

Implementation Plan for Fire Safety and Fire Equipment Access to the Soapstone Summer Home/ Forest Service Area

Introduction

The Implementation Plan (the Plan) has been developed at the request of the Wasatch County Fire District (the District) to ensure that the residents of the Soapstone Summer Home Association (the Association) maintain certain minimum fire safety standards, adopt certain fire safety recommendations, and to provide for emergency vehicle access to respond to fire and emergencies within the Association area. The Plan is designed to be implemented on a phased in basis over a reasonable period of time in order to control costs to the Association and to demonstrate continuing process toward the implementation of all standards and recommendations. Both the District and the Association will work together to ensure that the Plan is monitored and updated on an annual basis. Nothing in this plan is intended to remove or shift any liability from the Association to the District.

The Plan will be outlined in an Executive Summary and then detailed in a document known as the Implementation Plan. All members of the Association will receive both the Executive Summary and the Plan at the annual meeting which will be held in February 2007.

Implementation Plan--Executive Summary

The Implementation Plan is divided into three parts. The first part addresses general fire safety recommendations that all homeowners in the Association are asked to observe. This part also includes a fire safety training program. Fire safety training will also be presented at each annual meeting for the benefit of homeowners. The second part of the Plan is designed to provide fire safety regulations in a step by step process that homeowners need to follow when adding an addition on a cabin, making structural modifications to a cabin or rebuilding a cabin. Finally, in part three of the summary, there is an outline of the improvements that the Association will make to driveways and common road areas for access for fire and emergency equipment.

The Plan is designed to meet the needs of the Association and the District. It is written in an easy to read format and is intended to provide basic information that meets minimum standards. Each member of the Association is encouraged to make fire prevention and safety a top priority both for individual cabin sites and for the common areas that everyone shares.

Implementation Plan---Part One General Fire/Safety Recommendations

It is important that each homeowner in the Association familiarize themselves with the basic fire safety recommendations for both their own cabin and the common areas that they share with others. It is important that these recommendations are also shared with all visitors and extended family members who may be occasional or frequent users of the cabins and the surrounding area.

The Soapstone Summer Home area is located about 15 miles east of Kamas, Utah. Kamas is the location of the nearest fire department to the cabin area. The nearest fire department that is in the same county as the cabin area is in Heber City. Response time from either location would be over one half hour from Kamas and even longer from Heber City. There is no telephone service from either land lines or from a cell tower in the Soapstone area. Therefore, there are no rapid communication connections that can be made short of driving down the canyon to Kamas.

The lack of communication service and the distances for fire department response leaves the Soapstone Summer Home area without any practical means of fire protection or emergency services. The most effective way, therefore, of fighting fire and handling emergencies is through a concerted effort to plan, train, and implement fire/safety recommendations for each cabin and the common areas.

Recommendations

1. All cabins must comply with fire safety clauses in the Forest Service Permits.
2. All cabins must have smoke detectors installed in all sleeping areas and fireplace areas. Batteries should be replaced at the beginning of every summer season.
3. Each cabin must have at least one and preferably more than one fire extinguisher with an Underwriters laboratory rating of 2A-20BC rating. These extinguishers should be certified once each year by a company that certifies that the extinguisher is properly charged and operable.

4. Cabin owners must brief their guests on the procedures to follow in case of fire. This will include knowledge of alternative exits from a cabin as well as the use of extinguishers.
5. Cabin owners should inspect their electrical wiring and make sure that it is compliant with current codes. Extension cords should never be used as an alternative to proper wiring.
6. Firewood and other combustible material must not be kept under porches and decks or stored near a cabin.
7. Flammable liquids should not be stored in cabins. If they are on the property, they should be in approved containers where they can be protected from fire.
8. A hose and nozzle should be on a separate water line, so that even when the water to the cabin is shut off or if the cabin is not occupied, water remains to the hose and nozzle. The hose should be long enough to reach around the cabin. The hose should be easy for any passerby to find.
9. Debris must be removed from cabin roofs at least once each season. Spark arresters shall be maintained in good order.
10. All appliances in cabins must be in good repair and propane lines should be inspected to make sure they meet code and do not leak.
11. Cooking devices must not be left on for extended periods of time without someone present in the cabin.

