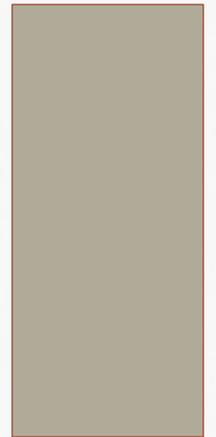


WILDLAND URBAN INTERFACE MAPS & BUILDING CODE

KATIE VILLANI, PLANNER



SYNOPSIS

- Ordinance 2026-06 - Wildland Urban Interface (WUI) Modifications Code and Maps
- Pursuant to H.B. 48 (2025), amend Midway Code Chapter 12.03 to:
 1. Adopt Utah Division of Forestry, Fire & State Lands (FFSL) High Risk WUI Map;
 2. Adopt the Utah WUI Code (Building); and
 3. Adopt the Midway WUI map identifying the boundary in which the WUI Building Code will apply and be subject to enforcement.

I. HIGH RISK WUI MAP (STATE FFSL)

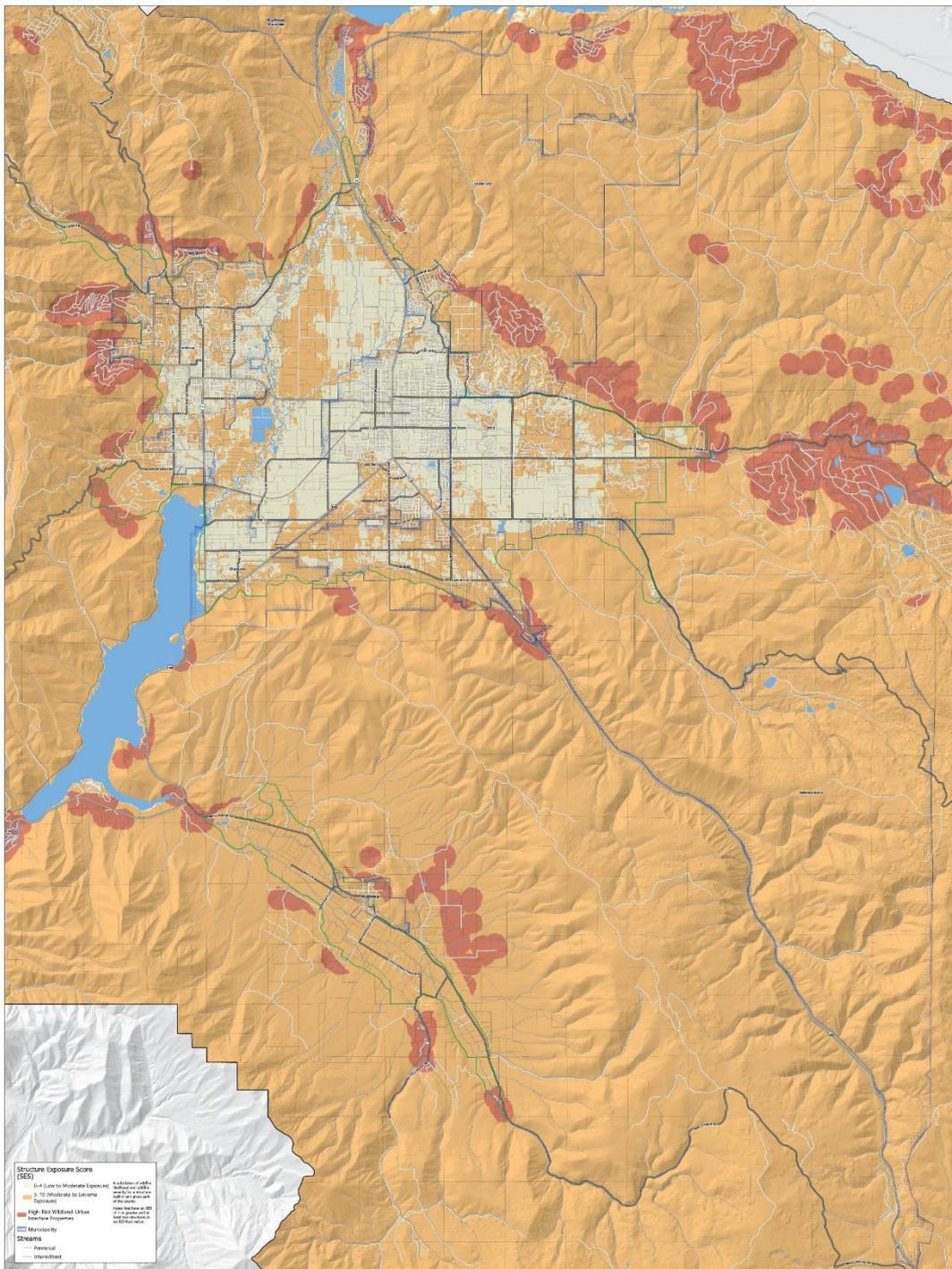
- H.B. 48 (2025) required **state** to create map. Published last week of December, 2025.
- Depicts High Risk WUI.
- Properties in High Risk WUI are subject to assessment of fee in amount set by FFSL.
- Part of fee retained by county to mitigate fire costs, remainder to FFSL.
- Casualty insurer to rely solely on map in determining high risk.
- If insurers cancel, fail to renew, or raise premium by 20%+, must notice facts.

