

**ALPINE CITY  
ORDINANCE 2019-10**

**NOW THEREFORE**, be it ordained by the Council of Alpine City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** "3.12.070 Urban/Wildland Interface Overlay" of the Alpine City Municipal Code is hereby *amended* as follows:

**BEFORE AMENDMENT**

3.12.070 Urban/Wildland Interface Overlay

1. **PUPROSE.** To establish standards for development and fire prevention in areas bordering on wildlands.
2. **DEFINITIONS**

Urban/Wildland Interface. Whenever the term "Urban/Wildland Interface" is used it shall be held to mean any area where development and heavily forested or brush land remaining in a relatively natural state meet. Specifically, the land that meets this criteria is identified in the overlay map in the Alpine City Hazard Maps of this Chapter.

Development. The term "Development" shall be construed to include any man-made change to improved or unimproved real estate, including but not limited to paving, excavation, drilling operations, storage of equipment or materials, or landscaping.

Classification of Roof Coverings. Whenever the term "Classification of Roof Covering" is used it shall be held to refer to the classification of a covering established by the International Building Code (hereinafter "IBC"). The two classifications of roof coverings allowed in the Urban/Wildland Interface are as follows:

- a. Class A. These roof coverings are effective against severe fire exposures. Under such exposures, roof coverings of this class are not readily flammable, afford a fairly high degree of fire protection to the roof deck, do not slip from position and pose no flying brand hazard.
- b. Class B. These roof coverings are effective against moderate fire exposures. Under such exposures, roof coverings of this class are not readily flammable, afford a moderate degree of fire protection to the roof deck, do not slip from position and pose no flying brand hazard.

Construction. For use in this section, "Construction" means the erection, building, enlargement, alteration, repairing or moving of a structure. This term also applies to the wiring, piping, heating, cooling, ventilation, refrigeration, sanitation or transportation of fixtures and equipment therein, as well as to the excavation, filling or paving of land.

Defensible Space. Whenever the term Defensible Space is used it will refer to an area denoted by a thinning of native vegetation, removal of dead plant material and/or the replacing of highly flammable vegetation with fire resistant plants and/or irrigated areas as indicated in this ordinance.

### **3. PERMITS**

- a. Requirement. Consistent with Section 68-27-109(5)(a) of the Utah Code Annotated 1953 as amended, which provides for the issuance of permits, no new building or structure shall commence construction nor be occupied until a Fire Safety Permit therefore has been issued by the Fire Chief stating the conditions under which the building has been approved in accordance with the provisions of this ordinance. This requirement shall not apply to dwellings outside of the Urban/Wildland Interface area identified in Alpine City Hazard Maps.
- b. Fire Safety Permit. All requests or applications for a building permit within the Urban/Wildland Interface area shall be deemed to be a concurrent request for a Fire Safety Permit providing certification by the Fire Chief that the provisions of this ordinance are being met.
- c. Conditions. No building permit for sites within the Urban/Wildland Interface area shall be issued until a Fire Safety Permit is approved and issued by the Fire Chief. All construction and use of the premises shall be in accord with such conditions as may be attached to the Fire Safety Permit.

### **4. ROADS**

- a. Access. All developments in the Urban/Wildland Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.
- b. Exceptions. Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.
- c. Specifications. All secondary access roads shall have a minimum paved width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Article 9.02-2-1 of the Uniform Fire Code.

### **5. ADDRESSES**

- a. Specifications. Notwithstanding Section 9.01-4-4 of the Uniform Fire Code, each premise must have approved numbers or addresses, a minimum of 5 inches in size, placed in such a position as to be plainly visible and legible from the road fronting the property. Numbers shall contrast with their background and their positions shall be suited for visibility in all seasons.

### **6. FIRE HYDRANTS**

- a. Standards. Notwithstanding Appendix III-B of the Uniform Fire Code, each fire hydrant shall be installed in accordance with the recommendations of the City Engineer, Fire Chief and Table No. A-III, B-1 of the Uniform Fire Code.
- b. Requirement. No combustible materials may be installed, framed or assembled within the Urban/Wildland Interface area unless within 250 feet of a usable fire hydrant connected to the city water supply.

