



Adoption of a Wildland-Urban Interface Map

Meeting Body:

Magna Planning Commission

Meeting Date:

April 9th, 2026

File Number & Project Type:

OAM2025-1539 Consideration of an ordinance adopting a Magna City Wildland Urban Interface Map

Planner:

Brian Tucker, Planning Manager

Applicant:

Planning Staff, UFA

Key Findings:

- HB48, requires the city to adopt the 2006 Edition of the Utah Wildland-Urban Interface (WUI) Code, and define and map local Wildland-Urban Interface Zones.
- Magna adopted the 2006 (WUI) Code in December of 2025.
- The WUI Zone Map will identify properties that have additional fire safety and landscaping standards.

Staff Recommendation:

Forward to the Magna Council a recommendation to approve the attached Wildland-Urban Interface Map

Exhibits:

- A. **Proposed Wildland-Urban Interface Map**

DESCRIPTION OF PROPOSED ACTION

During the 2025 Session of the Utah Legislature, House Bill 48 was adopted, which mandated that Cities throughout the state to adopt the 2006 Edition of the Utah Wildland-Urban Interface (WUI) Code, and define and map local Wildland-Urban Interface Zones. The 2006 WUI Code was adopted by the Magna City Council in December 2025. At that time, the Utah Division of Forestry, Fire & State Lands (FFSL) was still working on creating a final version of the data set that the Cities were to use as the basis for their required maps. FFSL has completed their work and the MSD's Geographical Information Systems (GIS) team has taken that data and created a Wildland-Urban Interface Map (See Exhibit A).

ISSUES/CONCERNS

The WUI is the zone where structures and other human development meet, or intermingles with, undeveloped wildland. These zones are more susceptible to wildfire damage and require specific safety measures and mitigation strategies.

Applicability. The Wildland-Urban Interface Map will determine the areas within Magna that will be subject to the Wildland-Urban Interface Code. The WUI Code consists of fire safety building and landscaping standards for WUI areas. The baseline data is based on a Structure Exposure Score (SES), which represents a neighborhood level of wildfire exposure that considers both wildfire likelihood and consequence of wildfire to homes. The Structure Exposure Scores vary from 1-8, with those areas with a score of 7 or more deemed to be at a high risk. Utah Forestry, Fire & State Lands (FFSL) recommends using SES scores of 5 and above to guide map development, the City has discretion in adopting its WUI Map.

Magna does have areas with scores of 5/8 and 6/8, with most of these areas being located north of HWY 201. Magna does not have any areas with a score of 7/8 or 8/8. The proposed Wildland-Urban Interface Map (See Exhibit A) includes areas with scores of 7/8 and 8/8, which means that based on the data provided by FFSL Magna does not have any areas within its boundaries that are subject to the 2006 Edition of the Utah Wildland-Urban Interface (WUI) Code.

This map is not the same as the High Risk WUI Boundary map.

High Risk WUI Boundary Map. Utah Division of Forestry, Fire & State Lands is required by HB 48 to create a High Risk WUI boundary map. That map

may have implications for the assessment of fees and property insurance coverages. The city is NOT being asked to adopt a High Risk WUI Boundary Map.

The WUI Zone Map will identify properties that have additional fire safety and landscaping standards (found within the WUI Code) but will not be used for assessing property for fees or insurance rates.

FINDINGS AND RECOMMENDATION

Findings:

Staff find that:

1. HB48, adopted by the Utah Legislature in 2025, requires the city to adopt the 2006 Edition of the Utah Wildland-Urban Interface (WUI) Code, and define and map local Wildland-Urban Interface Zones.
2. Magna adopted the 2006 Edition of the Utah Wildland-Urban Interface (WUI) Code in December of 2025.
3. Utah Division of Forestry, Fire & State Lands had not finalized the data set upon which the Wildland-Urban Interface Maps were to be based at the time the Council adopted the WUI Code.
4. FFSL has finalized the Smoothed Structure Exposure Score data and the GIS team has created a Wildland-Urban Interface Map based on that data.
5. Magna City has opted to apply additional fire safety and landscaping standards only to those areas with a Smoothed Structure Exposure Score of 7/8 and 8/8.

