated the candidates were both terrific and had excellent
24 backgrounds. He encouraged the candidate who was not selected to consider serving on the
25 Hideout Planning Commission or Economic Development Committee as a starting point. He
26 thanked both candidates for being willing to serve.

27 Council Member Nadelberg expressed his thoughts of both candidates being good choices and
28 noted how much of a time commitment serving on the Council was. He felt because Mr. Gunn
29 was semi-retired, it may be a better fit.

30 Council Member Haselton thanked both candidates and noted the high turnover rate in the
31 Council seats. She mentioned she had not made up her mind, however she suggested whoever
32 was not selected could have a future opportunity in the event of another resignation.

33 Council Member Baier inquired how each candidate would interact with Town Staff when a
34 dissonance between constituents and Staff arose. Mr. Gunn stated Council had a duty to the
35 Town but would open conversations between Staff and Council to look at both perspectives and
36 find solutions while doing what was best for the Town. Ms. Jacobs replied, stating enforcing
37 the rules of the Town was part of Council's duties, but having open communication with the
38 involved parties to ensure a complete understanding of those rules was equally important.

39 There being no further questions from Council, Mayor Rubin asked for a vote from Council.

40 Voting in favor of Mr. Gunn: Council Member Nadelberg and Council Member Baier. Voting
41 in favor of Ms. Jacobs: Council Member Severini and Council Member Haselton. Due to a tie
42 vote, Mayor Rubin executed his power and selected Ms. Jacobs.

Motion: Council Member Nadelberg moved to appoint Sheri Jacobs as a council member vacated by former Council Member Jerry Dwinell. Council Member Severini made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg and Severini. Motion passed.

Town Clerk Alicia Fairbourne read the Oath of Office to Ms. Jacobs and officiated her as a Council Member of the Town of Hideout.

V. PUBLIC HEARING

1. Continued discussion and possible approval of the Official Zoning Map of the Town of Hideout

Town Planner Thomas Eddington presented the proposed Official Zoning Map of the Town. He noted the Map was reflective of the zoning detailed in the Hideout General Plan, with four exceptions outlined in the Staff Report (included in the meeting materials).

- Deer Mountain Affordable Housing, which had either been zoned Mountain (M) or designated by its land use on prior maps. Mr. Eddington noted the existing apartments were multi-unit structures, which should have been zoned as Residential Medium Density (RMD).
- Lakeview Estates, which prior maps illustrated as Mountain (M), but was rezoned to Residential Medium Density (RMD) by Council in June 2019.
- Designation of the Town-owned land south of Deer Springs and at the Ross Creek entrance as Neighborhood Commercial (NC) zoning.
- Right-of-way designation clarification of what was a road along the west side of Shoreline, Lakeview, and Deer Waters subdivisions has now been clearly identified as an access (and utility) easement.

Mayor Rubin noted if the land located at the entrance to the State Park was zoned as Neighborhood Commercial (NC), the Tax Authority may make the Town pay property tax on that land although no commercial business was being conducted on it. Town Attorney Polly McLean stated she would work with Town Administrator Jan McCosh to determine if that were the case.

Mayor Rubin also noted Deer Springs was reflected on the Map as Mountain (M), however the subdivision was not approved at the Mountain (M) density. Mr. Eddington stated he found there was a Planned Performance Development (PPD) overlay pursuant to the Ordinance which granted them additional densities. Mayor Rubin agreed, recalling there was additional density granted because of amenities agreed on by the Master Developer. Mr. Eddington pointed out it was reflected in the map legend and noted the KLAIM development had a similar PPD overlay as well.

Mayor Rubin thanked Mr. Eddington, Town Attorney Polly McLean, Abby Kau from T-O Engineering, and Staff for the work performed on completing the Map. Ms. McLean noted she had received an email at 5:30 p.m. from Mustang Attorney Jared Fields on behalf of Mustang Development who stated he could not attend the meeting but gave Ms. McLean permission to

convey to Council that Mustang Development had no objection to the proposed Zoning Map, and thanked Council for considering the comments made during the approval process.

Council Member Baier inquired about the small triangle-shaped piece of property, identified as the Venturi property, and asked why it was excluded in the surrounding RSPA zoning. Mayor Rubin stated it was excluded in the Master Development Agreement (MDA) boundary and was not subject to the Homeowner's Association (HOA).

Council Member Severini asked if it were possible to know who owned the land surrounding the Town. Mr. Eddington stated he could create a map with that information if Council Member Severini desired.

Mayor Rubin reiterated the Map reflected the conditions for which the Town was created with the exceptions noted above. He reminded Council additional research would be conducted regarding the Neighborhood Commercial zone and asked if Council would like to wait to adopt the Zoning Map until after that research was completed. Ms. McLean mentioned an internal document was presented to the Planning Commission regarding density pods, which were located within the RSPA area but were not part of the Official Zoning Map. She stated Mustang Development had some opposition to those density pods, however she had not been able to meet with Mr. Fields to discuss the opposition as of the date of this meeting.

At 7:48 p.m., Mayor Rubin opened the floor for public comment and reviewed the procedures for commenting via Zoom.

Jonathan Gunn noted the utility easement was now separated as a different color than public roads and offered his appreciation for taking his comments into consideration. Regarding the Map legend, he inquired if clarification could be made of what "Access Easement" included. Mr. Eddington stated it was an emergency access easement and utility access easement. Mr. Gunn thanked Mr. Eddington for the clarification.

There being no further public comments, Mayor Rubin closed public input at 7:51 p.m.

Council Member Nadelberg suggested deferring the approval of the Map until the next meeting. Council Member Baier agreed to defer the approval until the December 9, 2021 Regular Council Meeting.

VI. Public Input - Floor open for any attendee to speak on items not listed on the agenda

At 7:53 p.m., Mayor Rubin opened the floor to public input for any issues not listed on the agenda.

Council Member Baier inquired about the Dark Skies Ordinance and inquired if any further progress had been made on the lighting study. Mr. Eddington stated a Request for Proposal (RFP) had been noticed, however the closing date was November 12, 2021. Mr. Eddington would provide an update once the RFP had closed.

Council Member Haselton wanted to recognize and thank KCPW reporter Rick Brough who was retiring on November 12, 2021. Mr. Brough was in attendance during this meeting and had provided news coverage for many meetings regarding Hideout. Mayor Rubin offered his congratulations.

Council Member Severini stated there were now three members of the Economic Development Committee – Craig Duper, Scott Davis and Keith Warmer, who were highly qualified members of the Committee. He would like to introduce the members in the December Council meeting.

There being no further public comment, Mayor Rubin closed the public input portion of the meeting at 7:58 p.m.

VII. Agenda Items

1. Presentation regarding a planned community development project on the Salzman property

Ms. McCosh introduced McKay Christensen and Todd Amberry, who had been working on a concept plan development for property owned by Salzman Utah Generations LLC, located on the uphill side of the Town (known as the Salzman property).

Mayor Rubin and Ms. McLean made note a formal application had not been submitted and this concept plan was not binding at this time. It was only a presentation of a potential development and had not gone through the application process of a rezone, concept plan, or public hearing.

Mr. Christensen presented a concept plan and described the potential development, including converting the existing home into a bed and breakfast which would host approximately twenty (20) beds and a restaurant. A new one-hundred forty-four (144)-bed hotel would be constructed, along with six (6) new larger condo buildings which would host approximately one-hundred forty-four (144) additional units. The development would include townhomes, casitas, villas, lodges, and one-third to one-acre single-family homesites, all with structures varying in square footage size. A trail system would be implemented as well as a pavilion and amphitheater.

Council Member Nadelberg inquired if the townhomes and other units would be permanent residences. Mr. Christensen stated aside from the hotel and the bed and breakfast – which would be nightly rentals – the units would be considered primary or secondary residences. Council Member Nadelberg inquired if the amenities would be available to all residents of the town. Mr. Christensen explained the roads and trails would be made public, however an HOA would be created, in which members of the community would pay for the maintenance of the facilities. Mr. Christensen envisioned residents of Hideout could pay into the HOA or purchase a membership if they wanted to have access to the amenities.

Council Member Jacobs was excused at 8:22 p.m.

Council Member Severini stated by allowing the Town to use some of the property for commercial real estate would add economic value to the Town. He added the slopes were a concern due to the percentage of the grade in the area and would like an evaluation on them.

Council Member Haselton expressed she would like to see the property since she was unfamiliar with it. Discussion regarding a site visit was had.

There being no further comments from Council, Mayor Rubin thanked Messrs. Christensen and Amberry for the presentation.

2. Ratification of KLAIM Phases 1 and 2 Subdivision and plat amendment

Mr. Eddington explained the KLAIM subdivision received final subdivision approval in December 2017. There were many delays in the project due to the connectivity to SR-248 through the Utah Department of Transportation (UDOT), amongst other things. The applicant requested an extension for final subdivision approval through the Planning Commission, however, the extension was not brought forth to Council. Phase 1 and Phase 2 plats had since been recorded. The presented subdivision plats had not changed from recordation, but the proper procedures should have been followed. This was seeking ratification of what had been recorded.

KLAIM developer Chris Ensign verified eighty-eight (88) overall units had been approved. The subdivision and Phase 1 and Phase 2 plat maps were presented and discussed. Mr. Ensign thanked the Town Staff for working with Solstice Homes and UDOT on the completion of the acceleration and deceleration lane connecting SR-248 to the subdivision, and asked Council if they had any questions.

Council Member Baier inquired of the trails which were offered as a condition of approval. She would like to see the trails in the details of future phases. Mr. Ensign stated the trails were planned for but not created since construction was still taking place. He offered to discuss privately with Council Member Baier where those trails would be located.

Mayor Rubin asked if there were any further questions from Council or if the public had any comments.

Mr. Ensign asked for clarification regarding if this was an extension or a ratification. Ms. McLean explained the Phase 1 and Phase 2 plats were recorded without going through the proper procedures according to state law, and therefore, this was a ratification. Future phases would go through proper procedures.

Jessica Ramsey, a real estate attorney representing Mr. Ensign and Solstice Homes, asked if the final approval on the overall KLAIM subdivision was still valid. Ms. McLean explained what was approved in December 2017 was not a plat approval, but rather, an approval on a preliminary plat or concept plan which did not have the level of detail needed according to town code and state law. Ms. McLean stated the concept plan was still valid, however each phase of the subdivision required approval through both Planning Commission and Town Council.

There being no further comments, Mayor Rubin asked for a motion to ratify the KLAIM Phase 1 and 2 subdivision and plat amendments.

Motion: Council Member Severini moved to ratify KLAIM Phases 1 and 2 subdivision and plat amendment. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg, and Severini. None opposed. Motion passed.

3. Discussion and possible approval of an extension beyond the six-month timeline noted in Ordinance 2021-O-03 to record Deer Springs Phases 2A and 2B plat maps

Mr. Eddington explained Deer Springs Phases 2A and 2B had not been recorded within the six (6)-month timeline pursuant to Hideout Town Code. The Developer was seeking an additional six (6)-month extension to record the plats. He noted there were no changes to the subdivisions.

1 There were no questions from Council, and therefore, Mayor Rubin asked for a motion to grant
2 a six (6)-month extension to record the plats.

3 ***Motion: Council Member Baier moved to approve an extension beyond the six (6)-month***
4 ***timeline noted in Ordinance 2021-O-03 to record Deer Springs Phases 2A and 2B plat maps.***
5 ***Council Member Haselton made the second. Voting Yea: Council Members Baier, Haselton,***
6 ***Nadelberg, and Severini. None opposed. Motion passed.***

7 **4. Presentation of fiscal first quarter financials**

8 The fiscal first quarter financials presentation was continued to the December Regular Town
9 Council meeting.

10 **5. Set a date and time for the Board of Canvassers Meeting to certify the 2021 municipal** 11 **election results**

12 Mayor Rubin explained a Board of Canvassers Meeting must be held to certify the election
13 results of the 2021 Municipal General Election. He asked Council which date they would like
14 to hold the Meeting. Council agreed on Monday, November 15, 2021 at 6:00 p.m.

15 **6. Discussion and direction regarding the Park City annexation attempt of area within** 16 **Hideout's Annexation Declaration Area**

17 Mayor Rubin explained Park City had announced an annexation plan which overlapped with
18 Hideout's Expansion Plan. Ms. McLean further explained the annexation area did not overlap
19 the proposed Silver Meadows Annexation and felt the Town had reason to protest Park City's
20 annexation considering a Referendum Election had taken place and Hideout residents were in
21 support of the annexation.

22 Mayor Rubin noted if the landowners in Park City's annexation area would be willing to work
23 with Hideout as opposed to Park City, the Town would be willing to consider that.