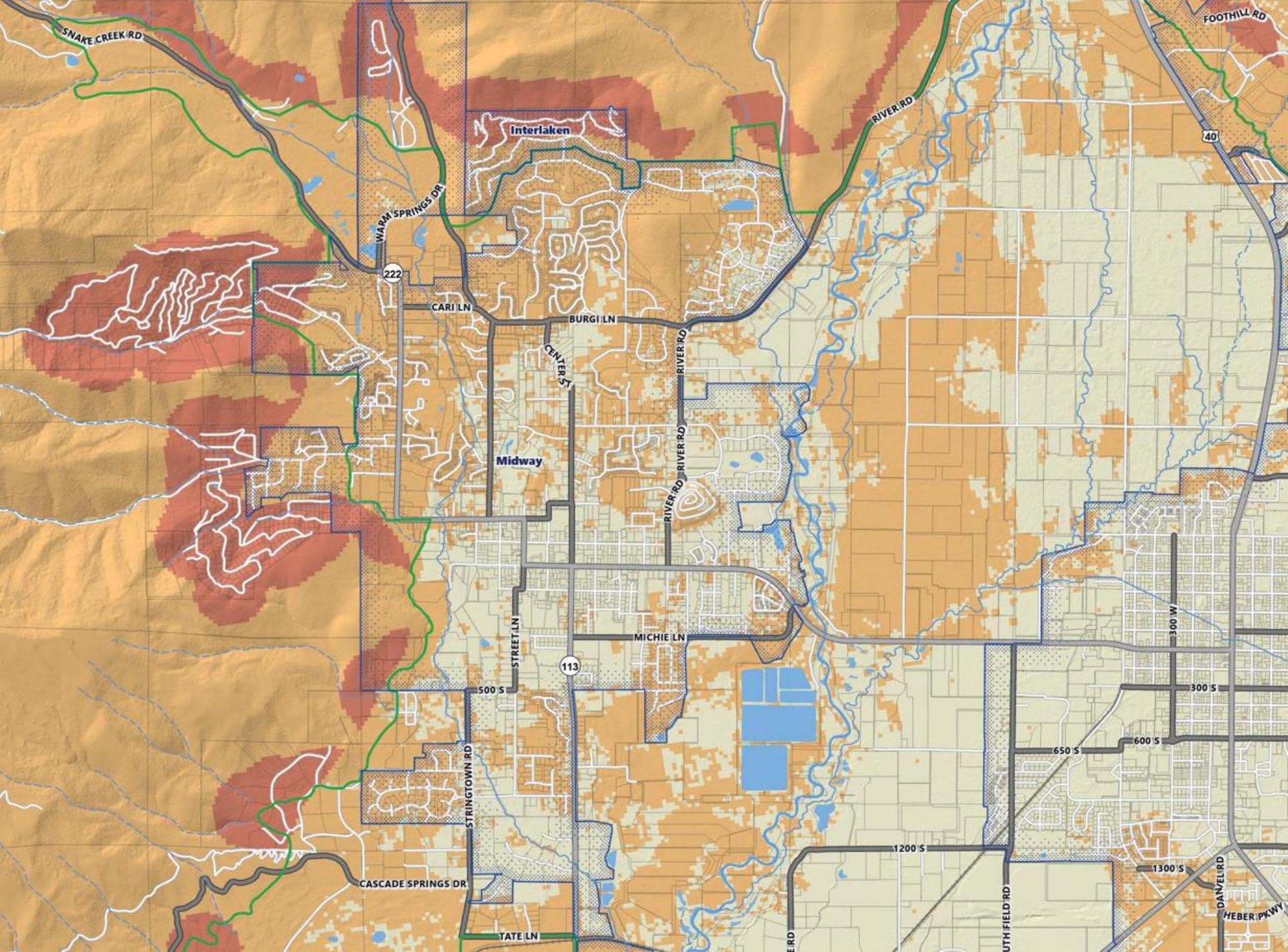


URBAN

WILDLAND

WUI





II. UTAH WUI CODE (BUILDING)

- Adopted 2006 (based upon 2003 International WUI Code)
- Proposed legislation to adopt 2024 code but not yet passed.
- HB 48 requires municipalities to adopt Utah WUI code.
- WUI code requires fire hardening measures:
- **Examples:** site plans shall include topography, width and percent grade of access roads, landscape and vegetation details, locations of structures and building envelopes, existing or proposed overhead utilities, roof classification, types of ignition-resistant construction, water supply systems, etc.

