

**Alta Planning Commission Minutes**  
**Community Center/Library, 10361 E. Hwy 210, Alta, Utah**  
**November 18, 2013, 4PM**

**IN ATTENDANCE:**

**Planning Commissioners:** Joan Degiorgio, Roger Bourke, Rob Voyer, Elise Morgan, Skip Branch, Jan Striefel, Jon Nepstad, and Mayor Tom Pollard (Ex Officio member.)

**Town of Alta staff:** John Guldner, Claire Woodman, Lauren Reber (counsel),

**Members of the public:** Steve Scheid (U.S. Forest Service), Margaret Bourke, Jen Clancy, Mimi Levitt, Onno Wieringa, and a videographer

---

**INTRODUCTION AND WELCOME FROM THE CHAIR.**

**Joan Degiorgio:** Holding off on introduction for now.

**Jon Nepstad:** Participating as part of the contractor team for the Wasatch Summit environmental process and serving as the transportation planning lead. Wanted to disclose that and do not anticipate any issues. Also participating as part of the travel model development which is under a separate contract.

**APPROVAL OF MINUTES FROM THE OCTOBER 21, 2013, PLANNING COMMISSION MEETING.**

**Roger Bourke:** What is the official record of the meeting, the minutes or the recording?

**John Guldner:** The minutes.

**Roger Bourke:** Made a motion to adopt the October 21, 2013, Planning Commission minutes as amended.

**Rob Voyer:** Seconded the motion.

All members of the Planning Commission voted in favor. Jan Striefel and Jon Nepstad abstained since they were not present at the meeting.

**DISCUSSION OF DRAFT RIDGELINE PROTECTION ORDINANCE.**

**Joan Degiorgio:** Made introductory remarks as to how we got here today. Want to address the Alta Ski Lifts (ASL) MasterPlan concept that has a lift up Grizzly Gulch, and also to address the mountain transportation planning effort. Considering addressing these efforts with a ridgeline ordinance and coordinating that effort with the U.S. Forest Service (USFS). That is why we have invited Steve Scheid from the USFS.

**John Guldner:** Since the lift would most likely start in the USFS land and then go onto private land, we want to partner with USFS. Looked at ridgeline ordinances in other cities and counties and has provided them (see attached.)

**Roger Bourke:** What do we do about existing structures on ridgelines? Is the Town boundary enough?

**OVERVIEW OF FOREST SERVICE APPROVAL PROCESS; COOPERATIVE EFFORTS BETWEEN THE FOREST SERVICE AND THE TOWN OF ALTA, STEVE SCHEID, FOREST SERVICE.**

**Steve Scheid:** When we look at a proposed action we first see if the action fits with the Forest Plan and zoning. There is a challenge in discretion versus control, a lot of our work ends up being subjective. Cautioned that if you create something you have to live with it, and it may not always work, and doesn't give you much flexibility. The other side is to have a process to evaluate with some standards.

As a first step, we ask ski areas to look at the big picture to help understand impacts. The National Environmental Policy Act (NEPA) process helps you understand impacts and incorporates informed decision making and a public process. It gives us the ability to look at alternatives that would be less impactful on certain resources and mitigation strategies like changing lift alignment or the color of towers. The USFS has a built environment image guide to help us fit buildings in the landscape. Keep information and good planning up front and have good communications.

The challenge for the Town is determining what you feel strongly about.

In 1985, the USFS had a direction against ridgetop facilities. We recognized that wasn't consistent with ski area facilities, and it may not have been the best way to address that issue. We have tools to help us analyze that. We have a visual quality guide and objectives that talk about critical viewpoints. What are critical viewpoints in town? For the USFS it is a long and expensive process, but it emphasizes collaboration. Identify critical issues up front and work with community to develop those.

Scenery management, including viewshed, is determined project by project. Scenery management recognizes humans in the environment, and in a lot of these areas we have a built environment and having something on the mountain doesn't necessarily make it a visual impact, it's how it fits in the environment. Ski resorts are an example of that.