24 Council Member Baier recalled the General Plan process, which was very deliberate to identify
25 the annexation extension area. The same reasons for the Town to want the annexation area
26 existed, and therefore, she was in favor of filing the protest.

27 Council Member Severini asked if discussions could be had with the newly elected officials set
28 to take office in January 2022. Ms. McLean explained due to the thirty (30)-day timeline
29 established by statute, there would not be adequate time to file a protest since Park City certified
30 the annexation on October 28, 2021. Council Member Severini expressed he did not want to
31 protest for fear it would create a conflict between the newly elected administration and Hideout.
32 Mayor Rubin agreed but felt the protest could be drafted in such a way that would open dialogue
33 between Hideout and Park City administration. He explained the protest needed to be legally
34 documented prior to the deadline.

35 Discussion regarding the pros and cons of filing a legal protest were heard. Ms. McLean
36 explained the annexation process, which was initiated by Park City. By Hideout filing a legal
37 protest, Summit County would establish a County Boundary Commission and follow the legal
38 process. If a protest was not filed, it would waive Hideout's rights and allow Park City to move
39 forward with their Annexation Plan.

Ms. McLean explained during Hideout's General Plan process, an Expansion Plan Area was established, which meant if Hideout were to expand, it would have to fall within that area (indicated by the purple line on the map included in the meeting materials). After Hideout had adopted the Expansion Plan Area, Park City modified their General Plan to extend the Park City Expansion Area over what Hideout had established (indicated by the red line on the map included in the meeting materials). She noted the reasons for filing the protest, which included:

- An island would be created within the annexation for Park City
- Pursuant to state statute, a letter should have been mailed to Hideout due to the Silver Meadows Annexation Ordinance, the Certification of Annexation by the Lieutenant Governor's Office, and the Referendum Election, effectively establishing the Silver Meadows property as part of the Town's Annexation Plan

Council Member Baier expressed she felt it was in the Town's best interest to file an official protest. Council Member Severini agreed but would like to use this as an opportunity to have dialogue with the newly elected administration. Mayor Rubin agreed and stated he would contact the new administration to have those discussions.

After further discussion from Council, it was determined to approve the Mayor to utilize Town resources to file the appropriate documentation against Park City's annexation attempt.

Motion: Council Member Nadelberg moved to allow the Mayor to file a protest against Park City's Annexation petition. Council Member Baier made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg, and Severini. None opposed. Motion passed.

7. Discussion and possible adoption of an Emergency Operations Plan

Mayor Rubin had made contact with the leader of the Wasatch County Emergency Operations Plan (EOP). Details regarding how the Town and Wasatch County would work together were still being discussed, however, the Town could establish an EOP.

Town Attorney Cameron Platt explained there were three items which would need to be resolved for the EOP to be established:

1. Wasatch County would need to be willing to operate as the Town's EOP organization
2. A written plan would need to be established
3. An order of succession would need to be designated

Resolution 2021-R-09 was presented and discussed. Mr. Platt explained the Emergency Manager's role was to organize the resources with the Town, County, State or Nation to handle the emergency. Although the Emergency Manager was designated as a single person, the Town's Administration would be required to approve what resources were needed.

There being no further comments or questions from Council, Mayor Rubin asked for a motion to adopt an EOP and emergency interim successors for Town officers.

Motion: Council Member Haselton moved to support Resolution 2021-R-09 adopting an Emergency Operations Plan and emergency interim successors for Town officers. Council Member Severini made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg, and Severini. None opposed. Motion passed.

8. Discussion and possible adopting of a winter parking ordinance

Director of Engineering and Public Works Timm Dixon presented the Winter Parking Ordinance and explained the changes made since the previous discussion.

Council Member Baier asked how the dates in Section 7.18.020 were determined. Mr. Dixon explained those dates were established by most other cities in the state, and the Ordinance was copied from other cities and modified for the Town. He noted the date could be changed if Council desired. Council Member Baier noted the existing signs stated October 30. Mr. Dixon would change those signs.

Mayor Rubin suggested defining “residential street” in Section 7.18.060. Mr. Dixon agreed to add that definition.

Council Member Severini asked how this Ordinance would be socialized to the residents. He suggested forwarding the Ordinance to the Town’s HOAs to notify residents as well as posting on the Town website. Mayor Rubin and Mr. Dixon agreed.

There being no further comments or questions from Council, Mayor Rubin asked for a motion.

Motion: Council Member Nadelberg moved to enact an Ordinance for winter parking for vehicles and snow removal from streets with the correction to define residential streets in Section 7.18.060. Council Member Severini made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg, and Severini. None opposed. Motion passed.

9. Discussion and possible amendment of Hideout Municipal Code 1.16 PURCHASING

Mayor Rubin presented an Ordinance which amended Hideout Municipal Code 1.16 PURCHASING and explained Mayor and Staff had been operating under the understanding that only purchases over ten-thousand dollars (\$10,000) needed Council approval. Upon further review of the Code, the purchase amount was much lower. Mayor Rubin was seeking to modify the purchase approval requirements for Staff.

Council Member Baier inquired if the purchasing requirement amounts presented were consistent with other towns of similar size. Ms. McLean explained she had done purchasing policies for other towns, and these were lower than what she had seen elsewhere. The amounts could be amended in the future if needed. She further noted Town Code had a provision for emergency purchases in place.

There being no further questions from Council, Mayor Rubin asked for a motion to support the amendment of the purchase approval requirements as discussed.

Motion: Council Member Nadelberg moved to approve the purchase approval requirements as presented in Ordinance 2021-O-16, amending Hideout Municipal Code 1.16 PURCHASING. Council Member Baier made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg, and Severini. None opposed. Motion passed.

VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

There being no further public business and no need for an executive session, Mayor Rubin asked for a motion to adjourn the meeting at 9:55 p.m.

IX. Meeting Adjournment

Motion: Council Member Baier moved to adjourn the meeting. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg, and Severini. None opposed. Motion passed.

The meeting adjourned at 9:55 p.m.

Alicia Fairbourne, Town Clerk

File Attachments for Item:

2. November 16, 2021 Board of Canvassers Meeting Minutes DRAFT

Minutes
Town of Hideout
Board of Canvassers - Rescheduled Canvass
November 16, 2021

The Board of Canvassers of Hideout, Wasatch County, Utah met to canvass the November 2, 2021 Municipal Election Results on November 16, 2021 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

1. Mayor Rubin's No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:02 p.m. and reminded participants there was no anchor site location due to the ongoing COVID-19 pandemic.

II. Roll Call

Present: Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Carol Haselton
 Council Member Sheri Jacobs
 Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
 Town Clerk Alicia Fairbourne

Others Present: There were no members of the public present.

III. Agenda Items

1. Certification of the November 2, 2021 Municipal Election Results

Town Clerk Alicia Fairbourne presented and read the certification of the November 2, 2021 Election Results.

Mayor results: Philip J. Rubin received 151 votes and the candidate who withdrew received 9 votes.

Council Member Results – Four-year term (two seats): Chris Baier received 137 votes. Ralph Severini received 123 votes.

Council Member Results – Two-year term (two seats): Bob Nadelberg received 126 votes. Carol Haselton received 132 votes.

1 All candidates were elected to retain their current positions.

2 Mayor Rubin asked Council if they had any questions regarding the Summary of Election Results,
3 to which there were none.

4 ***Motion: Council Member Haselton moved to approve the November 2, 2021 Municipal General***
5 ***Election Results. Council Member Baier made the second. Voting Aye: Council Members Baier,***
6 ***Haselton, Jacobs, and Severini. None opposed. Motion passed.***

7 **IV. Meeting Adjournment**

8 There being no further business, Mayor Rubin asked for a motion to adjourn the meeting.

9 ***Motion: Council Member Severini made the motion to adjourn. Council Member Baier made***
10 ***the second. None opposed.***

11 The meeting adjourned at 6:08 p.m.

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Alicia Fairbourne, Town Clerk

File Attachments for Item:

3. December 9, 2021 Community Development Block Grant Public Hearing Meeting Minutes
DRAFT

Minutes
Town of Hideout
Community Development Block Grant (CDBG) Public Hearing
December 09, 2021

The Town Council of Hideout, Wasatch County, Utah met in CDBG Public Hearing on December 09, 2021 at 6:00 p.m. via Zoom due to the ongoing COVID-19 pandemic.

ELECTRONIC ONLY – NO ACCOMMODATION FOR IN-PERSON ATTENDANCE

Public Hearing

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:02 p.m. and reminded participants there was no anchor site due to the ongoing COVID-19 pandemic.

II. Roll Call

Present: Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Carol Haselton
 Council Member Sheri Jacobs
 Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorneys Polly McLean and Cameron Platt
 Town Administrator Jan McCosh
 Town Planner Thomas Eddington
 Director of Engineering and Public Works Timm Dixon
 Town Engineer Ryan Taylor
 Town Clerk Alicia Fairbourne

Others Present: Troy Morgan, Abi Kau (T-O Engineers), Nate Brockbank, Jess Bedingfield, Heather Kruse, Ashley Burr, Paula Eldredge, Jack Walkenhorst and others who may have logged in using a partial name or using only a phone number.

III. Agenda Items

1. Provide citizens with pertinent information about the Community Development Block Grant (CDBG) program and allow discussion of possible applications for the 2022 funding cycle

Director of Engineering and Public Works Timm Dixon introduced Jess Bedingfield, who was the point of contact for Mountainland.

1 Ms. Bedingfield provided an overview of the CDBG program. It was a federal program in which
2 the State of Utah received funding to distribute to the seven (7) AOG regions. The projects were
3 to benefit low to moderate-income (LMI) persons. In the past, the funds have been used to
4 supplement water and sewer projects in LMI communities.

5 Mayor Rubin asked how Hideout qualified for an LMI grant. Ms. Bedingfield explained it was
6 based off census data, or an LMI survey could be conducted within the community. Mr. Dixon
7 explained some of the water and sewer improvements may qualify, as well as constructing a
8 pedestrian access over SR-248 to connect the two sides of the Town. He stated based on which
9 type of project was chosen, an LMI survey may not be necessary.

10 Ms. Bedingfield explained the purpose of the public hearing was to provide members of the
11 community an opportunity to ask for a project which they would like Council to consider either
12 this year or going forward.

13 Council Member Baier thanked Ms. Bedingfield and Mr. Dixon for their work on the grant. She
14 was passionate about getting pedestrians from one side of the Town to the other safely. She
15 inquired of the application process and how well-defined the project must be in order to be
16 considered. Ms. Bedingfield stated the project should be fairly well-defined with specifics mapped
17 out and estimates of cost for each project. She further explained the applications would get further
18 into detail as the application process moved along. Mr. Dixon explained this public hearing was
19 the first step of many. He mentioned several other projects Mayor Rubin had tasked him with to
20 find funding for.

21 Council Member Severini asked if there was a threshold on the amount of money the Town could
22 apply for. Ms. Bedingfield explained if the Town were to contribute matching funds, the maximum
23 amount awarded could be up to three-hundred fifty thousand dollars (\$350,000) per project based
24 on the Town's scoring. However, the state did not consider projects with a cost of under thirty
25 thousand (\$30,000) dollars.

26 Council Member Haselton inquired if street lighting would be considered. Ms. Bedingfield
27 clarified if it were for the crosswalk entrance it may be considered, but lighting for the major
28 entrance into Hideout possibly would not qualify unless it could be tied into the project. She
29 mentioned there may be other grants which could be applied for which may cover that type of
30 street lighting.

31 Council Member Jacobs asked if parks and trails would be covered under this grant. Ms.
32 Bedingfield stated depending on the project it could qualify for funding. For example, if land were
33 purchased which would directly benefit LMI housing residents, it may qualify. However, it would
34 only cover the building cost, not maintenance costs.

35 There being no further questions from Council, at 6:15 p.m. Mayor Rubin opened the floor for
36 public input.

37 There were no comments from the public. Mayor Rubin closed public input at 6:16 p.m. and
38 thanked Ms. Bedingfield and Mr. Dixon for their work on applying for the grant.

39 Council Member Severini asked if details for the public to submit their ideas for potential projects
40 could be noticed on the Town's website. Mr. Dixon and Town Clerk Alicia Fairbourne would put
41 a notice on the website.

1 **IV. Meeting Adjournment**

2 There being no further business, Mayor Rubin asked for a motion to adjourn the meeting.

3 *Motion: Council Member Haselton moved to adjourn the meeting. Council Member Severini*
4 *made the second. None opposed.*

5 The meeting adjourned at 6:16 p.m.

Alicia Fairbourne, Town Clerk

File Attachments for Item:

1. Discussion and possible adoption of an Ordinance which will adopt the 2016 Wildland/Urban Interface Code and its Appendix C



10420 N. Jordanelle Blvd. Heber City, UT 84032
435-940-9636

International Wildland Urban Interface Code

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*.

