

## 10-4-7: FIRE PROTECTION:

- A. Required: Ability to serve a development in accordance with this title and the general plan to provide fire protection shall be provided in writing, for all developments, by the Park City fire service district (PCFSD). Where buildings are to be used for industrial, commercial, multi-family, or mixed commercial/residential purposes, building and site plans must be approved by the Park City fire service district prior to issuance of the building permit.
- B. Park City Fire Service District Level Of Service Standards:
1. The PCFSD has established the acceptable emergency response time as ten (10) minutes or less within the district. An acceptable response time to larger scale village, town and resort center development may actually be less, as determined by the PCFSD. (It must be realized that prevailing weather conditions, general topography, geographical diversities and unusual traffic conditions may inhibit district response times at any time of year.)
  2. In order to comply with an acceptable level of service standard, a developer may be required to provide appropriate fire protection infrastructure, including facilities, apparatus and equipment for the PCFSD to comply with the appropriate level of service standard. In addition, approved fire sprinkler and suppression systems may be required by the district in conjunction with other appropriate mitigation measures, which must be approved by the district, to comply with the required level of service standard.
  3. Should the PCFSD determine that a desired level of service cannot be provided to a proposed development, the developer shall prepare and submit a fire protection mitigation plan to the district for its review and approval. This plan shall address the measures that will be used to comply with the intent of the level of service standard, and the timing/phasing in which such improvements will be required. An acceptable mitigation plan shall be approved by the PCFSD before an SPA plan, final subdivision plan or final site approval is granted. Failure of a developer to provide an acceptable plan may be cause for denial of a development application by the county.
- C. Development In Wildfire Hazard Areas:
1. All proposed new subdivisions within the mountain/remote areas designated on the land use plan map or area zoned sensitive land within the Snyderville Basin will be analyzed and rated on its wildfire risk using the fire hazard severity scale developed by the state division of lands and forestry. All of these factors can vary from development to development. The composite score will categorize the hazard level of the proposed development as moderate, high or extreme. Once a proposed subdivision has been classified as to its hazard level, development standards for each level can be used by the county and the Park City fire district for fire protection and wildfire prevention measures. This rating will be submitted to the county with the sketch plan or in conjunction with a specially planned area plan application, as required by the director, or as otherwise required in the processing of development permits for any proposed development. The rating scale is based on five (5) separate factors:
    - a. Slope is displayed in percent; calculated by measuring the vertical distance and horizontal distance of a given area; and

dividing the vertical by the horizontal.

b. Aspect is the cardinal direction in which the surface of the ground faces.

c. Response time of fire agency is measured in minutes it takes the nearest responsible fire agency to respond to a fire in a given area.

d. Type of vegetation is categorized by fuel types. Rates of spread, resistance to control, and potential to cause structural damage are the criteria for rating severity.

e. Vegetation density is considered the total combustible vegetation which may be available as a fuel for wildfire.

## 2. Fuel Breaks/Vegetation Manipulation:

a. Hazardous fuels in the form of native vegetation will be cleared around structures and around the perimeter of the development to assist in wildfire prevention measures. This fuel break is not intended as a complete vegetation clearing fire break. Fuel breaks must be in place prior to occupancy of the structure.

b. The definition of a "fuel break" by the state division of lands and forestry is "a change in fuel continuity, type of fuel, or degree of flammability of fuel in a strategically located parcel or strip of land to reduce or hinder the rate of fire spread".

c. Fuel breaks consist of the following:

(1) Annual grasses within thirty feet (30') of structures shall be mowed to four inches (4") or less.

(2) Removal of ground litter annually.

(3) Over mature, dead and dying trees shall be evaluated as to their potential to ignite and to carry fire and possibly will be removed.

(4) Fuel breaks may contain individual tree specimens, ornamental plants, or other similar vegetation used as ground cover, provided they will not provide a means of transmitting wildfire from native vegetation to structures.

(5) Fire resistive vegetation will be planted in the fuel breaks to prevent undue soil erosion.

d. In steep terrain, cleared or leveled slopes will be stabilized immediately following construction. Developers and lot owners will construct retaining walls, water bars, check dams, terraces, or other forms of physical means of soil erosion control. As part of the recordation plat, a maintained fuel break easement will be dedicated for the benefit of the area forester and will be shown around the perimeter of the development. Fuel breaks must be maintained by the landowners and shall be a part of the CC&Rs and monitored by the respective homeowners' association and/or area forester. The CC&Rs for the development will

include enforcing language for the homeowners' association to budget for and provide fuel break maintenance services around the perimeter of the development boundary.

e. The following chart identifies fuel break clearing limits around structures and development perimeters based on the wildfire hazard rating:

Type	Moderate	High	Extreme
Structures	30 feet	50 feet	100 feet
Development perimeters	None	75 feet	100 feet

- D. Central Or Community Water Systems: Central or community water systems shall include appropriately located fire hydrants and be capable of generating adequate flows to meet the insurance service office fire system grading standards. The minimum fire flow provided shall be at least one thousand (1,000) gallons per minute for a period of two (2) hours or as established by the Park City fire district.
- E. Certification Of Compliance: Certification of compliance with adopted service levels and standards of the Park City fire service district, including the payment of impact fees, shall occur prior to final site plan approval, or in the case of single-family dwelling units or any use approved as a conditional use or a low impact permit, before a building permit is issued for such development.
- F. Standards: Fire hydrants, water line sizes, water storage for fire protection, and minimum flow for fire protection shall be determined by using the standards of the insurance services office which are known as the fire system grading standards. In no case shall minimum fire flow be less than one thousand (1,000) gallons per minute for a period of two (2) hours, unless otherwise permitted herein.
- G. Evidence Required For Maintenance: The developer shall furnish written evidence to the county and the Park City fire service district verifying that either a new or existing water company or association shall be responsible for the perpetual and continual maintenance of all fire protection appurtenances, including annual flagging of all hydrants, prior to November 1 of each year.
- H. Plat Note Required: Each final subdivision plat for a development in an area designated mountain/remote on the land use plan maps or zoned sensitive land (SL) shall include the following note on the plat. A conditional use or low impact permit issued for development in these areas shall include, as a condition of approval, the requirement that the applicant acknowledge in writing (titled a "memorandum of understanding") the following:

*The property owner acknowledges that he/she is building in a location that is far removed from the primary Summit County service areas. As such, the property is on notice that there is limited access, infrastructure, and public services in the area. Some services, which include, but are not limited to, garbage pick up and school bus service, may not be provided. Emergency response time will be longer than it is in more accessible areas, and access by emergency vehicles may be impossible at times due to snow and road conditions. The owner understands and acknowledges that there may be infrastructure in these remote*

*locations that does not meet adopted county infrastructure standards. It is the intent of Summit County to attempt to continue to provide the existing variety, scale, and frequency of public services and infrastructure for all existing and new development in these remote areas of the Snyderville Basin. It is not the intent of Summit County to increase the variety, scale and frequency of public services and infrastructure, or to provide urban levels of service and infrastructure in these areas. By this notice, the property owner assumes the risk of occupancy as outlined above, and is hereby put on notice that there are no anticipated changes in the levels of service or infrastructure by either Summit County or the appropriate special service district, nor does the property owner expect changes beyond those identified herein.*

(Ord. 323, 3-9-1998)