Our permitting process tries to have some consistency with the local process but is not bound by local ordinances.

**Roger Bourke:** Do you have guidelines for what areas in Little Cottonwood Canyon are set aside for various uses?

**Steve Scheid:** That is discussed in the Forest Plan. For instance in 1985 no ski area expansion was permitted beyond current boundaries and that was upheld in the 2003 update. We have essentially a zoning map for the forest that outlines the different land prescriptions. Ski resorts are under developed recreation prescription and the vast portion of land outside of ski areas has a watershed prescription. Each portion is managed differently. Parking also hasn't changed since 1985, and that is the parking capacity is not to be expanded and that is also a mechanism to manage capacity in the canyon.

**Jan Striefel:** When you say no expansion beyond current boundaries, if there is private land adjacent to USFS boundary, does that count?

**Steve Scheid:** No, we don't zone for private land and get in other people's business.

**Skip Branch:** Where and when does USFS allow for land swaps?

**Steve Scheid:** There has to be a value to the American public to justify the swap. No hard and fast rule. Land swaps are very time consuming and hard to get prioritized. It would be ideal if a ski resort owned all of the base area and the rest is all public. Land swaps are a challenging process.

**Onno Wieringa:** Are visual quality aspects different for different areas?

**Steve Scheid:** It's a spectrum. A developed site would be different than wilderness. More primitive, more restrictive. More developed, less restrictive.

**Roger Bourke:** If Alta has a ridgeline ordinance and it is at odds with something you want to permit. Who prevails?

**Steve Scheid:** USFS. Other agencies view matter, but the ordinance is not binding.

**Jon Nepstad:** Current wilderness doesn't allow gaz-exes because the technology didn't exist yet. We don't know what the future holds. NEPA isn't the best tool for planning.

**John Guldner:** Currently the only thing allowed in the grizzly gulch area is a single family home or an associated use, everything else would need a Conditional Use Permit. Recommend we amend FR-50 zoning to address other uses, lay out criteria we think are important, and do a separate ridgeline protection ordinance.

**Steve Scheid:** Might be helpful to look at Forest Plan zoning and criteria.

**John Guldner:** The FR-50 zoning allows for commercial and private recreation but doesn't say what it is. ASL buys 324 acres with our existing zoning and a certain premise. It would be better to more definitive.

**Roger Bourke:** Why are the current ski area boundaries where they are?

**Steve Scheid:** It's just the way the ski areas have evolved and what's manageable.

**Joan Degiorgio:** Summed up the discussion so far. We could either look at Grizzly Gulch as clean slate or use the existing zoning and tighten it up, develop some criteria, and look at a ridgeline ordinance.

**Jan Striefel:** Want a ridgeline ordinance on the books so when the USFS looks at projects they understand the Town has that value.

**Elise Morgan:** Don't want to start with a clean slate. Make zoning more relevant to existing or future uses.

**Joan Degiorgio:** Direct staff to develop criteria (similar to Base Facilities Zone) for the FR-50 zone and look at USFS guidelines on ridgelines.

**DISCUSSION OF ALLOWING RESIDENTIAL CONDOMINIUMS IN THE BASE FACILITIES ZONE.**

**Joan Degiorgio:** This item was passed to us from the Town Council.

**John Guldner:** In 2008, a group wanted to buy Snowpine and turn it into condos. It was decided that residential uses were not desired in the commercial areas. However, there has been some discussion of looking at the option of constructing some condos in the Base Facilities Zone to cover upfront financial costs.

**Joan Degiorgio:** Next meeting we will discuss ridgeline ordinance, changes to the FR-50 zone, and look at the Planning Commission to do list.

The next meeting date was set for December 16, 2013, 4pm, at the Alta Community Center.

**MOTION TO ADJOURN.**

**Skip Branch:** Made a motion to adjourn the Planning Commission meeting.

**Jan Striefel:** Seconded the motion.

All members of the Planning Commission voted in favor.