Development and maintenance of a defensible space are critical to the survivability of a structure during a wildland fire. The defensible space is an area where the natural vegetation is modified either through thinning and maintenance or removal. The removal does not necessarily mean it is bare dirt. An asphalt or gravel driveway creates a space that is usable, but also creates a buffer to the wildfire as it approaches the structure. A similar buffer can be created by mowing or removing some of the vegetation.

603.2 Fuel modification. Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* distances contained in Table 603.2. For all other purposes the fuel modification distance shall be not less than 30 feet (9144 mm) or to the lot 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 are allowed to be increased by the *code official* because of a site-specific analysis based on local conditions and the *fire protection plan*.

The intent of fuel modification is to create a defensible space so that an approaching wildland fire cannot easily move through the defensible space and ignite the structure. The defensible space also provides fire fighters an area to set up hose lines between the structure and the approaching fire. A continuous path of fuel will carry the fire right up to the structure. Reducing the density of brush and undergrowth is necessary to reduce the intensity of the fire, reduce flame lengths and reduce radiant heat.

603.2.2 Trees. Trees are allowed within the *defensible space*, provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet

It is not the intent for the defensible space to be void of vegetation; the vegetation must be thinned and maintained. Trees are allowed within the defensible space, but they are to be removed or trimmed to provide a clear separation of 10 feet from the tree crown to other trees and to the structure.

603.2.3 Ground cover. 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 that they do not form a means of transmitting fire from the native growth to any structure.

Dead material is easily ignited. This would include any dead branches that have not yet fallen, pine needles, leaves and any other combustible material. These dead materials, even pine needles, can carry fire to a structure

604.1 General. Defensible spaces required by Section 603 shall be maintained in accordance with Section 604.

After a defensible space has been established in accordance with Section 603, it must then be maintained for the life of the building.

WASATCH FIRE DISTRICT

10420 N. Jordanelle Blvd. Heber City, UT 84032
435-940-9636

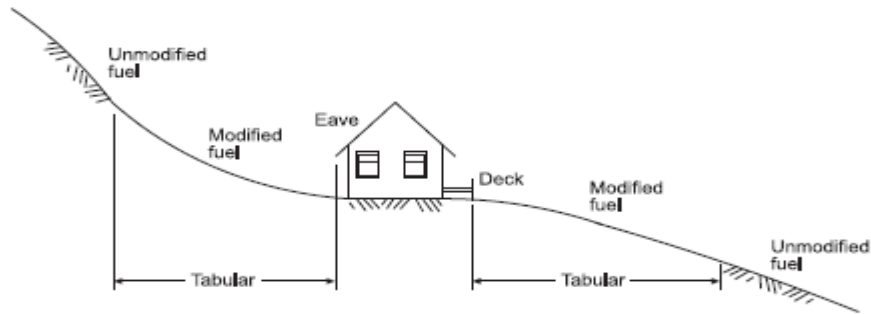
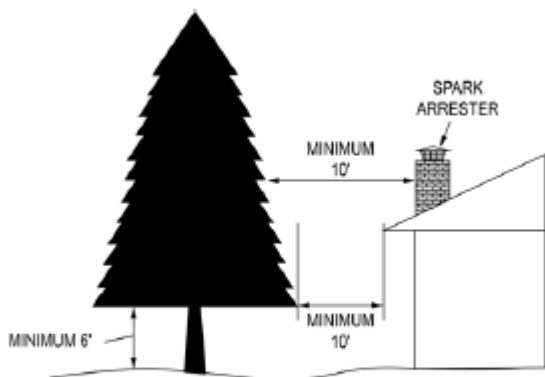


FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE



Commentary Figure 603.2.2
10-FOOT SEPARATION BETWEEN TREE CROWNS AND STRUCTURES



Commentary Figure 604.4.1
TREES MUST BE TRIMMED AND MAINTAINED

TABLE 603.2
REQUIRED DEFENSIBLE SPACE

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

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.



10420 N. Jordanelle Blvd. Heber City, UT 84032
435-940-9636

Ignition Resistant Construction

FIRE HAZARD SEVERITY

502.1 General. The fire hazard severity of building sites for buildings hereafter constructed, modified, or relocated into *wildland-urban interface areas* shall be established in accordance with Table 502.1. See also Appendix C.

❖ This section and the accompanying table classify the level of fire hazard based on the following criteria: These three criteria determine the fire hazard severity for the site. It should be noted that two properties, one on each side of the street, could result in different fire hazard severity because the slope is different, or vegetation is modified on one property and not the other. See Commentary Figure 502.1. Appendix C provides an alternative to the application of Table 502.1. If Appendix C is adopted, it replaces Table 502.1 with a slightly different methodology of classifying fire hazard severity. The decision to use Appendix C is up to each jurisdiction and, if desired, Appendix C must be specifically referenced in the adopting ordinance

- **CLASS 1 IGNITION-RESISTANT CONSTRUCTION**

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Sections 504.2 through 504.11.

Section 504 establishes the provisions for Class 1 ignition-resistant construction and identifies the specific building components that must meet the ignition-resistance criteria specified in Section 503.2. Class 1 ignition-resistant construction is the highest level of fire protection required in the code. This level of protection is designed to withstand an onslaught of flame and embers presenting an extreme fire hazard.

- **CLASS 2 IGNITION-RESISTANT CONSTRUCTION**

505.1 General. Class 2 ignition-resistant construction shall be in accordance with Sections 505.2 through 505.11.

Section 505 establishes the provisions for Class 2 ignition-resistant construction and identifies the specific building components that must meet ignition-resistance criteria. Class 2 ignition-resistant construction is the next step down in the level of fire protection in the code. Class 2 ignition-resistant construction is designed to protect against a lesser magnitude of fire impact than Class 1 ignition-resistant construction. This level of protection is designed to withstand an onslaught of flame and embers presenting a high fire

- **CLASS 3 IGNITION-RESISTANT CONSTRUCTION**

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.2 through 506.4.

Section 506 establishes the provisions for Class 3 ignition-resistant construction and identifies the specific building components that must meet ignition-resistance criteria. Class 3 ignition-resistant construction is the minimum level of fire protection in the code. This level of protection is designed to withstand an onslaught of flame and embers presenting a moderate fire hazard.

Vegetation management plans shall be submitted to the *code official* for review and approval as part of the plans required for a permit.

For a vegetation management plan to be considered as a long-term improvement on the natural vegetative growth, it must be approved. The vegetation management plan is submitted to the code official for approval. This submittal must occur at the time the construction plans are submitted if it is intended to modify the fuel classification utilized in Table 502.1.

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the Wildland-Urban Interface Code of Wasatch County, hereinafter referred to as “this code.”

101.2 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 wildland-urban 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.

101.3 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 unrestricted 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.

101.4 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.

101.5 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 Sections 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.

101.6 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 cooperate 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 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, demolished, or changed in use or occupancy 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.
15. Other activities as determined by the code official.

105.3 Work exempt from permit. Unless otherwise provided in the requirements of the International Building Code or International 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 licensed 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

108.1 General. 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.

108.2 Certificate of occupancy. 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, 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.

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

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 round wood less than ¼ inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be ½ ton to 2 tons per acre.

FUEL, MEDIUM. Vegetation consisting of round wood ¼ to 3 inches (6.4 mm 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.

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.

GREEN BELT. 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.

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 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 wildland-urban interface areas shall be based on the maps created in accordance with section 302.

301.2 Mapping. In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative, 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 302.1 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. Subdivisions shall comply with Sections 402.1.1 and 402.1.2.

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. Individual structures shall comply with Sections 402.2.1 and 402.2.2.

402.2.1 Access.

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

402.2.2 Water supply.

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

Exceptions:

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

402.3 Existing conditions. Existing buildings shall be provided with address markers in accordance with Section 403.6. Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.4 and 403.5, respectively.

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 20 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.

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.

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 ½ 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. The grade shall not 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 water 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 as follows:

1. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a fire area that does not exceed 3,600 square feet (334 m²) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required water supply for one- and two-family dwellings having a fire area in excess of 3,600 square feet (334 m²) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of two hours.

Exception: A reduction in required flow rate of 50 percent, as approved by the code official, is allowed when the building is provided with an approved automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as approved by the code official but shall not be less than 1,500 gallons per minute (95 L/s) for a duration of two hours.

Exception: A reduction in required flow rate of up to 75 percent, as approved by the code official, is allowed when the building is provided with an approved automatic sprinkler

system. The resulting water supply shall not be less than 1,500 gallons per minute (94.6 L/s).

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 fire code official. The fire 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 R309 Environmental Quality, Drinking Water Rules of the State of Utah and with standards as established by the Wasatch County and its special service districts.

404.10 Reliability. Water supply reliability shall comply with Sections 404.10.1 through 404.10.3.

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 current "National 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:

1. 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 onsite generator.

2. A standby power supply is not required where the stationary water supply facility serves no more than one single-family dwelling.

Item # 1.

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 material and methods.

405.2 General. When required by the code official, a fire protection plan shall be prepared.

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

502.1 General. 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.

502.2 Fire hazard severity reduction. 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 Sections 504.2 through 504.11

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.

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,

**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.

2-inch (51 mm) nominal dimension lumber, or 1-inch (25.4 mm) nominal fire-retardant-treated lumber or 3/4-inch (19 mm) nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code. Fascias are required and shall 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 or fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code.

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 1 3/4 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), or shall be designed and approved to prevent flame or ember penetration into the structure.

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 Sections 505.2 through 505.11.

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-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code.

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 1¾-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 ¼ inch (6.4 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

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 Sections 506.2 through 506.4.

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 ¼ inch (6.4 mm).

SECTION 507 REPLACEMENT OR REPAIR OF ROOF COVERINGS

507.1 General. 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 SPRINKLER SYSTEMS

602.1 General. An approved automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.

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 (91 467 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 overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

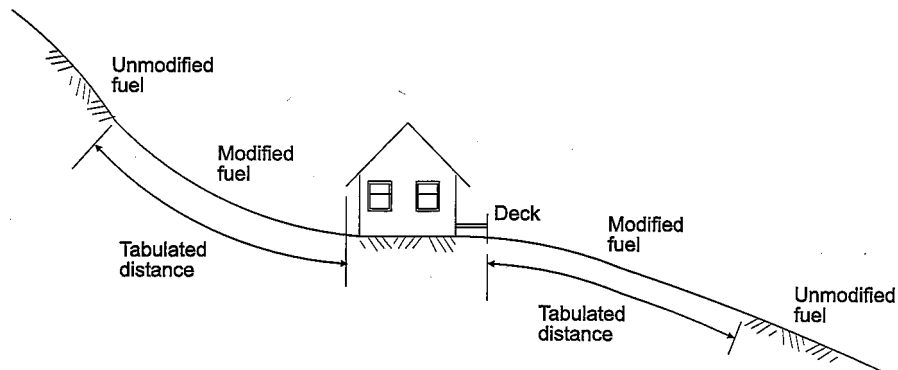
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2
REQUIRED DEFENSIBLE SPACE**

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

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.



**FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

604.1 General. Defensible spaces required by Section 603 shall be maintained 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. Tree 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

605.1 General. 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 screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding ½ inch (12.7 mm).

605.2 Net free area. 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 liquefied petroleum gas (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

607.1 General. 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 20 feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

607.2 Storage for off-site use. Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

Item # 1.

APPENDIX A GENERAL REQUIREMENTS

The provisions contained in this appendix are optional.

SECTION A101 GENERAL

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

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

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4.

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.

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.

**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.

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 wildland-urban interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildland-urban interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the wildland-urban interface area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within wildland-urban 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 wildland-urban 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 wildland-urban 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 wildland-urban 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-resistive 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 wildland-urban interface areas without a permit from the code official.

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

A104.6 Fireworks. Fireworks shall not be used or possessed in wildland-urban 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 wildland-urban 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 wildland-urban 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 wildland-urban 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 (12 192 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 wildland-urban interface areas, or in, on or along trails, roadways or highways or against structures in wildland-urban 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 wildland-urban 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 and 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 wildland-urban 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 wildland-urban 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.

**SECTION A109
REFERENCED STANDARDS**

IFC-2006 International Fire Code A104.6, A105.1

APPENDIX B

VEGETATION MANAGEMENT PLAN

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION B101

GENERAL

B101.1 Scope. Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

B101.2 Plan content. 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 include 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.

B101.3 Fuel modification. To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

APPENDIX C
FIRE HAZARD SEVERITY FORM

Item # 1.

