

ORDINANCE NO: O-2025-08

**AN ORDINANCE AMENDING HIGHLAND CITY DEVELOPMENT CODE
RELATED TO THE ADOPTION OF FIRE CODE APPENDICES**

WHEREAS, Highland City is authorized to enact land use regulations that govern the use and development of property in accordance with State law;

WHEREAS, HB 368 was adopted and signed into law during the 2025 general legislative session, which bill amends state law regarding local land use and development regulations, and specifically allows cities to adopt the 2021 international fire code appendices;

WHEREAS, Highland City desires to update its code to conform to the new laws and adopt and enforce the fire code appendices;

WHEREAS, a duly noticed public hearing was held by the Planning Commission regarding the proposed amendments described herein on April 22, 2025, after which hearing the Commission recommended adoption of amendments to the regulations;

WHEREAS, the Highland City Council provided notice of and conducted a public hearing regarding the proposed amendments and to review the recommendation of the Planning Commission on May 6, 2025;

WHEREAS, the Highland City Council finds that the proposed amendments address the allowance under HB 368 for cities to adopt the appendices of the 2021 fire code, ensure the City can apply and enforce relevant requirements of fire code found in the appendices to the 2021 international fire code, or future fire codes adopted by the state, and otherwise further the public welfare and are in the interest of the public.

NOW THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. The Highland Development Code is amended as shown in Exhibit A, attached hereto.

SECTION 2. All ordinances and parts and provisions thereof in conflict with this ordinance are repealed to the extent of such conflict.

SECTION 3. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 4. This ordinance shall take effect immediately upon its adoption and publication, in accordance with law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH, this 6th day of May, 2025.



Kurt Ostler
Mayor

ATTESTED:



Stephannie Cottle
City Recorder



Exhibit A

Development Code 3-618 Building and Fire Codes~~Areas Annexed To City~~

All development, redevelopment, and construction shall conform to all current building and fire codes, including all adopted appendices thereof.~~New areas annexed to the City of Highland shall comply with provisions of 3-103.~~

Development Code 5-6-101 Design Standards

1. Standards and specifications for design, construction, improvement, and inspection of street improvements, curbs, gutters, sidewalks, culinary and pressurized irrigation water lines and facilities, sewage lines and facilities, fire hydrants, storm drainage and flood control facilities, landscaping and grading of public property or rights of way, and all other public landscaping, improvements, or facilities that will be operated, overseen, or owned by the City, or that are required by this Code, shall be prepared by the City Engineer or designee. All such standards, specifications, and amendments thereto, which are under the control of the City, shall be adopted by the City Council before becoming effective. All subdividers shall comply with the standards adopted by the City Council and all standards established by other agencies or entities having jurisdiction.
2. The design, layout, construction, improvement, and development of all subdivisions in relation to streets, blocks, lots, open spaces, drainage and flood control, and other design factors shall be in harmony with the requirements of this Code and the design standards and specifications approved by the City Council, all applicable building, fire, and other safety codes, including all adopted appendices thereof, and all standards established by other agencies or entities having jurisdiction. Subdivision plats and subdivision improvement plans shall conform to and incorporate all designs, standards, specifications, and other requirements of such approved standards and specifications.
3. All improvements shall be constructed and installed according to the approved subdivision improvement plans.