DESIGN GUIDELINES

EASTERN NEVADA COUNTY, CALIFORNIA

APRIL 1992

On the 19th day of March, 1992, the Eastern Nevada County/Truckee Planning Commission accepted the Design Guidelines and recommended that the Land Use and Development Code be amended to include Section L-II 3.47 and the Design Guidelines be adopted by Resolution.

On the 28th day of April, 1992, the Nevada County Board of Supervisors adopted the Design Guidelines for Eastern Nevada County. Section L-II 3.47 was added to the Land Use and Development Code on the 11th day of June 1992. Res 92-236 + Ord 1775

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This document is available for $6.50 from the Nevada County Planning Department, Eric Rood Administration Building, 950 Maidu Avenue, Nevada City, CA 95959; telephone (916) 265-1440.

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INTRODUCTION

The residents and property owners in Eastern Nevada County are concerned about preserving and enhancing both the built and the natural environment. The community is proud of its heritage and, since the economy is largely dependent on the tourism industry, the atmosphere and aesthetic features of the community take on an economic value. It is in the best interest of the community to protect the aesthetic values through the use of architectural styles and building materials that are consistent and compatible with the history, climate, and appearance of the area.

The objective of these guidelines is to make developers aware of the elements that will be considered in the review of projects. These guidelines apply to projects outside the boundaries of the Historic District. All construction, except structures for residential and agricultural uses and structures accessory to these uses on land zoned for single family residences, is subject to design review, including additions, exterior alterations, and secondary or appurtenant structures. For a detailed listing of those zoning districts and uses specifically exempted from these guidelines, see Section L-II 3.47 of the Nevada County Land Use and Development Code.

The staff of the Nevada County Planning Agency will refer to these guidelines for direction in the review and evaluation of project design content. Design review is a matter of judgment and to assure that decisions are made with consistency, these guidelines have been developed. The guidelines are not absolute, except in those cases where they reflect ordinance requirements; thus, considerations must be made on a site-by-site basis. To ensure that the guidelines continue to be an effective and dynamic tool during project review, the Planning Commission will review the Design Guidelines annually. Any modifications or amendments must be approved by a resolution of the Nevada County Board of Supervisors.

These guidelines suggest preferred solutions to design-related questions. They are organized to progressively focus consideration from broad to specific design issues, beginning with site design and then addressing building design, landscaping, lighting, and signs. Due to the challenges of Eastern Nevada County's mountain environment and the community's commitment to quality design and construction, it is recommended that people undertaking developments make use of skilled professionals. Architects, landscape architects, civil engineers, soils engineers, planners, geologists, solar consultants, and other specialists may help a developer form an accurate picture of the site's constraints and opportunities.

GOALS

The Design Review Guidelines are guided by a set of general goals that define the major concerns and objectives of the design review process. These goals are:

1. To protect the historic qualities of Eastern Nevada County.

2. To protect the beauty of Eastern Nevada County's natural resources.

3. To promote development and building consistent with the policies of the General Plan.

4. To promote high standards of architectural design and the construction of aesthetically pleasing structures.

5. To encourage land uses which are functionally efficient, convenient to the public, and aesthetically pleasing and have visual continuity.

6. To encourage the construction of safe, convenient, and attractive commercial, industrial, and office facilities.

7. To promote community identity and integrity by congruity in architecture and cohesiveness in style,

8. To promote visual relief throughout the community by preservation of scenic mountain vistas, creation of open space, and variation of styles of architecture, set-backs, and landscaping.

9. To preserve natural features through restoration, maintenance, enhancement and to discourage their removal.

10. To promote pedestrian, bicycle, and handicap access between and within commercial areas.

REVIEW PROCESS

The following is an outline of the review process:

Step 1: Pre-application Conference

A pre-application conference with the Planning Staff is recommended for any project. The staff will familiarize the applicant with the review process. The staff will inform the applicant of

related county regulations and review criteria that may affect the project. The applicant should provide staff with as much information and as many details of the proposal as possible. By providing timely information for project design, this early review and input by staff could save the applicant possible delay and expensive plan revisions later in the process.

Step 2: Application Review and Approval

Formal review of project plans will begin when an application has been submitted to the Planning Agency. The staff reviews all projects for compliance with the zoning, other land-use regulations, and the Design Guidelines. To evaluate compliance with these Guidelines, architectural drawings, including elevations from all ground perspectives, color chips, and building material samples will be required. Drawings of design features must be submitted to the Planning Department with the application. For permits that do not require either Zoning Administrator or Planning Commission review and/or approval, staff will review proposals for compliance with applicable land-use regulations and the Design Guidelines. Any action of the Planning Commission, Zoning Administrator, or Planning Department may be appealed in accordance with the provision of Article 33 of the Nevada County Zoning Ordinance.

Step 3: Permit Issuance

For a building permit to be issued after project approval, final construction drawings must be reviewed and approved by both the Planning and Building Departments. Final construction plans must address all applicable conditions of project approval. These conditions may require additional information such as detailed sign lettering and the layout or modifications of preliminary project design.

According to Feng Shui, also called geomancy, the ancient Chinese method of site planning, there are two demands made on the Chinese landscape architect:

1) To choose a good site, and

2) To ensure that his work does not offend the landscape.

SITE PLANNING

SP 1 **GUIDELINE: Each individual project site is to be analyzed in relation to its neighboring sites.**

Pedestrian and auto access to neighboring sites should occur easily without the need to re-enter the street. Pedestrian access to all on-site and neighboring buildings should be facilitated by minimizing the need to cross parking lots. Pedestrian travel path should be human-scaled and covered for summer sun and winter snow protection. New projects or additions to existing projects should compliment existing development. Plans submitted to the Planning Department should show the project's relationship to adjacent development.

SP 2 **GUIDELINE: Buildings should be sited in a manner that preserves significant views, vegetation, and existing land forms.**

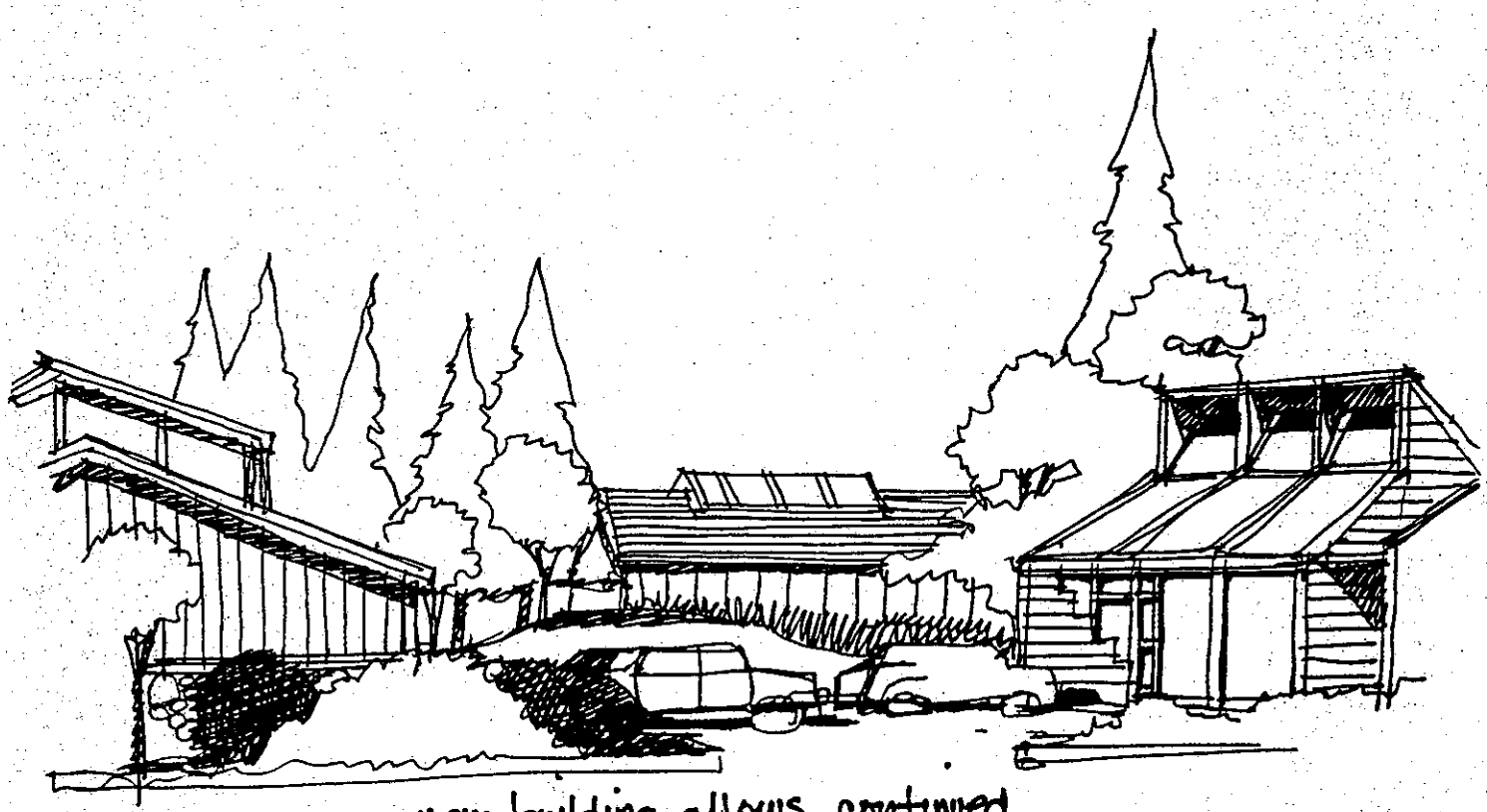
Views from three vantage points are critical in the siting of buildings -- looking at the site from other areas, looking at other areas from the site, and looking through the site from key places within the project. The community's primary concerns relate to maintaining views both to the site and features beyond. Projects should be designed so they complement rather than dominate the natural landscape. Views should also be considered in the preparation of a landscape plan, particularly where plant material will be considerably larger at maturity. On-site simulation or accurate photographic simulations should be used to describe the impact of the project on views.

· land forms remain unchanged

· Significant views are maintained

SP 3 **GUIDELINE: Site design should consider solar exposure and orientation.**

Building placement and landscaping should accommodate solar designs. Maintaining solar exposure to adjoining buildings and sites is essential. The objective is to create exterior spaces around buildings that will be used and easy to keep clear for access to buildings. In the winter, places that are mostly in shadow will be cold and unusable while places in sunlight will get used. Things to bear in mind: buildings, vegetation and land forms can cast shadows and block sunlight, and the color and choice of building surface can play a big role in reflecting sunlight into adjoining exterior spaces.



SP 4 **<u>GUIDELINE:</u> Buildings constructed on hillsides should step to follow the natural terrain.**

An envelope paralleling the natural grade of the site should be used in determining whether a structure complies with the height regulations of the zone.