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

Owner Name: _____ Building Address: _____

A. Subdivision Design (Fire District)

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 and approved 0_____
Present but unapproved 3_____
Not present 5_____

B. Vegetation (IUWIC Definitions)

1. Fuel Types (within the defensible space)

Surface Lawn/noncombustible 1_____
Grass/short brush 5_____
Scattered dead/down woody material 10_____
Abundant dead/down wood 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 (Lot Specific)

70% or more of lots completed 1_____
30% to 69% 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_____
Non-rated 20_____

E. Fire Protection—Water Source

1000 GPM hydrant within 600 feet 1_____
Hydrant farther than 600 feet or draft site 5_____
Approved water source 20 min or less round trip 10_____
Approved water source farther than 20 min, and 45 min or less round trip 15_____
Approved water source farther than 45 min round trip 20_____

F. Siding and Decking

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

G. Utilities (gas and/or electrical)

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

Total for Subdivision or Site

0

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

Fire District Approval _____

Approval Date & Stamp _____

File Attachments for Item:

2. Discussion regarding a noxious weed report process

2022 Noxious Weed Control Plan – Town Schedule

January	Reminder note in Newsletter about weed control in Town Code.
February	Reminder note in Newsletter about weed control in Town Code.
March 14	First reminder letter – Responsibilities, key dates, penalties Notice on Website. Letter goes to residents, lot owners, developers
April 14	Second reminder letter Refreshed notice on Website, Post in three Town locations
May 16	Third reminder letter Refreshed notice on Website
June 15	Urgent Notice Reminder to all property owners requesting weed abatement plan; personally contact large developers with heavy infestations. Describe specific locations.
July 1	All responses from reminder letters due ; survey by Town of properties not in compliance.
July 1	Notice of Abatement (HMC 5.04.120) to owners of properties needing additional treatment and requiring compliance no less than 10 days from receipt of notice (3 extra days if Notice was mailed). The Notice must be served on the owner in person or by mail to the last know address of the owner.
May-July 7	Collect and Record Reports. By subdivision using GIS maps, spreadsheets.
July 15	Non-compliant properties become liable for the cost of the Town correcting the weed violation. July 15 Untreated property lists given to treatment providers.
July 15 – August 15	Evaluation/treatment bills emailed to property owners weekly as properties are completed
September	Unpaid bills are turned over for collection (30 days after) File case in court or file a political subdivision lien with County Treasurer. UCA 10-11-4.

Comments:

1. A team will need to be organized to carry out the tasks that will keep these activities on schedule.
2. Evaluating, treating, and recording could be best done by subdivision. Possibly use TO Engineers' or Wasatch County's GIS map along with spreadsheets.

File Attachments for Item:

3. Discussion regarding responses for economic study regarding a fee study for water, sewer, storm drain, transportation, trails and community development fees

Town of Hideout



Proposal for Development Fee Studies



Zions Public Finance, Inc.
January 2022
ORIGINAL SUBMITTAL

14 January 2022

Town of Hideout
10860 N. Hideout Trail
Hideout, UT 84036

RE: Hideout Fee Study

Zions Public Finance (ZPFI) enthusiastically submits this proposal to conduct fee studies for the Town of Hideout. It is our understanding that the following fees are specifically requested at this time:

Utility Rates: Water
Sewer
Storm Water
Impact Fees: Water
Sewer
Storm Water
Transportation
Community Development:
Planning
Engineering
Building Permit

We have conducted numerous development fee, impact fee and utility rate studies over the years and can assist you in understanding what other cities/towns have done to solve unique problems and circumstances related to fees in their communities. The costs associated with development fees and utility rates can be impacted by varying rates of growth, indirect cost allocation from other departments, changes in methodology in preparing fees over time that impact some fees more than others, changes in legal requirements for fees, etc.

A sample of our recent clients for fee/rate studies includes the following: Cottonwood Heights, Marriott-Slaterville, Santaquin, Alta, Provo, Roy, Heber, South Salt Lake, Harrisville, Orem, West Jordan, Summit County, Saratoga Springs, TSSD, Tremonton, Herriman, N. Davis Fire District, Wasatch Fire District, Clearfield, Weber County, Granger-Hunter Improvement District, Mt. Olympus Improvement District, Clinton, Murray, Farmington and Moab.

Aaron Montgomery will serve as project manager while Susie Becker will provide oversight of the project. We look forward to this opportunity of working with you.

Best Regards,



Susie Becker
Vice President, Zions Public Finance, Inc.
801.844.8310 (w); 801.540.8679 (m)
Susan.becker@zionsbank.com



Aaron Montgomery
Financial Analyst, Zions Public Finance, Inc.
801.844.8327 (w); 801.419.3571 (m)
Aaron.montgomery@zionsbancorp.com

EXPERIENCE AND QUALIFICATIONS



Zions First National Bank was founded in Salt Lake City in 1873 and continues its legacy of strength and stability as one of the oldest financial institutions in the Intermountain West. To bring value to individuals, small-to middle-market

businesses, nonprofits, corporations and institutions, Zions Bank provides a wide range of traditional banking and innovative services. Zions Bank is a division of ZB, N.A., which operates in nearly 500 local financial centers across 11 Western states: Arizona, California, Colorado, Idaho, Nevada, New Mexico, Oregon, Texas, Utah, Washington and Wyoming. ZB, N.A.'s parent company is Zions Bancorporation, which is included in the S&P 500 and NASDAQ Financial 100 indices (NASDAQ: ZION).

Our department, ZPFI, is comprised of a team of 22 professionals committed to providing unparalleled service to municipal entities, local districts, government agencies and private clients throughout Utah and the Intermountain West. We have two primary service areas: 1) financial advisory to assist governmental entities in the bonding and disclosure/ reporting process; and 2) municipal consulting services focusing on economic development, planning, real estate development advisory and fee-related services.

Our Municipal Consulting Group, an integral part of ZPFI, is well known and respected throughout the Intermountain Region for its leadership in economic development, redevelopment, market analysis, fee studies, real estate development advisory, capital facility finance planning, feasibility studies and fiscal/economic impacts analysis. Resumes of key staff members are included in the Appendix.

The table below details Zions' experience preparing impact fees:

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Electric	Police	Fire	Total
Alpine	x	x								2
American Fork	x	x	x	x	x	x		x	x	8
American Fork 2020	x	x	x	x	x	x		x	x	8
Ash Creek SSD 2017				x						1
Ash Creek SSD 2018				x						1
Bear River Water Conservancy District	x									1
Brian Head	x			x		x		x		4
Brigham City	x		x	x	x	x	x			6
Cedar Hills	x	x		x	x	x		x	x	7
City of Chubbuck, Idaho					x			x	x	3
Clearfield	x		x	x						3
Clinton	x		x	x	x	x		x	x	7
Coalville	x	x	x	x	x	x				6

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Electric	Police	Fire	Total
Cottonwood Heights			x			x				2
Eagle Mountain	x		x	x	x	x	x			6
Enoch	x	x	x	x	x	x		x	x	8
Eureka	x			x	x					3
Farmington City 2015			x		x	x				3
Farmington City 2018			x			x				2
Farmington City 2019	x		x			x				3
Grand County					x	x		x	x	4
Harrisville					x	x		x		3
Heber Valley Sewer				x						1
Herriman	x	x	x		x	x		x	x	7
Highland	x	x		x	x	x		x	x	7
Hurricane Valley Fire District 2015									x	1
Hurricane Valley Fire District 2016									x	1
Hyrum	x	x		x	x	x				5
Jordanelle Special Service District 2015	x			x						2
Jordanelle Special Service District 2018	x			x						2
Ivins								x	x	2
Kooshareem	x									1
Layton	x				x	x				3
Lehi City 2015	x		x	x	x	x		x	x	7
Lehi City 2018	x	x	x	x	x	x	x	x	x	9
Lindon	x			x	x	x				4
Lindon 2020					x					1
Marriott-Slaterville		x		x	x	x		x		5
Manila	x			x						2
Millcreek City					x					1
Millville	x									1
Moab	x									1
Morgan City				x			x			2
Mountain Green Fire Protection District									x	1

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Electric	Police	Fire	Total
Mountain Regional Water 2015	x									1
Mountain Regional Water 2019	x									1
North Davis Fire District 2015									x	1
North Davis Fire District 2019									x	1
North Fork Special Service District	x									1
North Summit Fire District									x	1
North Tooele County Fire District									x	1
North View Fire									x	1
North View Fire 2018									x	1
North Village SSD 2015	x			x						2
North Village SSD 2018	x									1
Orem	x		x	x	x	x		x	x	7
Park City	x									1
Park City Fire District 2012									x	1
Park City Fire District 2017									x	1
Payson								x	x	2
Perry City (Pointe Perry)	x	x	x		x			x	x	6
Plain City					x			x		2
Pleasant Grove			x		x					2
Pleasant View	x				x					2
Powder Mountain 2016	x			x						2
Powder Mountain 2018	x			x						2
Providence						x				1
Provo	x		x	x	x	x		x	x	7
Rexburg, ID					x	x		x	x	4
Riverton	x	x	x		x	x			x	6

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Electric	Police	Fire	Total
Rockville Springdale Fire									x	1
Roy	x		x		x					3
Santaquin City	x	x		x		x		x	x	6
Saratoga Springs	x	x	x	x	x	x		x	x	8
Snyderville Basin Recreation District					x					1
South Davis Sewer District				x						1
South Jordan	x		x		x	x		x	x	6
South Valley Sewer District 2013				x						1
South Valley Sewer District 2015				x						1
South Weber	x			x	x	x		x	x	6
Springville		x	x		x	x				4
St. George	x	x	x	x	x	x	x	x	x	9
Stansbury Park Improvement District	x			x						2
Summit County						x				1
Syracuse		x	x			x		x	x	5
Taylorsville			x		x				x	3
Taylorsville-Bennion Improvement District 2013	x		x							2
Taylorsville-Bennion Improvement District 2014	x		x							2
Timpanogos Special Service District				x						1
Timpanogos Special Service District 2020				x						1
Timber Lakes Water Special Service District	x									1
Tremonton City	x		x	x	x			x	x	6
Uintah	x									1

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Electric	Police	Fire	Total
Unified Fire Service Area									x	1
Unified Fire Service Area 2019									x	1
Washington Co. Water Conservancy District	x	x								2
Washington Terrace	x		x	x	x				x	5
Wasatch County					x	x		x	x	4
Weber County			x	x	x	x				4
Total Fees	54	19	32	42	43	38	5	29	42	304

The table below is a sample of ZPFI's experience with utility rate analyses.

USER RATE ANALYSIS PAST PROJECT EXPERIENCE						
Entity	Culinary Water	PI	Storm Water	Sewer	Garbage/Landfill	Total
Bear River Water Conservancy District	x					1
Blanding	x					1
Clearfield	x		x	x		3
Cottonwood Heights 2011			x			1
Cottonwood Heights 2020			x			1
Farmington	x					1
Heber City 2013	x	x	x	x		4
Heber City 2020	x	x	x	x		4
Herriman City 2011	x	x				2
Herriman City 2014	x	x				2
Herriman City 2015	x	x				2
Herriman City 2017	x	x				2
Heyburn, Idaho	x	x		x		3
Highland City	x	x	x	x		4
Kearns Improvement District	x			x		2
Ketchum City, Idaho	x			x		2
Lake Point Improvement District				x		1
Layton City	x					1
Lehi	x	x				2
Manila	x			x		2
Marriott-Slaterville		x				1
Millard County					x	1

USER RATE ANALYSIS PAST PROJECT EXPERIENCE						
Entity	Culinary Water	PI	Storm Water	Sewer	Garbage/ Landfill	Total
Moab	x		x	x		3
Morgan	x					1
Mount Olympus Improvement District			x			1
Mountain Regional Water SSD Rates	x					1
Murray City 2018	x					1
Murray City 2019			x			1
Nibley 2017				x		1
Nibley 2019	x					1
North Fork Special Service District 2016	x					1
North Fork Special Service District 2020	x					1
North Salt Lake	x	x				2
Park City	x		x			2
Pleasant Grove	x	x	x	x		4
Pleasant View	x		x			2
Powder Mountain	x			x		2
Riverside North Garland	x					1
Riverton City	x		x			2
Roy City	x			x		2
Roy Water Conservancy District		x				1
Salem	x	x				2
Santaquin	x	x				2
Saratoga Springs	x	x		x		3
South Davis Sewer District				x		1
South Jordan City	x	x	x			3
South Salt Lake				x		1
South Weber	x			x	x	3
Stansbury Park Improvement District	x			x		2
Summit County					x	1
Taylorsville-Bennion Improvement District	x			x		2
Timber Lakes Water Special Service District	x					1
Timpanogos Special Service District				x		1
Weber Basin Water Conservancy District	x	x				2
Total Projects	41	18	14	21	3	97

PAST CLIENT REFERENCES (ZPFI)			
Provo City	Saratoga Springs	Park City	Timpanogos SSD
Project Experience: City-wide Impact Fees	Project Experience: City-wide Impact Fees	Project Experience: City-wide Impact Fees	Project Experience: City-wide Impact Fees and Rate Study
John Borget	Mark Christensen	Jed Briggs	Rich Mickelsen
Director, Administrative Service	City Administrator	Budget Operations & Strategic Planning Manager	District Manager
801.852.6504	801.766.9793	435.615.5183	801.763.5923
jborget@provo.utah.gov	markc@saratogaspringscity.com	jbriggs@parkcity.org	Richard.Michelsen@timpssd.org

KEY PERSONNEL ASSIGNED TO THE PROJECT

Project Team



Aaron Montgomery – Financial Analyst | Zions Public Finance, Inc.

