NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a public hearing on **Thursday, November 20, 2025 as close to 6:00 P.M**. as possible, in the Holladay City Council Chambers, 4580 S 2300 E, Holladay UT.

In accordance with State of Utah HB4 the City Council will review a recommendation on proposed amendments to Title 13 of the Holladay City Code, Land Use and Development Regulations. The amendment establishes what is called an "Wildland Urban Interface Fire Code" (WUI). The WUI code will apply to certain mapped properties that are next to or close to larger areas with natural vegetation and applies special regulations intended to:

- Reducing the risk created by wildfires;
- Protect life and property;
- Support emergency management best practices;

Properties highlighted on the proposed overlay zone map would be subject to additional fire code requirements related to the construction of new buildings, additions to existing buildings, roofing materials, building materials, and creating defensible space by adding specific landscaping provisions intended to provide spaces between landscaping and buildings.

The proposed amendment is available for public inspection on the City's website www.holladayut.gov and at City Hall during normal business hours.

The public can watch the live video stream of the meeting remotely at https://www.holladayut.gov/government/agendas_and_minutes.php. To make a public comment or to provide input during any public hearing, you can do so in the following ways:

1. In-person attendance at Holladay City Hall.
2. Email your comments by 5:00 PM on the meeting date to scarlson@holladayut.gov or call 801-527-3890.

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: Thursday, November 6, 2025 at 4:30 pm
Stephanie N. Carlson MMC,
City Recorder City of Holladay

Understanding WUI Zone vs. Forestry, Fire and State Lands's High-Risk WUI Boundary

1. What is a Wildland-urban Interface (WUI) Zone?[1]

WUI Zone is defined in Utah code as: 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.

Declaring WUI Zones is required by the Utah WUI Code in Chapter 3. This is where the WUI Code is applicable and enforceable by Authority Having Jurisdiction (AHJ).Typically designed by the local agency and determined by analyzing findings of fact like distance to wildlands, presence and density of flammable vegetation, weather, slope, road access, density of structures etc.-

- Forestry, Fire and State Land (FFSL) recommendations for developing your WUI Zone
    - Review risk levels and map layers in the "Themes" section of Utah's Wildfire Risk Assessment Portal (UWRAP)
        - Theme layers include: Wildfire Hazard Potential, Risk to Drinking Watershed and Population, Burn Probability, Damage Potential, Structure Exposure Score (SES), Conditional Risk to Potential Structures, and Risk to Potential Structures
    - UWRAP Structure Exposure Score (SES) theme layer where the SES is categorized as 5 or higher is recommended to reference when determining a WUI Zone.
        - SES score takes into account burn probability, damage potential and includes ember loading.

2. What is FFSL's High-Risk WUI Boundary?

The Division of Forestry, Fire & State Land's (FFSL) high-risk WUI boundary specifically identifies WUI areas that present an elevated risk of wildfire. This high-risk boundary is a more refined assessment and is determined by:

- Areas where there is an SES of 7+ combined with structure density and refined by local subject matter experts, as determined by the division.

Identifying the high-risk WUI boundary is required of the division by 2025's House Bill 48. Properties with structures within the high-risk WUI boundary will be assessed an annual fee and encouraged to have a certified WUI lot assessment. These assessments identify ways in which the property owner can reduce their wildfire risk through improving their defensible space and ignition resistant construction.

3. Why are these distinctions important?

- A WUI zone is created by the AHJ where the WUI Code is applicable and enforceable.
- The High-Risk WUI boundary is created by the state, determining where properties with structures will be classified and assessed a fee.