SP 5 **GUIDELINE: Site design should not change natural drainage patterns.**

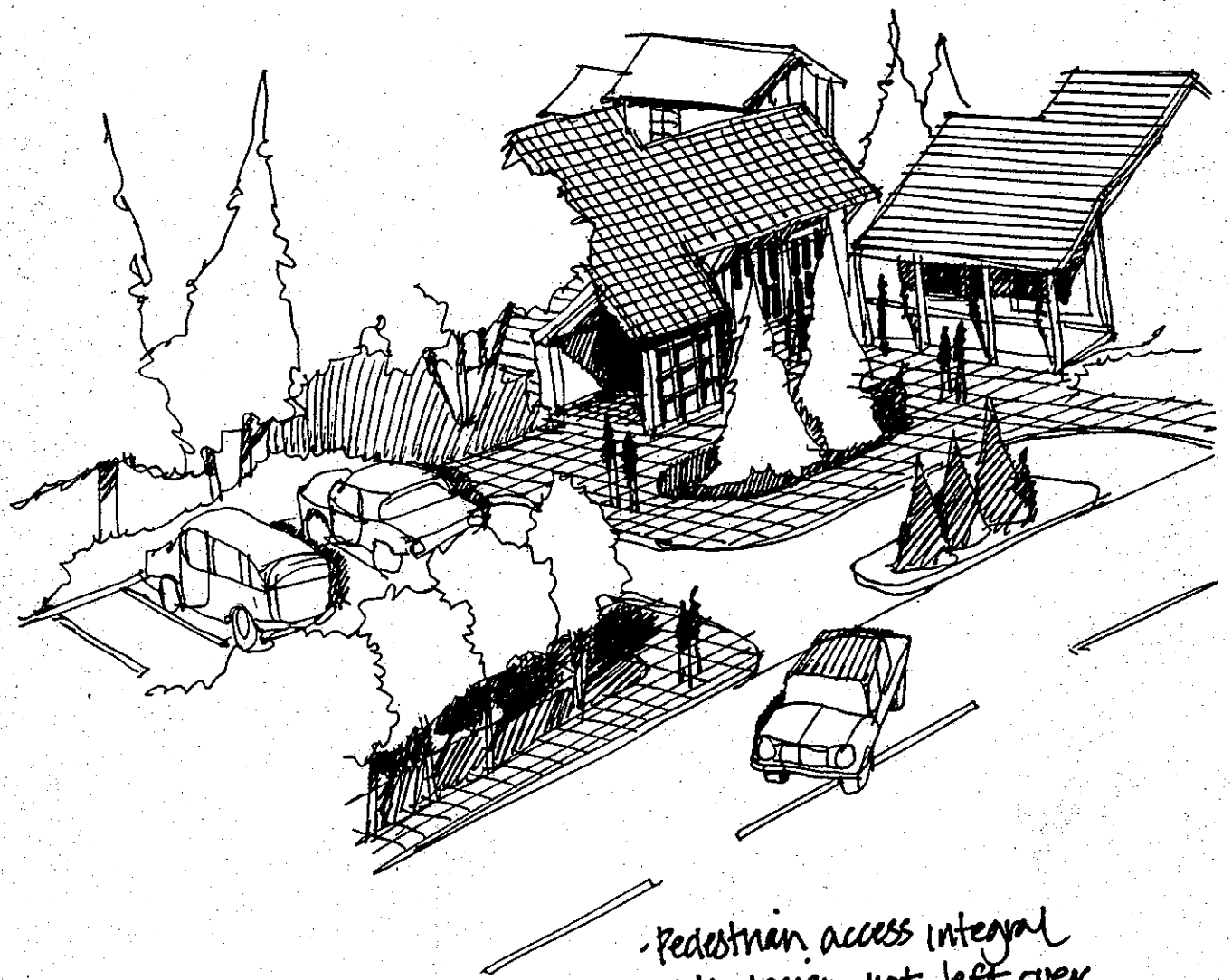
The natural contour of the site is an important characteristic of the site, and new buildings should try to minimize alterations to the perceived slope of the area. Site grading should be sensitive to existing land forms and topography so that the natural setting may be preserved to the greatest extent possible. Every effort should be made to minimize the limits of construction on the site, and all stock piling of materials and equipment and equipment storage should occur within those limits. Abrupt grade changes on property lines should not be permitted. Grade changes within tree driplines should be avoided. When modifications are necessary, surface drainage systems such as swales and retention basins are preferable to underground systems. Drainage designs should avoid the concentration of runoff and acceleration of the rate of runoff. Slopes should be no steeper than 2-to-1 unless qualified soils engineering information is presented. Cuts and fills should have good surface drainage and must be revegetated and terraced or controlled by retaining walls to protect against erosion and sedimentation.

SP 6 **GUIDELINE: Projects that change the natural slope can have a great visual impact and should be discouraged.**

These natural slopes are an established part of the visual character and historic quality of Eastern Nevada County; therefore, new construction should be evaluated in terms of its effect in altering the perceived contours of the natural slope. During project review, the slope of the site should be illustrated in cross-section. This illustration should continue the cross-section to adjacent properties or streets so that the relationship of the proposed building to existing buildings or streets may be seen. On this cross-section of the site, the side view of the proposed building should be shown in its correct position. This view analysis may be executed using maps, sketches, or photographs.

SP 7 **GUIDELINE: The alignment of roads and driveways should follow the contours of the site.**

By meandering roads to follow land forms it is possible to minimize cuts and fills, preserve natural drainage patterns, and produce roads that are easily negotiated. Roads should not be constructed perpendicular to contours. Consideration should be given to the winter weather that stays with Eastern Nevada County for half the year.



- Pedestrian access integral with design, not left over at the edge of parking areas

SP 8 **GUIDELINE: New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures.**

This step-down in size and scale can help to minimize shading of adjacent residential structures during winter months and create a smooth transition between the two districts.

SP 9 **GUIDELINE: Retaining walls should be compatible in form, scale, and materials with the architectural details and materials of nearby buildings.**

Retaining walls over 4-feet tall should be stepped to form a number of benches that can be softened with landscaping.

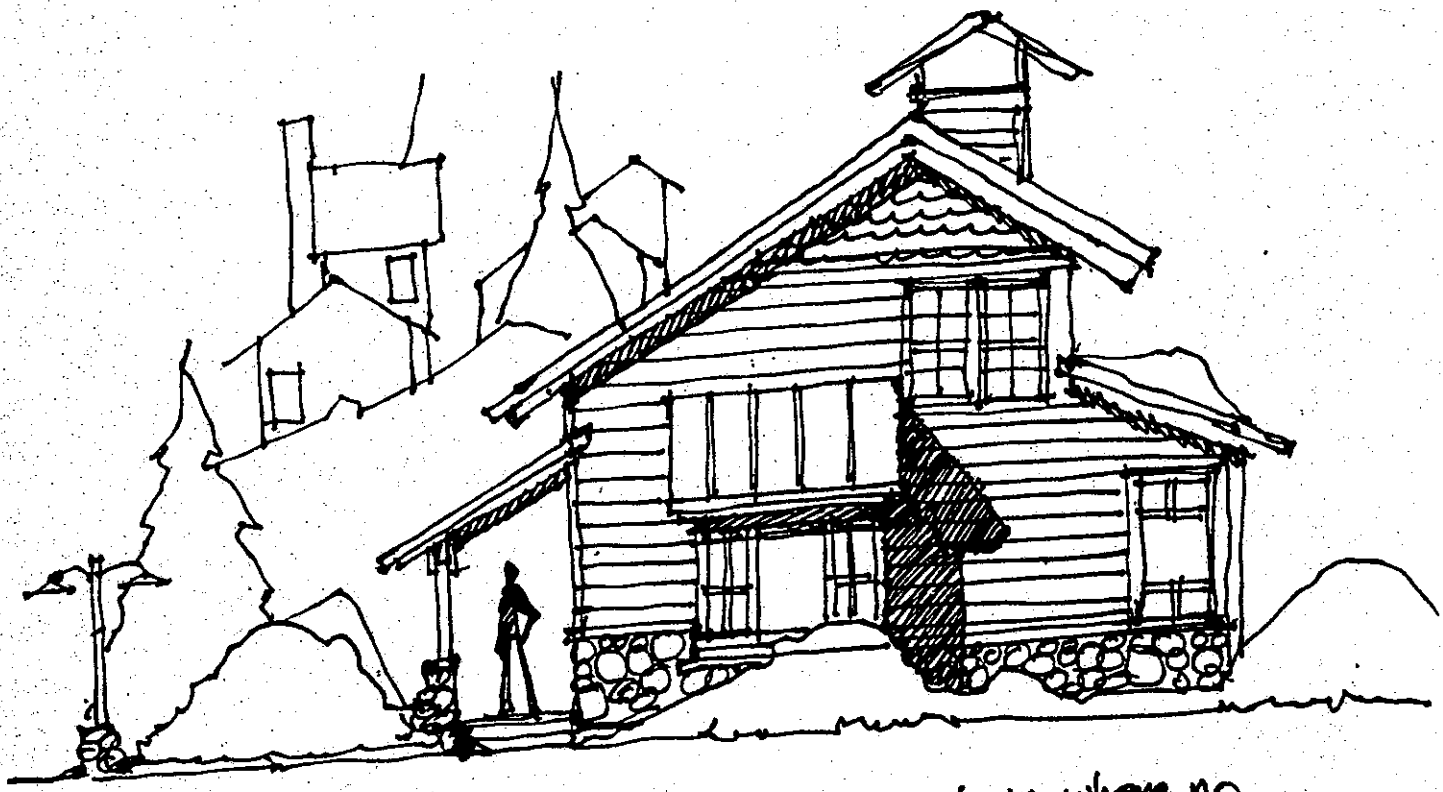
SP 10 **GUIDELINE: Snow storage areas should be incorporated into site design.**

Snow storage areas should be designated on-site and should be designed as such. Plowing snow from private property onto public streets is not allowed. Snow storage should be accommodated in a way that does not block visibility for motorists. If sites are intensely developed, it may be necessary for tenants to remove snow from the site and find alternate disposal locations.

Snow storage areas should consider the impacts of thousands of pounds of snow on the vegetation. Areas designated for snow storage should use suitable plant materials, including vigorous ground covers, perennials, willows, and planters with low edges to facilitate plow access.

SP 11 **GUIDELINE: Roof design should anticipate snow-shedding areas.**

Roof pitches should be designed so that falling snow or ice will not threaten human safety or property. Walkways, entries, decks, or landscaping should not be located where they will be damaged by falling snow. Consider whether the roofing material and pitch will hold or release snow. If buildings are spaced too close together, snow sliding off the roof may damage adjacent structures. Building designers should familiarize themselves with problems common to the mountain environment, such as ice damming, roof loading, and snow accumulation against walls. (See Building Design section for more roof design information and Landscape Design section for plant selection in snow storage areas.)



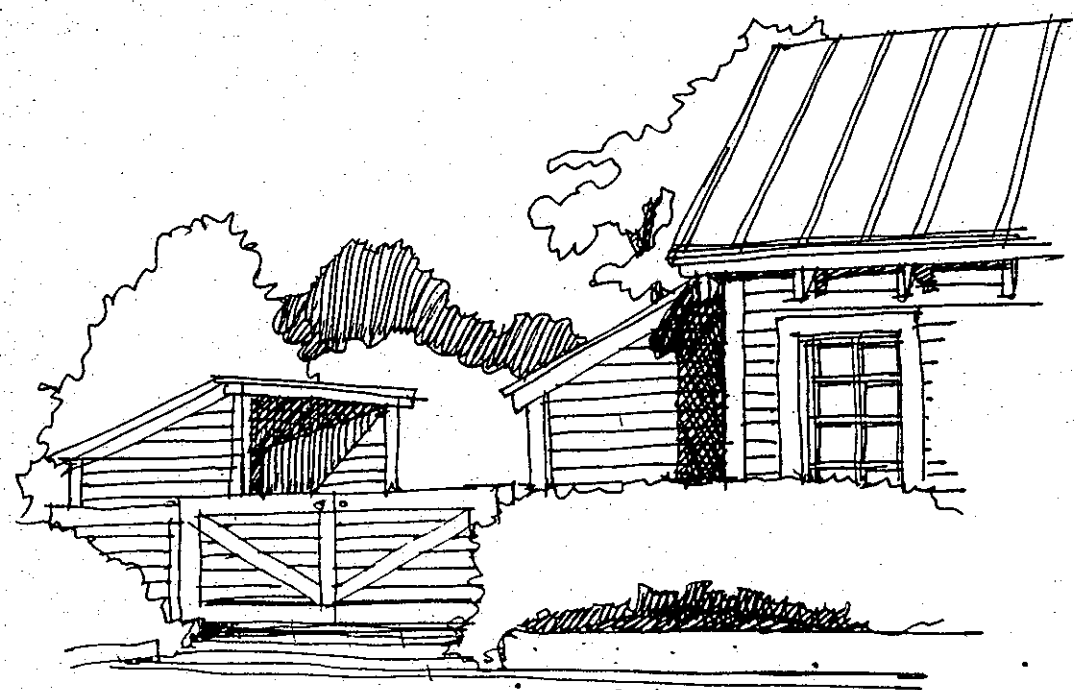
- Snow sheds where no pedestrians or parking are present
- access to the building is into the gable or raked end of the roof form.

SP 12 **GUIDELINE: Site design should facilitate pedestrian circulation.**

Care should be taken to provide pedestrian circulation that is separate from and does not conflict with vehicular circulation. Visitors and residents alike should be able to leave their cars and walk from shop to shop without crossing automobile-dominated spaces. Pedestrian walkways should be separate from bike paths and roads. They should be at least 4-feet wide and constructed of asphalt, concrete, or other material with a smooth surface that will allow access to wheel chairs.

