

COPPERTON TOWN COUNCIL

ORDINANCE NO. 2026-O-05

DATE: September 16, 2026

AN ORDINANCE AMENDING SECTION 15.08.011 OF THE COPPERTON MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41

WHEREAS, on December 17, 2025, the Copperton Town Council (“**Council**”) adopted Ordinance 2025-O-07 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-07 enacted Section 15.08.011 of the Copperton Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Copperton Planning Commission attempted to hold duly noticed public hearings for three consecutive months to take public comment on amending Section 15.08.011 of the Copperton Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code, but was not able to convene a quorum of planning commissioners for any of those three consecutive meetings; and

WHEREAS, the Copperton Planning Commission was unable to give recommendations to Council regarding those fees within the proposed 2026-2027 fee schedule that govern the development of land; and

WHEREAS, the Council desires to amend Section 15.08.011 of the Copperton Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Copperton Town Council:

1. Amendment: Section 15.08.011 of the Copperton Municipal Code is repealed in its entirety and amended to read as follows:

15.08.011 2024 International Wildland-Urban Interface Code

The 2024 International Wildland-Urban Interface Code, along with any amendments, shall apply to those areas within the Town that the Council designates as wildland-urban interface areas in the Town’s official Wildland-Urban Interface Map.

2. 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.

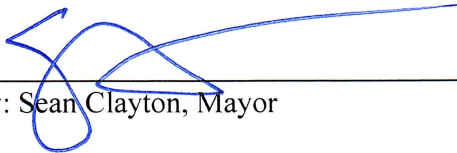
3. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date: This ordinance shall become effective immediately upon its posting.

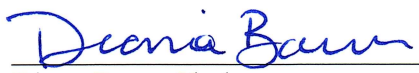
[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council
on this 16th day of September, 2026.

COPPERTON TOWN COUNCIL


By: Sean Clayton, Mayor

ATTEST


Diana Baun, Clerk

Voting:

Mayor Clayton	voting	<u>aye</u>
Council Member Bailey	voting	<u>aye</u>
Council Member McCalmon	voting	<u>aye</u>
Council Member Pratt	voting	<u>aye</u>
Council Member Stitzer	voting	<u>aye</u>

(Complete as Applicable)

Date ordinance summary was posted to the Town of Copperton's website, the Utah Public Notice website, and in a public place within the Town of Copperton per Utah Code §10-3-711: September 18, 2026

Effective date of ordinance: September 18, 2026

**SUMMARY OF
TOWN OF COPPERTON
ORDINANCE NO. 2026-O-05**

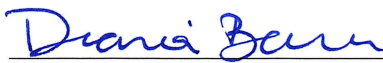
On September 16, 2026, the Copperton Town Council enacted Ordinance No. 2026-O-05, which amends Section 15.08.011 of the Copperton Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

COPPERTON TOWN COUNCIL



By: Sean Clayton, Mayor

ATTEST



Diana Baun, Clerk

Voting:

Mayor Clayton	voting	<u>aye</u>
Council Member Bailey	voting	<u>aye</u>
Council Member McCalmon	voting	<u>aye</u>
Council Member Pratt	voting	<u>aye</u>
Council Member Stitzer	voting	<u>aye</u>

A complete copy of Ordinance No. 2026-O-05 is available in the office of the Copperton Town Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah 84123.



Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: July 1, 2026

File Number & Project Type:
OAM2025-001539

Amending 15.08.011 of the Copperton Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

Planner: Jeff Miller

Key Findings:

- HB41 (2026 general session) requires all municipalities to adopt this code.

Staff Recommendation: Positive recommendation to the Council

Exhibits:

A. Proposed ordinance

PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Copperton Code in line with state code.

PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 1.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

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 OAM2025-001539 to amend Title 15 of the Copperton code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 15 of the Copperton code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 15 of the Copperton code as proposed.