It is recommended that the Association should appoint a subcommittee of the board to update these fire /safety standards on an annual basis. The committee should also do a general inspection of all common areas and note any deficiencies to the board in an annual report. This report should be communicated to the Association owners at the annual meeting. The subcommittee should also make an annual contact with the fire department in Kamas to make sure they have a map of the Association area and a key to the gate.

Implementation Plan—Part Two

Whenever a cabin owner wishes to make a structural change to a cabin or expand a cabin by adding a room, the owner must first apply for approval from the Forest Service and then must secure a building permit from Wasatch County. This also includes plans to build outbuildings. The building permit process in Wasatch County includes an approval for fire safety review and approval from the Wasatch County Fire District.

Recommendations

1. A cabin owner must notify the chair of the Association (email is sufficient) that the owner desires to structurally change or add a room to an existing cabin. This is considered a courtesy notification and will allow the board to be aware of improvements taking place in the summer home area.
2. A cabin owner must then apply to the Forest Service for approval. Site plans and building plans may be required.
3. Once the cabin owner receives Forest Service approval, an application for a building permit from the Wasatch County Planning department is required. Site plans and building plans must also be submitted.
4. As part of the Planning Department process, a review by the Wasatch County Fire District will be conducted for fire and safety access to the cabin. A review will also take place with the Wasatch County Health department for a septic system if such a system is desired.
5. The Wasatch County Fire District will require that the driveway (from the nearest road to the cabin) must have a “clearance width” of 20 feet and must end in a “turn around” or a “hammer head” configuration where ever possible to allow a fire truck or emergency vehicle the ability to turn around and exit. A “clearance width” is described as the distance between any trees, with the brush at the edges of the drive way cut level with the ground.
6. The cabin owner is not required to install a wet or dry sprinkler system in the new addition or remodeled structure.
7. Once approval has been given the cabin owner must comply with required inspections before final occupancy of the new addition or improvements are given.
8. In the case of a cabin owner desiring to do a total tear down of a current cabin and to rebuild new, all of the above steps must take place. The only difference is that in the case of a new structure, the Wasatch County Fire District will require a wet or dry sprinkler system be installed as part of the approval process.

Implementation Plan---Part Three

This part of the Plan is entirely devoted to recommendations for a year by year phased project to widen the Associations access roads where ever possible, provide turnouts where ever possible, and create turnarounds and hammer head configurations where ever possible for fire and safety vehicle access. These improvements must be approved by the Forest Service in accordance with their review and also approved by the Wasatch County Fire District.

It is imperative over the long term that the Association improves the internal roads so that they are passable for fire and safety vehicles. It is understood in this plan that the recommendations will be phased over several years to alleviate a burdensome cost for improvements in any one given year. The Wasatch County Fire District understands that steady progress toward the total plan can be made by gradually implementing all of the recommendations listed below. Annual reviews will occur to make sure that the Association is following the plan and implementing the program as designed.

Recommendations

FIRST YEAR----- 2007

1. Prepare a site map of the Soapstone Summer Home area main roads. Identify all potential places for widening or for “turn outs”, “turnarounds”, or “hammerhead” configurations for access and egress by fire and emergency vehicles.
2. Identify all places for removal of trees and other modifications which would change topography or drainage. Submit to Forest Service for approval.
3. Identify road improvements for weigh bearing and smoothness.
4. Identify where brush needs to be removed from the side of the roads, level to the ground, to achieve at least a 20 foot clearance from any obstacles.
5. Check width of gate for clearance distances of 20 feet and check width of forest Service Bridge over the Provo River for clearance distances of 20 feet. Also check rating of bridge to make sure the weight of fire and emergency vehicle can be accommodated.
6. Appoint a sub-committee to carry out recommendations, review standards and program annually.
7. **Remove brush from sides of road from the gate to the “Y” subject to Forest Service approval.**
8. **Remove any trees from side of road from the gate to the “Y” that does not meet the 20 foot clearance standard, subject to Forest Service approval.**