SP 13 **GUIDELINE: Site design should consider the placement and screening of service areas and auxiliary structures.**

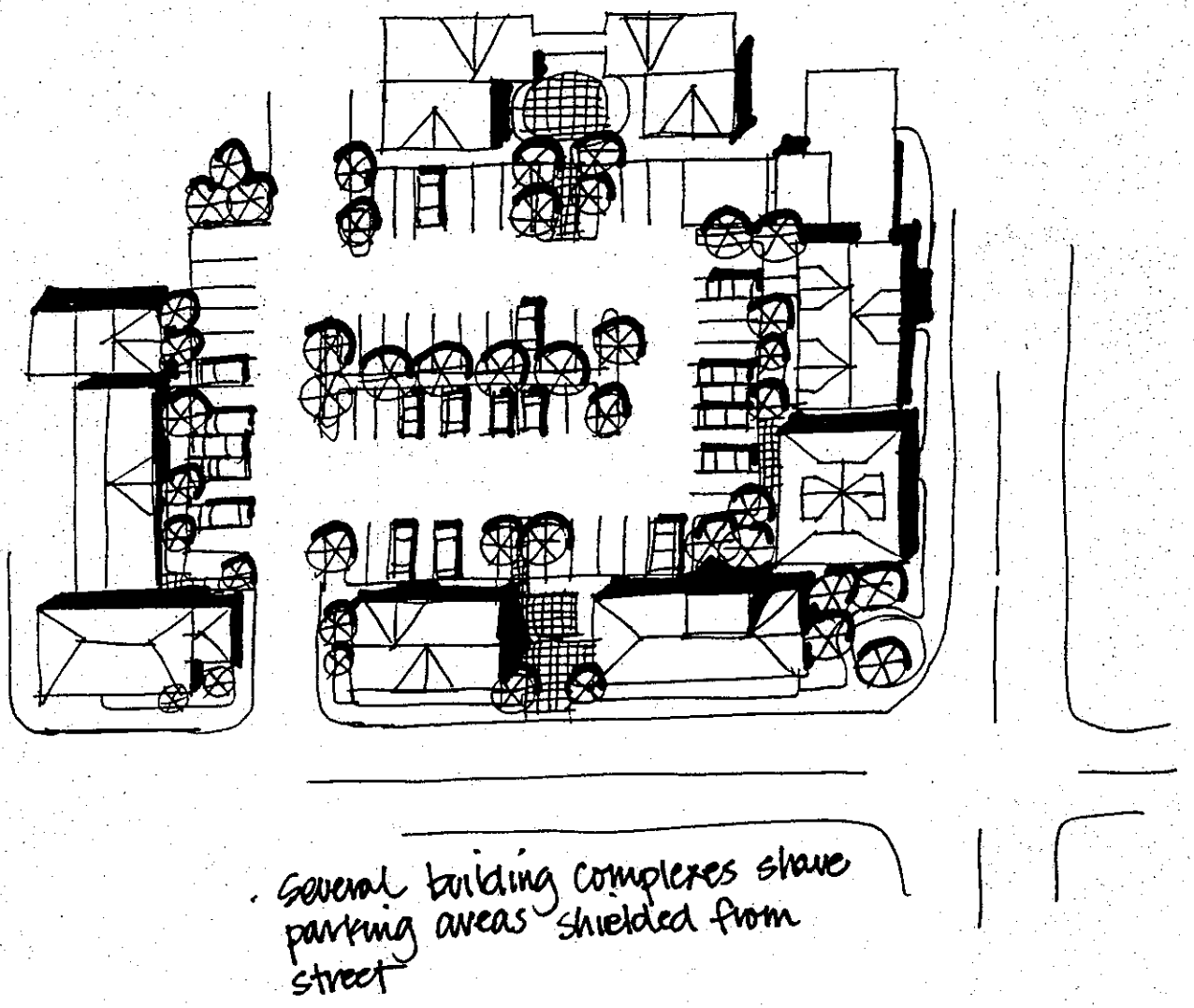
Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas. The visual impact of trash storage and pickup areas should be minimized. Consider snow accumulation in planning access to trash receptacles and service areas. Auxiliary structures should be architecturally compatible with the rest of the site development. A good building may be ruined by poorly located mechanical equipment or storage areas.



• Combination of landscaping and simple screening devices conceal parking and service areas

SP 14 **GUIDELINE: The clustering of buildings and parking is encouraged.**

Cooperation among adjoining land owners to achieve coordinated development is encouraged. Efficiencies in design result from buildings clustered in larger projects. Service needs can be combined in a central location, access roads and utility services can be reduced, and disruption of the natural land forms and vegetation can be minimized. Building clustering also generally results in a visually more cohesive design solution and more usable open space.



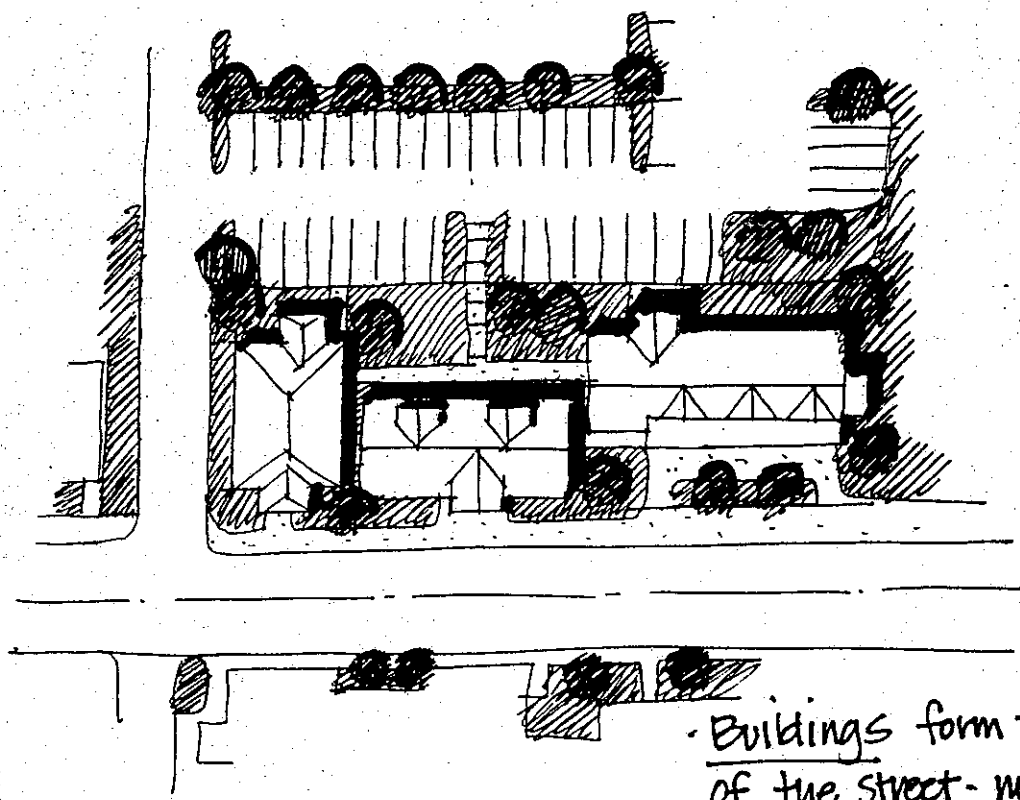
. Several building complexes shave parking areas shielded from street

SP 15 **GUIDELINE: Auto service areas, parking areas, and storage yards should be screened.**

Screening may be accomplished with the use of landscaping, fences, or earth berms. Existing trees and vegetation should be used when possible. Where landscaping is used to buffer edges, the impact of snow and snow storage during winter months should be considered in areas where planting may occur.

SP 16 **GUIDELINE: On-site parking should be located to the rear of the building whenever site conditions (e.g. solar exposure) make this possible.**

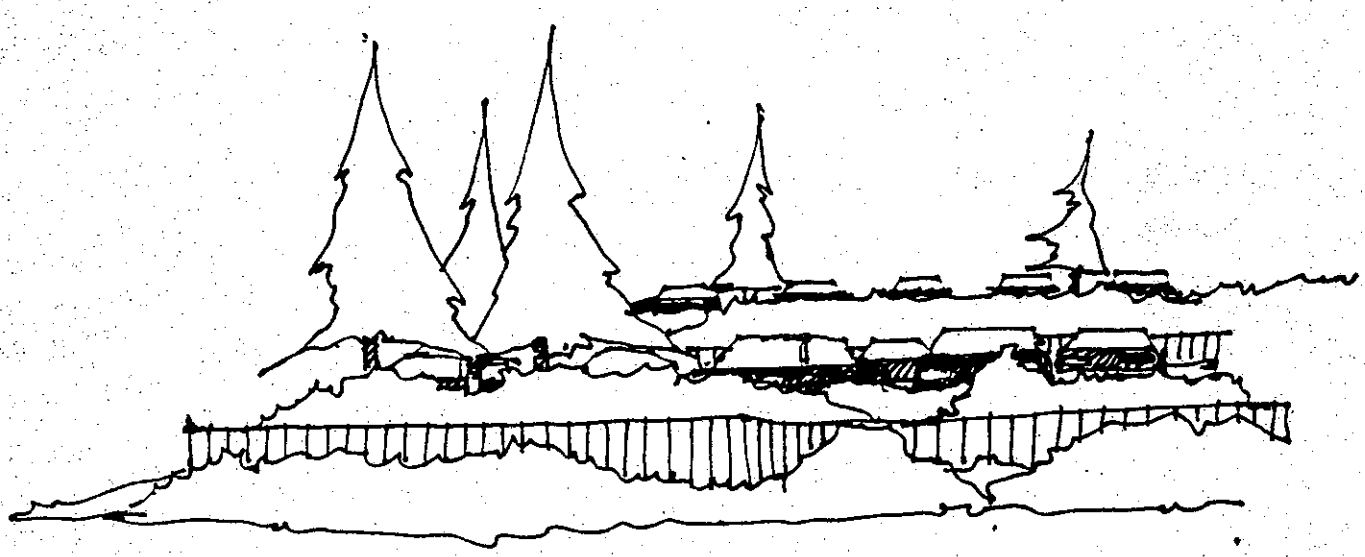
This will help to develop an appealing edge to buildings along the street. It will also help to establish a step-down in scale along rear lot lines where the larger structures in the commercial district abut smaller buildings in residential districts.



- Buildings form the identity of the street - not the parking lot.

SP 17 **GUIDELINE: The visual impact of parking lots should be minimized.**

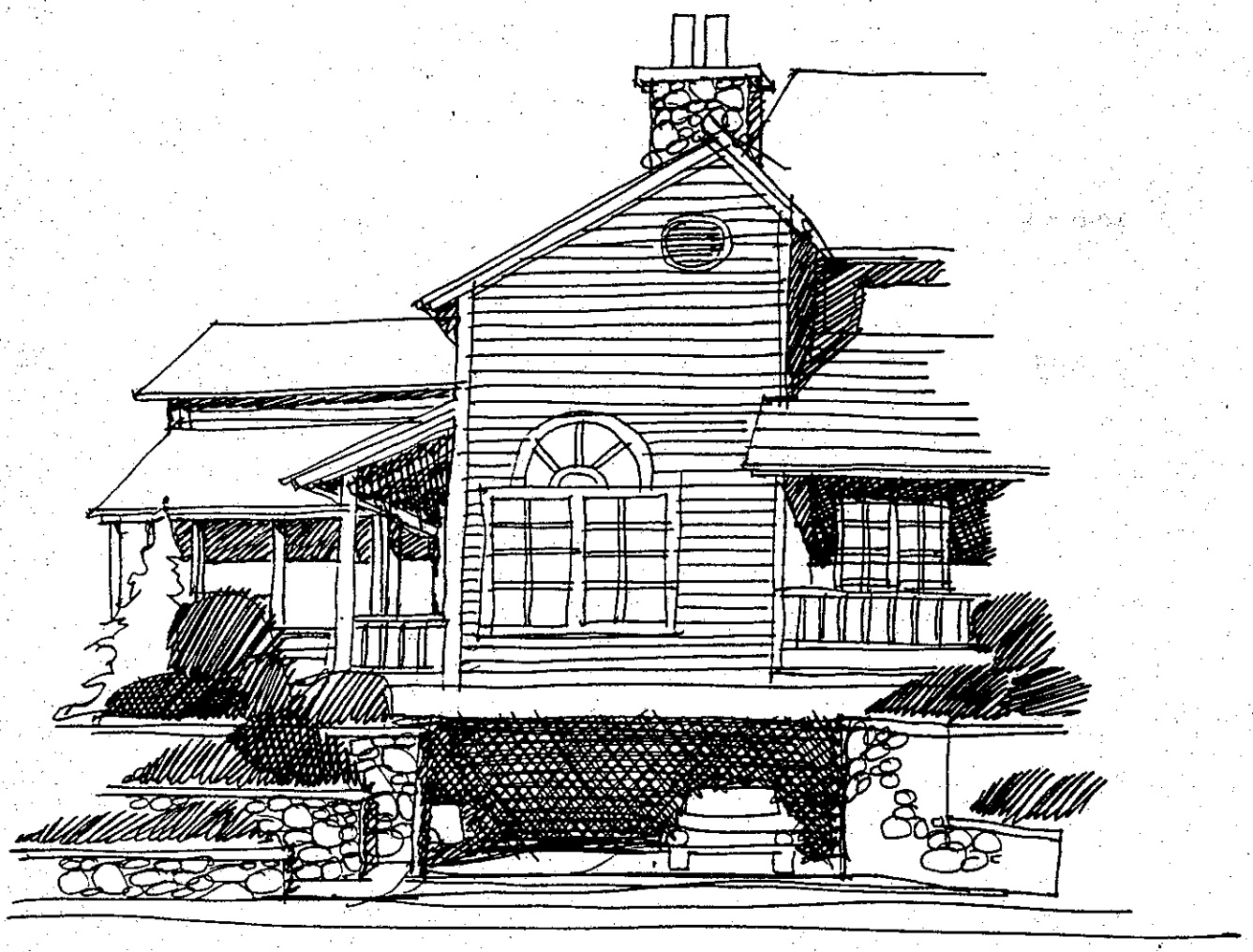
Parking should be located to the rear of buildings or screened so that it does not dominate the streetscape. Fences, hedges, berms, and landscaping may be used to screen parking areas. In the design of large parking areas, arrange bays of stalls that are separated by landscaping. Design the landscaping to provide snow storage areas. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above or below natural grade. When large areas of parking are required, utilize the buildings, natural topography, and landscape to break them up into smaller more sensitively-sealed parking areas.