#### **7. CHIMNEYS AND FLUES**

- a. Spark Arresters. Notwithstanding Appendix II-P Section 7 of the Uniform Fire Code, every chimney, flue or vent shall be provided with an approved spark arresting device consisting of 12 gauge welded or woven wire mesh with openings not exceeding 1/2 inch.
- b. Clearance. In accordance with Appendix I-A of the Uniform Fire Code, chimney outlets shall be constructed with at least a 15-foot clearance from all vegetation and obstructions.

#### **8. STRUCTURAL DESIGN AND CONSTRUCTION**

- a. Roof Coverings. Non-combustible roof coverings are required on all new structures within the Urban/Wildland Interface area. Roof coverings shall be constructed of UL listed Class A or B materials in accordance with Chapter 32 of the UBC. No wood roof coverings are permitted in the Urban/Wildland Interface. Homes previously constructed in the Urban/Wildland Interface, which do not comply with this Part will be brought into compliance when one-half or more of the existing roof covering is replaced. The Fire Chief will provide notice of this requirement to any homeowners who may be affected upon passage of this ordinance.
- b. Sprinkler Protection. All new homes in the Urban/Wildland Interface area shall be provided with automatic sprinkler protection in accordance with the National Fire Protection Association (NFPA) Standard 13 R, modified as follows:
  - i. Decks and Walks. Decks and walkways greater than 4 feet wide shall have quick response sprinkler heads placed ten feet on center if an exposure hazard is present. Eaves of the structure will also be provided with sprinkler heads 10 feet on center and attic vents shall be similarly protected if an exposure hazard is present. For the purposes of this Part, an exposure hazard is defined as the presence of any of the following at the time of construction or evidence of such in the construction plans provided:
    - (1) Shrubs within 20 feet of the structure, unless in islands of no more than five shrubs separated from other vegetation by at least 50 feet.
    - (2) Trees within 30 feet of the structure, unless separated from other trees by at least 30 feet measured at the base.
    - (3) Native brush, including oak, within 100 feet of the structure, unless in islands not to exceed 30 feet on their longest axis, separated from other vegetation by at least 50 feet and at least 30 feet from the structure.

- ii. Flows. The system calculations shall be based on a minimum of four flowing quick-response sprinklers hydraulically calculated to provide flows in accordance with manufacturer's specifications for sprinklers. Calculations shall be based on 90% of the available flow at the base of the riser.
  - iii. Loop Systems. The use of anti-freeze loop systems is allowed when an acceptable back-flow prevention assembly is provided. Anti-freeze loops shall be relieved by using either an approved expansion tank or relief valve. Drilled clapper valves are not permitted.
  - iv. Inspection. An inspector's test valve is required upstream of the anti-freeze loop check valve.
  - v. Control Valves. Automatic sprinkler systems shall be provided with an indicating control valve accessible to the fire department.
  - vi. Certification. Approval of any system shall be based on final inspection and receipt of hydrostatic and flushing certificates provided by the installer.
  - vii. Notwithstanding Article 10 Section 1.001.5.2 of the Uniform Fire Code, automatic sprinkler protection, where installed, shall be inspected annually at the owner's expense by a licensed sprinkler contractor. A copy of the inspection shall be submitted to the Fire Chief by December 31st of each year.
- c. Other Construction Features. Other construction features, vents, overhangs and stilt construction shall meet the following standards:
- i. Vents. All vents shall be screened with a corrosion resistant, non-combustible wire mesh with nominal openings not to exceed 1/4 inch.
  - ii. Projections. Combustible projections of 10 inches or more and wood decks shall be protected as follows:
    - (1) Materials specified in Section 7.d above shall be applied to the underside of the exposed edge or, in the case of a deck, a wall shall be constructed around its perimeter using the aforementioned materials; or
    - (2) The use of heavy timber in compliance with the provisions of the code; or
    - (3) An approved outside sprinkler system shall be provided on the underside of the projection or deck.
- d. Construction Materials. Exterior vertical walls shall be constructed of concrete masonry, brick veneer not less than 3 inches in thickness, cement plaster in compliance with the exterior finish requirements of the UBC, or any other non-combustible material (including some types of siding) meeting the intent of this code if such material is approved by the building official.
- e. Windows. Glazed openings having three or more trees or shrubs within 30 feet shall be provided with double pane or safety glass. Double pane or safety glass shall be utilized in all windows on the down slope side of a dwelling.

