

**PERRY CITY
ORDINANCE 25-W**

WILDLAND-URBAN INTERFACE CODE

**AN ORDINANCE OF PERRY CITY, UTAH, ADOPTING CHAPTER 11.11 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, Perry City (City) 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 City;

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 City to create a “high-risk WUI map” which the City 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 City as a measure to reduce wildfire risk;

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

WHEREAS, the City has seek 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 City, in accordance with this unfunded State mandate, Brigham City Fire Department, and the City’s departments, has completed preparation of a WUI Map, identifying areas

within the City that are subject to increased wildfire risk based on history, vegetation, fuels, topography, and structural exposure;

NOW, THEREFORE, be it ordained by the City Council of Perry City 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 11.11 of the Perry *Municipal Code* is amended as follows:

Chapter 11.11 Wildland-Urban Interface Code

Sections:

- 11.11.010 Definitions.**
- 11.11.020 WUI Building Code Adopted.**
- 11.11.030 Adoption of Wildland-Urban Interface (WUI) Map.**

11.11.010 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 Brigham City Fire Department.
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 City that include the WUI Area designated in said WUI Map.
5. “Wildland-Urban Interface (WUI) Area” means any area within the City 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.

11.11.020 WUI Building Code Adopted.

1. Adoption. The City 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 City 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 City 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.

11.11.030 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 City 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 City 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 City’s Sensitive land/Hazard Area Overlap Map and as a component of this Chapter.
3. Notice. The City 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 City shall review and, if necessary, update the WUI Map as needed or required by State Law.

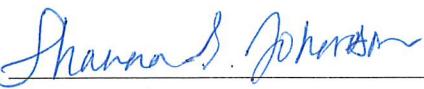
Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

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

PASSED AND ADOPTED by the City Council on this 11th day of December, 2025.


Leon Johnson
Mayor

ATTEST:


Shannah S. Johnson
City Recorder



RECORDED this 16 day of December, 2025.

PUBLISHED OR POSTED this 16 day of December, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

Shanna S. Johnson
City Recorder

DATE: 12-14-2025