- visual impact of parking areas minimized by following the natural contours of the land, landscaping and screen walls

SP 18 **GUIDELINE: Enclosed parking structures should be designed to minimize their visual impact.**

Depressing enclosed parking structures into the ground will make them less obvious to passersby and will facilitate screening with landscaping. Parking structures that are more than one story in height should provide retail or office space at street level to screen vehicles.



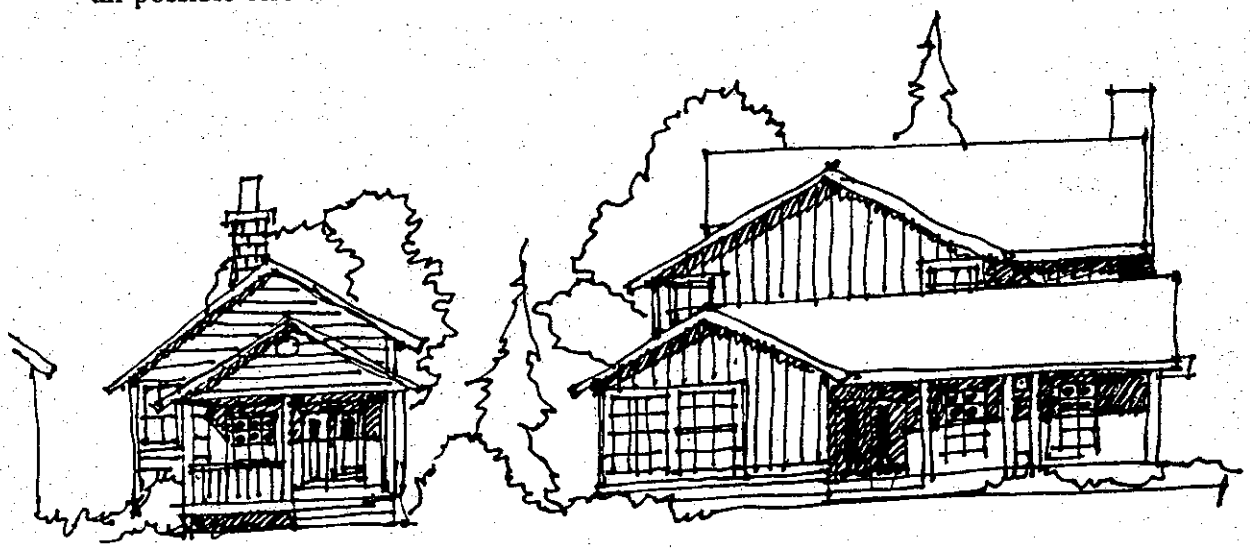
- parking structure is located under building with only the entrance visible

BUILDING DESIGN

BD 1 **GUIDELINE: Buildings should be designed to complement rather than dominate their surroundings. New buildings should also be in proportion to surrounding buildings, except in those cases where current buildings are oversize. Harmony in mass, lines, and materials is important but monotony should be avoided.**

Buildings can be made to seem larger or smaller depending on the proportional relationship of the building elements that comprise the building front. Human-scale buildings create a comfortable and friendly atmosphere. The natural appeal of the community will be enhanced through the addition of buildings that complement rather than dominate the surroundings.

Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized. Loss of natural lighting, shade trees, noise pollution, and exhaust fumes and heat from venting should be addressed during project review, and all possible efforts should be made to avoid these effects.



Design of new structures should utilize design elements of adjacent existing structures:

- access
- orientation
- floor levels
- stepped roof lines & pitches
- window types & sizes
- porches
- etc.

BD 2 **GUIDELINE: Visual continuity from historic to newly developed areas is encouraged; however, the integrity of genuine historic buildings will be compromised by the introduction of new buildings that are simple imitations of historic structures.**

The following architectural styles and motifs are considered inappropriate in Truckee:

1. Geodesic dome structures,
2. Mediterranean motifs,
3. Tudor or half-timbered tudor,
4. Highly ornate Victorian,
5. Colonial, and
6. Other historical or period design motifs that have a strong connection or association with other regions or which have no historical connection with Truckee.

Some of the architectural styles and motifs that may be appropriate in Truckee include:

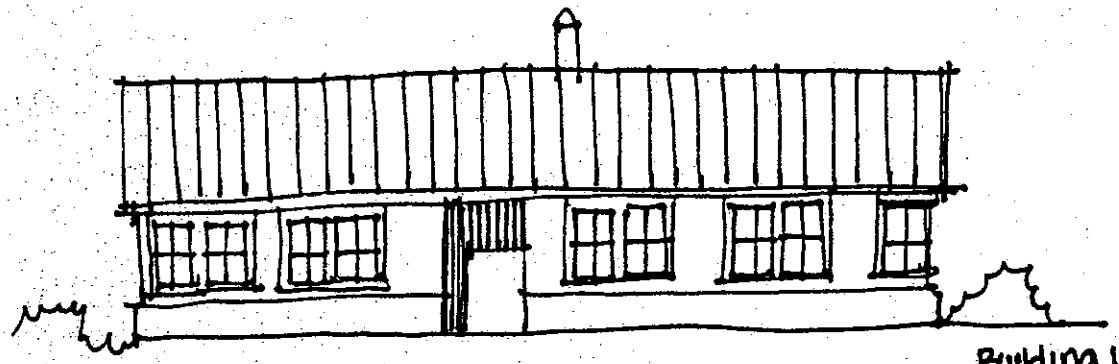
1. Block: Simple box or rectangular-shaped facade, flat roof, simple detail in period style, first floor commercial frontage, with or without overhead canopy, wood frame or wood frame with masonry.

2. Cottage: Same as above except with peaked roof and residential style details, most often wood frame with wood exterior.

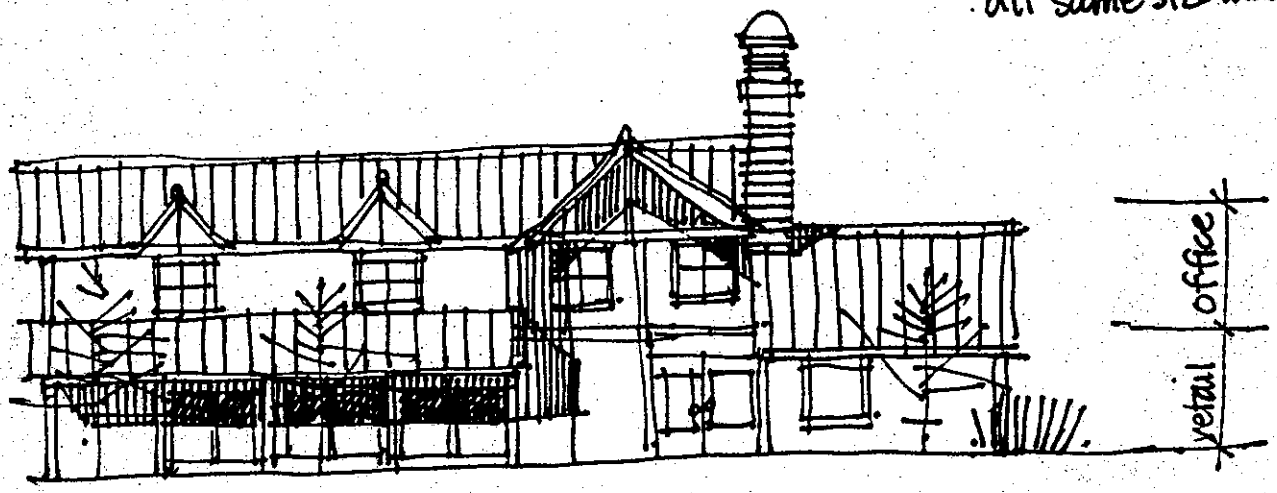
3. Grand Hotel: Large, usually masonry over wood frame, simple yet elegant details, neo-classic style, and generally 2-3 stories in height.

BD 3 **GUIDELINE: Building facades should be designed to provide visual interest and relief.**

Continuous street facades, as near the street as possible with predominantly retail uses at grade and office/professional uses above, are encouraged. Buildings should not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest. There are many ways to add relief to a building. For example, a substantial cross-section of framing around windows and doors creates interesting shadow lines that add interest to the building's facade.



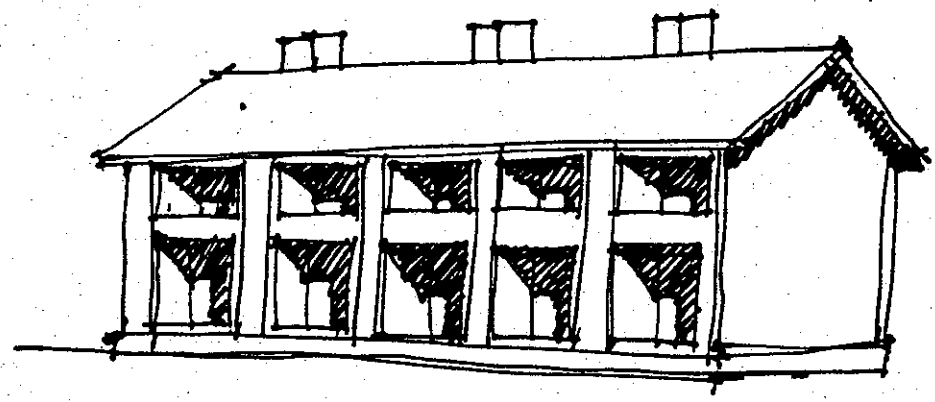
Building is monotonous:
- one roof plane
- one facade plane
- all same size windows

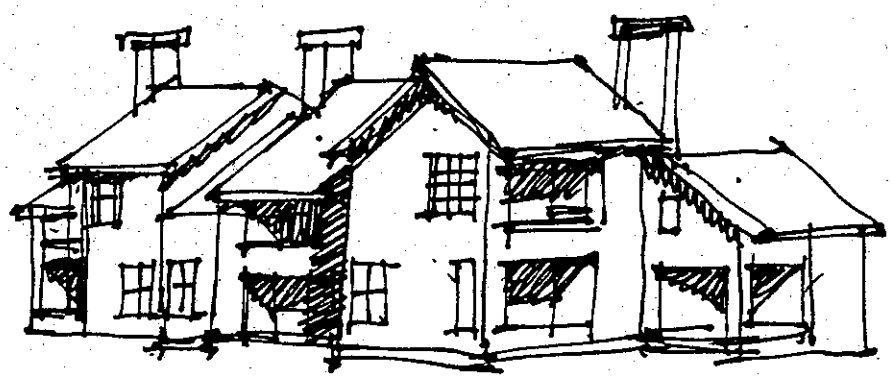


Building is interesting with:
- varied roof heights
- covered walkway
- varied window sizes - reflect type of use
- mixed use, office or residential above and retail below.