Recommendation:

Based on the above findings, Staff recommends that the Planning Commission forward to the Magna Council a recommendation to approve the attached Wildland-Urban Interface Map.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

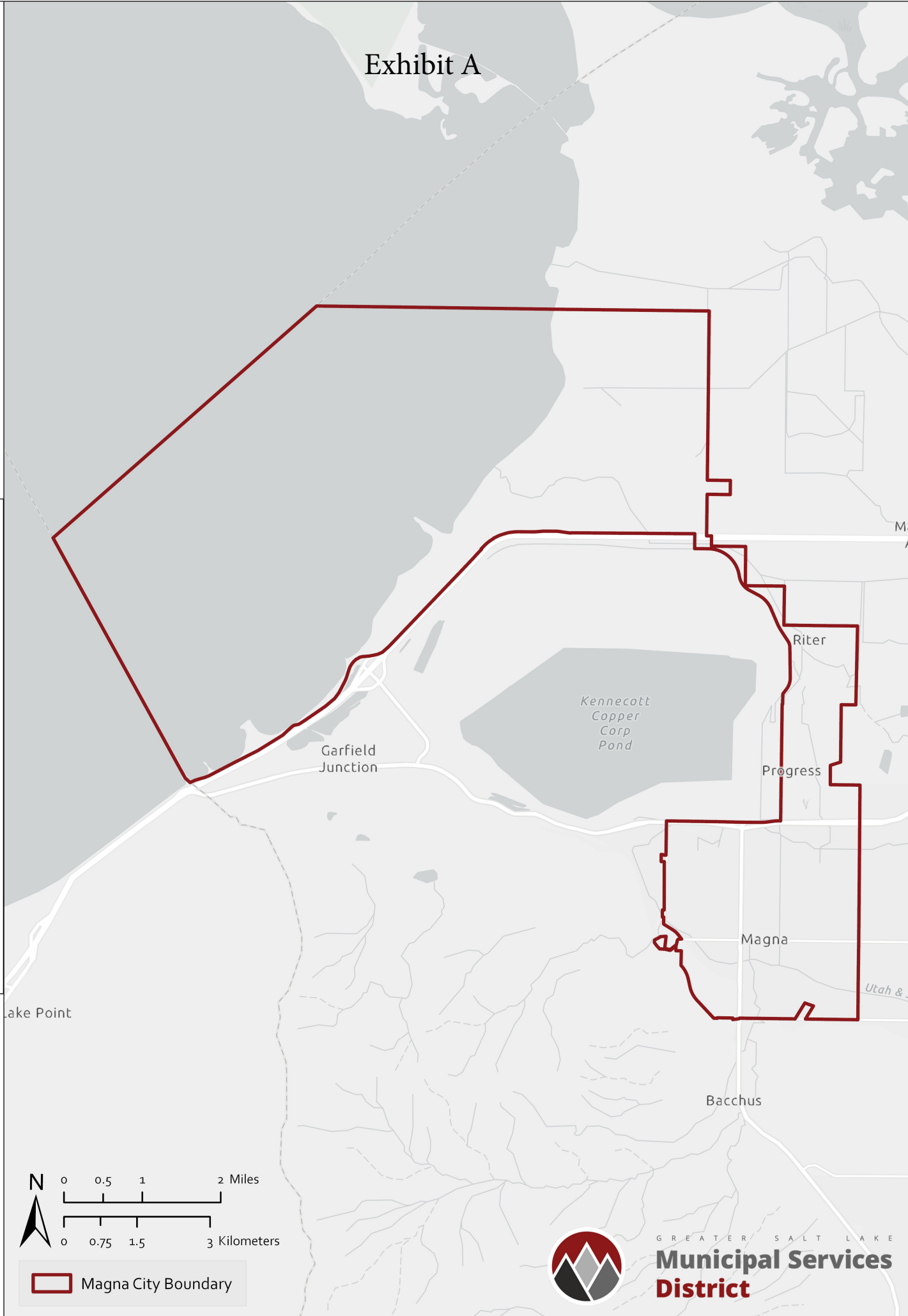
1. **Approval:** The planning commission recommends approval of application OAM2025-1539 adopting a Wildland-Urban Interface Map.
2. **Approval with changes:** The planning commission recommends approval of application OAM2025-1539 adopting a Wildland-Urban Interface Map. with the following changes:
 - a. ...
 - b.
3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 19.16 of the Magna City zoning ordinance, the planning commission recommends denial of application approval of application OAM2025-1539 to adopt a Wildland-Urban Interface Map.

Magna City Wildland Urban Interface Structure Expose Score 7 & 8

Exhibit A

DISCLAIMER
This map was created by the Greater Salt Lake Municipal Services District (The District) on March 27th, 2026. This map is provided for reference only. Users assume all responsibility for its use. The District makes no guarantees regarding the accuracy, completeness, or suitability of this map for any purpose and disclaims all liability for any claims, damages, or losses arising from its use.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community



GREATER SALT LAKE
**Municipal Services
District**