

Ordinance 2020-35

AN ORDINANCE AMENDING TITLES 11, 14 AND 15 OF THE MUNICIPAL CODE OF PARK CITY, UTAH, SPECIFICALLY SECTIONS 11-21-1, THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE 11-21-2, LAND SUBJECT TO UTAH WILDLAND-URBAN INTERFACE CODE, 11-21-3 VIOLATIONS, 14-1-5 REGULATIONS FOR PLANTING TREES AND LANDSCAPING IN THE CITY'S RIGHT-OF-WAY, AND LAND MANAGEMENT CODE SECTIONS 15-2.21-3 SENSITIVE LAND OVERLAY ZONE, 15-5-1 ARCHITECTURAL REVIEW POLICY AND PURPOSE, 15-5-5 ARCHITECTURAL DESIGN GUIDELINES, 15-6-6 MASTER PLANNED DEVELOPMENT REQUIRED FINDINGS AND CONCLUSIONS OF LAW, 15-8-2 ANNEXATION GENERAL REQUIREMENTS, 15-15-1 DEFINITIONS, AND 15-15-2 LIST OF DEFINED TERMS

WHEREAS, the City Council adopted the Municipal Code and Land Management Code to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, Park City is considered to be within a Wildland-Urban Interface area; and

WHEREAS, the City is proposing Municipal and Land Management Code amendments to reduce wildfire risk within the City; and

WHEREAS, Municipal Code Chapter 11-21 is reserved for Wildland-Urban Interface regulations for Park City; and

WHEREAS, Municipal Code Title 14 implements standards of trees and landscaping within Park City; and

WHEREAS, the Land Management Code is codified as Title 15 of the Municipal Code and implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, it is in the best interest of the residents of Park City, Utah, to amend the Municipal Code and Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; and to preserve and protect the community's visual and environmental character; and

WHEREAS, the proposed Municipal Code and Land Management Code amendments implement wildfire preparation standards, allow property owners to maintain the landscaping on their property to reflect said standards, and to maintain the aesthetic experience of Park City; and

WHEREAS, these Municipal Code and Land Management Code amendments were reviewed for consistency with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Municipal Code and Land Management Code are necessary to update existing Zoning regulations to align with industry Firewise standards;

WHEREAS, the City adopts the 2006 Wildland-Urban Interface Code, as amended in Attachment A; and

WHEREAS, the Planning Commission duly noticed and conducted a public hearing at the regularly scheduled meeting on June 10, 2020 and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at the regularly scheduled meeting on July 9, 2020.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY- TITLE 11 – Municipal Code Section 11-21-1 The 2006 Utah Wildland-Urban Interface Code. The recitals above are incorporated herein as findings of fact. Section 11-21-1 of the Municipal Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY- TITLE 11 – Municipal Code Section 11-21-2 Land Subject to Utah Wildland-Urban Interface Code. The recitals above are incorporated herein as findings of fact. Section 11-21-2 of the Municipal Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 3. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY- TITLE 11 – Municipal Code Section 11-21-3 Violations. The recitals above are incorporated herein as findings of fact. Section 11-21-3 of the Municipal Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 4. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY- TITLE 14 – Municipal Code Section 14-1-5 Regulations For Planting Trees And Landscaping In The City's Right-of-Way. The recitals above are incorporated herein as findings of fact. Section 14-1-5 of the Municipal Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 5. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-2.21-3 Sensitive Lands Overlay Zone – Ordinance Provisions. The recitals above are incorporated herein as findings of fact. Chapter 15-2.21-3 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 6. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-5-1 Architectural Review Policy and Purpose. The recitals above are incorporated herein as findings of fact. Chapter 15-5-1 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 7. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-5-5 Architectural Design Guidelines. The recitals above are incorporated herein as findings of fact. Chapter 15-5-5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 8. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-6-6 Master Planned Development

Required Findings and Conclusions of Law. The recitals above are incorporated herein as findings of fact. Chapter 15-6-6 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 9. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-8-2 Annexation General Requirements. The recitals above are incorporated herein as findings of fact. Chapter 15-8-2 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 10. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-15-1 Definitions. The recitals above are incorporated herein as findings of fact. Chapter 15-15-1 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 11. APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY - TITLE 15 – Land Management Code Chapter 15-15-2 List of Defined Terms. The recitals above are incorporated herein as findings of fact. Chapter 15-15-2 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 9th day of July, 2020

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

0340104CDC42481
Andy Beerman, Mayor

Attest:



DocuSigned by:

City Recorder

Approved as to form:

DocuSigned by:

City Attorney's Office

1 Attachment A –

2 Amending the Municipal Code of Park City Chapter 11-21, *Utah Wildland-Urban*
3 *Interface Code*; Section 14-1-5, *Regulations For Planting Trees And Landscaping In*
4 *The City's Right-of-Way*, and Land Management Code Sections 15-2.21-3, *Sensitive*
5 *Lands Overlay Zone*, 15-5-1, *Architectural Review Policy And Purpose*, 15-5-5(N),
6 *Landscaping*, 15-6-6, *Master Planned Development Required Findings And*
7 *Conclusions of Law*, 15-8-2, *Annexation General Requirements*, 15-15-1, *Definitions*,
8 and 15-15-2, *List of Defined Terms*
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11 Section 1. Municipal Code of Park City § 11-21-1 is amended to read:

12 **11-21-1 The 2006 Utah Wildland-Urban Interface Code**

13 The 2006 Utah Wildland-Urban Interface Code, as adopted by the State of Utah and
14 published by the International Code Council is hereby adopted along with its Appendix
15 A and Appendix B with the following amendments:

16 A. Section 101.1.1 is added and shall read as follows:

17 101.1.1 Applies to remodels over \$50,000, and all New Construction and
18 Additions.

19 B. Section 101.2.1 is added and shall read as follows:

20 101.2.1 Purpose. The purpose of this Chapter is to supplement current
21 building and fire codes to assist in providing requirements to reduce the
22 risk of losing a structure in a wildfire due to exposure to firebrands, ground
23 or surface fires, crown fires and other associated hazards.