---

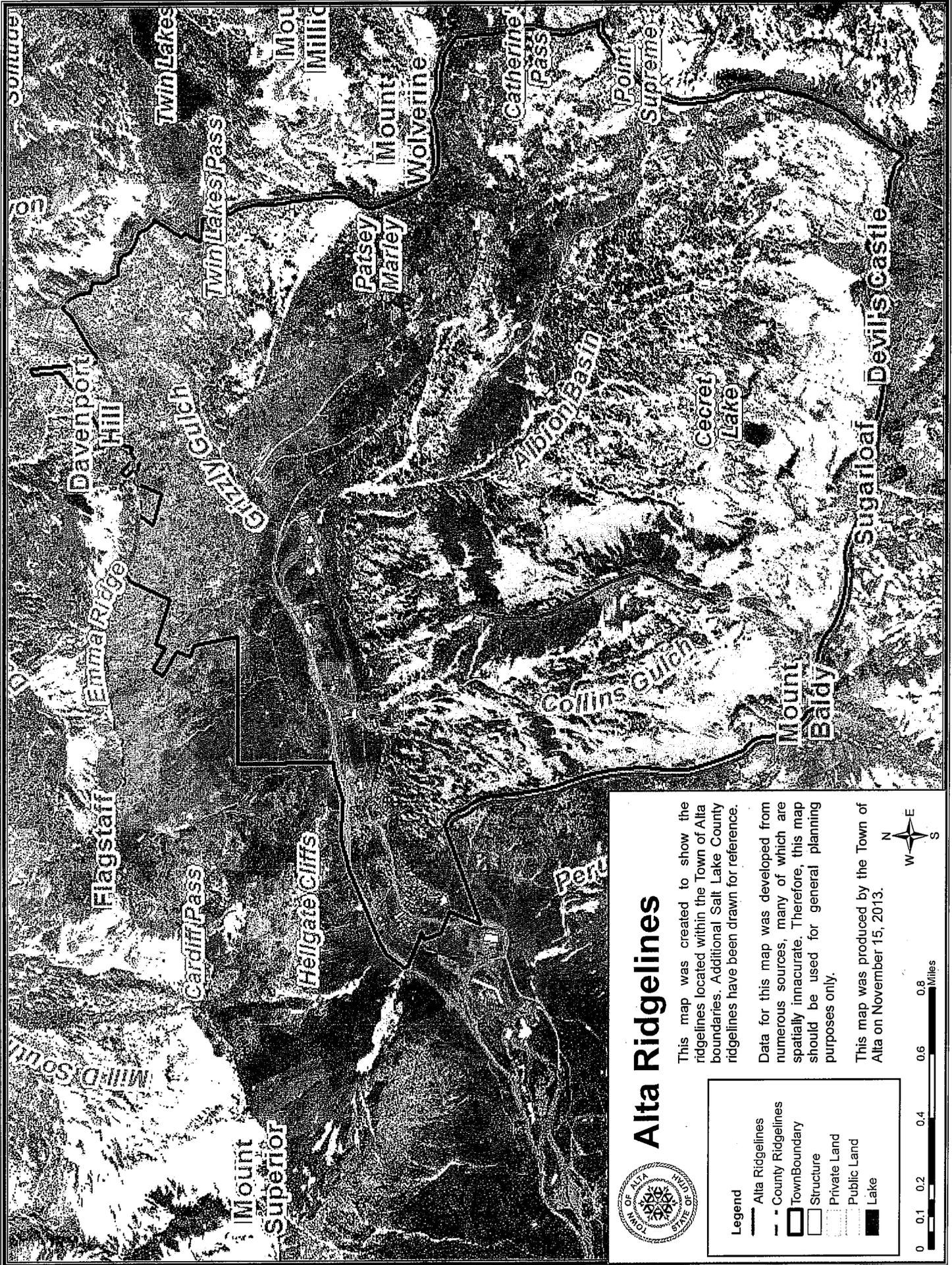
The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were passed and approved on the seventeenth day of March, 2014.