During his time with ZPFI, Aaron has specialized in impact fee, utility rate, real estate advisory, economic analysis, and business licensing fee studies. He also provides in-depth geographic analysis through utilizing his skills in GIS to provide detailed examination of project areas and comprehensive research of the information within project boundaries. Aaron prepares concise reports and presentations which effectively convey findings and recommendations. He has received B.S. degrees in finance and economics with a minor emphasis in management information systems.



Susie Becker – Vice President, AICP | Zions Public Finance, Inc.

For the past 27 years, Susie has specialized in economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region. She has a MBA degree, AICP and a securities license (Series 50 and 52). Susie has written numerous fees of all types, including impact fees, business license fees, planning and development fees, utility rates, recreation fees, cemetery fees, etc. Within the past few years, Susie has assisted numerous communities with impact fees including: Herriman, Syracuse, Weber County, Grand County, Snyderville Basin Special Recreation District, Marriott-Slaterville, Harrisville, Orem, South Weber, Springville, Layton, Morgan, Saratoga Springs, Clearfield, Wellsville, American Fork, Murray, Tremonton, Farmington, Park City, Perry, and Summit County.

**Megan Anderson – Senior Financial Analyst | Zions Public Finance, Inc.**

Megan joined Zions Public Finance in 2011. She has twelve years of experience in municipal consulting with emphasis on preparation of impact fee analyses and user rate analyses for water, sewer, roads, and storm systems as well as impact fee analyses and impact fee facilities plans for police, fire, and parks & recreation. Megan's primary focus is financial analysis, report writing, presentation preparation, and familiarity with the Utah and Idaho Impact Fees Acts.

FEE PROPOSAL

We propose billing hourly for our services with total costs estimated as shown below:

- Water Utility Rates - \$5,000 - \$8,000. The price range will depend on how much the Town desires to evaluate different customer tier groupings for usage.
- Water Impact Fees - \$6,500
- Sewer Utility Rates - \$5,000-\$6,000
- Sewer Impact Fees - \$5,000
- Storm Water Rates - \$4,000
- Storm Water Impact Fees - \$4,000
- Transportation Impact Fees - \$5,000
- Community Development Fees (all planning, engineering and building permit fees) - \$10,000

Because of its size, the Town of Hideout is not required to have Impact Fee Facilities Plans (IFFPs) for water, sewer, storm or transportation. However, the same type of engineering information must be generated and provided to ZPFI in order for us to write impact fees. Our fee proposal assumes that the Town and its engineer will provide this engineering information which generally includes identification of current and proposed service levels, any excess capacity in the system, new projects needed and capital costs related to new construction. Also, any deficiencies in the current system must be identified so that new development is not charged for deficiencies.

APPENDIX A - RESUMES**Susan C. Becker, AICP****Vice President**

Zions Public Finance, Inc. | Municipal Consulting Group

For the past 27 years, Susie has specialized in fee studies and economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region, including funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor's Legislative Task Forces on economic policies and procedures in Utah and in impact fees, has been involved with numerous fee studies, as well as the creation of a multitude of community reinvestment areas. Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to redevelopment of a large deteriorating commercial center in Mesa, AZ – the Fiesta District to utility rates for a newly-incorporated entity. She has a MBA degree, AICP and a securities license (Series 50 and 52).

Education

Master of Business
Administration, University of
Utah
MBA Ace and Dean's Scholar
Bachelor of Arts, Humanities,
Brigham Young University

Public Service and Affiliations

Municipal Securities Registered
Representative
American Institute of Certified
Planners (AICP)
University of Utah Business School
Alumni Association Board of
Directors
Urban Land Institute, Mentor
Utah Redevelopment Association
Utah Economic Alliance
Utah League of Cities and Towns,
Land Use Task Force
WFRC Economic Development

Selected Presentations

"Downtown Revitalization," Utah
League of Cities and Towns
"Basics of Market Analysis," Main
Street Annual Conferences
"Weathering the Economic Storm,"
Utah League of Cities and Towns
"Redevelopment in Utah," Utah
County and Davis County Economic
Alliance
"The Marriage of CDAs and SAA's,"
Utah League of Cities and towns
"Downtown Revitalization and
Economic Development,"
University of Utah School of
Architecture
"Economics and Planning," Utah
League of Cities and Towns
"Economic Development Policies and
Practices," Governor's Economic
Task Force and Utah Economic
Alliance

- Timpanogos Special Service District (TSSD) Impact Fees and Rates
- Mountain Regional Water Rates and Impact Fees
- Lehi Culinary Water and PI Rates
- Farmington Impact Fees – Water, Storm and Roads
- Clearfield City Culinary Water, Sewer and Storm Rate Impact Fees and User Rates
- Herriman Water Rates
- Saratoga Springs Storm and Sewer User Rates
- Saratoga Springs Parks and Recreation, Public Safety, Storm Water and Transportation Impact Fees
- Moab Water and Sewer Rates and Impact Fees
- Syracuse Impact Fees
- Herriman Impact Fees
- Layton Park and Transportation Impact Fees
- Marriott-Slaterville Secondary Water Fees
- Orem City Impact Fees
- Provo City Impact Fees
- Plain City Impact Fees
- Pleasant View Culinary Water & Storm Water Impact Fees and Rates
- South Weber Culinary Water and Sewer Impact Fees and User Rates
- North Salt Lake Culinary Water and PI User Rates
- Salem City Water and PI Rates
- Park City Impact Fees
- Salt Lake City Northwest Quadrant CRA Benefits Analysis
- North Fork SSD Rates
- Heber City Utility Rates
- Riverton Fire Impact Fees
- Unified Fire Service Area Impact Fees
- Millcreek Incorporation Feasibility Study
- Mount Olympus Improvement District Rates and Impact Fees
- Washington County Emergency Services Feasibility Study



Education

Bachelor of Science, Finance
Utah State University
Bachelor of Science,
Economics
Utah State University

Aaron C Montgomery

Financial Analyst

Zions Public Finance, Inc. | Municipal Consulting Group

During his time with ZPFI, Aaron has specialized in real estate advisory, economic analysis, utility rate, and business licensing fee studies. He also provides in-depth geographic analysis through utilizing his skills in GIS to provide a detailed examination of project areas and comprehensive research of the information within project boundaries. Aaron prepares concise reports and presentations which effectively convey findings and recommendations.

In his past projects, Aaron has demonstrated that he has the ability to apply his knowledge of GIS to uncover additional trends which were applicable to the scope of the report. He has also proved his ability to utilize GIS tools to create maps that not only present relevant data, but are also visually appealing to the recipient.

A sample of projects in Utah include:

- Millcreek Business License Fee Study
- Tremonton Business License Fee Study
- Washington Terrace Business License Fee Study
- Summit County Engineering Fee Study
- Riverton Fire Impact Fee Analysis
- Riverton Fire Impact Fee Facilities Plan
- Springville Public Safety Impact Fee Analysis
- Springville Public Safety Impact Fee Facilities Plan
- Snyderville Basin Special Recreation District Needs Assessment
- Springville Public Safety Impact Fee Analysis
- Department of Alcoholic Beverage Control 2020 Master Plan
- Brighton Feasibility Study
- Mountain Green Incorporation Feasibility Study
- Erda Incorporation Feasibility Study
- Salt Lake City Consolidate Plan
- Taylorsville City Consolidated Plan
- Moab Water Rate Study
- Summit County Community Development Fee Study
- Summit County Landfill Fee Study
- Riverton Sanitation Fee Study
- Riverton Moderate-Income Housing Report
- Saratoga Springs Moderate-Income Housing Report
- Roosevelt Economic Plan
- Roosevelt Moderate-Income Housing Study
- Mountainland Association of Governments Comprehensive Economic Development Strategy Update 2018
- Draper Housing Plan
- Alcoholic Beverage Control 2018 Master Plan Update
- Millard County Landfill Study
- Syracuse Antelope Drive Corridor Market Study
- Marriott-Slaterville Business Licensing Fee Study
- Orem City Fee Study
- Taylorsville 5400 South Market Valuation



Education

Bachelor of Science,
Brigham Young
University - Idaho

Megan Weber Anderson

Financial Analyst

Zions Public Finance, Inc. | Municipal Consulting Group

Ms. Weber joined the Zions Public Finance Municipal Consulting Group in 2011. Ms. Weber has a decade of experience with Impact Fee and User Rate Analyses for water, secondary water, sewer, and storm systems as well as Impact Fee Analyses and Impact Fee Facilities Plans for public safety and parks & recreation. Ms. Weber's primary focus is financial analysis, report writing, presentation preparation, and familiarity with the Utah Impact Fees Act in order to ensure all Impact Fee Analyses completed by our team are done so in accordance with the Act.

Ms. Weber volunteers on the Water For People committee, the charity of AWWA, helping with local fundraising efforts which benefit Water For People projects globally.

Ms. Weber graduated from Brigham Young University-Idaho in 2007 with a Bachelor of Social Work.

A sampling of project experience includes:

- Herriman City, Culinary and Secondary User Rate Analyses and Impact Fee Analyses
- Riverton City, City-wide Impact Fee Analyses
- American Fork City, City-wide Impact Fee Analyses
- City of Orem, Culinary Water, Sanitary Sewer, and Public Safety Impact Fee Analyses
- Chubbuck City, Idaho, Public Safety and Parks & Recreation Impact Fee Analyses and Capital Improvement Plans
- Provo City, Water, Sewer, and Public Safety Impact Fee Analyses
- Park City Fire District, Public Safety Impact Fee Facilities Plan and Impact Fee Analysis
- North View Fire District, Public Safety Impact Fee Facilities Plan and Impact Fee Analysis
- Ash Creek Special Service District, Sewer Impact Fee Analysis
- Farmington City, Storm Impact Fee Analysis
- Highland City, City-wide Impact Fee Analyses
- Jordanelle Special Service District, Water and Sewer Impact Fee Analyses
- Ivins City, Police and Fire Impact Fee Facilities Plans and Impact Fee Analyses
- Town of Manila, Water and Sewer Impact Fee Analyses
- North Village Special Service District, Water and Sewer Impact Fee Analyses

ORIGINAL

PROPOSAL FOR:
PROFESSIONAL SERVICES RELATED TO:
UTILITY RATE ANALYSIS, IMPACT FEES, AND
COMMUNITY DEVELOPMENT FEES



HIDEOUT
UTAH



JANUARY 2022
LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM

SECTION 1: INTRODUCTION

January 25, 2022

Attn: Jan McCosh, Town Administrator
10860 N. Hideout Trail
Hideout, UT 84036

RE: RFP FOR UTILITY/IMPACT FEE/COMMUNITY DEVELOPMENT FEE ANALYSIS

Members of the Selection Committee:

We are pleased to present our credentials to serve in the capacity outlined in request for proposals related to the Utility/Impact Fee/Community Development Fee studies (RFP), issued on behalf of the Town of Hideout (the "Town"). The professionals at Lewis Young Robertson & Burningham, Inc. ("LYRB") have represented public and private clients for more than three decades. LYRB is a Utah corporation headquartered in downtown Salt Lake City. The project manager, primary contact, and signatory of this proposal is Fred Philpot who is authorized to do so on behalf of LYRB. Team contact information can be found below:

LYRB, Inc.

41 NORTH RIO GRANDE
SUITE 101
SALT LAKE CITY, UT 84101
(P) 801.596.0700

FRED PHILPOT

VICE PRESIDENT
(E) FRED@LEWISYOUNG.COM
(C) 801.243.0293

KATE WERRETT

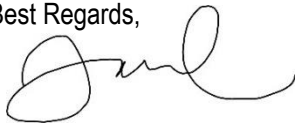
ANALYST
(E) KATE@LEWISYOUNG.COM
(C) 801.358.4786

LYRB will comply with all terms and conditions as indicated in the RFP. The following summarizes the key strengths of LYRB:

- ☞ Our approach focuses on building an intuitive and flexible rate models that allows staff and legislators to evaluate multiple funding scenarios. We will help the Town assess pay-as-you-go options, debt financing, and phased capital planning while achieving desired performance metrics.
- ☞ We will build a scenario analysis tool that helps evaluate utility rates and ensure efficient use of capital.
- ☞ LYRB has completed hundreds of fee studies, including impact fee studies and utility rate studies, for entities of all sizes, structures and jurisdictions.
- ☞ LYRB understands the inputs that are necessary for a defensible impact fee. These inputs include the historic funding of existing facilities, level of service variables, zoning information, and proposed system improvements.
- ☞ While other firms may focus on the funding of capital facilities, LYRB effectively evaluates all aspects of the rate analysis performance objectives including working capital, debt coverage and revenue sufficiency to meet operating needs, while working with the Town's engineering team to ensure all capital facility needs are met.
- ☞ LYRB's approach is concise and defensible. We reference all source information and provide formulas to ensure the information can be verified.