24 C. Section 101.4 Exceptions shall be added and should read as follows:

25 Exceptions.

26 1. Any building, structure, landscape, streetscape or site may be
27 exempted from this Chapter if, a structure is listed on or officially
28 determined eligible for the Register of Historic Places or is located within a
29 Historic District and it is determined by the Planning Director, and
30 approved by the Fire Code Official, that the exemption of said
31 structure/property or resource will not create an additional fire hazard in
32 the immediate vicinity of the structure/property or resource.

33 2. For existing subdivisions with restrictions outside the Limits of
34 Disturbance and existing vegetation areas, the Planning Director and Fire
35 Code Official shall have the authority to define and grant vegetation
36 management with these areas.

37 D. Section 101.4.1 is added and shall read as follows:

38 101.4.1 Applicability. This Chapter shall apply to all new and existing
39 structures within the boundaries of Park City Municipal. Exceptions to this
40 Chapter may be granted by the Fire Code Official on a case by case
41 basis.

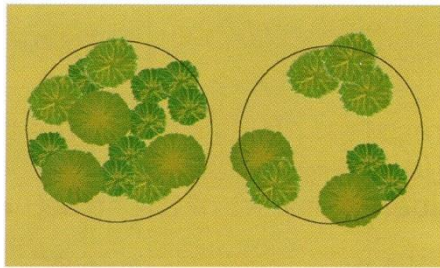
42 E. Section 103.1 shall be modified and shall read as follows:

43 103.1 Practical Difficulties. Where there are practical difficulties involved in
44 carrying out the provision of this Chapter, the Fire Code Official is
45 authorized to grant modifications for individual cases upon application in
46 writing by the owner or an owner's authorized agent. The Fire Code
47 Official shall first find that a unique circumstance makes enforcement of
48 this Chapter technically infeasible, the vegetation or home-hardening

49 modification is in conformance with the intent and purpose of this Chapter,
50 and the modification does not reduce fire protection requirements to any
51 degree of structural integrity. The details of any action granting
52 modifications shall be recorded by the Park City Municipal Community
53 Development Department.

54 F. Section 202, the following definitions are added:

55 **CLUMPING OR CLUSTERING.** The process of creating islands or
56 grouping of trees or brush within open-space. Clumping or clustering can
57 reduce fire spread and improve vegetation health.



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62 Clumping

63 **DEFENSIBLE SPACE.** An area either natural or man-made, where
64 material capable of allowing a fire to spread unchecked has been treated,
65 cleared, or modified to slow the rate and intensity of an advancing wildfire
66 and to create an area for fire suppression operations to occur.

67 **FUEL MODIFICATION.** A method of modifying fuel load by reducing the
68 amount of non-fire resistive vegetation or alternating the type of vegetation
69 to reduce the fuel load. To be considered a fuel modification for purposes
70 of this Chapter, continuous maintenance of the clearance is required.

71 HISTORIC DISTRICT. Park City’s Historic Districts are often referred to
72 collectively as “Old Town” or “The Historic District” because they are
73 associated with the earliest development of the City and retain the
74 greatest concentration of Park City’s historic resources. The Historic
75 District has been legally established within the Land Management Code.
76 See 15-2.1 through 15-2.6 of the Land Management Code.

77 HOME HARDENING. Addresses the most vulnerable components of a
78 Dwelling Unit with techniques and materials that increase the resistance to
79 heat, flames and embers that accompany most wildfires.

80 HOME IGNITION ZONE (HIZ). Includes the structure and the space
81 immediately surrounding the structure. The zone includes the Immediate
82 Zone: zero (0) to five (5) feet around the house; Intermediate Zone five (5)
83 to thirty (30) feet; and the Extended Zone: thirty (30) to one hundred (100)
84 feet.

85 LADDER FUELS. Alive or dead vegetation that allows a fire to climb up
86 from the landscape floor into the tree canopy. These include tall grasses,
87 shrubs and tree branches.



Ladder fuels

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LIMITS OF DISTURBANCE (LOD). A boundary within which construction, material storage, grading, landscaping and related activities shall occur.

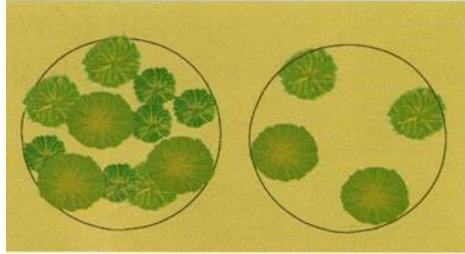
Note: Within Limits of Disturbance that include the Immediate and Intermediate Zones, whichever is greater, Wildland Fuel Mitigation may be implemented. Permits may be required for Landscaping and Grading in accordance with existing Building and Planning Department Codes and Policies. Outside the Limits of Disturbance Wildland Fuel Mitigation may be implemented as "Maintenance". Maintenance of vegetation may be allowed within the Intermediate Zone up to 30 horizontal feet measured perpendicular to the structure. Maintenance is defined as removing limbs from trees and shrubs up to 6 feet in height, but not destruction of the tree or bush. Maintenance includes trimming grass to a height not more than 4 inches. Within the Extended Zone Wildland Fuel Mitigation shall be in accordance to Section 603.5.2.3.

LOT LINES. A line of record bounding a lot that divides one lot from another lot or from public right-of-way or Private Street or any other public space. Any ignition zone will end at an existing lot line.

MAINTENANCE. Removing limbs from trees and shrubs up to 6 feet in height, but not destruction of the tree or bush. Maintenance includes trimming grass to a height not more than 4 inches.

116 RESERVE OPEN SPACE. Maintenance, as described above, shall be
117 allowed in this area.

118 THINNING. The process of removing selected trees and leaving others.
119 This separation reduces the probability of fire spreading laterally from one
120 tree to another.