Claire R. Woodman

Assistant Town Administrator



## Alta Ridgelines

This map was created to show the ridgelines located within the Town of Alta boundaries. Additional Salt Lake County ridgelines have been drawn for reference.

Data for this map was developed from numerous sources, many of which are spatially inaccurate. Therefore, this map should be used for general planning purposes only.

This map was produced by the Town of Alta on November 15, 2013.



Legend	
	Alta Ridgelines
	County Ridgelines
	Town Boundary
	Structure
	Private Land
	Public Land
	Lake



<<<<VERY ROUGH DRAFT>>>>

Ordinance Number \_\_\_\_\_

AN ORDINANCE PERTAINING TO THE PROTECTION OF THE RIDGELINES  
ABOVE AND WITHIN THE TOWN OF ALTA.

WHEREAS, the Town of Alta is world renowned for its scenic vistas and natural beauty and,

Whereas those scenic vistas and natural beauty are vital to the attractiveness and economic viability of the Town of Alta and,

Whereas the ridgelines comprising the Town of Alta's boundaries, and the mid-town ridge generally running in a South East to North West direction from the top of the Collins Lift to the top of Alf's High Rustler ski run, are vital components of the scenic vistas and natural beauty that the Town relies upon for its attractiveness and economic viability and,

Whereas continued growth and development threatens the integrity of the aforementioned ridgelines and,

Whereas the Planning Commission and Town Council of the Town of Alta desire to protect and preserve the aforementioned ridgelines in their natural state,

Now therefore be it ordained as follows:

Ridgeline Protection

The ridgelines comprising the Town of Alta's boundaries, and the interior ridgeline generally running in a South East to North West direction from the top of the Collins Lift to the top of Alf's High Rustler ski run, shall be maintained in a natural state. Development shall be sited in such a manner so that all structures are located away from areas that are visible against the sky or mountains along said ridgelines. No building, roof or other appurtenant device shall encroach or visually intrude upon the aforementioned ridgelines in a manner that causes any portion to extend into the sky line as seen from State Road 210 or the Albion Basin Summer Road, Forest Road 028.

Mapleton

18.30.080: SPECIAL PROVISIONS:

H. Ridgeline Protection: All ridgeline areas, as seen along the entire length of Main Street from 2000 North to the southern city limits, in this zone shall be retained in a natural state, and development shall be sited in such a manner so that all structures are located away from areas that are visible against the sky or mountains along a ridgeline. No building, roof or other appurtenant device shall encroach or visually intrude upon a ridgeline area.

40015  
Chapter 17.55 HILLSIDE DEVELOPMENTS

17.55.090 Building setbacks, height, and construction materials.

A. Where a ridge line or ledge occurs, the minimum setback shall be one hundred feet measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report. The planning commission may recommend a lesser setback where the applicant can demonstrate that the one hundred foot setback makes the property unbuildable.

B. All buildings constructed upon lands subject to this chapter shall be one story only, or twenty feet maximum, in height. Height shall be measured as in Section 208 (Grade) of the Uniform Building Code.

C. Buildings constructed upon lands subject to this chapter shall be constructed with materials appropriate to mitigate significant visual impacts. Wherever possible, buildings should be constructed of materials that closely resemble and blend in with native vegetation and hillside features: (Ord. 97-12 (part), 1997; Ord. 96-18 §2(part), 1996)

Park City

#### 15-2.21-5. SENSITIVE AREA REGULATIONS - RIDGE LINE AREA PROTECTION.

(A) **INTENT.** The intent of these provisions is to ensure that Development near Ridge Line Areas blends with the natural contour of these land forms. Significant Ridge Line Areas should be retained in a natural state, and Development should be Sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points.

(B) **MINIMUM SETBACK.** No Structure or other appurtenant device, including mechanical equipment may visually intrude on the Ridge Line Area from any of the designated vantage points as depicted herein.