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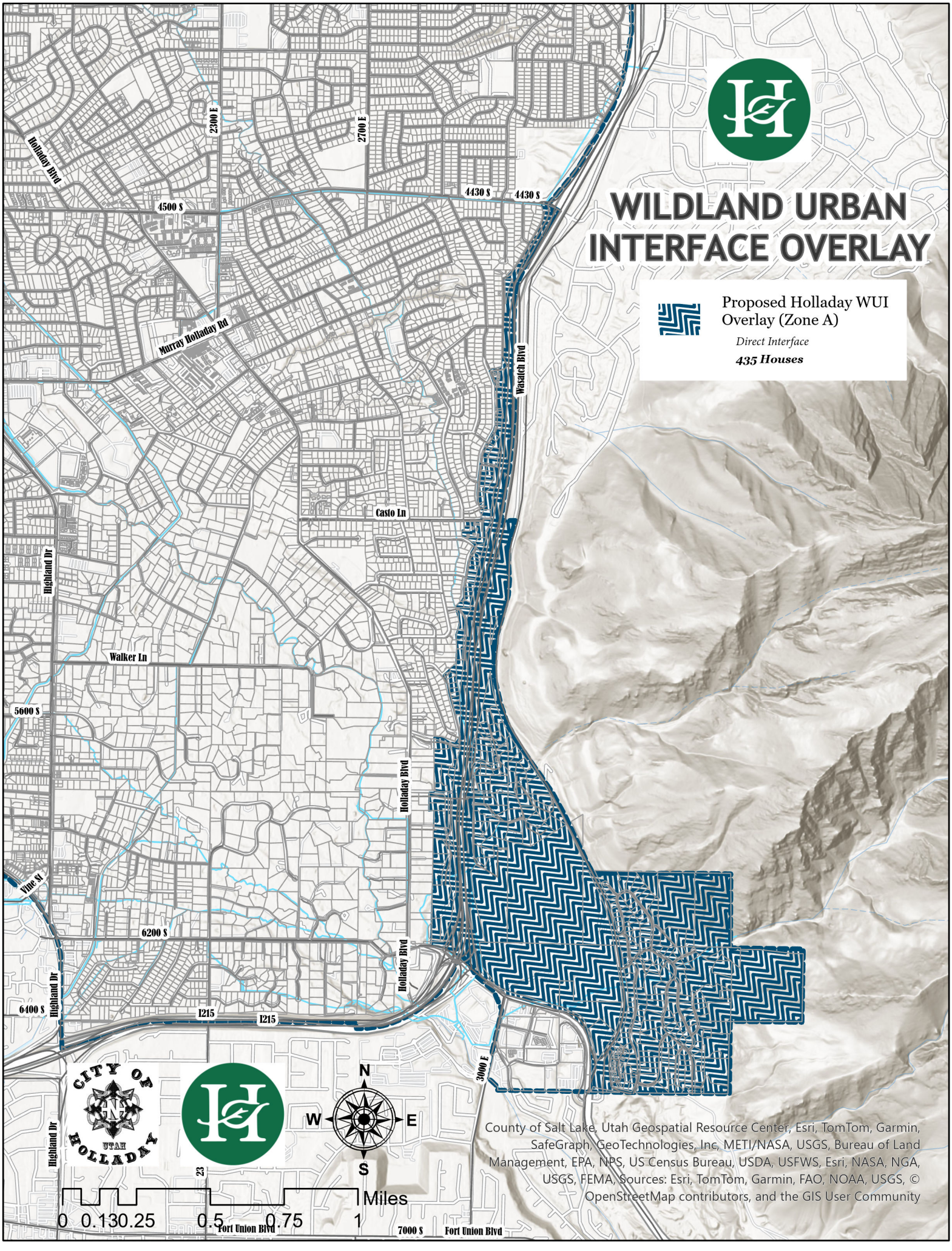
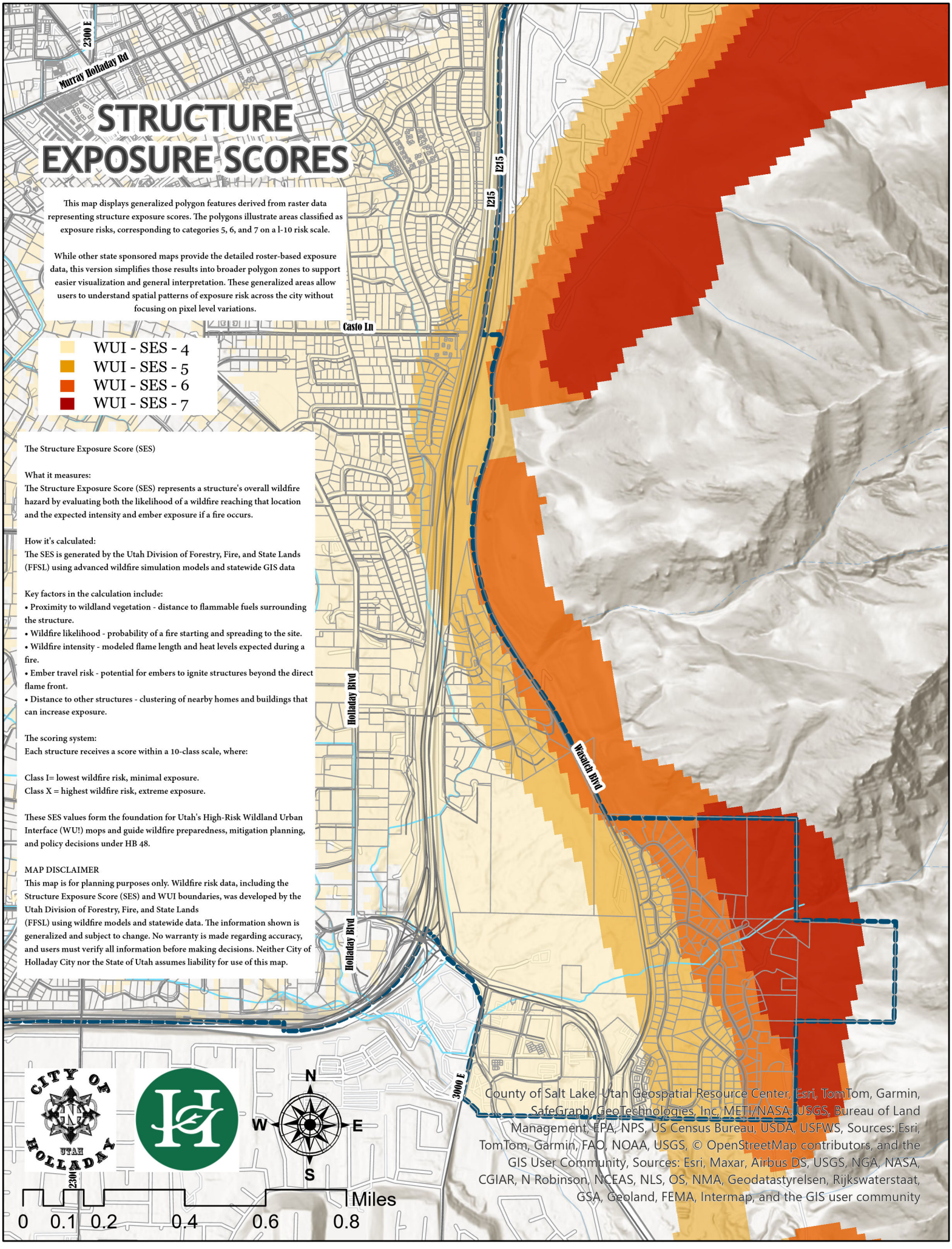
[1]AHJ's have their own criteria and methodologies for defining their WUI Zones, which can lead to variations in mapping.

