

**CITY OF HOLLADAY
PUBLIC NOTICE OF
ORDINANCE ADOPTION**

Notice is hereby given that on the 4th day of December 2025, the Holladay City Council adopted Ordinance 2025-22.

Ordinance 2025-22 adopts amendments to the City Code relating to the establishment of an Overlay zone and other Provisions for the Willand Urban Interface. It adopts Chapter 70 of Title 13 relating to Wildland Urban Interface Zone, amends Title 15.08.01B(3) and Title 13.030 B(7).

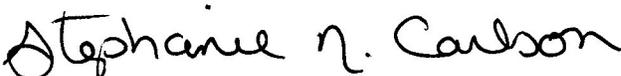
The complete ordinance is available for public inspection during normal working hours from 8:00 a.m. to 5:00 p.m. Monday through Friday in the office of the City Recorder located at 4580 S 2300 E, Holladay, UT or on the city's website at

https://www.holladayut.gov/departments/city_recorder/adopted_ordinances.php

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above notice and Ordinance or summary was posted at City Hall, the City website www.holladayut.gov, and the Utah Public Notice website www.utah.gov/pmn.

DATE POSTED: Monday, December 8, 2025



City Recorder

CITY OF HOLLADAY

ORDINANCE No. 2025-22

AN ORDINANCE OF THE CITY OF HOLLADAY ADOPTING AMENDMENTS TO THE CITY CODE RELATING TO THE ESTABLISHMENT OF AN OVERLAY ZONE FOR THE WILDLAND URBAN INTERFACE, ADOPTING PROVISIONS OF THE WILDLAND URBAN INTERFACE BUILDING CODE AND MAKING OTHER RELATED AMENDMENTS

WHEREAS, the Utah State Legislature, in 2025, adopted House Bill 48, enacting provisions relating to fire danger in the Wildland Urban Interface areas of the state; and

WHEREAS, pursuant to House Bill 48, municipalities of the state are required to adopt maps relating to areas within each city corresponding to the Wildland Urban Interface and fire safety risk; and

WHEREAS, the Planning Commission of the City of Holladay has held a public hearing relating to the establishment of a map and code amendments to enact the required provisions of House Bill 48 and has made a positive recommendation to the City Council of the City of Holladay; and

WHEREAS, the City Council of the City of Holladay has held a public hearing and now desires to approve a map and code amendments relating to the same;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Adoption and Codification. Chapter 70 of Title 13, relating to the Wildland Urban Interface Zone, is hereby adopted and codified to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Amendment and Codification. Section 15.08.01 of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Amendment and Codification. Section 13.03.030 of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit C, attached hereto and incorporated herein by reference.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this 4th day of December, 2025.

HOLLADAY CITY COUNCIL

By: Robert Dahle
Robert Dahle, Mayor



VOTING:

Ty Brewer	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Matt Durham	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Paul Fotheringham	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Drew Quinn	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Emily Gray	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Robert Dahle	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>

ATTEST:

Stephanie N. Carlson
Stephanie N. Carlson, MMC
City Recorder

DEPOSITED in the office of the City Recorder this day of December, 2025.

RECORDED this day of December, 2025.

CHAPTER 13.70
WILDLAND URBAN INTERFACE

SECTION:

- 13.70.010: Purpose Of Provisions
- 13.70.020: Applicability
- 13.70.030: Wildland Urban Interface Overlay Map
- 13.70.040: Wildland Urban Interface Development Requirements
- 13.70.050: Review, Approval Procedure
- 13.70.060: Disputes, Appeal Procedure
- 13.70.070: Warning and Disclaimer
- 13.70.080: Change of Use
- 13.70.090: Conflicting Regulations
- 13.70.100: Appendix A: Wildland Urban Overlay Map

13.70.010: PURPOSE OF PROVISIONS:

- A. The purpose of this chapter is to promote the health, safety and general welfare of the citizens of Holladay and minimize the potential fire damage and related risks to public health, safety and property by encouraging wise land use in proximity to wildland fire risk areas.

- B. Based on, *inter alia*, recommendations of Unified Fire Authority, the city's fire enforcement authority, the city finds that certain wildland interface areas exist in the city and that preservation of public health, safety and welfare requires adherence to development codes in such areas specified below, to reduce the risk of potentially devastating wildfires in the city.