(C) **OPEN SPACE AND DENSITY.** The following regulations apply to all Ridge Line Areas in the Sensitive Overlay:

(1) **OPEN SPACE.** One hundred percent (100%) of the Ridge Line Area shall remain in Open Space.

(2) **DENSITY TRANSFER.** The Planning Commission may transfer up to twenty-five percent (25%) of the Densities otherwise allowed in the Ridge Line Area to Developable Land. The Density transfer shall be subject to a suitability determination as set forth below:

(a) **SUITABILITY DETERMINATION.** The Applicant must prove that the Development will have no significant adverse impact on adjacent Properties. The Planning Commission shall determine that the Proposal complies with this Chapter if the Applicant proves:

(i) The Density is Compatible with that of adjacent Properties.

(ii) The Architectural Detail, Height, materials, and other design features of the Development in the receiving Area are Compatible with adjacent Properties.

(iii) The Applicant has adopted appropriate mitigation measures such as landscaping, Screening, illumination standards, and other design features to buffer the adjacent Properties from the Developable Land.

(D) **DENSITY BONUSES.** In addition to the Density transfers permitted pursuant to this Section, at MPD or subdivision review. The Community Development Department may recommend that the Planning Commission grant up to a twenty percent (20%) increase in transferrable Densities if the Applicant:

(1) offers to preserve open space to ensure the long-term protection of a significant environmentally or visually sensitive Areas in a manner approved by the City; or

(2) provides public Access for trails, as shown on the Trails Master Plan; or

Significant?  
Should?

Section 16.27.21 Ridgeline/View Shed Regulations

(1) Purpose. It is the intent of this section to protect the valuable views of the ridgelines of Wasatch County by providing regulations, which will limit the building of structures that protrude above primary and secondary ridgelines, or will mitigate the appearance of such structures if prevention is not possible.

(2) Applicability. These regulations apply to all land use applications in Wasatch County for which any portion of a proposed structure protrudes above ridgelines when viewed from the designated viewing platforms as shown on the adopted viewing platform map. Any rezoning, proposed development, or building permit shall be subject to compliance with these Regulations, irrespective of whether specific reference to the regulations is made in this Title. In the event of an overlapping or conflicting requirement of this chapter and other provisions or regulations in the Wasatch County Code, the more restrictive provision shall apply. All proposals that may be located within the primary or secondary ridgeline areas are subject to conditional use approval.

(3) Definitions.

(a) Ridgeline Development Classification. Significant ridgelines are the ridgelines that surround or visually dominate the valley landscape either through their size in relation to the hillside or mountain terrain of which they are a part; their visual dominance as characterized by a silhouetting appearance against the sky; as a significant natural backdrop feature or separation of communities; through visual dominance due to proximity and view from existing development or major corridors; or as an area of significant ecological, historical or cultural importance such as those which connect park or trail systems.

(b) Primary Ridgelines. Primary ridgelines are those ridgelines that are characterized by any combination of significant ridgeline criteria as identified in Ridgeline Development Classification.

(c) Secondary Ridgelines. Secondary ridgelines are those ridgelines that are characterized by any combination of significant ridgeline criteria as identified in the Ridgeline Development Classification above. Secondary ridgelines are secondary in nature to primary ridgelines due to the following features:

(i) Smaller size and prominence of a feature or branch of a primary ridgeline; and

(ii) Silhouette of a ridgeline against the open sky on a smaller size hill or silhouette of a ridgeline on a smaller hill which is back-dropped by a significant ridgeline.

(d) Viewing Platforms. Viewing platforms are specific site located throughout the County in areas where the greatest number of the general public would see any ridgelines in question. Viewing platforms are shown on the viewing platform map, which is on file in the Planning and Zoning Office and attached as Appendix 4 of this Title.