Key Differences

	WUI Zone	**High-Risk WUI Boundary**
Owner	Authority Having Jurisdiction (AHJ), i.e. Counties & Municipalities	Utah DNR, Division of Forestry, Fire and State Lands (FFSL)
Purpose	WUI code applies and is enforceable within this zone. ● Enforcement of building standards found in the currently adopted Utah Wildland Urban Interface Code.	High-Risk WUI property classifications and fee applies. ● Properties with structures will be assessed a state fee. ● Lot assessments will provide property owner education on their individual wildfire risk and classification level. ● Insurance companies are required to utilize this boundary to identify high-risk WUI.
Criteria for Zone/Boundary Line	Determined by the local AHJ. Collaborate with FFSL, who recommends SES 5+ as a starting point.	Determined by FFSL using wildfire risk layer themes including, but not limited to, SES 7+ and Structure Density and refined by local subject matter experts.
Impact to Property Owner	New construction will comply with all the requirements in the Utah WUI Code. Existing construction will comply with the defensible space requirements in the Utah WUI Code.	Property owners will be assessed a fee based on the square footage of taxable structures on their property. Fees may be adjusted according to the classification level assigned.
Impact to AHJ	**County:** Must determine WUI Zone, adopt and enforce the Utah WUI Code. **Municipality:** Must determine WUI Zone, adopt and enforce the Utah WUI Code. **Fire Departments:** May assist in determination of WUI Zone.	**County:** Collect fees. ● They may retain a portion of the fees needed to cover their implementation costs. **AHJ:** May assist FFSL with lot assessments.

*WUI - Wildland-urban Interface, SES - Structure Exposure Score.


WILDLAND URBAN INTERFACE OVERLAY
Proposed Holladay WUI Overlay (Zone A)
Direct Interface
435 Houses
Holladay Blvd
2300 E
2700 E
4500 S
4430 S
Murray Holladay Rd
Wasatch Blvd
Casto Ln
Highland Dr
Walker Ln
5600 S
Holladay Blvd
Vine St
6200 S
6400 S
I215
3000 E
CITY OF HOLLADAY UTAH
N
W
E
S
0 0.13 0.25 0.5 0.75 1 Miles
Fort Union Blvd
7000 S
County of Salt Lake, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



STRUCTURE EXPOSURE SCORES

This map displays generalized polygon features derived from raster data representing structure exposure scores. The polygons illustrate areas classified as exposure risks, corresponding to categories 5, 6, and 7 on a l-10 risk scale.

While other state sponsored maps provide the detailed roster-based exposure data, this version simplifies those results into broader polygon zones to support easier visualization and general interpretation. These generalized areas allow users to understand spatial patterns of exposure risk across the city without focusing on pixel level variations.

- WUI - SES - 4
- WUI - SES - 5
- WUI - SES - 6
- WUI - SES - 7

The Structure Exposure Score (SES)

What it measures:
The Structure Exposure Score (SES) represents a structure's overall wildfire hazard by evaluating both the likelihood of a wildfire reaching that location and the expected intensity and ember exposure if a fire occurs.

How it's calculated:
The SES is generated by the Utah Division of Forestry, Fire, and State Lands (FFSL) using advanced wildfire simulation models and statewide GIS data

Key factors in the calculation include:
- Proximity to wildland vegetation - distance to flammable fuels surrounding the structure.
- Wildfire likelihood - probability of a fire starting and spreading to the site.
- Wildfire intensity - modeled flame length and heat levels expected during a fire.
- Ember travel risk - potential for embers to ignite structures beyond the direct flame front.
- Distance to other structures - clustering of nearby homes and buildings that can increase exposure.

The scoring system:
Each structure receives a score within a 10-class scale, where:

Class I= lowest wildfire risk, minimal exposure.
Class X = highest wildfire risk, extreme exposure.

These SES values form the foundation for Utah's High-Risk Wildland Urban Interface (WU!) mops and guide wildfire preparedness, mitigation planning, and policy decisions under HB 48.

MAP DISCLAIMER
This map is for planning purposes only. Wildfire risk data, including the Structure Exposure Score (SES) and WUI boundaries, was developed by the Utah Division of Forestry, Fire, and State Lands
(FFSL) using wildfire models and statewide data. The information shown is generalized and subject to change. No warranty is made regarding accuracy, and users must verify all information before making decisions. Neither City of Holladay City nor the State of Utah assumes liability for use of this map.