Thinning

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125 G. Sections 505 and 506 of the 2006 Utah Wildland-Urban Interface Code
126 are deleted;

127 H. Section 603.4 is added and should read as follows:

128 603.4 Home Hardening.

129 603.4.1 Purpose. The purpose of home hardening is to prevent a
130 fire from ember storms during a wildland fire or other fire
131 emergency.

132 603.4.2 Applicability. Items one (1) through four (4), in section C,
133 are required for all structures. Items five (5) through nine (9), of the
134 same section, are required for new buildings and remodels.

135 603.4.3 Requirements

136 1. Roofs shall be kept free of pine needles, leaf litter, and all other
137 debris.

138 2. Rain Gutters shall be kept clear and clean of all debris.

- 139 3. Areas under decks or roof overhangs shall not be used for
140 storage of any combustible materials.
- 141 4. Areas under decks shall be kept clean of all dead or dry
142 vegetation, and debris.
- 143 5. Vents shall be covered by metal screens with no larger than 1/8
144 inch mesh.
- 145 6. Eaves shall be boxed and / or made from non-combustible
146 materials.
- 147 7. Fence components within the Immediate Ignition Zone must be
148 made of non-combustible materials and / or the structure must be
149 non-combustible at the connection point.
- 150 8. Windows shall be made of double or triple pane or tempered
151 glass.
- 152 9. Roofs shall be covered with a Class A roof covering.
- 153 10. Wood shingle or wood shake roofing materials are prohibited.

154 I. Section 603.5, is added and shall read as follows:

155 603.5 Home Ignition Zone.

156 603.5.1 Purpose. All structures must meet the following wildfire
157 preparation requirements in regards to vegetation:

158 603.5.2 Ignition Zones. Areas around the structure shall be
159 classified as Immediate (0-5 feet from the structure), Intermediate
160 (5 to 30 feet from the structure), and Extended (30 to 100* feet from
161 the structure).

162 603.5.2.1 Immediate Ignition Zone. The Immediate Ignition
163 Zone shall extend from zero (0) to five (5) feet from the
164 structure, any overhang, or deck attached to the structure and
165 shall meet the following requirements:

- 166 1. All dead and dying vegetation must be removed from
167 within five (5) feet of the structure.
- 168 2. All vegetation must be on the approved list (Refer to
169 Municipal Code Section 14-1-5).
- 170 3. All trees must be trimmed so as to be no closer than 10
171 feet from an active wood burning chimney. Distance from
172 natural gas direct vent shall follow manufacture
173 recommendations.

174 603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition
175 Zone shall extend from the edge of the Immediate Ignition Zone
176 to a distance not to exceed 30 feet, which may include an area
177 outside the established LOD and shall meet the following
178 requirements:

- 179 1. All vegetation in this zone must be on the approved list.
180 See Municipal Code Section 14-1-5 (Also see 2006 Utah
181 Wildland Urban Interface Code Appendix B).
- 182 2. All dead and dying vegetation shall be removed.
- 183 3. Grasses must be kept to a maximum of 4 inches in height
184 above the ground.

185 4. Vegetation under trees shall be removed so as to
186 preclude the laddering effect of a ground fire from spreading
187 into the tree crown.

188 5. Trees taller than 10 feet and less than 15 feet must have
189 all branches removed from within four (4) feet of the ground
190 as measured from the highest point of the ground below the
191 canopy of the tree.

192 6. Trees greater than 15 feet must have all branches
193 removed from within six (6) feet of the ground as measured
194 from the highest point of the ground below the canopy of the
195 tree.

196 7. Trees and shrubs must be clustered with the canopies of
197 the clusters being no closer than 18 feet to the next closest
198 cluster

199 8. No single tree cluster shall exceed five (5) trees or cover
200 more than 15% of the Intermediate Ignition Zone, whichever
201 is lesser.

202 Exception: Structures meeting all of the requirements
203 labeled in sub-section C items 1 through 4 and at least 3 of
204 the items labeled 5 through 9 listed in Section 603.4.3 are
205 not required to meet items 5 through 8 above.

206 Notwithstanding any exception, all landscaping in the

207 Intermediate Ignition Zone must be such that a ground fire is
208 not likely to spread into the tree canopy.

209 603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone
210 shall extend from the edge of the Intermediate Ignition Zone to a
211 distance not to exceed 100 feet, which may include an area
212 outside of the established LOD, and shall meet the following
213 requirements:

- 214 1. All dead and dying vegetation must be removed.
- 215 2. Small conifers growing between trees may be removed in
216 the context of clumping, clustering, and thinning, in
217 accordance with Section 603.4.
- 218 3. Trees greater than 15 feet tall must have all branches
219 removed from within 6 feet of the ground as measured from
220 the highest point of the ground below the canopy of the tree.
- 221 4. Trees and shrubs must be clustered with the canopies of
222 the clusters being no closer than 12 feet to the next closest
223 cluster
- 224 5. No single tree cluster shall exceed 5 trees or cover more
225 than 25% of the Intermediate Ignition Zone, whichever is
226 lesser.
- 227 6. Exception Structures meeting all of the items listed in
228 Section 603.4 are not required to meet items 3 through 5
229 above. Notwithstanding any exception, all landscaping in

230 the Extended Ignition Zone must be such that a ground fire
231 is not likely to spread into the tree canopy.

232 603.5.2.4. Slopes. All required distances may be increased up
233 to 100% based on the slope and topography of the property.
234 Determination of required distances shall be made by the Fire
235 Code Official.

236 J. Section 604 is modified and shall read as follows: Maintenance/acceptance of
237 existing plans.

238 604.1 Provisions. Intent is to modify the fuel load in areas adjacent to
239 structures to reduce the threat of wildfires.

240 604.2 Fuel modification. Fuel modification distances shall not be less than
241 30 feet or to the lot line whichever is less. These measurements shall be
242 measured from the horizontal plane from the perimeter or projection of the
243 structure. The allowed distance may be increased by the Fire Code
244 Official because of the site-specific analysis based upon local conditions.