Should you have any questions regarding our proposal or additional services, please feel free to contact us. We look forward to working with you.

Best Regards,



Fred Philpot IV
VICE PRESIDENT

SECTION 2: INTRODUCTION TO LYRB TEAM

Lewis Young Robertson & Burningham, Inc. ("LYRB" or the "firm") was founded in 1995 to address local governments' unmet needs for unbiased, professional project financing advice. LYRB was specifically founded as an independent municipal financial advisory firm. It continues to provide local governments throughout Utah with innovative, cost-effective financing solutions for public capital improvement projects. From its original focus on financial advisory services the firm has grown by expanding the services it provides to its local government clients in response to those clients' needs and requests. Today we remain the only full-service independent municipal financial advisory firm located in, and focused on, Utah.



The professionals at LYRB have represented public clients for more than three decades and have established LYRB as a leading consulting and financial advisory firm, specializing in public finance, impact fee analyses, rate studies, economic consulting, and planning. Following is an organization chart of LYRB.

Principal	Jason Burningham Laura Lewis Scott Robertson David Robertson		
Business Relationship	Dale Okerlund (VP)		
Production	Fred Philpot (Production Team Manager) (VP/COO)		
	Marc Edminster	Shanon Handley	Kate Werrett
	Spencer Foster	Nathan Robertson	Rob Sant
	Jay Baughman		

LYRB is experienced. We have completed over 400 fee studies (impact fees, water & sewer rate studies, business license fee studies, and many more) for entities of all sizes. This volume of experience with multiple repeat customers provides evidence that we are well prepared to address all fee issues that may arise.

LYRB is local. We understand the issues facing Utah communities related to impact fees, utility rates, and development fees.

LYRB TEAM

The LYRB team members assigned to this project include **Fred Philpot** and **Kate Werrett**. Each team member is located in Salt Lake City and has extensive experience with municipal finance advisory services, utility rate studies, impact fees, municipal fee studies, cost of service studies, feasibility analysis, etc. Mr. Philpot will provide project oversight and led the day-to-day tasks, with support from Kate Werrett. LYRB excels in completing clear, thorough, and defensible analyses through engagement with appropriate stakeholders. We also have extensive experience presenting our findings before staff, legislative bodies, board of directors, and other elected officials.

LYRB, Inc.

41 NORTH RIO GRANDE STREET, SUITE 101, SALT
LAKE CITY, UTAH 84101
(P) 801.596.0700

FRED PHILPOT

VICE PRESIDENT/COO
(E) FRED@LEWISYOUNG.COM

KATE WERRETT

ANALYST
(E) KATE@LEWISYOUNG.COM



FRED PHILPOT, LYRB VICE PRESIDENT/COO

Mr. Philpot joined Lewis Young Robertson & Burningham, Inc. in 2006. Mr. Philpot has served as the project lead for numerous impact fee projects including studies completed for Salt Lake City, West Valley City, South Jordan, Orem, St. George, Tooele, South Davis Metro Fire Agency, Provo, Centerville, and other local entities.

Role: Mr. Philpot will supervise all impact fee analysis completion, model development, attend all meetings and present findings. In addition, he will facilitate the drafting of all reports.



KATE WERRETT, LYRB ANALYST

A recent member of Lewis Young Robertson & Burningham, Inc, Kate Werrett is an analyst with the firm. She works with the municipal consulting segment of the company and has assisted with impact fee studies, community reinvestment project planning and budget, general plans, feasibility studies. Prior to joining LYRB, Ms. Werrett worked as a planner at North Salt Lake and as a portfolio community manager in Maryland. Kate received a Bachelor of Science from Brigham Young University, studying Business Management and Finance, and a Master of City & Metropolitan Planning from the University of Utah.

Role: Ms. Werrett will assist in model development, research and drafting of reports.

REQUIRED QUALIFICATIONS

LYRB has more than 25 years of experience in preparing municipal impact fees, rate studies, and development fee studies for Cities across the state including Salt Lake City, West Valley City, Provo, Orem, Ogden, Midvale, Logan, Sandy, St. George, South Jordan, Wasatch County, and many special service districts within the State. In addition, LYRB has served many smaller communities across the State of Utah.

EXPERIENCE WITH SIMILAR PROJECTS INCLUDING REFERENCES

The LYRB Team has completed a broad range of consulting projects, including impact fees. Provided below are recent examples, as well as references, which show the breadth of our work and experience. **We encourage you to call all of our references, as they will attest to the value our work has provided their communities.** We have also provided references that illustrate our experience in a variety of impact fee categories. Each of these projects were completed on time and within budget. Mr. Philpot was lead in each of these projects.

SOUTH JORDAN FEE ANALYSIS AND IMPACT FEE STUDIES

Our experience with South Jordan City included a review of 40 development fees related to the planning, engineering, and building department fees. The purpose of this study was to ensure that the fees charged reflected the amount necessary to regulate the specified activity, including any disproportionate or enhanced services required by some permitting processes. In addition, we have completed impact fees related to public safety, transportation, parks and recreation. Our work with the City also includes utility rate studies for culinary water, sewer, and storm water.

Contact:

Don Tingey, City of South Jordan Community Development Director
801.254.3742

SOUTH OGDEN GENERAL FUND AND UTILITY FEE STUDY

In 2017, LYRB prepared a comprehensive General Fund and utility rate analysis for South Ogden City's culinary water, sanitary sewer, and storm drain utilities. These studies were based upon updated master plans and culminated in a rate structure that prepared South Ogden for future debt issuance. LYRB provided updates to this analysis in 2018 and 2019.

Contact:

Matt Dixon, City Manager
(801) 622-2702

OGDEN GENERAL FUND AND UTILITY FEE STUDY

In 2012, LYRB prepared a comprehensive rate analysis and long-term financial plan for Ogden City's culinary water, sanitary sewer, and storm drain utilities, which lead to an upgraded bond rating. LYRB updated the model in 2013, 2014 and 2015, 2016 and 2018, with the current update in process.

Contact:

Mark Johnson, CAO
(801) 629-8150

2021 AND 2016 CURRENT SALT LAKE CITY GENERAL FUND IFFP AND IFA (PARKS, PUBLIC SAFETY & TRANSPORTATION)

LYRB completed the city's impact fee update in 2016. The city's previous impact fee analysis was being questioned by the development community, resulting in heightened public scrutiny. LYRB met with the development community to review their concerns and implemented a process that would allow constructive feedback. LYRB also assisted in revising the park impact fee methodology to allow greater flexibility in spending impact fees. LYRB then presented all findings and coordination to the city council to allow for seamless adoption. Our work with Salt Lake City has resulted in LYRB being re-hired to complete the current updates.

Contact:

Hannah Vickery, Senior City Attorney
(801) 535-7664

2021 HIGHLAND IMPACT FEE ANALYSIS (PARKS, TRANSPORTATION, PUBLIC SAFETY, UTILITIES)

Highland City engaged LYRB to update their parks, transportation, and public safety impact fees in 2021. The city's impact fees hadn't been updated for many years. LYRB worked with the city to ensure all assets were included in the inventory of park and recreation facilities, and in the education of staff regarding the impact fee methodology, collection and expenditure of impact fees.

Contact:

Nathan Crane, Highland City Administrator
801-756-5751

2020 ST. GEORGE, UT IMPACT FEE STUDIES (PARKS AND RECREATION, POWER, CULINARY WATER, SANITARY SEWER, STORM WATER, TRANSPORTATION, PUBLIC SAFETY)

LYRB assisted St. George in preparing an update to the City's impact fee schedules for all eligible services. LYRB assisted with the development of IFFP and IFA documents and coordinate with City staff to ensure all elements of the Impact Fee Act were considered. LYRB worked with the home builder's association, city staff, and the city council to ensure the analysis was understood and achievable. LYRB received positive feedback from the developers who attended the public hearing, resulting in adoption of proposed fees.

Contact:

Deanna Brklacich, Budget & Financial Planning Manager
(P) 435.627.4004

ADDITIONAL REFERENCES:

CLIENT	CONTACT	PROJECT DESCRIPTION	COMPLETION	PROJECT LEAD
Midvale City	Kyle Maurer Assistant City Manager (801) 567-7238	LYRB is currently assisting the City with a culinary water and sewer utility rate study to develop different funding scenarios relative to substantial infrastructure needs. Our scope included several structural changes to the rates, including setting up new tiers for culinary water.	Ongoing. Meeting City's desired timeline.	Fred Philpot
City of Holladay	Gina Chamness City Manager (801) 272-9450	In 2020, LYRB provided Holladay with a storm utility rate analysis for the creation of a new storm enterprise fund. The City does not currently assess a storm utility fee. LYRB helped the City evaluate impervious area to determine demand units, establish an operations and maintenance budget and evaluate needed capital improvements. This analysis also included an evaluation of financing strategies due to the substantial capital needs. LYRB is currently assisting with the adoption of proposed rates.	Completed on time and within budget.	Fred Philpot

See **Appendix A** for a listing of projects completed by the LYRB Team.

SECTION 3: PROJECT APPROACH

The intent of the studies is to independently assess and evaluate the Town of Hideout's existing utility rates (water, sewer, storm water); evaluation of existing community development (all planning, engineering, and building permit fees) and to evaluate impact fees regarding water, sewer, stormwater and transportation. Our study will be based on a comprehensive review of the Town's financial position, capital facilities plans, future planned growth, and any other information deemed appropriate.

We have found that our approach to impact fees, development fees, and rate analysis is unique. We build comprehensive modeling tools that allows us to develop multiple scenarios around key assumptions in our analysis. We have found this to be an extremely helpful tool for staff and legislators in evaluating performance and objectives. In addition, we have found our ability to build flexible models relative to "what-if" situations is extremely valuable for decision makers. Our references can attest to our expertise in addressing the complex questions that arise during these studies and having a model that can be updated instantly based on these questions.

The following represent the key objectives of our analysis followed by a list of the general tasks to be completed by LYRB:

KEY OBJECTIVES

- ☞ Create effective and fair utility rate fees and structures;
- ☞ Fund ongoing O&M and capital projects and provide a scenario tool to evaluate rates;
- ☞ Conduct analysis related to revenue generation based on utility rates;
- ☞ Establish long-term revenue sufficiency which recognizes anticipated growth;
- ☞ Establish impact fees that comply with the Utah Impact Fee Act;
- ☞ Provide a clear nexus between the development services provided by the Town and the cost to provide these services.

TASK SUMMARY

- ☞ Project Initiation & Kick-off Meeting;
- ☞ Review Existing Facility Plans, Master Plans and System Financial Structure;
- ☞ Complete User Rate Analysis, and Applicable Scenario Analysis;
- ☞ Complete Impact Fee Analysis;
- ☞ Complete Development Fee Process Maps and Fee Analysis;
- ☞ Provide a Written Rate Analysis and Model; and
- ☞ Present Final Recommendations and Findings to Town Council and Participate in Public Hearings.

Provided below is a summary of the specific tasks for each of the requested studies. An in-depth scope of work for each study will be established based on discussions with Town staff during the kick-off meeting.

GENERAL TASKS APPLICABLE TO ALL STUDIES

KICK-OFF MEETING

The project initiation or "kick-off" meeting provides an opportunity for LYRB to understand, in detail, all relevant issues and establish the appropriate lines of communication. This meeting also **establishes consensus** around the key issues that affect the Town and the studies at hand. LYRB staff will utilize this meeting to begin the process of gathering and reviewing planning information, growth projections, historic demands, billing information, future capital project needs, and financing information related to the water system.

LYRB will help the Town develop key financial and management policies that will ensure implementation of the capital maintenance plan, provide financial benchmarks such as cash reserves, debt service coverage ratios, and describe key management policies such as including inflationary increases each year, and adopting rates for a 5-year period. LYRB will also review existing capital facilities plans and discuss the development of process maps. LYRB will start working immediately with the Town to establish study objectives.

