



ORDINANCE ACTION

TO: Huntsville Town
FROM: Huntsville Town Council
DATE: January 20, 2025
RE: Ordinance 2025-12-04 Wildlands Urban Interface Code

At the Town Council Meeting on January 7, 2025, the Huntsville Town Council approved Ordinance 2025-12-04 Wildland Urban Interface (WUI) Code which adopts the WUI building code including the sensitive lands/hazardous area map in accordance with Utah HB 48.

The Wildland-Interface building code was designed to preserve WUI areas and protect properties at risk from wild fire. Adoption of the WUI limits and standards is required for Huntsville Town to remain eligible for certain state reimbursements and funding related to wild fire mitigation and response.

A blue ink signature of the name "Nikki Wolthuis".

Nikki Wolthuis, Clerk

**HUNTSVILLE TOWN
ORDINANCE 2025-12-04**

WILDLAND-URBAN INTERFACE CODE

**AN ORDINANCE OF HUNTSVILLE, UTAH, ADOPTING CHAPTER 6.11 ENTITLED
“WILDLAND-URBAN INTERFACE (WUI) BUILDING CODE” INCLUDING THE WUI
SENSITIVE LANDS/HAZARAD AREA MAP IN ACCORDANCE WITH THE 2025 UTAH
LEGISLATURE HB 48; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Huntsville Town is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, the Utah State Legislature in 2025 enacted House Bill 48 entitled “Wildland Urban Interface Modifications,” which among other things requires counties and municipalities to adopt that Wildland-Urban Interface (WUI) building code, limits, and standards and to preserve WUI areas and protect properties at risk from wildfire;

WHEREAS, under the State Legislature’s 2025 House Bill 48, the Utah Division of Forestry, Fire and State Lands (“Division”) directed the Town to create a “high-risk WUI map” which the Town implements as part of its existing “Sensitive Lands/Hazard Area Overlay Map” to include the “high-risk WUI map” (WUI Map) and the statute establishes requirements for adoption of WUI building code with limits and standards for structures located in WUI areas;

WHEREAS, the City finds that the WUI and its required WUI Map is a topographical/geography sensitive lands/hazard area that is, the intermix or interface of structures and vegetation in proximity to wildland fuels that pose a threat to life, property and the public welfare, and that adoption of this Ordinance and Map provides for public safety, preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town as a measure to reduce wildfire risk;

WHEREAS, House Bill 48 provides that adoption of the WUI limits and standards is required for the Town to remain eligible for certain state reimbursements and funding related to wildfire mitigation and response;

WHEREAS, the Town seeks to implement the WUI Building Code referenced in House Bill 48, and has considered its application within the City boundary and seeks to establish a local WUI Map consistent with state guidance;

WHEREAS, the Town, in accordance with this unfunded State mandate, Weber Fire District, and the Town's departments, has completed preparation of a WUI Map, identifying areas within the Town that are subject to increased wildfire risk based on history, vegetation, fuels, topography, and structural exposure;

NOW, THEREFORE, be it ordained by the Town Council of Huntsville Town as follows:

Section 1: Repealer. Any Ordinance or portion of the Municipal Code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Adoption. Chapter 6.11 of the *Huntsville Town Municipal Code* is amended as follows:

Chapter 6.11 **Wildland-Urban Interface Code**

Sections:

06.11.010 Definitions.

06.11.020 WUI Building Code Adopted.

06.11.030 Adoption of Wildland-Urban Interface (WUI) Map.

06.11.010 Definitions.

For purposes of this Chapter, the following definitions apply:

1. "High-Risk WUI Property" means a property or structure located in the WUI Map where there may exist elevated wildfire risk exposure.
2. "Local fire authority" means Weber Fire District.
3. "WUI Building Code" means the most current version adopted by the State of Utah of the International Wildland-Urban Interface Code (IWUIC), a set of model regulations from the International Code Council (ICC) designed to reduce property loss from wildfires in areas where structures meet wildlands. It establishes requirements for building materials, construction methods, and land use to make structures and communities more resilient, including provisions for ignition-resistant construction, defensible space, emergency access, and water supply.
4. "WUI Map" means the Sensitive Lands/Hazard Area Map adopted by the Town that include the WUI Area designated in said WUI Map.
5. "Wildland-Urban Interface (WUI) Area" means any area within the Town boundary in which structures are adjacent to, intermingled with, or threatened by wildland fuels and which has been designated by map as subject to certain limits on development and the WUI Building Code.