245 604.3 Responsible party. Persons owning, leasing, controlling, operating
246 or maintaining buildings or structures requiring vegetation management
247 are responsible for maintaining, modifying or removing non-fire resistive
248 vegetation on the property.

249 604.4 Maintenance. Non-fire resistive vegetation or growth shall be kept
250 clear of building or structures, May include Clumping, Clustering, pruning,
251 and thinning, in accordance with Section 603.4.

- 252 1. Tree crowns extending to within 10 feet of any structure shall be
253 pruned to maintain a minimum horizontal clearance of 10 feet.
254 Tree crowns within the ignition zone shall be pruned to remove
255 limbs located less than 6 feet about the ground surface adjacent to
256 the trees.
- 257 2. Chimney Clearance Portions of tree crowns that extend to within
258 10 feet of the outlet of a chimney shall be pruned to maintain a
259 minimum horizontal clearance of 10 feet.
- 260 3. Deadwood and litter shall be regularly removed from trees.

261 Section 2. Municipal Code of Park City § 11-21-2 is amended to read:

262 **11-21-2 Land Subject to Utah Wildland-Urban Interface Code**

263 All the lands within the city limits of Park City designated by the Utah Division of
264 Forestry, Fire and State Lands as Wildland-Urban Interface.

265 Section 3. Municipal Code of Park City § 11-21-3 is amended to read:

266 **11-21-3 Violations**

267 Violations of this Chapter shall be enforced pursuant to Land Management Code
268 Chapter 15-14.

269 Section 4. Municipal Code of Park City § 14-1-5 is amended to read:

270 **14-1-5 Regulations For Planting Trees and Landscaping in the City's Right-of-Way**

271 [...]

<u>Coniferous Trees</u>	<u>Deciduous Trees</u>
Austrian Pine	Amur Maple*
Blue Spruce	Autumn Blaze Maple

Bosnian Red Cone Pine	Bigtooth Maple*
Bristlecone Pine	Bolleana Poplar
Douglasfir	Burr Oak*
Engelmann Spruce	Canada Red Chokecherry*
Limber Pine	Columnar Swedish Aspen*
Norway Spruce	Common Hackberry*
Pinyon Pine	Common Pear Tree
Ponderosa Pine	Crabapple*
Rocky Mountain Juniper	Downy Serviceberry*
Scotch Pine	Emerald Queen Norway Maple
Single-needled Pine	Gambel Oak; Scrub Oak
Sub Alpine Fir	Japanese Tree Lilac*
Utah Juniper	Juneberry
Vanderwolf Pine	Kentucky Coffeetree*
Western White Pine	Lacebark Elm
White Fir	Lindon Trees*
	Manchurian Ash
	Marshall Seedless Ash
	May Day Tree*
	Narrowleaf Cottonwood*
	Patmore Green Ash
	Quaking Aspen*
	Rocky Mountain Maple*

	<p>Saskatoon Serviceberry or Juneberry*</p> <p>Sensation Boxelder*</p> <p>Sycamore Maple*</p> <p>Tatarian Maple*</p> <p>Thornless Hawthorn*</p> <p>Turkish Filbert*</p> <p>Western Catalpa*</p>
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Shrubs

<p>Adam's Needle*</p> <p>Alpine Current*</p> <p>Antelope Bitterbrush*</p> <p>Apache Plume</p> <p>Ash Leaf False Spirea*</p> <p>Austrian Copper Rose</p> <p>Beauty Bush*</p> <p>Big Basin Sage</p> <p>Bigelow's Sage</p> <p>Black Chokeberry*</p> <p>Black Sage</p> <p>Blue Mist Spirea*</p> <p>Boulder Thimbleberry*</p> <p>Bridal Wreath Spirea*</p>	<p>Leatherleaf Viburnum*</p> <p>Lewis' Mockorange*</p> <p>Littleleaf Mockorange*</p> <p>Meideland Rose</p> <p>Mentor Barberry, Red Leaf Barberry,</p> <p>Rose Glow Barberry*</p> <p>Mountain Lover*</p> <p>Mountain Mahogany*</p> <p>Mountain Snowberry*</p> <p>New Mexico Locust*</p> <p>Ninebark*</p> <p>Oakbrush Sumac, Skunkbrush</p> <p>Oregon Grape*</p> <p>Peking Cotoneaster*</p> <p>Purple Sand Cherry*</p>
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Bumald Spirea*	Pygmy Pea Shrub*
Butterfly Bush	Red Chokeberry*
Chenault Coralberry*	Redleaf Rose
Chokecherry*	Rock Spray Spiraea*
Cliff Jamesia*	Rose Daphne
Cliff Rose*	Rubber Rabbitbrush
Clove Currant*	Rugosa Rose
Common Lilac (many cultivars) *	Sand Sage
Common Snowberry*	Saskatoon Serviceberry*
Compact Oregon Grape*	Sea Buckthorn*
Cranberry Cotoneaster*	Shrubby Cinquefoil*
Crimson Pygmy Barberry*	Siberian Pea Shrub*
Curl-leaf Mountain Mahogany*	Silver Buffaloberry*
Dense Yew*	Silver Sage*
Diabolo Ninebark*	Smoke Tree
Dwarf Korean Lilac*	Smooth Sumac
Dwarf Mountain Mahogany*	Spreading Cotoneaster*
Dwarf Mugo Pine	Squaw Currant
Dwarf Smooth Sumac	Staghorn Sumac
Dwarf Winged Euonymous*	Tallhedge Buckthorn*
Elderberry*	Thinleaf Alder*
Fernbush	Utah Serviceberry*
Flowering Almond*	Wayfaring Tree*