- C. Appendix A of this chapter presents a wildland urban interface map reflecting fire risk concerns as highlighted by the State of Utah Division of Fire Forestry and Lands, as they specifically pertain to development within Holladay City. The map serves as an overlay, creating the boundaries wherein site-specific fire prevention assessments shall be performed prior to developing project plans located within the wildland urban interface boundary area.

13.70.020: APPLICABILITY:

These regulations are applicable to all property and lands within the wildland urban interface overlay areas within the city, as shown on the Wildland Urban Interface map in this Appendix A. The map and all amendments thereto are made a part of this chapter as if fully described and detailed herein. Each change in the overlay map shall be subject to the amendment procedures set forth in Chapter 13.07 of this title.

13.70.030: WILDLAND URBAN INTERFACE OVERLAY MAP:

- A. The boundary lines of the wildland urban interface map establish overlay boundaries and shall be determined by use of the bounding streets, municipal boundaries appearing on the map.

B. Wildland urban interface area map establishes building code and landscaping requirements as provided in 13.70.070 of this section. All land use provisions of the underlying zone apply.

C. Wildland urban interface area map may be updated and amended by the city as per Chapter 13.07 if found to be inaccurate or in error, or as new methods or data are developed to better define areas of potential hazards.

D. Where wildland urban interface overlay areas are thought by an applicant to be inaccurate or in error and require revision, the applicant shall submit to the city technical evidence by a qualified professional supporting the claim and showing the proposed revision. The city will review the information and render a decision. The applicant may appeal that decision to the city council.

13.70.040: WILDLAND URBAN INTERFACE DEVELOPMENT REQUIREMENTS:

Any applicant requesting development on a parcel of land within the wildland urban interface overlay area, as shown on Appendix A of this chapter, shall comply with all provisions set forth in the Utah Wildland Interface Code (2006) as adopted in §15.08.010 of this title.

13.70.050: REVIEW, APPROVAL PROCEDURE:

A. Review: In order to fulfill the purposes of this chapter, the community and economic development department and Unified Fire Authority shall review any proposed development to determine the possible risks to the safety of persons or property from wildland fire hazards.

B. Standards: The area fire marshal and building code official shall interpret and determine whether the development complies with the standards of the Utah Wildland Interface Code.

C. Necessary Requirements May Be Set: The area fire marshal and building code official may set requirements necessary to reduce the risks from wildfire-related hazards as a condition to the approval of any development.

13.70.060: DISPUTES, APPEAL PROCEDURE:

An applicant may appeal any decision made under the provisions of this chapter only after the city has issued a written review of a report and shall set forth the specific grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to the director of community and economic development within thirty (30) days of the issuance of the written review or other decision. The city shall assemble a professional panel of three (3) qualified experts to serve as the appeal authority for any technical dispute. The panel shall consist of an expert designated by the city, an expert designated by the applicant, and an expert chosen by the city's and the applicant's designated experts. If the city's and the applicant's designated experts cannot reach a consensus of the third expert within thirty (30) days, the city shall select the third expert. Decisions of the panel

will be binding and will be based on the majority decision of the panel. The costs of the appeal process shall be paid by the applicant.

13.70.070: WARNING AND DISCLAIMER:

The wildland fire hazards overlay boundaries established in this chapter represent only those hazardous areas known to the city and should not be construed to include all possible potential hazard areas. The wildland urban interface maps may be amended as new information becomes available pursuant to procedures set forth in chapter 13.07 of this title. The provisions of this chapter do not in any way assure or imply that areas outside its boundaries will be free from the possible adverse effects of wildland fire hazards. This chapter shall not create liability on the part of the city, any officer or employee thereof for any damages from wildland fires that result from reliance on this chapter or any administrative requirement or decision lawfully made thereunder.