**9. VEGETATIVE CLEARANCE**

- a. Notification. Applications for building permits shall contain a site plan with sufficient detail to allow for evaluation of clearances between vegetative fuels and structures.
- b. Defensible Space. The following minimum clearances shall be maintained, notwithstanding Appendix II-A, Section 16 of the Uniform Fire Code:
  - i. Dead Material. All dead vegetative material shall be removed and maintained clear at least 100 feet from dwellings and 50 feet from non-inhabited structures.
  - ii. Defensible Space. Each defensible space shall meet the following specifications:
    - (1) Grasses and Spreading Plants. Grasses, spreading plants and ground cover within 50 feet of dwellings must be of types that are identified as fire resistant. The Fire Chief will make information on fire resistant species available to property owners.
    - (2) Shrubs. Shrubs may be used for ornamental plantings against the walls or foundations of dwellings if such shrubs are served by an automated sprinkler or other irrigation system approved by the building inspection official.
    - (3) Trees. Trees must be at least 30 feet at the base from dwellings or at least 30 feet from other trees, non-deciduous shrubs and native brush, except that up to five trees may be grouped together if a clearance of at least 50 feet is maintained to any dwelling or to other trees, non- deciduous shrubs and native brush.
    - (4) Native Brush. Native species, such as scrub oak and other indigenous vegetation, may not be within 50 feet of dwellings unless such vegetation is grouped into islands not more than 30 feet on their longest axis. Such islands must be kept free of any dead vegetative material in accordance with Part 8,b,i and must be at least 30 feet from other trees, shrubs or brush unless protected by an automated sprinkler system. Islands must be at least 30 feet from dwellings or 10 feet if served by an automatic sprinkler system approved by the building inspection official. Native grasses must be removed, replaced with fire resistant species or maintained at a height not to exceed 6 inches unless protected by an automatic sprinkler system.
  - iii. Public Lands. Defensible Space on property adjacent to public lands, whether controlled by Alpine City, the State of Utah, the United States Government or any other governmental entity, shall meet the same fuel break requirements as any other cluster not so located.
- c. Disposal of Vegetation. Disposal of flammable vegetation shall be completed prior to final building inspection. Such vegetation may be disposed of by chipping, burying or removal to an approved landfill. Burning of such materials is prohibited.

- d. Fuel Tanks. Propane or fuel tanks shall have no ground vegetation more than 4 Inches in height within a 10 foot radius, notwithstanding Section 82.109 of the Uniform Fire Code. Trees and brush shall be trimmed so as to maintain a clearance of at least 3 feet from the sides and top of the tank.
- e. Fire Hydrants. Vegetation and other obstructions shall be maintained at no more than 4 inches in height around a fire hydrant, notwithstanding Section 01-7-2 of the Uniform Fire Code. Clearance shall be provided for three feet on all sides of the hydrant and must extend to the roadway.
- f. Recreational Fires. Open recreational fires shall be located a minimum of 25 feet from a structure or combustible material unless contained in an approved barbecue pit located a minimum of 10 feet from combustible foliage, walls or roofs. An opening in any overhead vegetative canopy shall be provided to prevent pyrolysis of the foliage.
  - i. Fuel Pile Limitation. Fuel piles for recreational fires shall be no larger than 3 feet in diameter and 2 feet high.
  - ii. Extinguishing Devices. A garden hose connected to a water supply or other approved fire extinguishing device shall be readily available for use at recreational fires. A person knowledgeable in the use of such fire extinguishing devices shall supervise the burning material until the fire has been extinguished.