(e) Visual Assessment model. A visual assessment model is a computer 3-D image that will be run by the GIS Department from the four (4) closest viewing platforms to any given project. The 3-D image will be used to determine if the proposed development will be considered to be on a ridgeline.

(4) Requirements and procedures.

(a) Proposed developments. Proposed developments shall locate lots and building pads so that structures will not violate the Ridgeline. At the time a development is proposed the Wasatch County GIS Department will run a visual assessment model from the four (4) closest viewing platforms. If the proposed development is considered to be on a ridgeline the developer shall submit photo-simulations, drawings, computer modeling, or some other means that will allow a determination to be made by the Planning Commission that structures will be built below the ridgeline. The photo-simulations, computer modeling, or drawings shall be done from the same four (4) closest viewing platforms as the visual assessment model. In the event that there are not four (4) viewing platforms in the area the closest single viewing platform shall be used or the planning staff may determine additional appropriate viewing platforms.

(b) Existing platted lots or lots of record. Existing platted lots or lots of record shall be a conditional use that will be applied for with the building permit. The Planning Commission may set reasonable conditions to mitigate the visual impacts as designated in Section 8 (Design Guidelines) of this chapter. Existing platted lots or lots of record are those lots that were platted and recorded prior to the adoption of this Title. It shall be the responsibility of the applicant to notify the Planning Department of their intent to build in the location of a ridgeline at which time a visual assessment model will be run from the four (4) closest viewing platforms to determine if the proposed structure is on a ridgeline. As part of the conditional use application building renderings, colors, materials, photo-simulations, computer modeling or drawings shall be submitted.

(c) Appeals. Appeals to the decision of the Planning Commission will be made to the Board of Adjustment.

**(5) Viewing Platforms.** Viewing platforms are to be located where a proposed building site or development would be viewed by the greatest number of persons, usually from a public right-of-way. The following viewing platforms shall be used to determine if a structure violates the ridgeline:

**(a) Highway 6.**

- (i) Soldier Summit.

**(b) Highway 32.**

- (i) From the viewpoints at Mile Markers 5, 6 and 8;
- (ii) From the viewpoint at 7487 East;

**(c) Lower River Road.**

- (i) Spring Hollow Lane;
- (ii) 1000 East; and
- (iii) South Willow Way.

**(d) Highway 35.**

- (i) Mile Markers 5, 8, 9 and 10;
- (ii) Forest Service boundary; and
- (iii) Bench Creek Road.

**(e) Highway 40.**

- (i) Intersection of River Road;
- (ii) Daniels Summit Lodge;
- (iii) Mile Marker 38; Mile Marker 39, Mile Marker 42, Mile Marker 43, Mile Marker 48;
- (iv) Soldier Creek turnoff by Mile Marker 51;
- (v) Mile Marker 52, Mile Marker 54, Mile Marker 55;
- (vi) Lookout point across from Pine Hollow subdivision on the east side of the Strawberry

Reservoir;

- (vii) Coyote Canyon Road

**(f) Highway 113.**

- (i) Highway 189 by Charleston;
- (ii) Fisherman's access at the Provo River; Tate Lane; and
- (iii) Southfield Road.

**(g) Highway 189.**

- (i) Intersection of 3000 South;
- (ii) Deer Creek Dam;
- (iii) Deer Creek State Park Entrance;
- (iv) Mile Marker 19;
- (v) Mile Marker 21 - (Wallsburg turnoff);
- (vi) Mile Markers 22 - 26; and
- (vii) Intersection of Southfield Road.

**(h) Main Canyon Road (Wallsburg).**

- (i) Starks Lane;
- (ii) Cassior Ranch Entrance;
- (iii) Little Valley Road; and
- (iv) 501 Main Canyon Road (by the LDS Church).

