

Town of Leeds

Planning Commission Work Session for Thursday, July 2, 2026

Work Session

Call to Order: 6:30pm

In Attendance: **Chairman:** Chuck Bentley

Planning Commissioner: Alan Roberts

Planning Commissioner: Rochelle Gardner

Planning Commissioner: David Rhoads

Planning Commissioner: Laurie Sullivan

Town Planner: Scott Messel

a. Wildland Urban Interface (“WUI”) Code for the Town of Leeds

The work session explained Utah’s Wildland Urban Interface requirements, including the shift from the 2006 Utah WUI Code to the 2024 International Wildland-Urban Interface Code.

Battalion Chief Dave Harmon explained that the new WUI requirements are not retroactive for existing construction but will apply to future building in designated WUI areas. High-risk WUI areas are separate from local WUI boundaries and may trigger annual state-assessed fees beginning in 2027. Residents asked questions about fees, insurance impacts, assessments, mitigation work, and whether existing homes could be grandfathered in. HB 48 requires all Utah municipalities to adopt a Wildland Urban Interface code. Utah previously used the 2006 Utah WUI Code, but under HB 48 the State will recognize the 2024 International Wildland Urban Interface Code. For towns participating in the cooperative wildfire system, the fire official will work with the town to establish a local WUI boundary, and future construction within that boundary will need to meet WUI requirements. The 2024 code reflects newer science, research, and building practices developed over the past 18 years. The 2024 code is similar in purpose to the 2006 code but includes updated standards and information.

b. Set Agenda Items to Work on in the Future, including, but not limited to, Home Occupation, Conditional Use Permit, and Bed & Breakfast.

Discussion was never made on this item.

Adjournment: 6:52pm

Approved this 5th Day of August 2026.

Chuck Bentley, Planning Commission Chairman

ATTEST:

Cari Bishop, Clerk/Recorder