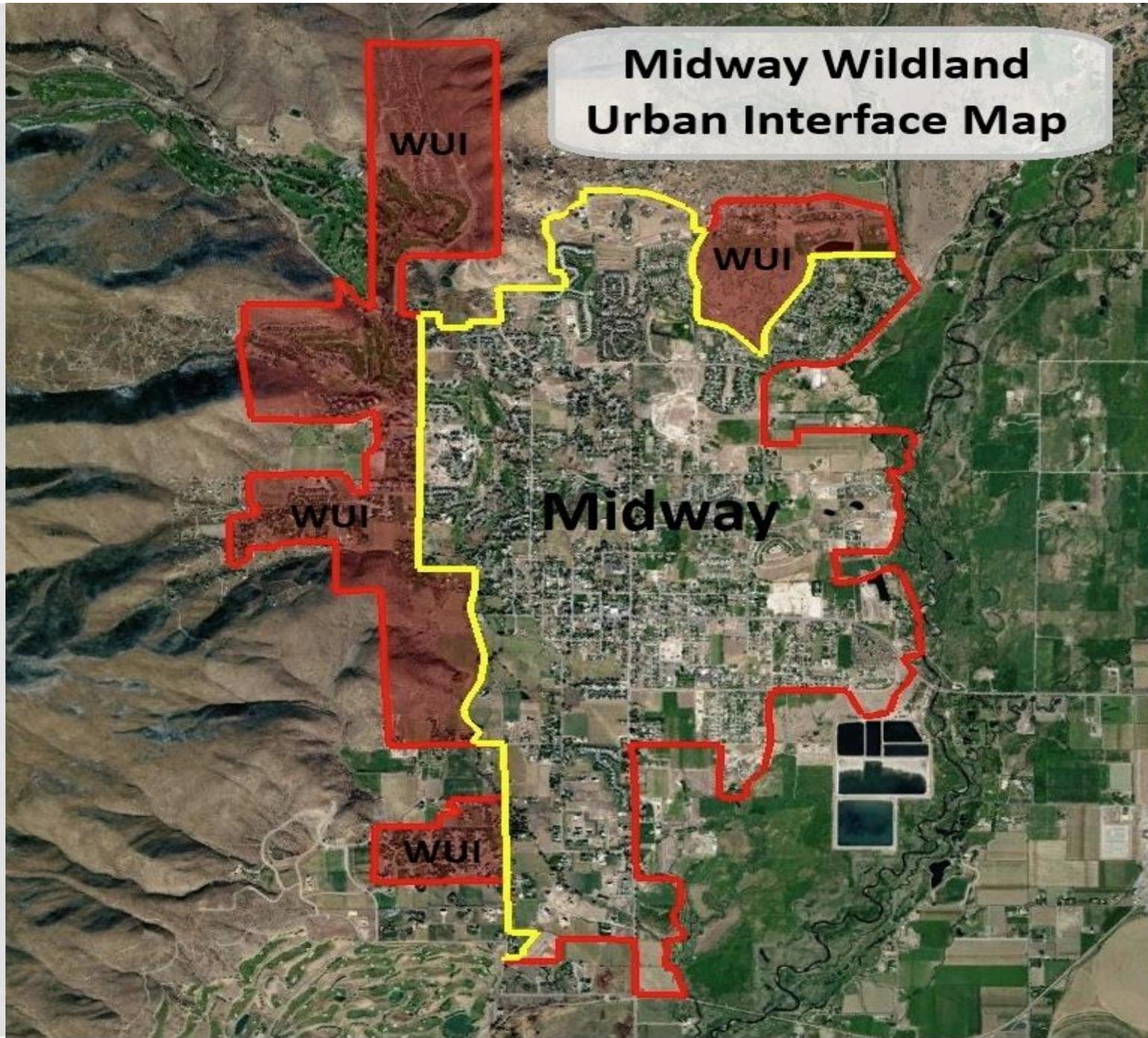
II. UTAH WUI CODE (BUILDING)

- Vegetation management plan
- Fire protection plan may be required.
- Fire apparatus access requirements.
- Ignition-resistant construction standards.
- Eaves and soffits protected on exposed underside by materials approved for a minimum of 1 hour fire-resistance-rated construction. Similar requirements for fascias and exterior walls.
- Gutters and downspouts noncombustible materials.
- Underfloors enclosed to ground.
- Exterior window and door requirements.
- Restrictions on venting.
- Defensible space requirements (10 feet).

III. MIDWAY WUI MAP

- HB 48 requires **City** to create and adopt to identify area in which the WUI Building Code w
- Developed in coordination with County Fire Department and consistent with state risk assessments and historic county WUI map.
- Relies on easily identifiable boundaries like streets and natural boundaries, while avoiding dividing subdivisions and similar properties.
- Midway WUI is confined to west and north sides of Midway, as depicted on the WUI map (attached)
- **Note:** Midway WUI map is different from the State FFSL High Risk WUI map! Midway map shows where WUI Building Code applies. State map identifies areas at high risk where properties will be subject to fee assessment.

Midway Wildland Urban Interface Map



WEST

- To the west, the Midway WUI is bounded by the City boundary to the west and Homestead Drive, portions of snake creek, and Stringtown Road to the east.
- This boundary is consistent with the traditional County WUI line, follows easily identifiable boundaries, avoids bisecting developments, and acknowledges the existence of sloped areas, vegetation including oak brush, and the history of multiple fires from the west.