DEMAND ANALYSIS

A primary objective our analysis will be the determination of demand. Demand data will include utility usage information, building permits, population, housing growth, and equivalent residential units/connections (ERCs or ERUs). LYRB will evaluate demand by customer class and tier to evaluate demand patterns. The analysis will include projected demands for both systems created by population projections included in the General Plan. In addition, LYRB will evaluate growth relative to impact fee revenue generation.

UTILITY USER RATE ANALYSIS

REVENUE REQUIREMENT ANALYSIS

Based on the anticipated growth within the service area, LYRB will project annual system revenues compared to forecasted utility expenses for water rates for the next five years. LYRB will divide the annual revenue requirements among functional components of the system and proportionately allocate the annual revenue requirements to each user class according to demand. LYRB will compare the forecasted revenues to historic revenue charges and evaluate the effectiveness of current rates and fees, including miscellaneous fees.

COST OF SERVICE ANALYSIS

LYRB will review historic revenues and expense and project operating budgets over a five-year planning horizon. This task will also incorporate the findings from an analysis of the capital maintenance plan, allocating necessary cost based on project timing. Since future projects are often costly, this step can have a dramatic impact on the proposed rates. LYRB will provide a cost-of-service allocation analysis of base year revenue requirements and the demand analysis.





RATE DESIGN ANALYSIS

The rate design analysis will incorporate several scenarios. LYRB will provide a **baseline scenario** to determine any deficiencies and establish base service measurements. From the findings of the baseline analysis, LYRB will establish a rate structure based the information gathered in Tasks 1-4 above. The proposed rates will equitably distribute the total costs allocated to each user. Additionally, we will ensure the recommended rates can be easily administered with the Town's current financial software and by staff.

IMPACT FEE ANALYSIS





DATA GATHERING AND IMPACT FEE FACILITIES PLAN FACILITATION

According to the Impact Fees Act, local political subdivisions with populations or serving populations of more than 5,000 as of the last federal census must prepare an IFFP. Based on the Town's population, an official IFFP will not be required. However, LYRB will work with the Town to identify the following key elements that will be needed for the completion of each impact fee analysis. Key task for this process will include:

-  Demand Growth Analysis and Level of Service (LOS)
-  Determination of Existing Capacity and Equity Buy-In
-  Identify Impact Fee Eligible Capital Facilities
-  Identify a Financing Structure for Future Capital Project Needs

IMPACT FEE ANALYSIS (PROPORTIONATE SHARE ANALYSIS)

LYRB will ensure the impact fee analysis and proportionate share analysis complies with all legislative requirements. Specific tasks include:




-  Excess Capacity & Future Capital Facility Analysis
-  Financing Analysis
-  Create Impact Fee Schedules
-  Cash Flow Analysis

COMMUNITY DEVELOPMENT FEES

LYRB will be responsible for conducting a comprehensive evaluation of the current community development fee schedule and fee calculation methodology, including the following major elements:

COORDINATE AND REVIEW PROCESS MAPS

LYRB will assist with department interviews as necessary in order to generate a “map” of the development fee processes. Upon completion of this task, LYRB will review the process maps to ensure the following elements are included.

-  Identify tasks involved in each fee process
-  Review existing fee schedules and determine areas of concern or where there may be unique inputs
-  Identify employees, and time spent by each employee, involved in each task

CONDUCT BASE SERVICE ANALYSIS

The base service cost analysis is developed around three sub-components as follows: **employee base cost**, **department overhead** and **administrative overhead**. Employee base cost represents the cost associated with individual department personnel to process each application/permit. Department overhead represents the general cost to operate the applicable department (i.e., expenses related to employee training, materials, professional development, etc.). Administrative overhead represents the cost of "shared" services allocated to each department and employee on a per minute basis.

DISPROPORTIONATE SERVICES ANALYSIS

Disproportionate fees include additional services required for: 1) special regulations; and/or 2) calls for public safety services that exceed the base level of services provided in the community, in accordance with Utah Code 10-1-203(5)(c). LYRB can provide the Town with an analysis of call data for rental units (based on type or number of units) and the cost (if any) of providing disproportionate levels of service to each rental unit type. LYRB will calculate the disproportionate rental fee based on the number of calls for rental properties relative to similarly situated owner-occupied housing.

DEVELOPMENT OF FEE SCHEDULE

LYRB will develop a revised fee schedule for development fees. LYRB will further prepare a fee schedule, including consideration for Good Landlord programs and disproportionate fees for rental licensing.

IMPLEMENTATION

LYRB will assist the Town with the implementation of each analysis. LYRB proposes the following tasks to ensure a smooth implementation of the Town's objectives as it relates to utility rates, impact fees, and development fees:

PRELIMINARY FINDINGS MEETING

LYRB will meet with Town staff to review the preliminary findings of our studies. This meeting will allow LYRB to provide a status update for the project and receive any feedback regarding model assumptions. LYRB feels this meeting also provides important interaction with the Town and ensures quality control.

PREPARE DRAFT DOCUMENTS

LYRB will prepare all written documents summarizing findings and recommendations. These initial drafts will be disseminated to all related parties.

ASSIST WITH NOTICING AND ENACTMENT

LYRB will assist with all noticing requirements. All notice records and the official enactment will be recorded in the project transcripts.

LEGISLATIVE WORK SESSION

LYRB's expertise includes presentation of detailed data to the legislative body during a work session. This provides an opportunity to dive deeper into the analysis to review the complexities that are inherent in this type of work. LYRB focuses on presenting all assumptions in a concise manner allowing the Town Council and/or Mayor to absorb necessary information and make recommendations. LYRB proposes a work session to review substantially completed findings.

PROVIDE FINAL WRITTEN ANALYSIS, TRANSCRIPTS, AND CERTIFICATIONS

LYRB will prepare all final written analysis and ensure that all elements of the Impact Fees Act (including certifications) are considered. LYRB will work with legal counsel to ensure that all elements required by Utah Code are incorporated into our analysis.

HOLD PUBLIC HEARING AND FINAL ADOPTION OF IFFP & IFA

LYRB will prepare a presentation of findings for the public hearing with final recommendations. LYRB will present at public hearings and will ensure the project transcript is complete following final adoption.

ADDITIONAL PROJECT COORDINATION

PROJECT NOTICING

LYRB will provide all noticing requirements to the Town and help ensure all applicable noticing is completed.

COORDINATION MEETINGS

LYRB will hold virtual coordination meetings through the data gathering and model development phases of these project to ensure that all aspects of analysis fully discussed and reviewed by staff. LYRB will also use these meetings to review the cost-of-service allocation strategies, interconnectivity of each utility, capital needs and other model assumptions.

The above scope of work is to provide the Town with the most defensible and accurate analysis for each utility. We won't cut corners and we have built in sufficient time for collaboration, presentations and discussion with council.







SECTION 4: FEE SCHEDULE

Shown below are our hourly rates. Due to the broad nature of the RFP, LYRB feels the best approach to address the fee component of the RFP is through our hourly rate schedule. We will work directly with the Town to establish a fair fee schedule for each specific scope of work. LYRB will work with the Town to address any costs that fall outside the desired scope of services identified in the RFP. LYRB will also work with the Town to determine tasks that be completed by Town staff to save on costs. Increases to the scope of services will not be assessed until mutually agreed upon.

Our objective is to serve the Town and provide defensible analysis based on our fiduciary role representing local governments. In addition, **our team's experience and expertise allow us to complete studies in the most efficient and timely manner.**

	Principal	Vice President	Analyst
LYRB Proposed Hourly Rates	\$250.00	\$180.00	\$150.00

LYRB's approach is based on a collaborative process. We work with Town staff to identify the key elements of each study to ensure compliance with current legislative requirements and standards of practice. We anticipate the Town will need to assist in the collection of critical data. This includes the following general categories:

-  Existing depreciation schedule illustrating original value of existing assets by type
-  GIS Data including zoning information, street centerlines, calls for service, etc.
-  Calls for service through dispatch for full-service area (3 Years)
-  List of Five-Year and 10-Year Capital Needs
-  Existing Facility Data
-  Development fee process maps

Determining the time needed to assist in gathering this information is subject to the availability of such data and the existing resources at the Town. Our objective is to minimize the amount of time and resources needed from Town staff to complete the analysis.

APPENDIX A: RECENT PROJECT EXPERIENCE

LYRB provides a unique approach to evaluating and establishing rates. Our approach centers on a collaborative effort between Town staff and LYRB staff. LYRB's focus is to develop an intuitive rate model that can be manipulated based on "what-if" questions presented by staff and the Town council. In order to build this model, we rely on the expertise of Town staff to help populate the model with accurate information. In this way, we work together with the Town to craft the optimal solution for a path forward.

In addition, our vast expertise illustrates our in-depth understanding of utility rates and impact fees. Listed below are projects completed by LYRB, illustrating our extensive experience in user rate and impact fee analysis. LYRB has completed hundreds of other fee studies, impact fees, financial sustainability plans and feasibility studies for many communities across Utah.

Client	Project Category	Type	Year
Salt Lake City, Utah	Impact Fee Analysis	Transportation, Public Safety, Parks and Recreation	Current
West Valley City, Utah	Impact Fee Analysis	Transportation, Public Safety, Parks and Recreation, Storm Water	Current
Highland City, Utah	User Rate Study	Water, Sewer, Storm and Pressurized Irrigation	
Highland City, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation, Water, Sewer, Storm	Current
Wasatch County, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation	Current
Tooele City, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation, Water, Sewer, Storm	Current
Heber City, Utah	Impact Fee Analysis	Parks and Recreation	Current
Orem City, Utah	User Rate Analysis	Water, Sewer, Storm	Current
Ogden City, Utah	User Rate Analysis	Water, Sewer, Storm, Refuse	2020
Eagle Mountain, Utah	User Rate Analysis	Water, Sewer	2020
Holladay City, Utah	User Rate Analysis	Storm	2020
Logan, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2019
Bona Vista Water Improvement District	Impact Fee Analysis	Water	2019
South Jordan City, Utah	Impact Fee Analysis	Public Safety	2019
Kaysville, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2019
Nephi, Utah	Impact Fee Analysis	Water and Power	2018
South Jordan, Utah	Impact Fee Analysis	Parks and Recreation	2018
Brigham City, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2018
West Point, Utah	Impact Fee Analysis	Water and Sewer	2018
Hooper Water Improvement District	Impact Fee Analysis	Water	2018
Central Utah Water Conservancy District	CWP Modeling	Water	2018
Draper City, Utah	Impact Fee Analysis	Water, Storm	2018
Draper City, Utah	User Rate Analysis	Water	2018
Kaysville City, Utah	Transportation Fee Study	Transportation	2018
Logan City, Utah	Cost of Services and Rate Design Study	Water	2018
Moab, Utah	Transportation Funding Consulting	Transportation	2018
Morgan County, Utah	Impact Fee Analysis	Parks, Transportation	2018
Ogden City, Utah	User Rate Analysis	Water, Sewer, Storm, Refuse	2018

Client	Project Category	Type	Year
Salt Lake City, Utah	Parks and Public Lands Analysis	Parks	2018
Salt Lake City, Utah	Parks and Public Lands Governance Analysis	Parks	2018
Salt Lake City, Utah	Capital Facilities and Finance Plan	General fund	2018
South Ogden City, Utah	General Fund CFSP Update	General Fund	2018
South Jordan City, Utah	Impact Fee Analysis	Parks	
South Willard Water Company	Impact Fee Analysis	Water	2018
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2018
Highland, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
Ogden City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
Ogden School District, Utah	Facilities Planning		2017
Salt Lake City, Utah	Impact Fee Study	Public Safety, Parks, Transportation	2017
South Davis Metro Fire	Impact Fee Analysis	Fire	2017
South Davis Metro Fire	Tax Rate Analysis	Fire	2017
South Ogden, Utah	Transportation Fee Study	Transportation	2017
South Ogden, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
South Ogden, Utah	User Rate Analysis	Water, Sewer, Storm	2017
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
Tooele City, Utah	Impact Fee Amendments	Sewer	2017
Central Valley Water Reclamation Facility	Comprehensive Financial Sustainability Plan	Sewer	2016-2017
Utah Olympic Legacy Foundation	Comprehensive Financial Sustainability Plan		2017
Weber County, Utah	Transfer Station Analysis	Refuse	2017
Wolf Creek Water & Sewer Improvement District	Impact Fee Analysis	Secondary Water	2017
Box Elder County, Utah	Municipal Services Study	Municipal Services	2016
Central Utah Water Conservancy District	CWP Modeling		2016
Central Utah Water Conservancy District	District Modeling		2016
Central Valley Water Reclamation Facility	CFSP for Reclamation CIP	Reclamation	2016
Cottonwood Heights, Utah	Financial Consulting		2016
Eagle Mountain City, Utah	Impact Fee Analysis	Parks	2016
Lindon City, Utah	Impact Fee Analysis	Water	2016
MIDA	MIDA CFSP		2016
Mt. Olympus Improvement District	CVWRF Model Review	Water, Sewer	2016
Ogden City, Utah	General Fund CFSP	General Fund	2016
Ogden City, Utah	Utility CFSP Update		2016
Orem City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2016
Provo, Utah	Water Reclamation Study	Sewer	2016
South Salt Lake City, Utah	Impact Fee Analysis	Sewer	2016
South Summit School District	Facilities Analysis		2016
South Valley Sewer District	Impact Fee Analysis	Sewer	2016