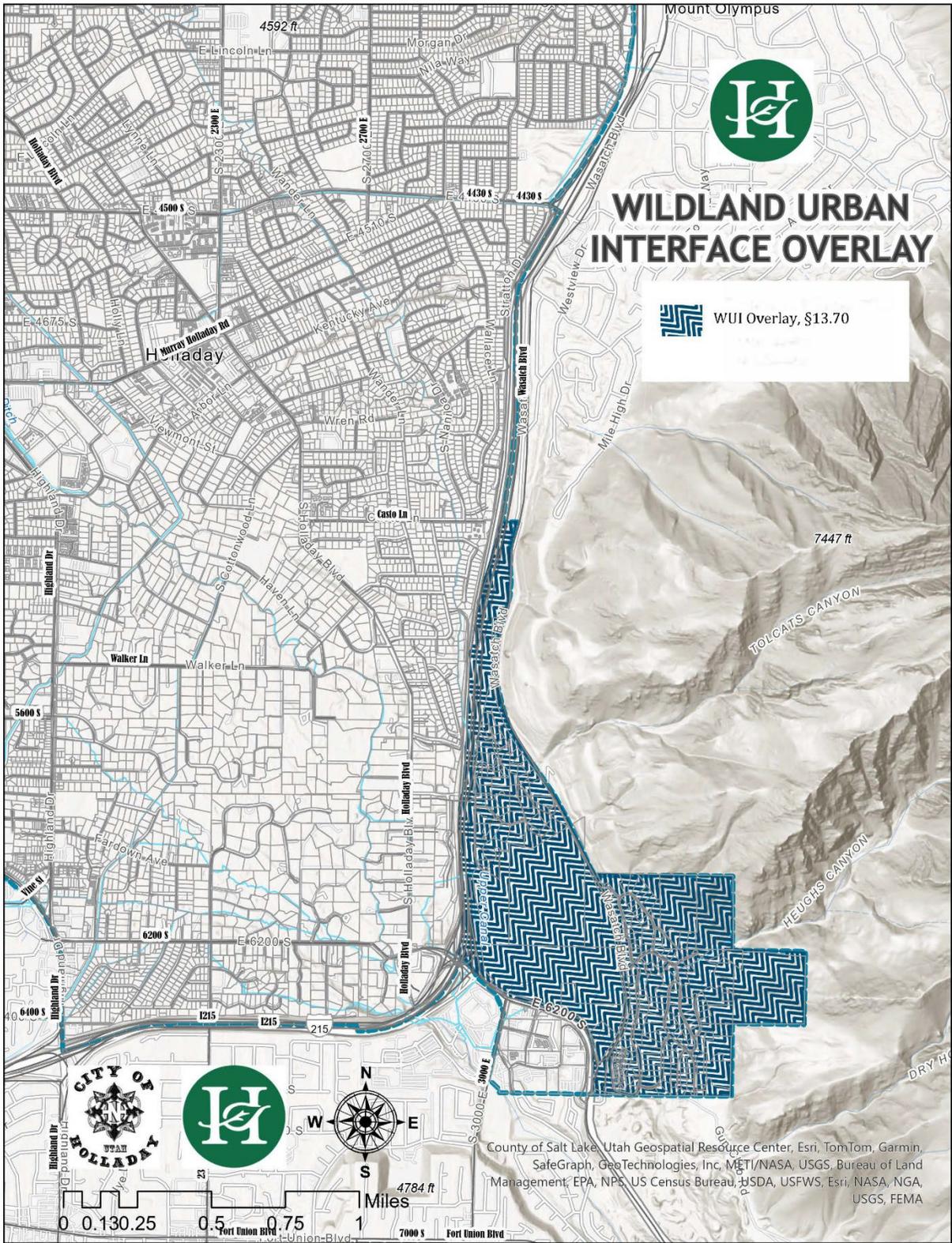
13.70.080: CHANGE OF USE:

No change in use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this chapter.

13.70.090: CONFLICTING REGULATIONS:

In cases of conflict between the provisions of existing zoning classifications, building code, subdivision regulations, or any other ordinance of the city and the wildland urban interface overlay and codes codified in this chapter, the most restrictive provision shall apply.