**(i) Other Miscellaneous Sites.**

- (i) Memorial Hill;
- (ii) Intersection of River Road and Dutch Canyon Road;
- (iii) Intersection of Cascade Springs Drive and Stringtown Road;
- (iv) 1365 East Center Street;
- (v) Intersection of Lake Creek Road and 3600 East;
- (vi) Intersection of Lake Creek Road and 4800 East;

- (vii) Intersection of Lake Creek Road and Big Pole Canyon;
- (viii) Intersection of Center Creek and 1800 East;
- (ix) Intersection of Mill Road and 1200 South;
- (x) Intersection of 4200 East and 1200 South;
- (xi) Intersection of 3365 East and 1200 South; and
- (xii) Intersection of 2400 East and Center Street.

**(j) Jordanelle Basin Overlay Zone.**

- (i) From the Mayflower Interchange or from the visitor's center at Hailstone State Park;
- (ii) From the water near the middle of the north arm of the Jordanelle Reservoir.
- (iii) From the viewpoint overlooking the dam along the road to Francis (SR-32) located on the south side of the Jordanelle Reservoir;
- (iv) From the viewpoint along the road to Kamas (SR 248) located on the north east side of the Jordanelle Reservoir;
- (v) From the intersection of SR 248 and old US Highway; and
- (vi) From the Peoa/Oakley turn off on SR 248.

(k) Visual assessments (from relevant designated vantage points as directed by the Wasatch County Planner) depicting conditions before and after the proposed development. These shall include the proposed location, size, design, landscaping, and other visual features of the project to assist in analyzing the potential aesthetic impact and most advantageous location of structures and other improvements to reduce any adverse impacts. The visual assessment shall be conducted using techniques as approved by the County Planner, including but not limited to sketches, models, hand-enhanced photographs, and computerized images. Selection of the appropriate technique will depend on the size of the development and the visual sensitivity of the proposed development site.

(l) Areas of the County that do not have a designated Viewing Platform will be determined by the Planning Department at the time a proposal is anticipated.

**(6) Design Guidelines.** The following design guidelines shall apply to any buildings constructed within the Ridgeline.

**(a) Colors/Reflectivity.** All structures and accessory uses shall be constructed and maintained so that predominate exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials:

- (i) Repeat the colors found most commonly in the land and vegetation around the building (earth tone),
- (ii) Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any fence, wall or roof surface.

**(b) Vegetation.** Planning Staff shall review the appearance of the structure and make a determination of any reasonable number of trees and shrubs which may be necessary to mitigate the placement of the structure or basement wall from the viewing platforms.

(i) All trees installed to meet the requirements of this subsection shall be of coniferous species, shall be a minimum of eight (8) feet tall when planted, and shall be planted before a certificate of occupancy is issued for the primary structure, or if that is not possible due to planting season or weather conditions, then within one month of the planting season for the species. A bond may be required to insure the planting.

(ii) To the maximum degree feasible, during grading, all existing mature vegetation with a height of more than five (5) feet, other than noxious plants and weeds, shall be preserved.

(iii) Concurrently with the Building Permit approval process, the property owner submitting such plan may request approval of a vegetation plan in which the vegetation requirements for certain lots or tracts may be increased, decreased or deleted, to reflect the degree of visibility of structures located in various portions of the development.

(iv) The owner may request alternative placement of landscaping on certain lots and tracts if such

placement provides adequate mitigation of the visual impact of the roofline of the primary structure.

(v) Landscaping required by this section shall be credited against the landscaping requirements imposed by any other Section of the Code, or the specific Planned Development plan.

(c) **Floodlighting.** Floodlights shall not be used to light all or any portion of any primary or accessory structure facade, and all outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots, or other outdoor areas shall use full cutoff light fixtures. For purposes of this section, a "full cutoff light fixture" is one in which no more than twenty five (25) percent of the total output is emitted at ninety (90) degrees from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the property boundaries. Exterior lighting in the hillside or skyline/ridgeline areas shall be shielded from direct point source view from any and all community viewing platforms. Whenever reasonable, motion detectors should be considered to determine if their use would lessen the amount of time lights would actually be in use on the hillside areas.