Client	Project Category	Type	Year
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2016
Wasatch County, Utah	JSPA Capital Facilities Plan and Prioritization		2016
Wolf Creek Water & Sewer Improvement District	Impact Fee Analysis	Sewer	2016
American Fork City, Utah	Governance and Strategic Planning	General Fund	2015
Brigham City, Utah	Impact Fee Analysis	City Wide	2015
Centerville City, Utah	User Rate Analysis	Storm	2015
Central Utah Water Conservancy District	CWP Analysis	Water	2015
Central Utah Water Conservancy District	District Modeling	Water	2015
Draper City, Utah	RDA CFFP	RDA	2015
Draper City, Utah	Impact Fee Analysis	Parks	2015
Eagle Mountain City, Utah	Impact Fee Analysis	Water, Sewer	2015
Granger Hunter Improvement District	Rate Study Finalization	Water, Sewer	2015
Hooper Water Improvement District	User Rate Study	Water	2015
Hooper Water Improvement District	Impact Fee Analysis	Water	2015
Lindon City, Utah	Impact Fee Analysis	Water	2015
Midvale City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2015
Millville, Utah	Impact Fee Analysis	City-Wide	2015
Morgan County, Utah	Impact Fee Education Work Session	General	2015
Mountainland Association of Government	Unified Transportation Plan	Transportation	2015
Ogden City, Utah	Utility CFSP Update	Water, Sewer, Storm, Refuse	2015
Ogden School District, Utah	Comprehensive Facilities Plan		2015
Orem City, Utah	Impact Fee Analysis	Annexation Area	2015
Pleasant Grove, Utah	Impact Fee Analysis	Transportation	2015
South Davis Metro Fire	Cost of Service Analysis for Paramedic Services	Fire	2015
South Willard Water Company	Impact Fee Analysis	Water	2015
St. George City, Utah	Impact Fee Surveillance	City-Wide	2015
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2015
Wasatch County, Utah	JSPA Capital Facilities Plan and Prioritization		2015
West Point, Utah	Impact Fee Analysis	Transportation	2015
Wolf Creek Water & Sewer Improvement District	Impact Fee Analysis	Water	2015
Centerville City, Utah	Impact Fee Analysis	Storm Water	2014
Central Utah Water Conservancy District	Utility Analysis	Central Water Project	2014
Clearfield City, Utah	User Rate Analysis	Storm Water	2014
Eagle Mountain City, Utah	Impact Fee Analysis	Water	2014
Eagle Mountain City, Utah	User Rate Analysis	Water	2014
Garden City	User Rate Analysis	Water	2014
Garden City	Impact Fee Analysis	Water	2014
Granger-Hunter Improvement District	User Rate Analysis & Impact Fee	Culinary Water & Sanitary Sewer	2014
Liberty Pipeline Water Company	Impact Fee Analysis	Water	2014
Midvale	Comprehensive Sustainability Plan	General Fund	2014

Client	Project Category	Type	Year
Ogden City, Utah	Utility CFSP Update	Utilities	2014
Orem City, Utah	Comprehensive Sustainability Plan	General Fund	2014
Orem City, Utah	Impact Fee Analysis	Water, Sewer, Storm	2014
Sandy City, Utah	Comprehensive Sustainability Plan	RDA	2014
Sandy City, Utah	Capital Facilities and Finance Plan	RDA	2014
South Davis Metro Fire	Revenue Sufficiency & Governance Analysis	Fire Agency	2014
South Salt Lake City, Utah	Impact Fee Analysis	Water	2014
Springville City, Utah	Impact Fee Analysis	Water, Sewer, Secondary Water, Storm	2014
St. George City, Utah	Impact Fee Analysis	City-Wide	2014
West Corinne Water Company	Impact Fee Analysis	Water	2014
Woods Cross City, Utah	Impact Fee Analysis	Parks, Roads, Storm Water	2014
Bona Vista Water	Impact Fee Analysis	Culinary Water	2013
Brian Head, Utah	User Rate Study	Sewer & Water	2013
Centerville City, Utah	Impact Fee Analysis	Storm Water Enterprise System, Culinary Water, Parks	2013
Clearfield City, Utah	Impact Fee Analysis	Parks and Recreation	2013
Eagle Mountain City, Utah	User Rate Study	Water & Sewer	2013
Garden City, Utah	User Rate Analysis	Water	2013
Jordan Valley Water Conservancy District	Impact Fee Analysis	Retail Water	2013
Kaysville, Utah	Impact Fee Analysis	Transportation, Recreation, Power, Water, Police	2013
Logan City, Utah	Impact Fee Analysis	Fire, Roads, Culinary Water, Wastewater, Power, Parks & Recreation	2013
Logan City, Utah	Impact Fee Feasibility Study	Sewer Feasibility	2013
Morgan County, Utah	CFP & Impact Fee Study	Public Safety, Roadways, Parks	2013
Nibley, Utah	Impact Fee Analysis	Parks, Water & Sewer	2013
Ogden City, Utah	Utility CFSP Update	Storm, Sewer, Water	2013
Orem City, Utah	Impact Fee Analysis	Culinary, Sewer & Storm	2013
Pleasant Grove, Utah	User Rate Analysis	Grove Area	2013
Provo City, Utah	Impact Fee Study Review	Water, Wastewater	2013
Riverton City, Utah	Impact Fee Analysis	Secondary Water	2013
Sandy RDA, Utah	User Rate Analysis	For the RDA	2013
South Davis Metro Fire	Revenue Sufficiency & Governance Analysis	Fire Services	2013
South Jordan City, Utah	Impact Fee Analysis	Transportation	2013
South Jordan City, Utah	User Rate Study	Sanitation/Recycling	2013
South Jordan City, Utah	Cost of Service Study	Building, Planning, Engineering	2013
Springville City, Utah	Impact Fee Analysis	Water, Sewer, Secondary, Storm	2013
St. George City, Utah	Impact Fee Analysis	IFFP update - (Parks, Fire & Police)	2013
Taylor-West Weber Water Improvement District	Impact Fee Analysis	Culinary Water	2013
Tooele City RDA, Utah	Capital Facilities and Finance Plan	UID	2013
Tooele City, Utah	User Rate Analysis	General Fund	2013
TSSD, Utah	Impact Fee / Utah Home Builders Review	Sewer Impact Fees	2013
UTOPIA	User Rate Analysis	Fiber Utility Analysis	2013
Weber Basin Water Conservancy District	User Rate/Feasibility Study	Water	2013

Client	Project Category	Type	Year
Weber Basin Water Conservancy District	Water Rate & Impact Fee Study	Tier 3 Water	2013
West Bountiful City, Utah	Impact Fee Analysis and IFFP	Parks, Recreation, and Trails	2013
West Point, Utah	Impact Fee Analysis	Storm Drain	2013
West Valley City, Utah	User Rate Analysis	General Fund	2013

File Attachments for Item:

5. Discussion and possible adoption of Ordinance 2022-O-02 regarding Title 2 Chapter 2.06
Transient Room Tax

TOWN OF HIDEOUT

ORDINANCE #2022 – O – 02

AN ORDINANCE ADOPTING TITLE 2 CHAPTER 2.06 TRANSIENT ROOM TAX

WHEREAS, the Town of Hideout (“Town”) would like to avail itself of revenue related to transient room tax; and,

WHEREAS, Utah Code 59-12-352 allows the towns to impose a tax known as the transient room tax of up to 1% on charges for amounts paid or charged for tourist home, hotel, motel, or trailer court accommodations and services that are regularly rented for less than 30 consecutive days; and,

WHEREAS, Utah Code 59-12-352 prohibits the Town from imposing the transient room tax which are in a project area plan of the Military Installation Development Authority; and,

WHEREAS, the Town Council for the Town of Hideout finds that the health, safety and welfare of the Town’s residents and tourist will be enhanced by the imposition of 1% for the transient room tax on areas in the Town which are outside of Military Installation Development Authority project area plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Adopted. The following Chapter is hereby adopted.

2.06 Transient Room Tax

2.06.01 Imposed.

A transient room tax is hereby levied on the amounts paid by or charged to persons occupying any transient lodging facility within the Town in the amount of one percent of the amounts paid or charged. However, this transient room tax shall not be imposed on areas within Military Installation Development Authority Act project area plan. The transient room tax levied herein shall be in addition to all other taxes or fees imposed by the state, county, or Town. The transient room tax shall be levied at the same time and collected in the same manner as provided in Utah Code Annotated title 59, chapter 12, part 2, Local Sales and Use Tax Act. As such, the state tax commission shall collect and administer the tax imposed hereby.

2.06.02 - Appropriation of revenues.

Pursuant to Utah Code Annotated section 59-12-352(4), the revenues generated by the tax imposed hereby shall be appropriated for general fund purposes.

2.06.03 - Penalty.


Violation or avoidance of payment of the tax imposed hereby shall subject the violator to penalties provided in section 1.08.010 of this Code in addition to whatever penalties shall be fixed and administered by the state tax commission pursuant to its statutory powers.

Section II: Effective Date. This Ordinance shall take effect upon publication.


Item # 5.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 10th day of February in the year 2022.

TOWN OF HIDEOUT


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

7. Discussion regarding the procedure to obtain a business license in Hideout and update of business licenses issued in 2021 and 2022

2021 Business Licenses Issued

Item # 7.

Customer Number	Business Name	Nature of Business	2021 Business License Number	Date Issued
00001	Cleaning With Pet Perks LLC	pet care, commercial / residential cleaning	202101	1/4/2021
00002	Select Design Interiors, LLC	interior design	202102	1/4/2021
00003	Creative Landscaping & Snow Removal LLC	Landscaping & Snow Removal	202103	1/5/2021
00004	Copper Soul	jewelry	202104	1/5/2021
00005	LM Housekeeping Cleaning	housekeeping	202105	1/21/2021
00006	Snow Patrol Property Services	commercial and residential cleaning and snow rem	202106	1/25/2021
00007	Treasure Mountain Spas	hot tub sales & service	202107	1/28/2021
00008	Todd Hollow Apartments At Deer Mountain LP	apartment complex	202108	2/9/2021
00009	DeLuxe Painting at Park City	Painting Business	202109	3/16/2021
00010	Westwind Services, LLC dba Inspired Finishes	Handyman, Carpenter, Remodel, Tile, Auto Refurbi	202110	3/16/2021
00011	Painting Precision Company	painting	202111	6/10/2021
00012	Max Clean Car Detailing & House Carpets	car cleaning and carpet cleaning	202112	8/11/2021
00013	Jed Renovates	Residential Remodeling	202113	11/3/2021
00014	Bonanza Transportation LLC	Transportation Service	202114	11/23/2021
00015	Yellow Umbrella PCI LLC	Property Management Company	202115	12/14/2021

2022 Business Licenses Issued

Item # 7.

Customer Number	Business Name	Nature of Business	2022 Business License Number	Date Issued
001	Copper Soul	jewelry	20220001	1/1/2022
002	Cleaning With Pet Perks LLC	pet care, commercial / residential cleaning	20220002	1/1/2022
003	Select Design Interiors, LLC	interior design	20220003	1/1/2022
004	Yellow Umbrella PCI LLC	Property Management Company	20220004	1/1/2022
005	LM Housekeeping Cleaning	housekeeping	20220005	1/3/2022
006	LT Design & Development	Design and Development Services	20220006	1/3/2022
007	Todd Hollow Apartments At Deer Mountain LP	apartment complex	20220007	1/6/2022
008	Creative Landscaping & Snow Removal LLC	Landscaping & Snow Removal	20220008	1/11/2022
009	Jed Renovates	Residential Remodeling	20220009	1/19/2022
010	Treasure Mountain Spas	hot tub sales & service	20220010	1/24/2022
011	Max Clean Car Detailing & House Carpets	car cleaning and carpet cleaning	20220011	1/31/2022
012	Bonanza Transportation LLC	Transportation Service	20220012	1/31/2022
013	Westwind Services, LLC dba Inspired Finishes	Handyman, Carpenter, Remodel, Tile, Auto Refurb	20220013	2/2/2022
014	Safe Play Pro	Sport facility consultant & Maintenance	20220014	2/7/2022