

October 21, 2022

From: Boulder Town Planning Commission

To: Boulder Town Council

Subject: Ordinance 2022-4, Regulating Fire Protection in Subdivisions

Submitted for Town Council consideration is a draft ordinance amending Boulder Town requirements for fire protection and the supporting background information.

On October 13, 2022 the Planning Commission voted to send the draft ordinance to Town Council with a recommendation to approve as submitted.

Background

The issue of fire protection was discussed by Town Council at the May 2022 meeting. Because requirements for fire hydrants in subdivisions involve land use ordinances the matter was sent to the Planning Commission. A brief memo clarifying the scope of the request to the Planning Commission was discussed at the June 2022 Town Council meeting. A presentation on the work in progress was made to Town Council at the August 2022 meeting and feedback was provided.

The issue was discussed at the August Planning meeting. A public hearing of the draft Ordinance Regulating Fire Protection in Subdivisions was held at the September 8, 2022 Planning Commission Meeting. A written public comment received from Tessa Barken supported clause (c) waiving the hydrant requirement in single-lot subdivisions and discussing the impact of hydrant cost on affordable housing. After the hearing a similar written comment was received from Dan Pence. At the hearing, Jim Catmull requested that the draft be reviewed by the state fire marshal. Additional questions and comments were made by Mark Nelson, Dan Pence, and Shelley Price-Gipson re effect on insurance rates. Randy Catmull commented from the standpoint of Boulder Farmstead water company. Donna Owen, Nick Vincent, Phoenix Bunke, and Bill Geil also made comments.

John Veranth contacted Ted Black, State Fire Marshal. Mr. Black indicated that he was fine with the ordinance draft, but indicated that 500 feet is used by most other towns, and also considering the Appendices to the fire code. The full email thread is attached for reference.

A range of distances from hydrant to lot line was included in the scope of the Planning hearing. Tina Karlsson made a motion, seconded by Elena Hughes, to change the required distance from 400 feet to 500 feet. The motion passed and the draft sent to Town Council reflects the change.

Regarding the Appendices to the 2018 International Fire Code:

- Appendix A - Appeal board. It would be difficult for Boulder to assemble a team with the qualifications listed but it could do so if a situation were sufficiently complex.
- Appendix B - Fire Flow: This allows the local fire official to reduce flow requirements in rural and suburban areas where full flow is impractical and explicitly allows using NFPA 1142.
- Appendix C - Spacing of hydrants. Allows 500 foot spacing where fire flow requirement is less than 1000 gpm. No buildings in Boulder require higher fire flow.
- Appendix D - Fire Department Access Roads. The town has been requiring a drivable surface and turn-arounds on new subdivisions. As part of community fire safety property owners should be encouraged to at least meet the minimums of the Wildland-Urban Interface Code.

In the April Town Council meeting a motion by Jim Catmull was passed to adopt the latest edition of the fire code. Note that Boulder 151.10 from 1996 refers to the Uniform Codes, but Utah switched to International Codes years ago.

Fire Marshal response to email:

From: Ted Black tblack@utah.gov
Subject: Re: Contact State Fire Marshal
Date: September 16, 2022 at 11:45 AM
To: Veranth Veranth@xmission.com

TB

This looks fine to me. You may consider adopting appendix A,B,C, and D. Read these carefully and only adopt them if they will benefit the town. Most residential hydrant spacing is 500 feet. That being said, there is nothing wrong with what you have proposed. 400 feet spacing may serve your town more effectively. I will be in Bryce the 26. I can run over to Boulder that afternoon if that would be helpful.

Good luck with your ordinance, please let me know if I can help on the 26th.

Ted



Ted Black
State Fire Marshal
Utah State Fire Marshal Office

410 West 9800 South, 3rd Floor

Sandy, Utah 84070

tblack@utah.gov
801-602-7406

On Thu, Sep 15, 2022 at 9:38 PM Veranth <Veranth@xmission.com> wrote:

Thanks for the prompt reply. Attached is the draft ordinance that went to public hearing at the September planning commission meeting.

Additional background: Boulder has adopted the 2018 International Fire Code and the Utah Wildland- Urban Interface Code by reference. There are currently no hydrant requirements as part of the building permit process. The current subdivision ordinances includes under street standards a requirement for hydrants as follows: "Where feasible, all lots shall be located within 400 feet of a fire hydrant, located within the street right-of-way or easement(s), as approved by the town's Fire Marshal".

On Sep 15, 2022, at 12:54 PM, Ted Black <tblack@utah.gov> wrote:

John:
You can send it to me and I will review it.
Ted



Ted Black
State Fire Marshal
Utah State Fire Marshal Office

410 West 9800 South, 3rd Floor

Sandy, Utah 84070

tblack@utah.gov
801-602-7406

On Thu, Sep 15, 2022 at 9:30 AM <Veranth@xmission.com> wrote:

Name - John Veranth

Phone - 435-335-7471

Email - Veranth@xmission.com

Resident of Utah - yes

Pertaining To - laws

Message - I am a member of the Boulder Town Planning Commission and have been working on revising the fire protection section of our subdivision ordinance. At our public hearing on the changes I was asked by a Town Council member to have the State Fire Marshal office review and comment on the draft before sending it to Town Council. What is the email of the appropriate person to whom I can send our public hearing draft? Thank you for any assistance. In a small town we lack the depth of expertise available in larger municipalities.