06.11.020 WUI Building Code Adopted.

1. Adoption. The Town hereby adopts and incorporates herein, by this reference, the most current version of the WUI Building Code as adopted by the State of Utah.

2. **Applicability.** The WUI Building Code shall only apply to all new structures, additions, renovations triggered by applicable thresholds, and landscaping/site work within the WUI Area as designated herein.
3. **Conflict.** Where a conflict exists between existing Municipal Code and the WUI Building Code adopted herein, the WUI of this Chapter provisions shall govern as provided by law.
4. **Development.** The Town shall enforce the WUI Building Code as part of its subdivision, site plan, building permit, inspection, and code enforcement processes, in cooperation with the local fire authority and applicable Town departments.
5. **Grandfather.** Existing structures within the WUI Zone are not required to retrofit. However, when an existing structure triggers a permit for renovation or addition, the permit review shall include compliance with this Chapter.

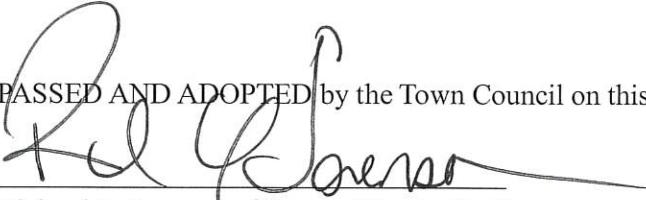
06.11.030 Adoption of Wildland-Urban Interface (WUI) Map.

1. **Mapping.** The Wildland-Urban Interface Area Map (“WUI Map”) the most current version of the WUI Map adopted by the Utah Division of Forestry, Fire and State Lands (“Division”), as amended and updated by the Division, is hereby adopted as the WUI Map. The WUI Map delineates those areas within the Town that are determined to be at elevated risk of wildfire based on criteria including history, fuel conditions, structure exposure, vegetation type, density, slope, topography, geography, access limitations, and proximity to wildland fuels.
2. **WUI Map.** The Town hereby adopts and approves the WUI Map, attached hereto and incorporated herein by reference as Exhibit A, as the Official WUI Map to be included in the Town’s Sensitive land/Hazard Area Overlap Map and as a component of this Chapter.
3. **Notice.** The Town shall provide any notice that may be related to the WUI Map.
4. **Construction Limits.** New structures or development within the area designated on the WUI Map shall comply with the WUI Building Code. Efforts shall be made to protect open WUI Area as part of open space, a conservation subdivision, or otherwise as part of site plan or other similar development approval.
5. **Update.** The Town shall review and, if necessary, update the WUI Map as needed or required by State Law.

Section 3: **Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

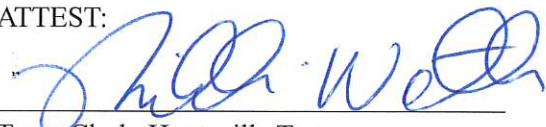
Section 4: **Effective date.** This Ordinance take effect immediately upon mayoral approval and posting.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen	X			
CM Bruce Ahlstrom	X			
CM Sandy Hunter	X			
CM Lewis Johnson		X		
CM James Truett	X			


PASSED AND ADOPTED by the Town Council on this 7 day of January, 2026.

Richard L. Sorensen, Mayor of Huntsville Town

ATTEST:


Linda Weller

Town Clerk, Huntsville Town

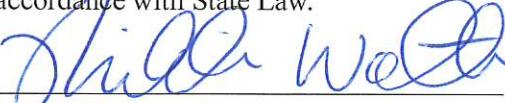
RECORDED this 19 day of January, 2026.

PUBLISHED OR POSTED this 19 day of January, 2026.



CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Recorder Clerk of Huntsville Town, hereby certify that the foregoing Ordinance was duly passed and published or posted in accordance with State Law.


Linda Weller DATE: 1-19-26
Huntsville Town Clerk