#### 10. ENFORCEMENT

- a. Responsibility. The conditions outlined in the urban/wildland overlay shall be maintained by the property owner and/or the applicable homeowners' association as a condition of maintaining "adequate fire protection" in accordance with Section 11-7-1 of the Utah Code Annotated and protective agreements, if any, made with Alpine City at the time of annexation.
- b. Non-Exclusive Nature. The provisions of the urban/wildland overlay represent minimum standards. each owner of property in the Urban/Wildland Interface area is expected to use reasonable care in mitigating potential fire hazards, whether or not the potential hazard is enumerated in this section.
- c. Pre-Existing Conditions. Property not in compliance with the vegetative clearance section of the urban/wildland overlay at the time of passage shall have one year in which to conform to its provisions, except that retrofitting of sprinklers will not be required.
- d. Enforcement Official. Provisions of the urban/wildland overlay shall be enforced by the Alpine City Fire Chief or his appointed designees. The Fire Chief is authorized to recommend alternatives to any of the provisions of this code upon application in writing by the owner, lessee or a duly authorized representative where there are practical difficulties that prevent carrying out the such provisions, provided that the spirit and intent of the code shall be maintained, public safety furthered and substantial justice done. The particulars of such modifications and decision of the Fire chief shall be submitted to the City Council.

- i. Inspections. The Fire Chief or his designee shall conduct inspections to determine compliance with the urban/wildland requirements at the time of building permit inspections and at least once a year or at any other reasonable time. The Fire Chief or designee shall also conduct inspections based on the request of any other property owner, lessee, City official or employee who has reasonable cause to believe that a potential fire hazard exists in violation of the provisions of this ordinance.
  - ii. Notice. The Fire Chief or his designee will annually publish and as needed periodic notices to remind residents of the provisions of the urban/wildland and will make available information on the provisions of the ordinance, as well as guidance on fire-resistant vegetation and suitable landscaping.
- e. Recourse. Any person adversely affected by any decision made in the exercise of the provision of this section may pursue administrative and legal remedies in accordance with the following provisions:
  - i. Procedure. No person may challenge Alpine City's land use decisions under this section in district court until all administrative remedies have been exhausted.
  - ii. Judicial Review. Any person having exhausted all possible administrative remedies may file a petition for review of the decision with the district court within 30 days after the local decision is rendered.
  - iii. Validity of Ordinance. The courts shall presume that land use decisions and regulations are valid and determine only whether or not the decision is arbitrary, capricious or illegal.
- f. Remedies. Alpine City, its officers and employees, the city attorney or any owner of real estate within Alpine City may, in addition to other remedies provided by law, institute proceedings to secure injunction, mandamus, abatement or any other remedies provided by law, including prevention, enjoinder or removal.
- g. Injunction. Alpine City need only establish the violation in order to secure injunction.
- h. Building Permits. Alpine City, its officers and employees, may enforce this ordinance by withholding building permits and it shall be unlawful to erect, construct, alter or change the use of any building or other structure within Alpine City without approval of such building permit.
  - i. Failure to Obtain Permit. Any architect, lending agency, builder, contractor or other person doing or performing such work as described in DCA 3.13.100 Part 6,b shall be deemed guilty of violating this ordinance at least to the same extent or manner as the owner of the premises, or the person for whom the use is established or for whom such buildings are erected or altered, and shall be subject to the penalties herein prescribed for a violation.
  - ii. Compliance. The City may not issue a building permit unless the plans of and for the proposed erection, construction, reconstruction, alteration or use fully conform to all ordinances then in effect.