BD 4 **GUIDELINE: Multi-unit structures should emphasize the individuality of units by variations in rooflines or walls. Large building masses should be broken up into smaller units of scale.**

Breaking the facades and roofs of buildings softens the institutional image that often accompanies large buildings. The form and massing of Truckee's original buildings should provide direction for the form and massing of new buildings.





facade of building is broken up to lessen mass of the building and define the individuality of units

BD 5 **GUIDELINE: Rooflines of buildings should be designed to be compatible with surrounding building forms.**

Roof shapes and materials are especially important in Truckee because the hillsides provide vantage points that often look down on roofscapes. Clashes in roof styles should be avoided. The objective in determining roof shape is to establish a visual order to building clusters.

BD 6 **GUIDELINE: Roof-surfacing materials should be selected to help new buildings blend with their surroundings.**

The use of similar roof materials provides a strong link that unifies the varying architectural features of the buildings. The following roofing materials are discouraged:

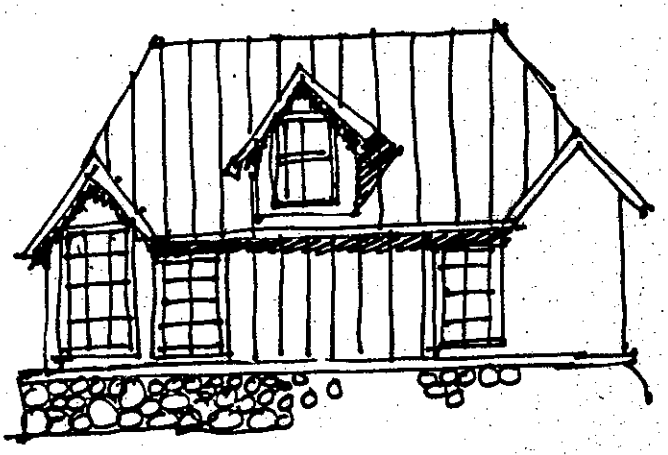
1. Untreated aluminum or metal (copper or terne metal may be used),
2. Brightly colored roofing materials, and
3. Spanish tile roofs.

BD 7 **GUIDELINE: Roofs, overhangs, and balconies should be designed to avoid the destructive effects of snow and ice falling onto other buildings, pedestrians, cars, powerlines, and landscaping.**

BD 8 **GUIDELINE: Roof architectural features should be used sparingly.**

The location of roof architectural elements is critical to avoid an over decorated, visually confusing appearance. Dormers can be placed at the roof eave or within the field of the roof. Dormers should have the following shapes: shed dormer, gable dormer, and hip dormer. Swoop dormers should not be permitted. In general roof ornaments such as finials, scroll work on the ridge or on barge boards or on eave boards, and decorative turrets are discouraged. Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roof shape.

- Dormers too close together



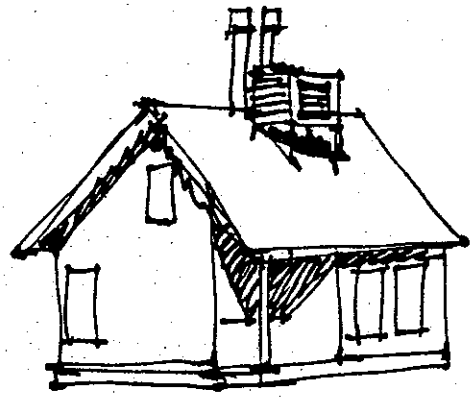
- Dormers spaced at least their own width apart - integral with the design of the roof

BD 9 **GUIDELINE: Mechanical equipment and other utility hardware (i.e. meters, satellite dishes, etc.) should be screened from public view with materials harmonious to the building or they should be so located so as not to be visible from any public ways.**

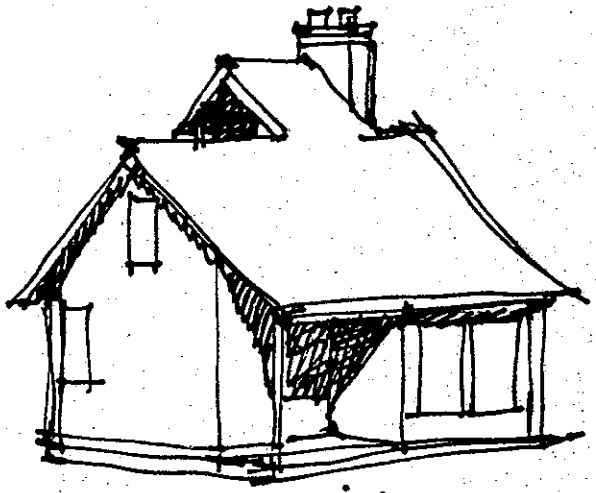
Roof top access, stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., should be confined within the roof or within roof dormers and should not protrude from the roof to form awkward-looking appurtenances.

BD 10 **GUIDELINE: Skylights and solar panels should be designed in an unobtrusive manner. Skylights and solar panels should be designed to fit flush with the roof surface or up to a maximum of 2 feet above the surface of the roof. No reflective materials should be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties.**

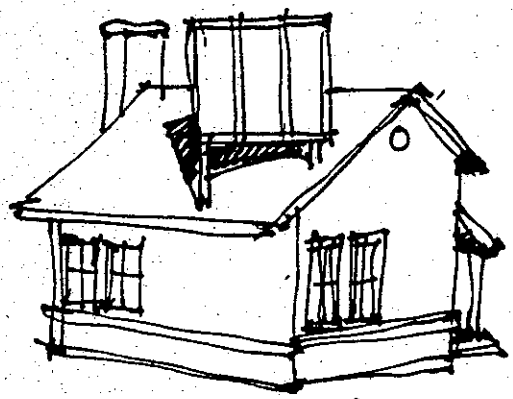
The use of alternate energy sources is encouraged; however, the hardware associated with these features should be incorporated as an integral part of the building's design rather than as an add-on that detracts from the building and its surroundings.



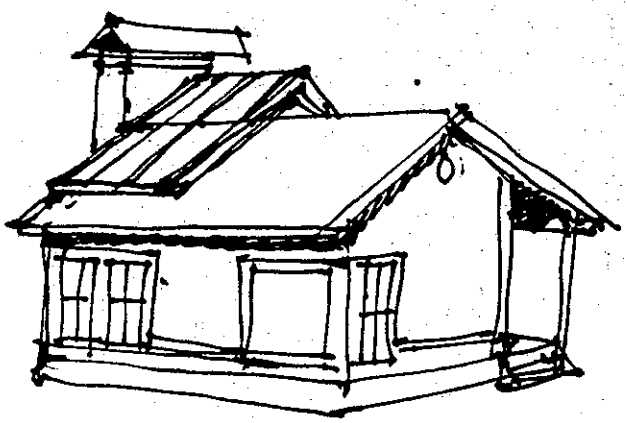
- mechanical equipment left exposed to public view



- mechanical equipment confined within roof so that it is not visible.



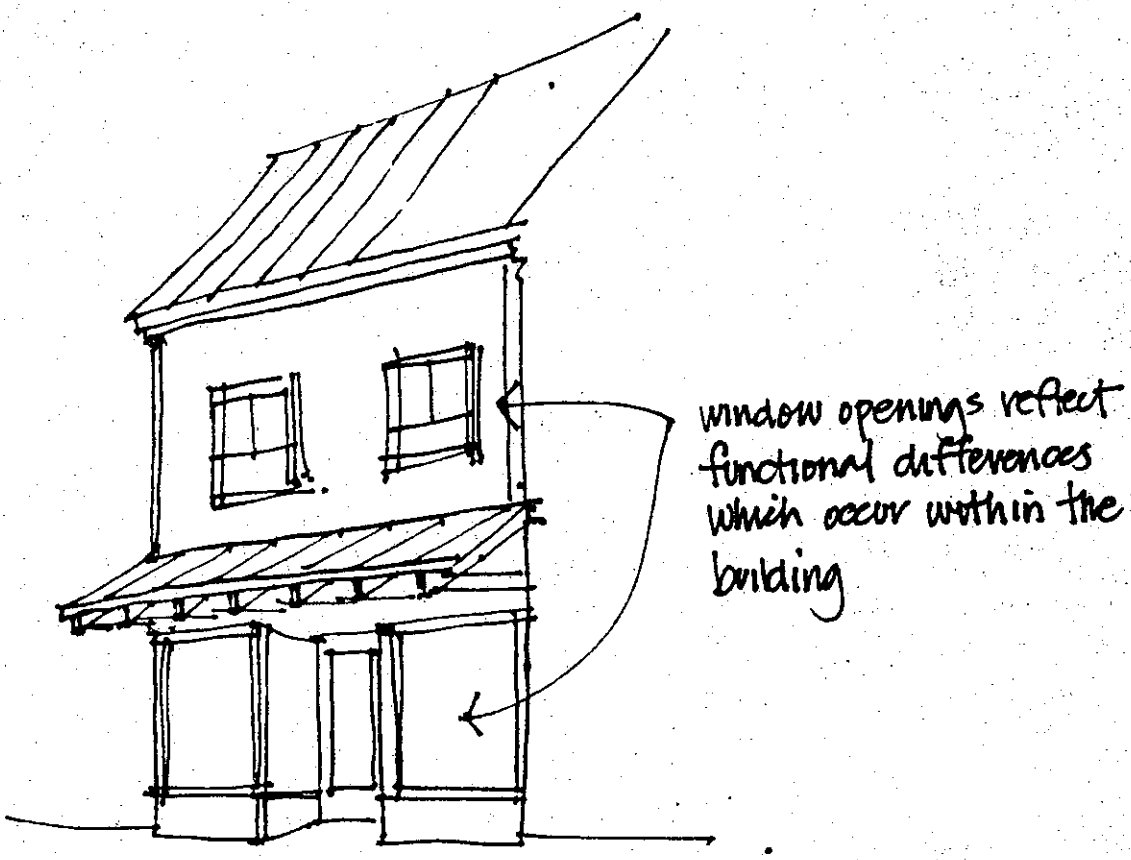
- unattractive appearance created when solar collectors extend above surface of roof



solar panels follow roof plane – visual impact is lessened.

BD 11 <u>GUIDELINE:</u> **Building components such as windows, doors, eaves, and parapets should be in proportion and relate to one another. Window openings should reflect a distinction between uses that occur within the building.**

Typically ground floor windows will be larger than those found on upper levels. Careful consideration should be given to the ratio of solid wall area to window area. Window selection and placement should avoid the extremes of the monotony of many identical windows or the confusion of overly varying windows. Treatments which obscure the visual distinction between windows and walls, such as spandrel glass, should not be approved.



BD 12 **GUIDELINE: Windows and doors should be of a simple uncluttered design.**

Windows with vertical proportions, as typically seen on Truckee's older buildings, are often appropriate for contemporary structures. Most importantly, the proportion of the windows should complement the proportions of the building. Small-paned windows, as seen on colonial buildings, are not appropriate for Truckee. Fancy scalloped, colonial, and Dutch doors are also out of character with Truckee's design objectives. Raw aluminum windows and door frames, reflective glass, and tinted windows should be avoided.

BD 13 **GUIDELINE: Decorative windows should be used in limited quantities.**

Window shapes other than flush-mounted rectangles, such as round, oval, arched, spherical, and bays, should be used sparingly as accents to avoid creating overly busy facades.

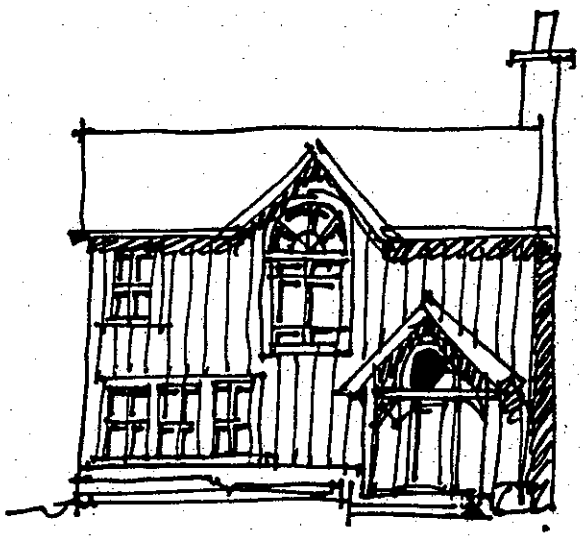
BD 14 **GUIDELINE: Doors should be located in a manner that complements the design of the building as well as serving their intended function.**

Excessive numbers of exterior doorways may give a building a dormitory-like character. The use of common entry ways in protected locations may also contribute to energy efficiency. Where possible, doors should open onto exterior areas that receive direct sunlight. Snow should not shed onto entrances.