SECOND YEAR----- 2008

1. Report to Cabin Association at the annual meeting, February 13, 2008, on the subcommittee’s progress addressing 2007 recommendations.
2. Recommendations for 2008:
 - a. **Remove brush (20 foot clearance) from sides of road from the “Y” to the end of lot 8 (left side going up), subject to Forest Service Approval.**

b. **Remove brush (20 foot clearance) from sides of road from the “Y” to the beginning of lot 13 (right side going up), subject to Forest Service Approval.**

c. **Maintain brush removal from gate to “Y”.**

d. **Remove any trees from the side of the road to maintain a 20 foot clearance standard as referenced in 2 (a) and (b), subject to Forest Service Approval.**

3. Check and record width of association gate at entrance of cabin area and Forest Service Bridge over the Provo. Also, check and record weight bearing capacity of bridge.

4. Continue to work with Forest Service and the Wasatch County Fire District to establish appropriate and feasible “cut outs” and “turn a rounds” for fire and emergency vehicles.

THIRD YEAR -----2009

1. Report to Cabin Association at the annual meeting, February 18, 2009, on the subcommittee’s progress addressing 2008 recommendations.

2. Recommendations for 2009:

a. **Remove brush (20 foot clearance) from left side of “Y” road near lot 8 to the end of roadway, subject to Forest Service Approval.**

b. **Remove brush (20 foot clearance) from right side of “Y” road near lot 13 to the end of roadway, subject to Forest Service Approval.**

c. **Maintain brush removal from gate to “Y” and to lot 8 (left side of “Y” and lot 13 (right side of “Y”).**

d. **Remove any trees from the side of the road to maintain a 20 foot clearance standard as referenced in 2 (a) and (b), subject to Forest Service Approval.**

3. Continue to work with Forest Service and the Wasatch County Fire District to establish appropriate and feasible “cut outs” and “turn a rounds” for fire and emergency vehicles.

a) Improve the “Y” as a turn around.

b) According to the engineering plan, widen the road near lot 8.

c) According to the engineering plan, widen the road near lot 34.

FOURTH YEAR-----2010

1. Report to Cabin association at the annual meeting, February 11, 2010, on the subcommittee's progress addressing the 2009 recommendations.
2. Recommendations for 2010:
 - a. Remove brush (20 foot clearance) from all association roads.
 - b. Remove any trees from the side of the road to maintain a 20 foot clearance as referred to in 2 (a) and (b), subject to Forest Service approval
 - c. Add gravel to all approved turn-outs, hammerhead turns, and turn arounds.
 - d. Investigate an automatic gate opener to the main gate for Wasatch County emergency vehicles and equipment.

FIFTH YEAR-----2011

1. Report to Cabin association at the annual meeting, February 18, 2011, on the subcommittee's progress addressing the 2010 recommendations.
2. Recommendations for 2011:
 - a. Remove brush (20 foot clearance) from all association roads.
 - b. Remove trees from the sides of the road to maintain a 20 foot clearance as referred to in 2 (a) and (b), subject to Forest Service Approval.
 - c. Add gravel to all approved turn outs, hammerheads, and turn arounds.
 - d. Set aside money for an automatic gate opener to the main gate for Wasatch County emergency vehicles and equipment, if the Fire Service requires the automatic gate opener and it is within reasonable amount (not to exceed \$500.00).

SIXTH YEAR-----2012

1. Report to Cabin association at the annual meeting, March 1, 2012, on the subcommittee's progress addressing the 2011 recommendations.
2. Recommendations for 2012:
 - a. Remove brush (20 foot clearance) from all association roads.
 - b. Remove trees from the sides of the road to maintain a 20 foot clearance as referred to in 2 (a) and (b), subject to Forest Service Approval.
 - c. Add gravel to all approved turn outs, hammerheads, and turn arounds.
 - d. Review criteria for automatic gate and work with Forest Service to identify an appropriate gate mechanism that will fit our pricing strategy and provide access to Fire Service.