Forsythia*	Western Sand Cherry*
Fringed Sage	Winged Euonymous*
Golden Currant	Winterfat
Greenleaf Manzanita*	Wolfberry
Harison's Yellow Rose	Woods Rose*
Harriman's Yucca*	
Honeysuckle Species*	
Indian Currant Coralberry*	
<u>Perennials</u>	
Barrenwort	Orange Coneflower*
Bearded Iris; German Iris*	Oriental Poppy
Bergenia, Saxifrage*	Ozark Coneflower*
Black Eyed Susan*	Pale Evening Primrose*
Blanket Flower*	Palmer Penstemon*
Bloody Cranesbill*	Partridge Feather
Blue Flax; Lewis' Flax*	Pasque Flower*
Blue Mint Bush	Pearly Everlasting
Bluebells-of-Scotland	Persian Rockcress
Bronze Evening Primrose*	Pine-leaf Penstemon*
Butterfly Milkweed*	Pine-leafed Garden Pink
Candytuft*	Plume-flowered Salvia*
Catmint	Poppy Mallow; Prairie Winecup*
Chocolate flower*	Prairie Coneflower, Mexican Hat*

Common Thrift	Prairie Purple Coneflower*
Coral Bells*	Prairie Skullcap
Creeping Germander	Pussytoes
Creeping Phlox*	Pussytoes; Pink Pussytoes; Rosy
Dalmatian Bellflower	Red Hot Poker*
Daylily*	Rock Soapwort
Desert Four O'Clock	Rockrose
Desert Penstemon*	Rocky Mountain Columbine*
Dotted Gayfeather	Rocky Mountain Penstemon*
Eaton's Beardtongue	Rose Campion
Endress Cranesbill*	Russian Sage
English Lavender (many cultivars available including Munstead, Hidcote, Nana, and Jean Davis)	Sand Penstemon*
False Indigo	Scarlet Bugler
Fernleaf Yarrow	Serbian Yarrow
French Lavender	Showy Goldeneye
Garden Pinks	Showy Milkweed
Garden Salvia	Showy Stonecrop*
Gaura, Whirling Butterflies	Shrubby Sandwort
Gayfeather	Siberian Iris*
Germander Sage	Siskiyou Pink Mexican Primrose*
Globemallow*	Sticky Geranium*

Golden Columbine*	Sulfur Flower
Greek Yarrow	Sweet Iris*
Green Santolina*	Texas Mist Flower
Hens And Chicks*	Threadleaf Coreopsis
Hollyhocks	Tufted Beardtongue
Hummingbird Flower	Tufted Evening Primrose
Hummingbird Trumpet	Utah Lady finger; Utah Milkvetch
Keys Of Heaven, Jupiter's Beard, Red*	Valerian*
Kitchen Sage	Wall Germander
Lady's Mantle*	Wasatch Beardtongue
Lavender Cotton	Western Columbine*
Leadplant*	Western Coneflower*
Leather Leaf Powder Puff	Whipple's Penstemon*
Licorice Hyssop*	Wild Hyssop
Lilyleaf Ladybells	Wormwood
Mat Penstemon*	Yarrow
Missouri Evening Primrose*	Yellow Corydalis
Mount Atlas Daisy*	Yellow Stork's bill
Mountain Gold Alyssum	
<u>Annuals</u>	
Ageratum; Flossflower	Garden Zinnia Geranium
Annual Chrysanthemums; Marguerites	Globe Amaranth

Annual Coreopsis*	Gloriosa Daisy*
Bachelor's Buttons*	Icelandic Poppy*
Bells-of-Ireland	Klondike Cosmos
Blue Marguerite	Larkspur; Annual Delphinium*
Calendula; Pot Marigold	Lobelia*
California Poppy*	Love-in-a-mist
Canterbury Bells	Love-lies-bleeding
Carnation; China Pinks	Marigolds*
China Aster	Nasturtium*
Cleome; Spiderflower	Painted Tongue; Velvet flower
Coleus*	Pansy; Viola*
Cosmos*	Salvia; Flowering Sage*
Creeping Zinnia*	Snapdragon*
Dusty Miller*	Statice
Flanders Poppy*	Strawflower
Flowering Kale and Cabbage*	Sunflower
Flowering Tobacco	Sweet Alyssum*
Forget-me-not*	Sweet Pea*
Garden Petunia*	Sweet William*
Garden Verbena*	
<u>Turfgrasses and Ornamental Grasses</u>	
Alkali Sacaton	Maidenhair Grass
Arizona Fescue	Mountain Muhly

Blue Avena Grass; Blue Oat Grass	Muhly Grass
Blue Fescue	Muttongrass
Blue Grama*	Needlegrass
Deergrass	Overdam Reedgrass
Feather Reed Grass	Pine Dropseed; Hairy Dropseed
Foerster Reedgrass	Prairie Junegrass
Fountain Grass	Sideoats Grama*
Galleta Grass; Curly Grass;	Spike Dropseed
James' Grass	Spike Muhly
Great Basin Rye*	Switch Grass
Indian Rice Grass*	Tall Wheatgrass
Indiangrass	
Little Bluestem*	
<u>Groundcovers</u>	
Ajuga, Bugleweed	Lily-Of-The-Valley*
Autumn Amber Sumac	Mount Atlas Daisy
Blue Woolly Speedwell	Mountain Gold Alyssum*
Chenault Coralberry	Purple-leaf Winter Creeper
Clematis*	Pussy Toes; Pink Pussy Toes
Common Juniper	Rockspray Cotoneaster*
Creeping Juniper	Snow In Summer*
Creeping Oregon Grape*	Stonecrop*
Creeping Thyme	Sweet Woodruff*

Dead Nettle	Thyme-leaf Speedwell
Gray Creeping Germander	Trumpet Vine
Gro-low Sumac	Turkish Speedwell
Halls Honeysuckle	Virginia Creeper, Boston Ivy
Japanese Honeysuckle*	Wild Strawberry
Kinnikinnick	Woolly Thyme
Lamb's Ear	

272 *Classified as Firewise plants. All plant locations, quantities, and maintenance must
273 abide with Chapter 11-21, Utah Wildland-Urban Interface Code.

