RIVER HEIGHTS CITY ORDINANCE 12-2026

AN ORDINANCE AMENDING ORDINANCE 9-2025 REGULATING THE ADOPTION OF THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE FIRE CODE AND RIVER HEIGHTS CITY WILDLAND-URBAN INTERFACE MAP

WHEREAS, Utah Code §§ l5A-1-101 et seq. adopts the State Construction Code and authorizes local governments to adopt and enforce fire codes, including the 2024 International ~~Utah~~ Wildland-Urban Interface Code (WUI Code); and

WHEREAS, the City has reviewed its geographic features, vegetation, and existing development and determined that River Heights does not contain terrain, fuel loads, or conditions that qualify as Wildland-Urban Interface hazard areas under the 2024 International~~Utah~~ WUI Code; and

WHEREAS, the City Council finds it appropriate to formally adopt the WUI Code to remain consistent with Utah Code Title l5A while clarifying that no portion of the City is subject to WUI hazard classifications or WUI development standards; and

WHEREAS, the City wishes to establish a process for future review should conditions change;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVER HEIGHTS, UTAH, AS FOLLOWS:

SECTION 1. Adoption *of* Wildland-Urban Interface Code

A. River Heights City hereby adopts the 2024 International~~Utah~~ Wildland-Urban Interface Code, as adopted and amended ~~by the State of Utah~~, and incorporates it by reference.
B. The WUI Code shall be part of the River Heights City Code and shall be applied as provided in this Ordinance.

SECTION 2. Determination of WUI Status Within River Heights City

A. Following review by the City, Fire Chief, and Planning Department, no lands within River Heights City meet the criteria for Moderate, High, or Extreme Wildland-Urban Interface hazard classifications.
B. The City hereby adopts the Wildland Urban Interface (WUI) Risk Assessment Map. ~~Because n~~No lands in River Heights City are classified as WUI hazard areas~~, the City is not required to adopt or maintain a WUI Hazard Area Map, and no such map shall be created~~ at this time.
C. The City reserves the authority to conduct periodic evaluations of potential wildfire risk conditions. If future conditions warrant, the City may classify areas as WUI zones by ordinance.

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SECTION 3. Applicability

A. Because River Heights contains no WUI hazard areas, the development standards, construction requirements, defensible space, and vegetation-management requirements of the WUI Code do not apply to any property within the City at this time.
B. If future evaluations identify WUI hazard areas, the WUI Code shall apply to those areas upon formal designation ~~and adoption of a WUI Map by ordinance~~.

SECTION 4. Administration

The Council of River Heights shall maintain the determination that River Heights currently contains no WUI-designated lands. **However,** the City shall review conditions periodically and recommend WUI designation updates if conditions materially change.

SECTION 5. Appeals

Any person aggrieved by a WUI determination or a future WUI designation may appeal to the River Heights City Appeal Authority under standard City procedures.

SECTION 6. Penalties

A. Because no WUI zones currently exist, no penalties associated with WUI development standards apply within River Heights.
B. If WUI zones are established in the future, enforcement and penalties will conform to the WUI Code and applicable City ordinances.

SECTION 7. Severability

If any provision of this Ordinance is held invalid, the remaining provisions shall continue in full force.

SECTION 8. Effective Date

This Ordinance shall take effect upon adoption and posting as required by Utah law.

PASSED AND ADOPTED by the River Heights City Council this 1st day of December, 2026.

RIVER HEIGHTS CITY

Mayor

ATTEST:

City Recorder