13.70.100: APPENDIX A: WILDLAND URBAN INTERFACE OVERLAY MAP:



TITLE 15
BUILDING CODES

CHAPTER 15.08
BUILDING CODES

SECTION:

- 15.08.010: Technical Codes Adopted
- 15.08.020: Fees In General
- 15.08.030: Fees For Subpermits
- 15.08.040: Utility Connections
- 15.08.050: Transition

15.08.010: TECHNICAL CODES ADOPTED:

A. As provided in title 15a of the Utah code, the building code, national electrical code, residential one- and two-family dwelling code, plumbing code, mechanical code, fuel gas code, energy conservation code, and manufactured housing installation standard code as adopted by the uniform building code commission (collectively, the "state building code") shall be applied to building construction, alteration, remodeling and repair, and in the regulation of building construction, alteration, remodeling and repair in the city. When a new or revised edition of any component part of the state building code is adopted by the uniform building code commission this section shall be interpreted to refer to such edition thereof.

B. The city of Holladay hereby also adopts the following codes:

1. The 1997 edition of the uniform code for the abatement of dangerous buildings (UCADB), as approved by the uniform building code commission, and
2. The 2003 edition of the international property maintenance code, and
3. The 2006 edition of the Utah Wildland Urban Interface Code.

15.08.020: FEES IN GENERAL:

13.03.030: SPECIFIC SUBMISSION REQUIREMENTS FOR ADMINISTRATIVE REVIEW:

In addition to the requirements of section 13.03.020 of this chapter, the submission requirements of a proposed land use, development or other matter which is subject to review as per chapter 13.08 of this title shall be as follows:

A. Subdivisions: Submission requirements for subdivisions shall be as required by section 13.10A.050 of this title.

B. Site Development/Redevelopment Plans:

1. Preliminary (Technical) Review: The following items shall be submitted to the Community and Economic Development Department for review by the TRC prior to approval by the designated Land Use Authority as per chapter 13.101 Appendix B of this title. Items may be waived by the Community Development Director as not applicable:

a. Electronic submittal of a complete application made available with the community and economic development department, a proposed site plan composed of a scaled drawing of and information pertaining to the proposed development site. A site plan shall include the following:

(1) North arrow and scale band at no less than 1 to 40 feet.

(2) In a Title Block located in the right margin;

(A) Address and Name of development.

(B) Name, phone number and business address of applicant/developer and project designer.

(C) Name, phone number and business address of property owner.

(D) Date of preparation.

(3) Utility service connection letters from each utility company serving the project stating the company has reviewed the plan, its comments concerning the extent of service availability, and acceptance of the proposed location of all utility easements. A copy of the approved plan, initialed and stamped by the utility company shall be submitted with the letter.

(4) A vicinity map containing sufficient information to accurately locate the property shown on the plan.

(5) Lot coverage tabulation table in the following format:

Square Feet % Of Total

Total parcel area	-	-
Total building area	-	-
Total impervious area	-	-
Total landscaped area	-	-
Total existing tree canopy coverage	-	-

(6) For residential uses, show the number of dwelling units and the overall units per acre.

(7) For nonresidential uses, show the proposed distribution of uses in square feet within each separate structure.

(8) Proposed building elevations and the projected overall height from existing grade.

(9) Names and locations of fronting streets, public or private.

(10) Footprints of proposed and existing buildings.

(11) Building setback lines as required by the current zone standards.

(12) Existing and proposed drive accesses.

(13) Parking locations and number of spaces.

(14) Existing grade contours.

(15) Current zoning.

(16) FEMA Flood Area Designation as per chapter 13.74.

(17) Natural Hazard Area, Geologic Fault line/Study Areas as per chapter 13.75.

(18) Wildland Urban Interface areas as per chapter 13.70.

C. Final (Civil) Review: For review of a final site development application, the applicant shall submit to the Community and Economic Development Director the following:

1. A completed application on a form made available with the Community and Economic Development Department and copy of the approved preliminary site plan.

2. Where required, a narrative describing how all modifications or additions as required by the Planning Commission have been address.

3. Electronic submittal of a site plan drawn to scale (no less than 1 inch equals 40 feet) by a certified engineer, architect, landscape architect or land surveyor containing the following information:

a. In a title block located in the lower right hand corner the following shall appear:

- (1) The proposed name of the project, which name shall be approved by the Community Development Department;
- (2) The location of the project, including: address, and parcel number.
- (3) The names and contact info of the owner, and of the designer of the site plan;
- (4) The date of preparation, scale (no less than 1 inch to equal 40 feet) and the north arrow.