NORTH

- To the north, the proposed WUI boundary follows the City boundary and subdivision boundaries.
- The boundary aligns for the most part with the traditional County WUI boundary, follows easily identifiable boundaries, avoids bisecting developments, identifies areas of heightened risk in accordance with the state map and state findings of fact, but acknowledges the lack of history of fire proceeding southward from the north, and attempts to define a reasonable WUI boundary in which the WUI building code will apply and be subject to enforcement due to reasonable risk.

DISCUSSION

- Midway Code Chapter 12.03 provides a mechanism for adoption of state and international Code(s)
- In order to comply with the mandates of HB 48, staff propose a code text amendment to add a new section **12.03.110** Wildland Urban Interface Code and Maps through which the City will adopt 1) the High Risk WUI Map; 2) the State WUI Building Code; and 3) the Midway WUI map identifying where the State WUI building code will apply in Midway.

12.03.110 Wildland Urban Interface Code and Maps

Pursuant to Utah H.B. 48 “Wildland Urban Interface Modifications” (2025), Midway City adopts the following by reference:

1. The current High-Risk Wildland Urban Interface (WUI) Map created and published by the Utah Division of Forestry, Fire and State Lands (FFSL), which establishes the high-risk WUI boundary identifying areas that present an elevated risk of wildfire and identifies where properties with structures will be classified and assessed a fee;
2. The current Utah Wildland-Urban Interface Code as published by the International Code Council and adopted and amended by the State of Utah, along with all appendices; and
3. The Midway Wildland Urban Interface Map, and any amendments to said map which may be adopted by the City by ordinance| from time to time in accordance with this provision. The Utah Wildland-Urban Interface Code referenced above shall apply and be enforceable within those areas designated as the Wildland Urban Interface (WUI) on the Midway Wildland Urban Interface Map.

Commencing on the date of adoption of this ordinance and continuing, the adopted Codes and Maps referenced in Chapter 12.03 of the Midway City Code above shall be automatically updated and superseded by any more recently published editions of the same Codes and/or Maps, which shall be effective immediately unless the City formally acts to amend or delay such update(s) through a separate ordinance.

DISCUSSION

- The last paragraph has been added to avoid the necessity of amending code every time the state adopts a new WUI building code.
- Planning Commission review is not required because the proposed amendment does not involve land use applications under Chapter 16 of the code.

POSSIBLE FINDINGS

1. The proposed amendment to Midway City Code Chapter 12.03 effectuates compliance with governing State Law, including House Bill 48 (2025).
2. The proposed amendment adopts the State High-Risk Wildland Urban Interface Map, as required by state law.
3. The proposed amendment adopts the current Utah Wildland-Urban Interface (Building) Code, as required by state law.
4. The proposed amendment creates and adopts a Midway Wildland-Urban Interface Map defining the boundary of areas in which the Utah Wildland-Urban Interface (Building) Code will apply in Midway and be subject to enforcement, as required by state law.
5. The proposed amendment is consistent with the intent, language, and construction of the existing Midway City Code, including Chapter 12.03.
6. The purpose of the local construction and property regulations is intended to reduce the risk of and damages resulting from wildland fires spreading to structures and structure fires spreading to other structures and wildland.

POSSIBLE FINDINGS CONTINUED

7. The findings of fact forming the basis for the proposed Midway WUI Map include the following:
 - The proposed WUI areas fall within areas identified by FFSL as having a Structure Exposure Score of 5 or higher;
 - Areas of combined slope and significant vegetation, including areas of oak brush and its burning characteristics, are included in the proposed Midway WUI (see, e.g., Burgi Hill, Lime Canyon, Swiss Alpine, etc.), as are areas with a history of fire.
 - The proposed Midway WUI Map takes into consideration physical location. For example, Burgi Hill Ranches is included in the proposed Midway WUI due to its physical location between two hills, including Burgi Hill, and the presence of higher amounts of vegetation than developments like Dutch Fields or The Reserve. If conditions change, the map will change accordingly.

8. The City will review the Midway WUI Map annually to ensure the map considers and reflects current conditions, including changes in conditions, risk, and applicable law.