Ivins City Staff Report
City Council Meeting 3/19/26

Agenda Item: Discuss and consider Planning Commission's recommendation to approve a Zoning Text Amendment Adopting the 2006 Wildland Urban Interface Areas Map.

Submitted by: Rob Dalley, Building & Zoning Administrator

Recommended Action: Building Staff has reviewed and recommends approval.

BACKGROUND:

Utah Legislature passed HB 48 (2025) which requires, among other things, that the City adopt the 2006 Utah Wildland Urban Interface Code. Thereafter, Utah Legislature passed HB 41 (2026) which changes the version of the wildland urban interface code for Utah from the 2006 Utah Wildland Urban Interface Code to the 2024 edition of the International Wildland-Urban Interface Code, effective as of January 1, 2027. Both the 2006 Utah Wildland Urban Interface Code and the 2024 International Wildland-Urban Interface Code require, among other things, that the City declare wildland-urban interface areas within the Ivins City boundaries. The attached map reflects those areas in the City where structures bear a higher risk of threat from wildfire and therefore should be built to the higher standards of the wildland-urban interface codes and that the higher standards found in both the 2006 Utah Wildland Urban Interface Code and the 2024 International Wildland-Urban Interface Code are appropriate for structures with such higher risk. Staff recommends an Amendment to and Complete Restatement of Title 14, Chapter 10 of the Ivins City Code.

FINDINGS AND ANALYSIS:

- The proposed amendments appear to be in compliance with City Ordinances.
- Staff recommends that adoption of the 2006 Utah Wildland Urban Interface Code, the 2024 International Wildland-Urban Interface Code, and the Ivins City Wildland-Urban Interface Areas Map is in the best interests of the residents of the City of Ivins.
- Planning Commission held a Public Hearing on 3/17/26 and recommends approval.

SUPPORT MATERIALS:

- Draft Ordinance
- WUI Map

Respectfully Submitted: Rob Dalley

Rob Dalley-Building & Zoning Administrator