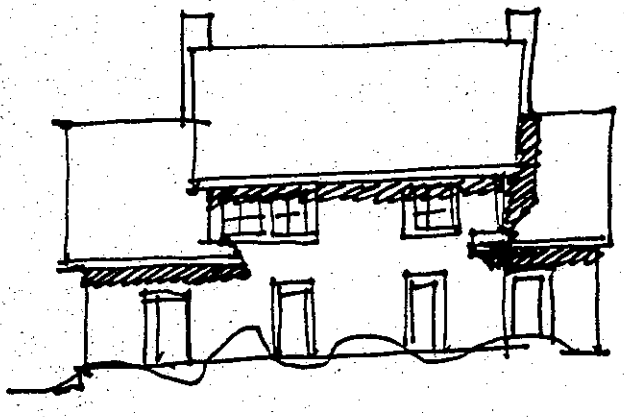
BD 15 **GUIDELINE: Wall design features should not be overly decorative; however, blank side and end walls should be avoided. Continuity of design should continue around all visible sides of the building.**

The use of ornamental detailing should be limited and in keeping with historical contexts. While detailing is often required to make a building look good, the overuse of it will only detract from the composition as a whole. Likewise, the use of detailing which is not in context with its architectural style will detract from the overall appearance of the building.

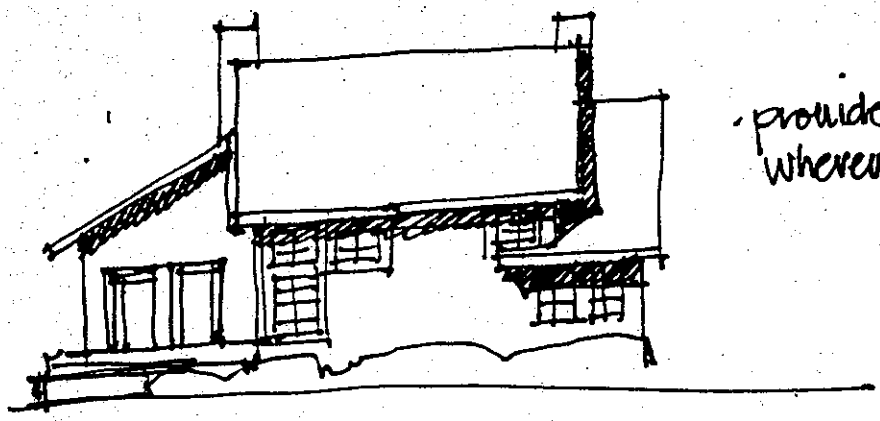
- chaotic grouping of unrelated window types creates cluttered appearance



- more selective use of window types



- avoid use of multiple entries in unbroken facade



- provide single entry wherever possible

BD 16 **GUIDELINE: Balconies and porches, like other wall features, should be simply designed.**

The use of long, vertical or horizontal balconies or horizontal bands of balcony generally space are discouraged. Balusters and railings should be designed in a simple straight-forward manner. The mass of the balusters and the railings should be a substantial visual element of the building's design. Ornate balusters and railings, such as Swiss or historic motifs, should be avoided. Balconies should be designed to prevent snow accumulation, interior leaks, and icicle buildup. They should be located so that neither snow nor ice falling on or from them can endanger passersby.

BD 17 **GUIDELINE: Natural building materials such as wood, stone, and brick that blend with the natural surroundings should be used. Other materials should be reviewed on a case-by-case basis.**

Buildings should minimize the use of large expanses of reflective glazing, aluminum panels, and other materials not normally found in the mountain environment. Synthetic materials that simulate the textures or patterns of other materials should not be used (e.g. vinyl siding which attempts to simulate the pattern of woodgrain). An honest character of buildings shall be maintained by avoiding the use of materials that attempt to be something other than what they are.

BD 18 **GUIDELINE: Exterior wall colors should harmonize with the site and surrounding buildings.**

On exterior walls the predominant tone should tend toward earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint stain or other coating. Accent colors on the wall surfaces can enliven buildings. In most cases, only one or two accent colors should be used in addition to the base color. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors should not be approved. The colors found in the landscape around Nevada County -- the dark green of forests, the grey-brown of mountains, and the tan of grasses -- all relate well to the bricks and masonry of Truckee's construction.

LANDSCAPE DESIGN

LS 1 **GUIDELINE: All the elements of a landscape should be considered.**

A landscape plan should create a pleasing site or landscape character for an area. The natural features such as trees and other vegetation, interesting ground form, rocks, water, views, and orientation should be emphasized. On those sites where the existing vegetation is considered to be a significant attribute, the siting and design of buildings should retain the existing vegetation wherever possible.

In those developments that adjoin native vegetation, the landscaping should reflect the native vegetation patterns and plant materials. New plantings should blend in with the existing landscape so that within several years, all traces of site disturbance will have disappeared. Proper landscaping transition to adjacent properties and natural areas should be provided without strong demarcation. All disturbed areas should be revegetated. Landscaped areas should be planned as an integral part of the project and not simply located in left-over space on the site. Landscaping should complement the architecture of adjacent buildings.

LS 2 **GUIDELINE: Significant existing vegetation is an attribute to any site and healthy vegetation should be retained wherever possible.**

Preserved trees and shrubs should be protected during construction. Builders and developers should avoid the following hazardous situations, all of which can kill trees:

1. Placing backfill into protected areas or on top of roots of trees to be saved.
2. Felling trees into protected areas.
3. Driving construction equipment into or through protected areas.
4. Bumping into trees with construction equipment and/or driving over the top of their roots.
5. Burning in or in close proximity to protected areas.
6. Stacking or storing supplies in protected areas.
7. Changing site grades which causes drainage to flow into or to collect in protected areas.
8. Spilling chemicals, fuels, or concrete.

Landscape plans should include the following provisions:

1. Trees larger than 6 inches in diameter at breast height are considered "major" trees and should be preserved whenever possible. The site plan should show all trees greater than 6 inches in diameter at breast height and indicate those that will be saved and those that will be removed. Any vegetation that is removed without specific approval beyond those established limits of disturbance should be replaced in kind.
2. Buildings should be located outside the drip line of "major" trees. Grading should not occur within the drip line of a "major" tree that merits preservation or within 50 feet of the bank of a riparian corridor.
3. Any trees that are to remain that are damaged during the clearing operation should be repaired in an approved manner or by a tree expert as soon as final clearing has been completed.
4. After construction is completed, temporary barriers, surplus materials and all trash, debris, and rubbish should be removed from the site.
5. All backfill should be clear of building material, stone, and rubbish.
6. Retained existing trees will undergo "post operative shock" caused by the construction activity. All possible safeguards should be taken to minimize these effects and to provide optimum growth conditions. Foliar feeding and root feeding may be appropriate. Branch and foliage thinning may be desirable.
7. In pine and fir species, trees should be monitored for insect infestation. Preventative treatment is recommended.

LS 3 **GUIDELINE: All plans submitted for review should include a map showing the proposed project in relation to all adjacent properties and a brief description of native plant stands.**

LS 4 **GUIDELINE: New landscaping should respect and incorporate any distinctive elements of the existing landscaping.**

These guidelines are intended to ensure that patterns of growth and change do not destroy the character of established neighborhoods or commercial developments. Features of the natural landscape should be treated with great sensitivity and respect. New projects in any location should be considered as part of a cohesive whole.

Development adjacent to planned or existing parks or other public open spaces, such as natural creeks, riparian areas, or the landscaped grounds belonging to schools or other public facilities should provide maximum visibility of such areas. In addition, maximum public access should be provided to public parks and open spaces.

LS 5 **GUIDELINE: Site conditions, drought tolerance, and hardiness should influence plant selection.**

Soil conditions, exposure, wind, temperatures, and other factors vary within different areas of Eastern Nevada County, and these factors should be considered in the choice of plant materials. The record lows and highs for each month indicate that great temperature extremes occur. These extremes will have an effect upon the success of landscaping. Often, plants that do well in one part of the community may do poorly just a few blocks away because they are exposed to extreme temperatures and winds. Local nurseries know which plants do well and should be consulted if there is any doubt of a plants' success.

Prevailing surface winds vary with the seasons. Late spring and early fall frosts are common and require that hardier than expected plant materials be used. Parts of Truckee may be considered USDA Zone 2, although in warm, protected areas some plant materials only hardy to Zone 4 may survive. Generally, the season for planting is from May 15 to October 31. The county will not perform landscape inspections or release site improvement guarantees after October 31. If planting occurs in temperatures greater than 85°F, extra care should be taken.

Drought-tolerant plant species should be used wherever possible to reduce water demand. High water demand plant materials should be kept to a minimum and confined to areas adjacent to patios and entries, in active sports areas, and in infiltration/percolation basins. Only plant materials hardy to the specific environment should be used. Non-irrigated native grass areas should be planted immediately after the snow melts off the ground in the spring or in late fall before it snows.

It is recommended that all new plant materials be nursery grown stock in containers. All plants should be thoroughly soaked after planting. They should be watered, depending on the weather, as often as needed, to provide necessary moisture for development of the root system. For all new plantings, the use of a slow release balanced fertilizer is recommended.

LS 6 **GUIDELINE: Landscaping should mitigate the visual impact of parking lots.**

Fences, hedges, berms, and landscaping should be used to screen parking areas. In large parking areas, bays of stalls should be separated by large areas of landscaping. The intent is to minimize the visual impact of large expanses of paved surfaces.

From both an aesthetic and practical viewpoint, parking area landscaping and design is an important consideration for all types of development. Because parking areas are usually large in size to accommodate cars and trucks, they are frequently insensitive to the human scale. Additionally, noise, light, heat, and exhaust odors are commonly associated with parking areas. These ill effects can be mitigated through good design and well-placed landscaping. For example, large canopied trees over the parking stalls can greatly reduce a parking areas's temperature. Berms landscaped with shrubs, hedges, and trees around the perimeter of a parking area will greatly lessen the noise, light, and unsightliness of the parking lot. However, it is important to retain the sight distance triangle at intersections and access drives. The sight distance triangle is defined as an area where no obstruction in excess of 2 feet high may be placed within a triangular area formed by the streets at property lines and a line connecting them at points 25 feet from the intersection of the street lines.

LS 7 **GUIDELINE: Landscape areas should be provided in plazas, malls, and areas of frequent pedestrian use.**

Plazas and malls should be designed and planted to reflect an informal place suited to the pedestrian scale. Deciduous canopy and flowering trees should be grouped at focal points and within plazas or sitting areas. A variety of color and texture is encouraged if arranged logically.

LS 8 **GUIDELINE: Landscaping design should reflect a variety of deciduous and evergreen trees, shrubs, perennials, and ground covers. Plant materials should be selected for their structure, texture, color and ultimate growth and sense of unity with their surroundings.**

A landscape plan should consider the change of seasons and its effect on plant materials, particularly at high elevations. Fall color, spring flowers, and evergreen plant materials should be included. Large species should not be planted in a small area where they will eventually outgrow the space. Invasive exotics should not be used for new or replacement landscaping materials. (Refer to Appendix B.)

Trees - Shade trees and evergreen trees should be used for the following:

1. To unify the elements of the streetscape.
2. To provide neighborhood identify and character.
3. To soften or screen from view less attractive architectural elements.
4. To provide needed shade in the summer months and allow filtered sun in winter.
5. To provide seasonal color and variation.
6. To provide erosion control.

Shrubs - Shrubs should be used for the following:

1. To provide an understory to the overhead canopy.
2. To soften or screen from view less attractive architectural site elements.
3. To define or emphasize a minor space, such as an entry area.
4. To provide color and variety of form.
5. To serve as accent, major focus, or specimen planting.
6. To serve as a screen for privacy, noise control, or windbreak.
7. To provide wildlife habitat.
8. To provide a traffic barrier.
9. To provide seasonal color and variation.
10. To provide erosion control.

Groundcovers - Groundcovers should be used for the following:

1. To define minor spaces and direct pedestrian traffic.
2. To provide color and variety and to serve as an accent in the landscape.
3. To hold steep banks or unstable soil conditions.
4. To reduce maintenance if used as low mass planting instead of lawn.
5. To relate to the architecture as foundation planting if necessary.