(5) Current Land Use Zone

b. The Final site plan shall show the following existing conditions:

(1) The boundary lines of the proposed project indicated by a solid heavy line and the total approximate acreage encompassed thereby;

(2) All abutting property under the control of the applicant, even though only a portion is included in the development;

(3) The location, width and names of all existing public or private streets, and driveway entrances within two hundred feet (200') of the project boundaries and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, permanent easements and section and corporation lines, within and abutting the project;

(4) The location of all wells, proposed, active and abandoned, and of all reservoirs within the project and to a distance of at least two hundred feet (200') beyond the project boundaries;

(5) Existing sewers, water mains, culverts or other underground facilities within the project and to a distance of at least two hundred feet (200') beyond the project boundaries, indicating pipe sizes, grades, manholes and exact location;

(6) Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;

(7) Existing grade Contours at vertical intervals of not more than two feet (2'). The 100-year flood level of all watercourses, if any, shall be indicated in the same datum for contour elevations;

(8) All installed fire hydrants on or within five hundred feet (500') of the proposed subdivision;

(9) Current zoning designation, on and off site; and

(10) Location of all trees.

c. The final site plan shall show all proposed:

(1) Areas intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the project;

- (2) Building setback lines, including dimensions;
- (3) Easements for water, sewers, drainage, utility lines and any other easements required by the Planning Commission's conceptual approval;
- (4) Lot Coverage tabulations showing:

	Square Feet	% Of Total
Off street parking		
Buildings and/or buildable area		
Total floor space by use		
Landscaped areas		
Impervious surfaces		
Total area of existing tree canopy coverage to be mitigated		

(5) Dimensioned parking layout showing location and number of individual parking stalls, driveways and other areas of ingress and egress;

(6) Location of consolidated open space;

(7) Location and type of solid waste disposal facilities.

4. A detailed landscaping plan. Such landscaping plans shall be prepared by a qualified professional, and shall include:

a. Distribution of new plant material and trees described by name or type, and plans for slope control and/or other physical environmental changes;

b. Special effects and decorative materials;

c. Irrigation systems (sprinkler, bubbler, etc.);

d. Recreation equipment;

e. An analysis of the impact of the development upon existing vegetation, especially as it relates to the removal of any significant trees;

f. Location and description (height, materials) of existing and proposed fences with any revised letters of agreement with abutting property owners; and

g. Location and description (dimensions, distance to property lines and type of lighting [direct or indirect]) of existing and proposed freestanding signs.

5. A tree removal permit application as required by chapter 13.77 of this title.

6. Drawings of proposed structure elevations, including covered parking, showing the height, dimensions, appearance, materials proposed, and percentage of each material used on each building elevation, along with the location and description of any proposed wall signs.

7. A detailed lighting plan prepared by a professional and emphasizing energy conservation and compatibility with abutting and adjacent uses and using the minimum light necessary to achieve visibility and security.

8. A copy of proposed CC&Rs, if applicable.

9. Statement of the estimated starting and completion dates for each phase of development, including proposed grading work and any landscape work.

10. Electronic submittal of the proposed civil construction drawings, sheet not to exceed twenty four inches by thirty six inches (24" x 36"), with sufficient detail for construction of all improvements, stamped by the project engineer including:

- a. Horizontal control.
- b. Demolition.
- c. Grading and drainage.
- d. Erosion control.
- e. Utilities, on site and off site.
- f. Roadway design, public improvements; curb, gutter, sidewalks, driveway approaches(s), Street Trees as determined by the Technical Review Committee.
- g. Civil details, general notes, etc.
- h. Appropriate supporting documents showing compliance with State and Federal standards such as: air emissions, site pollution prevention measures and water discharge standards.

11. To mitigate possible adverse impacts from the proposed development, the Technical Review Committee shall determine from a review of the preliminary site plan whether the following additional information shall be submitted:

a. Soil erosion, geological hazard and sedimentation studies and/or control plans and specifications. Such studies, control plans, and specifications shall be prepared by a qualified professional with the costs of preparation of such plans and specifications being borne by the applicant.

b. A traffic study prepared by a qualified traffic engineer or other qualified person as determined by the City Engineer.

(Ord. 2024-01, 2-1-2024)