274 Section 5. Land Management Code § 15-2.21-3 is amended to read:

275 **15-2.21-3 Sensitive Lands Overlay Zone - Ordinance Provisions**

276 A. **SENSITIVE LANDS ANALYSIS**. Any Applicant for Development must produce a
277 Sensitive Lands Analysis performed by a Qualified Professional(s) that identifies
278 and delineates all the following features and conditions:

279 1. **SLOPE/TOPOGRAPHIC MAP**. A Slope and topographic map based on a
280 certified boundary survey depicting contours at an interval of five feet (5')
281 or less. The map must highlight Areas of high geologic hazard, Areas
282 subject to land sliding, and all significant Steep Slopes in the following
283 categories:

284 a. Greater than fifteen percent (15%), but less than or equal to thirty
285 percent (30%);

286 b. Greater than thirty percent (30%) but less than or equal to forty
287 percent (40%); and

288 c. Very Steep Slopes, greater than forty percent (40%).

289 2. **RIDGE LINE AREAS.** A map depicting all Crests of Hills and Ridge Line
290 Areas.

291 3. **VEGETATIVE COVER.** A detailed map of vegetative cover, depicting the
292 following:

293 a. Deciduous trees;

294 b. Coniferous trees;

295 c. Gamble oak or high shrub; and

296 d. Sage, grassland, and agricultural crops.

297 The Planning Department may require a more detailed tree/ vegetation
298 survey if the Site has unusual or Significant Vegetation, stands of trees, or
299 woodlands.

300 4. **DESIGNATED ENTRY CORRIDORS AND VANTAGE POINTS.**

301 Designated entry corridors and Vantage Points present within or adjacent
302 to the Site, including Utah Highway 248 east of Wyatt Earp Way and Utah
303 Highway 224 north of Holiday Ranch Loop Road and Payday Drive as
304 identified by Staff.

305 Typical Vantage Points are:

306 a. Osguthorpe/McPolin Barn

307 b. Treasure Mountain Middle School

308 c. Intersection of Main Street and Heber Avenue

309 d. Park City Ski Area Base

310 e. Snow Park Lodge

- 311 f. Park City Golf Course Clubhouse
- 312 g. Park Meadows Golf Course Clubhouse
- 313 h. Utah Highway 248 at the turn-out one quarter mile west from U.S.
- 314 Highway 40
- 315 i. Highway 224, 2 miles south of the intersection with Kilby Road
- 316 5. **WETLANDS.** A map delineating all Wetlands established by using the
- 317 *1987 Federal Manual for Identifying and Delineating Jurisdictional*
- 318 *Wetlands*, as amended. (See Section 15-2.21-6).
- 319 6. **STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES.** A map
- 320 delineating all stream corridors, canals, and irrigation ditches, defined by
- 321 the Ordinary High-Water Mark.
- 322 7. **WILDLIFE HABITAT AREAS.** A map depicting all wildlife habitat Areas,
- 323 as defined by a Wildlife Habitat Report shall be provided by the applicant.
- 324 The Wildlife Habitat Report shall be prepared by a professional, qualified
- 325 in the Areas of ecology, wildlife biology, or other relevant disciplines and
- 326 describe the following:
 - 327 a. The ecological and wildlife Use characterization of the Property
 - 328 explaining the species of wildlife using the Areas, the times or
 - 329 seasons the Area is used by those species, and the value, e.g.
 - 330 meaning feeding, watering, cover, nesting, roosting, or perching,
 - 331 that the Area provides for such wildlife species;
 - 332 b. The existence of critical wildlife movement corridors;

- 333 c. The existence of special habitat features, including Key nesting
334 Sites, feeding Areas, calving or production Areas, Use Areas for
335 migrant song birds and grassland birds, fox and coyote dens, deer
336 and elk winter concentration Areas as identified by the Utah
337 Division of Wildlife, and Areas of high terrestrial or aquatic insect
338 diversity.
- 339 d. Areas inhabited by or frequently utilized by any species identified
340 by state or Federal agencies as Threatened or Endangered.
- 341 e. The general ecological functions provided by the Site and its
342 features;
- 343 f. Potential impacts on these existing wildlife species that would result
344 from the proposed movement.

345 **B. ADDITIONAL INFORMATION AND STUDY REQUIREMENTS.** The Planning
346 Department may require the Applicant to submit the following information, as
347 applicable:

- 348 1. **VISUAL ASSESSMENT.** A visual assessment of the Property from
349 Vantage Points designated by the Planning Department, depicting
350 conditions before and after the proposed Development, including the
351 proposed location, size, design, landscaping, and other visual features of
352 the project.
- 353 2. **SOIL INVESTIGATION REPORT.** A soil investigation report, including but
354 not limited to shrink-swell potential water table elevation, general soil
355 classification and suitability for Development, erosion potential, hazardous

356 material analysis, and potential frost action. The soils report shall indicate
357 whether the property is 1) within the Prospector Soils Ordinance area and
358 2) within a Point Source water protection zone.

359 3. **GEOTECHNICAL REPORT.** A geotechnical report which must include the
360 location of major geographic and geologic features, the depth of bedrock,
361 structural features, folds, fractures, etc., and potential land slide and other
362 high-hazard Areas such as mine shafts and avalanche paths.

363 4. **ADDITIONAL SLOPE INFORMATION.** If the size of the proposed
364 Development and visual sensitivity of the Site dictate, the Planning
365 Department may require the Applicant to submit a Slope/topographic map
366 depicting contours at an interval of two feet (2').

367 5. **FIRE PROTECTION REPORT.** A fire protection report that identifies
368 potential~~[]~~ Wildland Urban Interface areas. Analysis must include fire
369 hazards, mitigation measures, access for fire protection equipment,
370 existing and proposed fire flow capability and compliance with the
371 International Wildland Urban Interface Code, ~~[and]~~ the Summit County
372 Wildfire Plan, and the Municipal Code Chapter 11-21, Utah Wildland-
373 Urban Interface Code.