LS 9 **GUIDELINE: The design of fences and walls should harmonize with the site and with the buildings in both scale and materials.**

The placement of walls and fences should respect existing land forms and follow existing contours and fit into existing land massing rather than arbitrarily following site boundary lines. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with fencing schemes to soften the visual impact. If the ground slopes, the fence should be stepped. Fencing materials should be compatible with the materials and color of surrounding buildings. Chain link, plywood, chain and bollard, and slump block fencing are generally undesirable, and their usage should only be considered on a case by case basis.

LS 10 **GUIDELINE: Lawn areas should be kept to a minimum in projects surrounded by native vegetation.**

Projects surrounded by native vegetation should only have turf in areas with limited public visibility (i.e., enclosed courtyards), active play areas, or small maintained portions of a project. Excessive amounts of turf should not be allowed. Instead, native drought-tolerant grasses and vegetation should be used to help the project blend in with the surrounding vegetation. Projects in more urban areas with small yard areas may want to use turf and non-native plant materials more extensively.

LS 11 GUIDELINE: Irrigation systems should be installed to assure landscaping success.

Landscape plans should include an irrigation system. Items of most importance include full coverage; water conservation through proper design; and automatic systems for commercial, industrial, condominium, and large-scale, multi-family projects. Low-water consumption irrigation systems are encouraged. Wherever possible, overhead spraying should be avoided to prevent water loss through evaporation. In particular, island areas and sidewalk borders are susceptible to overspray and water waste. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.

LIGHTING DESIGN

Well-designed exterior lighting of public areas is a service often taken for granted. Rarely do we take notice unless it is either completely absent or much too present. Most exterior lighting falls into three categories:

Circulation/Safety:
Safety considerations often require lighting of roadways, walkways, parking areas, entrances, traffic control devices, and other circulation areas.

Aesthetic:
The aesthetics of an area are often enhanced when the landscape or architectural elements are softly illuminated.

Special Purpose/Functional/Miscellaneous:
This category encompasses such lighting as entrance and exitways, courtyards, signage, public art and sculpture, hazards to circulation, holiday lighting, etc.

LD 1 **GUIDELINE: External light fixtures, poles and their foundations should be simple in design but compatible with and complimentary to the style of surrounding development.**

Light fixture design should be compatible and fitting for the environment for which it is intended. Historical-theme fixtures would not be appropriate for a contemporary building design just as modern-looking fixtures would not be appropriate for a structure that has a significant historical design theme. Simple and functional designs are considered to be appropriate in most environments.

Other lighting types (architectural, landscape, special purpose, etc.) should be subtle. It is best if these types of luminaries are not seen at all, especially in the daylight hours. The sources of landscape, architectural, and special purpose lighting should be located in inconspicuous places so as to be hidden from view. The desired result is to softly illuminate the object without being able to detect its source.

Lighting standards out of scale with their surroundings are inappropriate. For instance, a small office building with lights placed on 30-foot high poles would be out of scale. Pedestrian-scaled lighting (8 to 12 feet high) should be erected in areas where foot traffic is prevalent. Lighting for parking lots and private roadways should be scaled somewhat higher (14 to 20 feet high).

The appearance of the pole on which the lights are placed should also lend itself architecturally to the structures, the landscape, or other distinguishing features. In a historical district, these should complement the historical character of the community. In a modern development, the standards should appear more contemporary and fitting with their time period. Excessively tall, out of character, or attention-grabbing lights or poles should be discouraged.

The foundation on which lighting standards will sit needs to be designed with its function, as well as its appearance, in mind. While the foundations for light poles should not be excessively high, in that they are often in and around roads and parking areas, they need to be able to withstand the forces generated by the plowing and piling of snow. In some local parking areas, snow piles can reach 15 feet in height. These factors should be considered when placing lights in or around a parking area.

LD 2 **GUIDELINE: Color-corrected lamps of appropriate intensity should be used in exterior lighting.**

The selection of lamps (bulbs) for all exterior lights should be influenced by the effect the color of the lamp will produce on the objects it strikes. Several lamps that are known for their high efficiency often cast light which effectively alters the colors of objects at night. Sodium vapor lamps which do not cast a white light fall into this category and because of these and other shortcomings, sodium vapor lamps which are not color corrected should be prohibited. Through their high lighting levels and efficiency, sodium vapor lamps also are capable of producing large amounts of light pollution by creating a glow on the underside of clouds, the sides of nearby structures, and the landscape. Incandescent, fluorescent, color-corrected sodium vapor, or mercury lamps should be used because they provide a quality of light that produces an appropriate color spectrum.

Lighting levels are also important to the overall lighting concept. It is important to understand that lighting of certain areas is required. For circulation safety, for functional purposes (signage), and for aesthetics, lighting is often a necessary element. It is also important to understand that the level of the lighting must be appropriate. In general, lighting levels should be no more than absolutely required to perform the various tasks for which it is intended. For example, parking areas usually need no more than 0.5 foot candles for safety. Providing more could create unwanted glare on adjacent properties, light pollution, unnecessary additional power generation requirements, and be expensive to operate.

LD 3 **GUIDELINE: The exterior lighting for any new project should be considerate of both the neighbors and the community as a whole. Each new lighting scheme should actively strive to reduce any negative impacts.**

Light trespass is the ability to see the source of a light at the parcel's property line. If a light from a project casts a shadow at the property line, the light is considered to be trespassing. Each development should keep its light within its own property boundaries. Fixtures such as the "shoe box" design are capable of providing accurate light patterns and can often be used for lighting parking lots without spilling onto the neighboring property.

Light pollution is the casting, either directly or by reflection, of unwanted ambient light up into the atmosphere. If a project is overly lit, or lit with inappropriate lamp types, the result is a reflection of light onto neighboring properties as well as up into the sky. On cloudy, foggy, or snowy nights the effects of light pollution are especially noticeable.

Part of the quality of life is the ability to marvel at how the stars shine. This occurs because of the lack of ambient light in the lower atmosphere. Most everyone is familiar with the lack of stars evident in the nighttime sky when they visit a city. Residents of Truckee are aware of the orange glow in the eastern sky on a cloudy night. This is simply the light pollution of lighting originating in and around Reno some 30 miles away.

In the same way that the color and intensity of lighting is scrutinized, the type of lighting is also important. Special purpose lighting for signage should be kept simple and should be external to the sign. Internally illuminated signage is discouraged. Additionally, blinking lights, strobe lights, beacons, and over-zealous neon applications of lighting will be discouraged.

SIGNS

S 1 **GUIDELINE: All signs should relate to their surroundings in terms of size, shape, color, texture, and lighting.**

Signs should complement the overall design of the building. Signs should be painted in subdued earthtone colors only. "Day-glo" fluorescent, reflective colored materials that give the appearance of changing color, and brilliant luminescent colors should not be permitted. Earthtone colors are considered to be various shades of brown, rust, tan, ocher, ivory, umber, gold, sand, or dark green. Other colors may be accepted if the applicant can demonstrate they are appropriate to the style, are appropriate accent colors, are harmonious with the site, or are compatible with the neighborhood.

S 2 **GUIDELINE: Signs should be placed so they will emphasize design elements of a building's facade.**

Architectural details of a building often suggest a location, size, or shape for a sign. Placement should be determined primarily by criteria established by the buildings architecture, the relative size of the sign, and its message. Signs should not overpower or obliterate the architecture of the building. Signs should be designed as part of the building and not as an unrelated object attached to it. Signs should also help to establish a visual continuity with adjacent store fronts, and should relate directly to the store entrance. Signs should be oriented toward pedestrians.

S 3 **GUIDELINE: Signs should convey the message legibly and clearly and be weather resistant.**

Natural materials are preferred. Natural materials include redwood, cedar, or other exterior wood covering, slump block, brick, and stone. Other materials may be accepted if the applicant can demonstrate they are appropriate to the style, harmonious with the site, and compatible with the neighborhood.

S 4 **GUIDELINE: Spotlight and flood lights should be installed so that the rays of the light are directed only to the sign surface.**

Arrange any external spot or flood lighting so that the light source is screened from direct view. The light should be directed against the sign and not shine into adjacent property or distract motorists or pedestrians. (Refer to Lighting Design section for additional guidelines.)

S 5 **GUIDELINE: Shrubs should be planted around the base of any freestanding sign to integrate the sign with the ground plane and screen out any low-level flood lights. The freestanding sign should be low profile wherever site and visibility conditions allow.**

S 6 **GUIDELINE: Struts, braces, or guy wires to support signs should be minimized and be used only when appropriate to the architecture.**

Structural membranes and framing should be constructed of or encased in natural materials of a size to give a feeling of massiveness or permanence. "Skinny" frames, trims, or supports should not be allowed. When free-standing signs are allowed by ordinance, double-pole signs are preferred. Supporting structures for wall signs should not be visible.

S 7 **GUIDELINE: Signs should have a clearly defined edge, provide a shadow line, and a substantial appearance.**

S 8 **GUIDELINE: Miscellaneous signs attached to primary signs, such as credit card or club plaques, are strongly discouraged.**

S 9 **GUIDELINE: Identification signs of a prototype design and corporation logos should conform to the criteria for all other signs.**

• Signage is scaled to the pedestrian

• Signage is integral with the architecture does not compete

size and character of sign should relate to its function

APPENDIX A
CHECKLIST

CHECKLIST

This checklist is intended as a quick reference for individuals using this design guide. The checklist presents an abbreviated guideline, together with the guideline number, so that the user can quickly find the complete guideline and accompanying explanation on previous pages in this document.

SITE PLANNING

__ Project considers its relationship to neighboring sites. **SP1**

__ Buildings sited to preserve significant views, vegetation, and existing land forms. **SP2**

__ Site design considers solar exposure and orientation. **SP3**

__ Buildings constructed on hillsides step to follow the natural terrain. **SP4**

__ Site design does not change natural drainage patterns or the natural slope of the land. **SP5, SP6**

__ Alignment of roads and driveways follow the contours of the site. **SP7**

__ New buildings along the edge of a commercial district step down to a height similar to the abutting residential structures. **SP8**

__ Retaining walls are compatible in form, scale, and materials with the architectural details and materials of nearby buildings. **SP9**

__ Snow storage areas are incorporated into site design. **SP10**

__ Roof design anticipates snow-shedding areas. **SP11**

__ Site design facilitates pedestrian circulation. **SP12**

__ Site design considers placement and screening of service areas and auxiliary structures. **SP13**

__ Buildings and parking are clustered and coordinated with adjacent development. **SP14**

__ Auto service areas, parking areas, and storage yards are screened. **SP15**

_ On-site parking is located to the rear of the building. **SP16**

_ Visual impacts of parking are minimized. **SP17**

_ Enclosed parking structures are designed to minimize their visual impacts. **SP18**

BUILDING DESIGN

_ Buildings are designed to complement rather than dominate their surroundings. **BD1**

_ Visual continuity from historic to newly developed Truckee is maintained; however, the new buildings are not simple imitations of historic structures. **BD2**

_ Building facades provide visual interest and relief. **BD3**

_ Multi-unit structures emphasize the individuality of units by variations in rooflines or walls. Large building masses are broken up into smaller units of scale. **BD4**

_ Rooflines of buildings are compatible with surrounding building forms. **BD5**

_ Selected roof-surfacing materials help the new buildings blend in with their surroundings. **BD6**

_ Roofs, overhangs, and balconies are designed to avoid the destructive effect of snow falling onto other buildings, pedestrians, cars, power lines, and landscaping. **BD7**

_ Roof architectural features are used sparingly. **BD8**

_ Mechanical equipment and other utility hardware (i.e. meters, satellite dishes, etc.) are screened from public view with materials harmonious to the building or located to preclude visibility from any public ways. **BD9**

_ Skylights and solar panels are designed in an unobtrusive manner (i.e. fit flush with or no more than two feet above the roof surface). Reflective materials are avoided unless completely shielded to prevent reflection onto adjoining or nearby properties. **BD10**

_ Building components such as windows, doors, eaves, and parapets are in proportion and relate to one another. Window openings reflect a distinction between uses that occur within the building. **BD11**

_ Windows and doors have a simple, uncluttered design. **BD12**

_ Decorative windows are used in limited quantities. **BD13**

_ Door locations complement the design of the building and satisfy access needs. **BD14**

_ Wall design features are not overly decorative; however, blank side and end walls are avoided. Continuity of design continues around all visible sides of the building. **BD15**

