



FRUIT HEIGHTS CITY PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Fruit Heights Planning Commission will hold a Public Hearing on Wednesday, March 25, 2026, at 7 pm in the Council Chambers of City Hall located at 910 S. Mountain Road, Fruit Heights, Utah, 84037.

PUBLIC HEARING FOR THE FOLLOWING:

Title 10- Chapter 10C - WUI (Wildland Urban Interface)

All interested are invited to attend and make comments. Written comments may also be submitted and should be delivered to City Hall, Attention City Recorder, no later than 4:00 pm, Wednesday, March 25, 2026, Questions may be directed to the Darren Frandsen, Fruit Heights City Manager, by calling City Hall at 801-546-0861, or by emailing. dfrandsen@fruitheights.gov

SEE MORE INFORMATION ON THE PAGES BELOW

CHAPTER 10:10C
WILDLAND URBAN INTERFACE

SECTION:

- 10:10C.010: Purpose Of Provisions
- 10:10C.020: Applicability
- 10:10C.030: Wildland Urban Interface Overlay Map
- 10:10C.040: Wildland Urban Interface Development Requirements
- 10:10C.050: Review, Approval Procedure
- 10:10C.060: Disputes, Appeal Procedure
- 10:10C.070: Warning and Disclaimer
- 10:10C.080: Change of Use
- 10:10C.090: Conflicting Regulations
- 10:10C.100: Appendix A: Wildland Urban Overlay Map

10:10C.010: PURPOSE OF PROVISIONS:

A. The purpose of this chapter is to promote the health, safety and general welfare of the citizens of Fruit Heights 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 Farmington City Fire Department, 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 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 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 Fruit Heights City. The map serves as an overlay, creating the boundaries wherein site-specific fire prevention assessments shall be performed prior to developing projects plans located within the wildland urban interface boundary area.

10:10C.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 10 -5 of this title.

10:10C.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 10:10B.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 10-5if 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.

10:10C.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 the Appendix A of this chapter, shall comply will all provisions set forth in the Utah Wildland Interface Code (2006).

10:10C.050: REVIEW, APPROVAL PROCEDURE:

A. Review: In order to fulfill the purposes of this chapter, the City Manager and Farmington City Fire Department 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.

10:10C.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.

10:10C.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 10-5 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.

10:10C.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.

10:10C.090: CONFLICTING REGULATIONS:

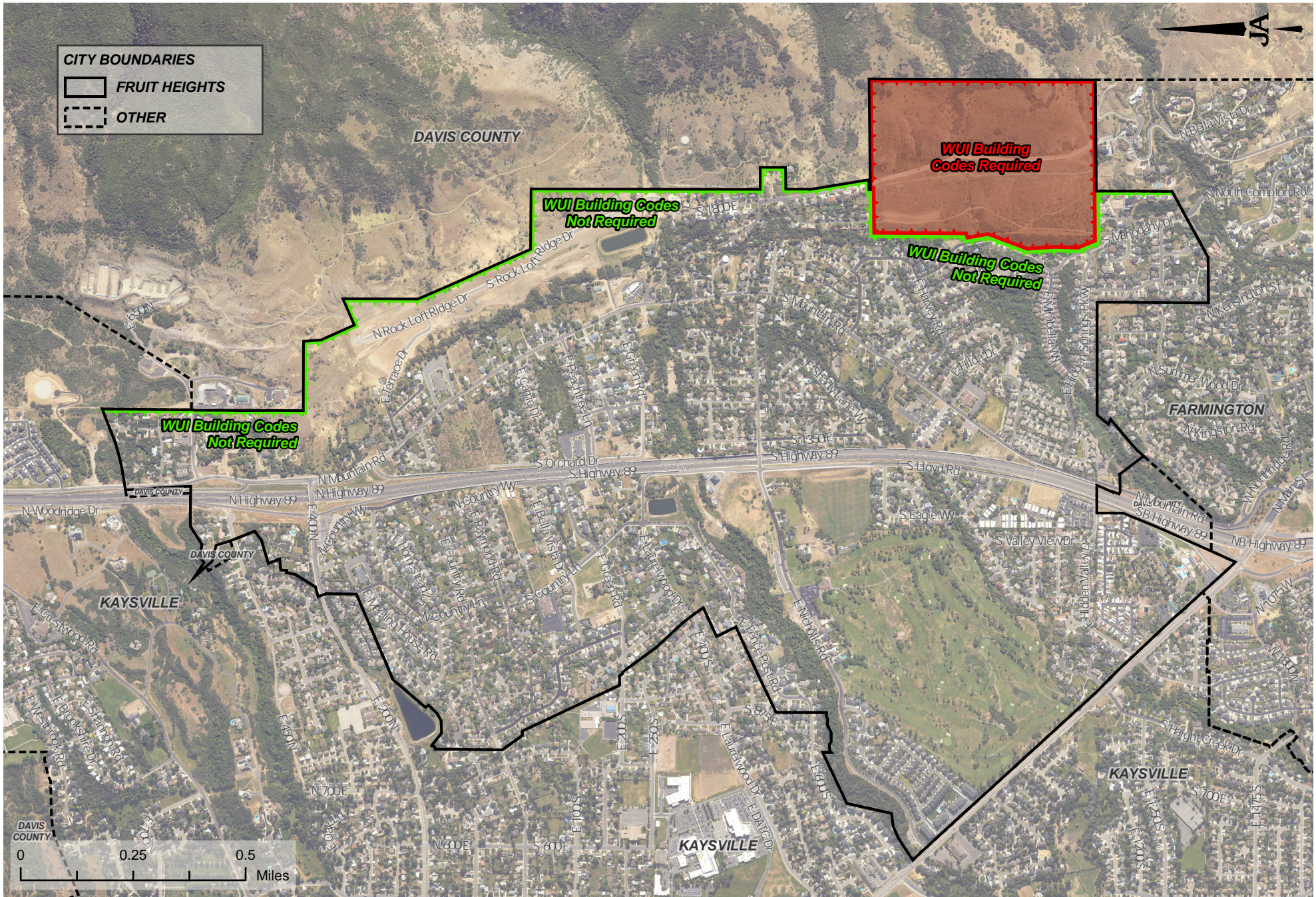
In cases of conflict between the provisions of existing zoning classifications, building code, subdivision regulations, or any other ordinance of the city and the wildland urban interface overlay and codes codified in this chapter, the most restrictive provision shall apply.

10:10C.100: APPENDIX A: WILDLAND URBAN INTERFACE OVERLAY MAP:



CITY BOUNDARIES

- FRUIT HEIGHTS
- OTHER



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CONSULTING ENGINEERS

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SCALE:
1:18,000

DATE:
3/11/2026

**FRUIT HEIGHTS CITY
WILDLAND-URBAN INTERFACE (WUI)**

WUI BUILDING CODE AREAS

SHEET:
1
OF 1 SHEETS