374 6. **HYDROLOGICAL REPORT.** A hydrological report, including information
375 on groundwater levels, drainage channels and systems, and base
376 elevations in flood plains.

377 C. **SENSITIVE LANDS DETERMINATION.** The Planning Department shall review
378 the information presented in the Sensitive Lands Analysis, as described in

379 Section 15-2.21-3(A) and Section 15-2.21-3(B), and provide a recommendation
380 to the Planning Commission ~~[determinating]~~ determining and delineating all
381 Sensitive Lands on the parcel, including Steep Slope Areas, Ridge Lines Areas,
382 Entry Corridors, Wetlands, Stream Corridors, Irrigation Ditches, Wildland and
383 Wildfire Interface Areas, and Critical Wildlife Movement Corridors and Habitat
384 Areas.

385 1. **DENSITY TRANSFER.** Whenever land within the Sensitive Area Overlay
386 Zone is subject to more than one (1) Density Transfer provision, the more
387 restrictive provision shall apply.

388 Section 6. Land Management Code § 15-5-1 is amended to read:

389 **Land Management Code Section 15-5-1 Policy and Purpose**

390 [...]

391 It is recognized that the topography, atmospheric conditions and resort nature of Park
392 City are unique and valuable to the community. The enjoyment of a starry night is an
393 experience the community desires to preserve. The City of Park City, through the
394 provisions herein contained, promotes the reduction of light pollution that interferes with
395 enjoyment of the night sky.

396 It is also the intent of this section to encourage and implement water conservation
397 practices for landscaping, as it is in the public's interest to conserve water resources
398 and promote Water Wise Landscaping. Park City is in a mountainous, semi-desert
399 environment where much of the precipitation occurs as snow during the winter months
400 and the highest demand for water occurs during the summer months. The largest single
401 water demand is for irrigation of landscaping. The use of Water Wise Landscaping will

402 protect the health, safety, and welfare of the community from impacts of water
403 shortages likely to occur during cycles of drought. Water Wise Landscaping is a concept
404 of landscaping with plants that use little or no supplemental irrigation and are typically
405 native to the region. The concept also requires water conserving irrigation practices,
406 such as drip irrigation, Hydrozoning, and effective mulching with plant based
407 mulches. Where applicable in Wildland-Urban Interface areas as demonstrated by the
408 latest Utah State Department of Natural Resources Wildfire Risk Assessment Portal
409 Map, Firewise Landscaping techniques shall be in accordance with Municipal Code
410 Chapter 11-21.

411 Section 7. Land Management Code § 15-5-5(N) is amended to read:

412 **Land Management Code Section 15-5-5(N) Landscaping**

413 [...]

414 To the extent possible, existing Significant Vegetation shall be maintained on Site and
415 protected during construction. When approved to be removed, based on a Site Specific
416 plan, Conditional Use, Master Planned Development, or Historic District Design Review
417 approval, the Significant Vegetation shall be replaced with equivalent landscaping in
418 type and size. The Forestry Manager or Planning Director may grant exceptions to this if
419 upon their review it is found that equivalent replacement is impossible or would be
420 detrimental to the site's existing and/or proposed vegetation. Multiple trees equivalent in
421 caliper to the size of the removed Significant Vegetation may be considered instead of
422 replacement in kind and size. Where landscaping does occur, it should consist primarily
423 of native and drought tolerant species, drip irrigation, and all plantings shall be
424 adequately mulched. Significant Vegetation preservation and/or replacement shall be

425 prioritized, but where applicable, Firewise Landscaping and/or Defensible Space
426 landscaping plans for Property within the Wildland-Urban Interface area that include
427 Significant Vegetation removal shall be in accordance with Municipal Code Chapter 11-
428 21.

429 Section 8. Land Management Code § 15-6-6 is amended to read:

430 **15-6-6 Required Findings And Conclusions Of Law**

431 The Planning Commission must make the following findings in order to approve a
432 Master Planned Development. In some cases, conditions of approval will be attached to
433 the approval to ensure compliance with these findings.

434 A. The MPD, as conditioned, complies with all the requirements of the Land
435 Management Code;

436 B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5
437 herein;

438 C. The MPD, as conditioned, provides the highest value of Open Space, as
439 determined by the Planning Commission;

440 D. The MPD, as conditioned, strengthens and enhances the resort character of Park
441 City;

442 E. The MPD, as conditioned, compliments the natural features on the Site and
443 preserves significant features or vegetation to the extent possible;

444 F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent
445 Properties, and promotes neighborhood Compatibility, and Historic Compatibility,
446 where appropriate, and protects residential neighborhoods and Uses;

- 447 G. The MPD, as conditioned, provides amenities to the community so that there is
448 no net loss of community amenities;
- 449 H. The MPD, as conditioned, is consistent with the employee Affordable Housing
450 requirements as adopted by the City Council at the time the Application was filed.
- 451 I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land
452 Management Code, including compliance with Municipal Code Chapter 11-21,
453 Utah Wildland-Urban Interface Code for MPDs with land in the Wildland-Urban
454 Interface area. The project has been designed to place Development on the most
455 developable land and least visually obtrusive portions of the Site;
- 456 J. The MPD, as conditioned, promotes the Use of non-vehicular forms of
457 transportation through design and by providing trail connections; and
- 458 K. The MPD has been noticed and public hearing held in accordance with this
459 Code.
- 460 L. The MPD, as conditioned, incorporates best planning practices for sustainable
461 development, including water conservation measures and energy efficient design
462 and construction, per the Residential and Commercial Energy and Green
463 Building program and codes adopted by the Park City Building Department in
464 effect at the time of the Application.
- 465 M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards
466 according to accepted City regulations and policies.
- 467 N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and
468 complies with the requirements of the Park City Soils Boundary Ordinance.

469 O. The MPD, as conditioned, addresses Historic Structures and Sites
470 on the Property, according to accepted City regulations and policies, and any
471 applicable Historic Preservation Plan.