_ Balconies and porches, like other wall features, are simply designed. **BD16**

_ Natural building materials such as wood, stone, and brick are used to blend with natural surroundings. **BD17**

_ Exterior wall colors harmonize with the site and surrounding buildings. **BD18**

LANDSCAPE DESIGN

_ All elements of the landscape are considered (e.g., natural features are emphasized, existing vegetation is retained, proper transition to adjoining properties, disturbed areas are revegetated). **LS1**

_ Significant, healthy existing vegetation is retained wherever possible. **LS2**

_ The plans show the project's relationship to adjacent properties and a brief description of native plant stands. **LS3**

_ New landscaping respects and incorporates any distinctive elements of the existing landscaping. **LS4**

_ Plant selection considers site conditions, drought tolerance, and hardiness. **LS5**

_ Landscaping mitigates the visual impact of parking lots. **LS6**

_ Landscape areas are provided in plazas, malls, and areas of frequent pedestrian use. **LS7**

_ Landscaping design reflects a variety of deciduous and evergreen trees, shrubs, perennials, and ground covers. Plant materials are selected for their structure, texture, color, and ultimate growth and sense of unity with their surroundings. **LS8**

_ The design of fences and walls harmonizes with the site and with the buildings in both scale and materials. **LS9**

__ Lawn areas are kept to a minimum where project is surrounded by native vegetation. **LS10**

__ Irrigation systems are installed to assure landscaping success. **LS11**

LIGHTING DESIGN

__ External light fixtures, poles, and their foundations are simple in design and compatible with the style of surrounding development. **LD1**

__ Color-corrected lamps of appropriate intensity are used for exterior lighting. **LD2**

__ Exterior lighting is considerate of both the neighbors and the community as a whole. **LD3**

SIGNS

__ All signs relate to their surroundings in terms of size, shape, color, texture, and lighting. **SI**

__ Signs are placed so they emphasize the design elements of a building's facade. **S2**

__ Signs convey the message legibly and clearly and are weather resistant. **S3**

__ Spotlight and flood lights are located and installed so that the rays of the light are directed only to the sign surface. **S4**

__ Shrubs are planted around the base of any free-standing sign to integrate the sign with the ground plane and screen out any low-level flood lights. The free-standing sign is low profile wherever site and visibility conditions allow. **S5**

__ The use of struts, braces, or guy wires are minimized or avoided and used only when appropriate to the architecture. **S6**

__ Signs have a clearly defined edge, provide a shadow line, and a substantial appearance. **S7**

__ Hang-ons, such as credit card or club plaques, are not used. **S8**

__ Identification signs of a prototype design and corporation logos conform to the criteria for all other signs. **S9**

APPENDIX B

RECOMMENDED PLANT MATERIALS

RECOMMENDED PLANT MATERIALS

This list is to provide homeowners, landscape architects, designers, contractors, and developers with a palette of plant materials suitable for use in Eastern Nevada County. Due to the wide array of micro-climates, soil types, and weather extremes (both temperature and snow) it is difficult to derive an extensive plant list. Prior to specifying any plant materials, water requirements, soil needs, hardiness, and ultimate growth in Eastern Nevada County should be researched.

When selecting other species for hardiness, Truckee may be considered U.S.D.A. Zone 3 or 2, although many Zone 3 plants cannot survive and some Zone 4 and 5 species survive in protected locations. (Use of Sunset's hardiness guide is not recommended as their maps do not consider areas with our extremes.)

CANOPY TREES

Scientific Name	Common Name
Abies concolor	White fir
Abies magnifica	Red fir
Acer campestre	Hedge maple
Betula jacquemontii	Himalayan white birch
Betula papyfera	Canoe / Paper birch
Malus 'Brandywine'	Brandywine crabapple
Malus 'Dolgo'	Dolgo crabapple
Malus species	Apples and crabapples
Picea abies	Norway spruce
Picea engelmanii	Engelman spruce
Picea pungens	Blue spruce
Pinus contorla 'latifolia'	Lodgepole pine
Pinus jeffreyi	Jeffrey pine
Pinus monticola	White pine
Pinus nigra	Austrian pine
Pinus sylvestris	Scotch pine
Populus alba	White popular
Populus alba 'bolleana'	Bolleana popular
Populus tremula	Swedish aspen
Populus tremuloides	Quaking aspen
Populus tremuloides 'Kiabab'	Kiabab aspen
Pinus virginiana 'Shubert'	Canada Red Chokecherry

EVERGREEN CANOPY TREES

Scientific Name	Common Name
Abies concolor	White fir
Abies magnifica	Red fir
Picea abies	Norway spruce
Picea engelmanii	Engelman spruce
Picea pungens	Blue spruce
Pinus contorta 'latifolia'	Lodgepole pine
Pinus jeffreyi	Jeffry pine
Pinus monticola	White pine
Pinus nigra	Austrian black pine
Pinus sylvestris	Scotch pine

UNDERSTORY TREES

Scientific Name	Common Name
Acer campestre	Hedge maple
Acer ginnala	Amur maple
Acer glabrum	Mt. maple
Acer grandidentatum	Bigtooth maple
Alnus incana	Mt. Alder
Betula papyfera	Canoe/Paperbirch
Crataegus laevigata	English hawthorne
Juniperus scopulorum	Rocky mt. juniper
Malus 'Brandywine'	Brandywilne crabapple
Malus "Dolgo'	Dolgo crabapple
Malus species	Apples and crabapples
Picea glauca 'densata'	Blackhills spruce
Pinus arisatata	Bristlecone pine
Pinus edulus	Pinyon pine
Pinus nigra	Austrian black pine
Populus tremuloides 'Kiabab'	Kiabab aspen
Prunus emarginata	Bitter cherry
Prunus virginiana	Chokecherry
Prunus virginiana 'Shubert'	Canada Red Chokecherry
Salix species	Willow species
Sorbus aucuparia	European mt. ash
Sorbus scopulina	Western mt. ash

LARGE SHRUBS

Scientific Name	Common Name
Acer ginnala	Amur maple
Acer glabrum	Mt. maple
Acer grandidentatum	Bigtooth maple
Alnus incana	Mt. Alder
Amelanchier alnifolia	W. Serviceberry
Aronia melanocarpa	Black chokeberry
Caragana arborescens	Pea shrub
Ceanothus velutinus	Snowbrush
Cerocarpus montanus	Mt. Mahogany
Corus stolonifera	Red-twig dogwood
Elaeagnus angustifolia	Russian olive
Euonymous alata	Burningbush
Lonicera involucrata	Twinberry
Lonicera tartarica	Tartarian honeysuckle
Malus 'Seargent'	Seargent's crabapple
Malus species	Apples and crabapples
Prunus cistena	Sand cherry
Prunus emarginata	Bitter cherry
Primus virginiana	Chokecherry
Prunus virginiana 'demissa'	Western Chokecherry
Rhus trilobata	Skunkbush
Rhus typhina	Staghorn sumc
Ribes aureum	Golden currant
Rosa hugonis	Father Hugo rose
Rosa rugosa	Tomato rose
Salix enuga	Sandbar willow
Salix purpurea nana	Dwf. purple willow
Salix scouleriana	Mt. willow
Salix species	Willow species
Sambucus caerulea	Blue elderberry
Sorbus scopulina	Western mt. ash
Syringia vulgaris	Common lilac
Viburnum opulus	Snowball bush
Viburnum trilobum	Cranberry bush

SMALL SHRUBS

Scientific Name	Common Name
Arctostaphylos patula	Green-Leaf Manzanita
Artemisia tridentata	Basin sagebrush
Berberis thunbergii sp.	Japanese barberry
Ceanothus cordulatus	Mt. whitethorn
Chrysothamnus nauseosus	Rabbit bush
Euonymous alata	Burning bush
Genista lydia	Lydia broom
Helianthemum nummularium	Sunrose
Juniperus communis	Common juniper
Juniperus horizontalis 'Youngstown'	Youngstown juniper
Lonicera involucrat	Twinberry
Mahonia repens	Dwf. Oregon grape
Panistema canbyii	Mt. lover
Penstemon newberii	Mt. pride penstemon
Pinus mugo mugo	Mugo pine
Potentilla fruiticosa	Bush cinquefoil
Quercus vaccinifolia	Huckleberry oak
Rhus typhina	Staghorn sumac
Ribes aureum	Golden currant
Ribes nevadense	Mt. pink currant
Ribes roezlii	Gooseberry
Rosa rugosa	Tomato rose
Rosa woodsii	Wild rose
Rubus deliciousus	Rocky mt. thimbleberry
Rubus parviflorus	Thimbleberry
Siraea 'Snowmound'	Snowmound spirea
Spiraea densiflora	Mt. spirea
Spirae douglasii	Western spirea
Spiraea lucida	Western white spirea
Spiraea X vanhouttei	Vanhoutte spirea
Symphoracarpus albus	Snowberry
Syringia myerii	Dwf. korean lilac

GROUNDCOVERS

Scientific Name	Common Name
Achillea fomentosa	Wolly yarrow
Arctostaphylos uva-ursi 'big-bear'	Big bear manzanita
Artemisia schmidtriana	Silvermound
Artemisia tridentata	Basin Sagebrush
Ceanothus prostratus	Squawmat
Cerastium tomentosum	Snow in summer
Chrysothamnus nauseosus	Rabbit brush
Cotoneaster apiculatus	Cranberry cotoneaster
Galium odoratum	Sweet woodruff
Genista lydia	Lydia broom
Helianthemum nummularium	Sunrose
Juniperus communis	Common juniper
Juniperus horizontalis 'Youngstown'	Youngstown juniper
Lysamachia numularia	Creeping jenny
Mahonia sepens	Dwf. Oregon grape
Paxistema canbyi	Mt. lover
Penstemon newberri	Mt. pride penstemon
Penstemon strictus	Rocky mt. penstemon
Potentilla verna nana	Spring cinquefoil
Prunella grandiflora	Self-heal
Rosa woodsii	Wild rose
Rubus parviflorus	Thimbleberry
Sedum kamtschaticum	Dragon's blood
Sedum spurium	Creeping snowberry
Symphorocarpus mollis	Creeping thyme
Thymus serphyllum	

VINES

Scientific Name	Common Name
Clematis hybrids	Large flowering clematis
Clematis lingusticifolia	W. virgin's bower
Humulus lupulus	Hops
Polygonum ubertii	Silver lace vine

SNOW STORAGE AREAS

Scientific Name	Common Name
Achillea tomentosa	Wolly yarrow
Arctostaphylos uva-ursi 'big-bear'	Big bear manzanita
Artemisia schmidriana	Silvermound
Ceanothus prostratus	Squawmat
Cerastium tomentosum	Snow in summer
Comus stolomifera	Red-twig dogwood
Galium odoratum	Sweet woodruff
Juniperus communis	Common juniper
Lysimachia numularia	Creeping jenny
Penstemon strictus	Rocky mt. penstemon
Pontentilla vema nan	Spring cinquefoil
Prunella grandiflora	Self-heal
Prunus emarginata	Bitter cherry
Rosa Woodsii	Wild rose
Rubus deliciosus	Rocky mt. thimbleberry
Rubus parviflorus	Thimbleberry
Salix exuga	Sandbar willow
Salix purpurea nana	Dwf. purple willow
Salix scouleriana	Mt. willow
Salix species	Willow species
Sambucus caerulea	Blue elderberry
Sedum kamtschaticum	
Sedum spurium	Dragon's blood
Symphorocarpus mollis	Creeping snowberry
Thymus serphylllum	Creeping thyme

PLANTS FOR SCREENING

Scientific Name	Common Name
Acer campestre	Hege maple
Acer ginnala	Amur maple
Alnus incana	Mt. alder
Amelanchier alnifolia	W. serviceberry
Cornus stolonifera	Red-twig dogwood
Elaeagnus angustifolia	Russian olive
Juniperus scopulorum	Rocky mt. juniper
Lonicera tartarica	Tartarian honeysuckle
Malus 'Seargent'	Seargents crabapple
Pinus edulus	Pinyon pine
Pinus nigra	Austrian pine
Populus tremuloides	Quaking aspen
Populus tremuloides 'Kiabab'	Kiabab aspen
Prunus emarginata	Bitter cherry
Prunus virginiana	Chokecherry
Prunus virginiana 'demissa'	Western chokecherry
Prunus virginiana 'Shubert'	Cnada red chokecherry
Salix exuga	Sandbar willow
Salix purpurea nana	Dwf. purple willow
Salix scouleriana	Mt. willow
Salix species	Willow species
Sambucus caerulea	Blue elderberry