- i. Violation. Any violation of the provisions of the urban/wildland overlay is punishable as a Class C misdemeanor upon conviction. Each person, firm or corporation found guilty of such violation shall be deemed guilty of a separate offense for every day during which any violation is committed, continued or permitted by such person, persons, firm or corporation, and shall be punished as provided in this ordinance.
  - j. Nothing in this ordinance may be construed to prevent enforcement under the provisions of the current edition of the Uniform Fire Code as adopted by the State of Utah and the City of Alpine.
11. **Warning and Disclaimer.** The degree of wildfire protection required by urban/wildland interface overlay is considered reasonable regulatory purposes and is based on fire safety considerations. This section does not imply that land outside the areas of urban/wildland overlay zone or uses permitted within such areas will be free from damages from wildfires. This ordinance shall not create liability on the part of Alpine City, Utah, any officer or employee thereof, or the city's fire agency for any wildfire damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(Original Ordinance No. 94-11. Amended by Ord. 2001-05. Incorporated into Sensitive Lands Ordinance by Ord. No. 2005-03, 1/25/05)

#### AFTER AMENDMENT

##### 3.12.070 Urban/Wildland Interface Overlay

- 1. **PUPROSE.** To establish standards for development and fire prevention in areas bordering on wildlands. In addition to this section of the Development Code, areas bordering on wildlands shall be subject to the Wildland-Urban Interface Site Plan/Development Review Guide (supplemental document).
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- 5. **ADDRESSES**

- a. Specifications. Notwithstanding Section 9.01-4-4 of the Uniform Fire Code, each premise must have approved numbers or addresses, a minimum of 5 inches in size, placed in such a position as to be plainly visible and legible from the road fronting the property. Numbers shall contrast with their background and their positions shall be suited for visibility in all seasons.

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8. **STRUCTURAL DESIGN AND CONSTRUCTION**

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- b. Sprinkler Protection. For structures receiving a HIGH HAZARD or EXTREME HAZARD rating on the Fire Hazard Severity Form, found in the Wildland-Urban Interface Site Plan/Development Review Guide, shall be provided with automatic sprinkler protection in accordance with the National Fire Protection Association (NFPA) Standard 13 R, modified as follows:

- i. Decks and Walks. Decks and walkways greater than 4 feet wide shall have quick response sprinkler heads placed ten feet on center if an exposure hazard is present. Eaves of the structure will also be provided with sprinkler heads 10 feet on center and attic vents shall be similarly protected if an exposure hazard is present. For the purposes of this Part, an exposure hazard is defined as the presence of any of the following at the time of construction or evidence of such in the construction plans provided:

(1)

- ii. Flows. The system calculations shall be based on a minimum of four flowing quick-response sprinklers hydraulically calculated to provide flows in accordance with manufacturer's specifications for sprinklers. Calculations shall be based on 90% of the available flow at the base of the riser.
- iii. Loop Systems. The use of anti-freeze loop systems is allowed when an acceptable back-flow prevention assembly is provided. Anti-freeze loops shall be relieved by using either an approved expansion tank or relief valve. Drilled clapper valves are not permitted.
- iv. Inspection. An inspector's test valve is required upstream of the anti-freeze loop check valve.
- v. Control Valves. Automatic sprinkler systems shall be provided with an indicating control valve accessible to the fire department.
- vi. Certification. Approval of any system shall be based on final inspection and receipt of hydrostatic and flushing certificates provided by the installer.
- vii. Notwithstanding Article 10 Section 1.001.5.2 of the Uniform Fire Code, automatic sprinkler protection, where installed, shall be inspected annually at the owner's expense by a licensed sprinkler contractor. A copy of the inspection shall be submitted to the Fire Chief by December 31st of each year.

