

**AN ORDINANCE AMENDING SECTION 15-2.21-4(A)  
OF THE LAND MANAGEMENT CODE  
RELATING TO THE SENSITIVE AREA REGULATIONS-SLOPE PROTECTION**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed change to the Land Management Code is necessary to provide criteria for reductions to setbacks from Very Steep Slopes within the Sensitive Lands Overlay;

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

**SECTION 1. AMENDMENT TO TITLE 15- Land Management Code,  
2.21-4(A) – SENSITIVE AREA REGULATIONS-SLOPE PROTECTION**

15-2.21-4(A) **Prohibitions.** No Development is allowed on or within fifty feet (50') (map distance) of Very Steep Slopes, Areas subject to landsliding, and other high-hazard geologic Areas. As used herein, an Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25') vertically (upslope or downslope) and fifty feet (50') horizontally in any direction to be subject to this prohibition.

The Planning Commission may vary the setback from Very Steep Slopes if the Planning Commission can make all of the following findings during the Suitability Review:

1. Varying the setback does not create an intrusion by buildings into the Ridgeline Area when viewed from LMC designated Vantage Points (15-2.21-3(A) (4)) or other Vantage Points designated by the Planning Staff or Commission (15-2.21-3 (B));
2. Building areas in the setback do not create excessive cut or fill slopes; minimal retaining walls to limit disturbance and meet grade may be required by the Planning Commission subject to sections 15-2.21-4 (B), (C), and (E).
3. Limits of Disturbance around any structure within the setback shall be limited to the minimal area necessary to excavate and backfill the foundation. Decks and patios may not extend more than fifteen feet (15') beyond the foundation walls or the minimal

excavation/backfill area, whichever is greater.


4. No additional erosion, land subsidence, or avalanche hazard is created;
5. The site plan results in an improved organization of units through vegetation avoidance, minimization of changes to the viewshed from public areas, and reduction of site disturbance; and
6. The reduction in setback results in a reduction in overall project density as established by the Planning Commission's Suitability Review.
7. In no case shall additional disturbance be allowed beyond the maximum determined in the Suitability Analysis. See definition of Development.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

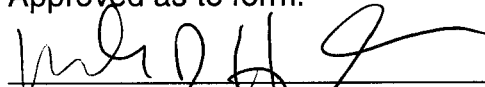
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
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Janet M. Scott, City Recorder

Approved as to form:

  
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Mark D. Harrington, City Attorney