472 Section 9. Land Management Code § 15-8-2 is amended to read:

473 **15-8-2 General Requirements**

474 The following specific requirements are hereby established for annexation to Park City:

- 475 A. Property under consideration of annexation must be considered a logical
476 extension of the City boundaries.
- 477 B. Annexation of Property to the City must be consistent with the intent and purpose
478 of this Chapter and the Park City General Plan.
- 479 C. Every annexation shall include the greatest amount of Property possible that is a
480 contiguous Area and that is contiguous to the City's municipal boundaries.
- 481 D. Piecemeal annexation of individual small Properties shall be discouraged if larger
482 contiguous Parcels are available for annexation within a reasonable timeframe in
483 order to avoid repetitious annexations.
- 484 E. Islands of county jurisdiction shall not be left or created as a result of the
485 annexation and peninsulas and irregular boundaries shall be avoided.
- 486 F. In addition to services provided by existing districts, such as sewer, fire
487 protection, and public schools, the following urban level services, consistent with
488 those normally provided in the rest of the incorporated boundaries will be
489 provided to annexed Areas:
- 490 1. Police protection;

- 491 2. Snow removal on Public Streets, subject to standard City snow removal
492 policies;
- 493 3. Street maintenance on existing Streets, provided that such Streets have
494 been constructed or reconstructed to City Street standards or are
495 acceptable to the City Engineer and City Council;
- 496 4. Planning, zoning, and Code enforcement;
- 497 5. Availability of municipal-sponsored parks and recreational activities and
498 cultural events and facilities;
- 499 6. Water services as the Area is developed. Existing water treatment and
500 storage facilities may currently be inadequate to provide services to the
501 annexed Area. Developers of the annexed Area are required to pay for the
502 cost of improvements related to the extension of and connection with the
503 City lines and systems as well as participate in additional improvements
504 such as storage capacity and distribution as necessary for safe, reliable,
505 and efficient water flows.

506 G. If feasible and practical, water and sewer lines shall be extended to the Area
507 proposed for annexation. Expenses associated with such extension shall be the
508 responsibility of the Applicant(s). The City shall determine timing and capacity of
509 extending water and sewer to the proposed annexation Area.

510 H. Before considering requests for annexation, the City shall carefully analyze the
511 impacts of annexation of an Area, taking into consideration whether the Area will
512 create negative impacts on the City and considering whether the City can
513 economically provide services to the annexed Area. Community issues such as

514 location and adequacy of schools and community facilities, traffic, fire protection,
515 particularly in Wildfire/Wildland Interface Zones as outlined in Municipal Code
516 Chapter 11-21, usable open space and recreation Areas, protection of Sensitive
517 Lands, conservation of natural resources, protection of view corridors, protection
518 and preservation of Historic resources, Affordable Housing, balance of housing
519 types and ownership, adequate water and sewer capacity to serve the future
520 needs of the proposed annexation Area shall also be considered.

521 I. Situations may exist where it is in the public interest to preserve certain lands
522 from Development where there exist Geologic Hazards, excessive Slopes, flood
523 plains or where the need for preservation of community open space and/or
524 agricultural lands is consistent with the General Plan. In such circumstances,
525 annexations may occur as a means of retaining those lands in a natural state.

526 J. The City shall consider annexation of unincorporated Areas of Summit County
527 and Wasatch County that are within the annexation expansion Area as defined
528 by Exhibit A.

529 K. In general, the City does not favor annexation of territory, that should be located
530 within another municipality, nor does it favor the annexation of unincorporated
531 territory solely for the purpose of acquiring municipal revenues, or for diminishing
532 the capacity of another municipality to annex.

533 L. Annexations that expand the resort and/or tourist economy, provide second
534 home or rental residential Properties, preserve environmentally Sensitive Lands,
535 and provide significant public open space and/or community facilities are
536 preferred.

537 Section 10. Land Management Code § 15-15-1 is amended to read:

538 **15-15-1 Definitions**

539 DEFENSIBLE SPACE. An area either natural or man-made, where material capable of
540 allowing a fire to spread unchecked has been treated, cleared, or modified to slow the
541 rate and intensity of an advancing wildfire and to create an area for fire suppression
542 operations to occur. See Municipal Code Chapter 11-21, Utah Wildland-Urban Interface
543 Code for further City requirements.

544 [...]

545 FIREWISE LANDSCAPES/LANDSCAPING. Landscaping and related materials
546 designed to align with requirements of Municipal Code Chapter 11-21, Utah Wildland-
547 Urban Interface Code.

548 Section 11. Land Management Code § 15-15-2 is amended to read:

549 **15-15-2 List of Defined Terms**

550 -D-

551 Deck

552 Deli or Delicatessen

553 Defensible Space

554 Demolish or Demolition

555 Density

556 Design Guideline

557 Detached

558 Developable Land

559 Developer

- 560 Development
- 561 Development Agreement
- 562 Development Approval Application
- 563 Development Credit
- 564 Development Credit Certificate
- 565 Development Right
- 566 Disabled Care
- 567 Dissimilar Location
- 568 Dwelling, Duplex
- 569 Dwelling, Triplex
- 570 Dwelling, Multi-Unit
- 571 Dwelling, Single Family
- 572 Dwelling Unit
- 573 [. . .]
- 574 **-F-**
- 575 Facade, Building
- 576 Façade, Front
- 577 Facade Easement
- 578 Facade Shift
- 579 Fence
- 580 Filtered Light Fixture
- 581 Final Action
- 582 Final Plat

583 [Firewise Landscapes/Landscaping](#)

584 First Story

585 Flood Plain Area

586 Floor Area, Gross Commercial

587 Floor Area, Gross Residential

588 Floor Area, Net Leasable

589 Floor Area Ratio (FAR)

590 Food Truck

591 Food Truck Location

592 Foot Candle

593 Foot Candle, Average (afc)

594 Foot Candle, Horizontal (hfc)

595 Foot Candle, Vertical (vfc)

596 Frontage

597 Fully Shielded

598

599 [...]