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**10. ENFORCEMENT**

- a. Responsibility. The conditions outlined in the urban/wildland overlay shall be maintained by the property owner and/or the applicable homeowners' association as a condition of maintaining "adequate fire protection" in accordance with Section 11-7-1 of the Utah Code Annotated and protective agreements, if any, made with Alpine City at the time of annexation.
- b. Non-Exclusive Nature. The provisions of the urban/wildland overlay represent minimum standards. each owner of property in the Urban/Wildland Interface area is expected to use reasonable care in mitigating potential fire hazards, whether or not the potential hazard is enumerated in this section.
- c. Pre-Existing Conditions. Property not in compliance with the vegetative clearance section of the urban/wildland overlay at the time of passage shall have one year in which to conform to its provisions, except that retrofitting of sprinklers will not be required.
- d. Enforcement Official. Provisions of the urban/wildland overlay shall be enforced by the Alpine City Fire Chief or his appointed designees. The Fire Chief is authorized to recommend alternatives to any of the provisions of this code upon application in writing by the owner, lessee or a duly authorized representative where there are practical difficulties that prevent carrying out the such provisions, provided that the spirit and intent of the code shall be maintained, public safety furthered and substantial justice done. The particulars of such modifications and decision of the Fire chief shall be submitted to the City Council.
  - i. Inspections. The Fire Chief or his designee shall conduct inspections to determine compliance with the urban/wildland requirements at the time of building permit inspections and at least once a year or at any other reasonable time. The Fire Chief or designee shall also conduct inspections based on the request of any other property owner, lessee, City official or employee who has reasonable cause to believe that a potential fire hazard exists in violation of the provisions of this ordinance.
  - ii. Notice. The Fire Chief or his designee will annually publish and as needed periodic notices to remind residents of the provisions of the urban/wildland and will make available information on the provisions of the ordinance, as well as guidance on fire-resistant vegetation and suitable landscaping.
- e. Recourse. Any person adversely affected by any decision made in the exercise of

the provision of this section may pursue administrative and legal remedies in accordance with the following provisions:

- i. Procedure. No person may challenge Alpine City's land use decisions under this section in district court until all administrative remedies have been exhausted.
  - ii. Judicial Review. Any person having exhausted all possible administrative remedies may file a petition for review of the decision with the district court within 30 days after the local decision is rendered.
  - iii. Validity of Ordinance. The courts shall presume that land use decisions and regulations are valid and determine only whether or not the decision is arbitrary, capricious or illegal.
- f. Remedies. Alpine City, its officers and employees, the city attorney or any owner of real estate within Alpine City may, in addition to other remedies provided by law, institute proceedings to secure injunction, mandamus, abatement or any other remedies provided by law, including prevention, enjoinder or removal.
- g. Injunction. Alpine City need only establish the violation in order to secure injunction.
- h. Building Permits. Alpine City, its officers and employees, may enforce this ordinance by withholding building permits and it shall be unlawful to erect, construct, alter or change the use of any building or other structure within Alpine City without approval of such building permit.
- i. Failure to Obtain Permit. Any architect, lending agency, builder, contractor or other person doing or performing such work as described in DCA 3.13.100 Part 6,b shall be deemed guilty of violating this ordinance at least to the same extent or manner as the owner of the premises, or the person for whom the use is established or for whom such buildings are erected or altered, and shall be subject to the penalties herein prescribed for a violation.
  - ii. Compliance. The City may not issue a building permit unless the plans of and for the proposed erection, construction, reconstruction, alteration or use fully conform to all ordinances then in effect.
- i. Violation. Any violation of the provisions of the urban/wildland overlay is punishable as a Class C misdemeanor upon conviction. Each person, firm or corporation found guilty of such violation shall be deemed guilty of a separate offense for every day during which any violation is committed, continued or permitted by such person, persons, firm or corporation, and shall be punished as provided in this ordinance.
- j. Nothing in this ordinance may be construed to prevent enforcement under the provisions of the current edition of the Uniform Fire Code as adopted by the State of Utah and the City of Alpine.

11. **Warning and Disclaimer.** The degree of wildfire protection required by urban/wildland interface overlay is considered reasonable regulatory purposes and is based on fire safety considerations. This section does not imply that land outside the areas of urban/wildland overlay zone or uses permitted within such areas will be free from damages from wildfires. This ordinance shall not create liability on the part of Alpine City, Utah, any officer or employee thereof, or the city's fire agency for any wildfire damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(Original Ordinance No. 94-11. Amended by Ord. 2001-05. Incorporated into Sensitive Lands Ordinance by Ord. No. 2005-03, 1/25/05)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

May 14, 2019

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kimberly Bryant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Merrill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ramon Beck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jason Thelin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presiding Officer



Troy Stout, Mayor, Alpine City

Attest



Charmayne G. Warnock, City Recorder Alpine City