(d) **Exposed Basements.** On the side of each primary and accessory structure facing the nearest Viewing Platform as determined by the Planning Department, no basement wall shall be exposed for more than one-half of its height, unless a vegetated berm at least three (3) feet in height is constructed between such basement and the property line closest to the nearest Viewing Platform. Excessively high basement walls on downhill sides of slopes will be reviewed on a case-by-case basis. The Planning Staff may require trees and shrubs of a coniferous variety to be planted to mitigate the visibility of any basement wall that can be seen from any viewing platform.

(e) **View Shed Analysis.** View shed analysis illustrating existing and proposed views from selected vantage points. The County Planner has or will identify several vantage points which the applicant is required to prepare a view shed analysis. Compatibility to the surrounding environment and development, along with color, scale, and massing will be key elements evaluated. The visual assessment shall be conducted using techniques as approved by the County Planner, including but not limited to sketches, models, hand-enhanced photographs, and computerized images. Selection of the appropriate technique will depend on the size of the development and the visual sensitivity of the proposed development site. The location of buildings shown on the visual assessment shall coincide with the proposed building pads of the proposed buildings, as well as the maximum size of the buildings proposed.

(2005-18, Amended, 03/09/2006, Prior Text; 2005-23, Amended, 03/09/2006, Prior Text)

F. Ridgelines:

Because of the importance of aesthetics to the economic viability of the Snyderville Basin, views from the designated roadways (Interstate 80, Highways 224, 248, and 40) are critical and ridgeline encroachment shall be avoided. New development on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from a designated roadway shall be prohibited. Development shall be prohibited within one hundred (100) vertical feet of any ridgeline that is identified by the ridgeline overlay zone district, except for existing lots of records, previously entitled developments, and resort lifts and runs as provided for in this section.

Development on lots of record or previously entitled developments in the ridgeline overlay zone or on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from a designated roadway are subject to low impact permit review and the special development standards in subsection F1 of this section.

1. Special Development Standards For Development In The Ridgeline Overlay Zone District Or Development Affecting Ridgelines:

a. Site Planning And Structure Height: All new construction and associated disturbance shall occur outside of the ridgeline setback. Where that is not possible due to the size and configuration of the lot, or where to locate a structure outside of the ridgeline setback would result in a building site that is not suitable for development based on other development standards, an analysis will be done to locate new construction in the most suitable location on a site. The director may: require structures to be built in the most suitable portion of the lot, designate building pads, limit building height, and/or mandate other design standards to minimize the visual impact of the development.

Every effort shall be made to site new construction in such a manner that it will not project into the horizon line or project into a mountain backdrop as viewed from the designated roadways. If this is not possible, and structures will project into the horizon line as viewed from the designated roadways, building height shall be limited to twenty six feet (26').

b. Architectural Standards: The architectural regulations outlined in section 10-4-20 of this chapter will apply. The following special standards will also be applied for any development subject to the ridgeline overlay zone:

(1) Massing And Stepping: Structures shall be built in stepped levels to conform to the slope of the hill and keep a low profile.

(2) Building Material And Color: All buildings shall be constructed of material of a muted earth tone color that are compatible with the dominant color of the surrounding vegetation. Reflective materials shall be generally avoided, and where used (flashings, roof vents and equipment), shall be painted to match the building.

(3) Windows And Other Glass: Glass areas shall be reviewed to avoid highly reflective surfaces from designated roadways. Mirrored glazing is prohibited on any building, except that solar absorption glazing is an acceptable material. Walls or excessive expanses of glass are prohibited. The visibility of nighttime lights from designated roadways will be a consideration in determining the amount of transparency allowed.

(4) Roof Pitch, Orientation, And Color: The pitch of any roof shall be generally parallel to the slope upon which the building is located. Roofs shall be of a dark, muted earth tone color in a shade of gray or brown that reflects the dominant color of the surrounding vegetation. In some cases, larger roof overhangs may be an effective tool for deepening the shadow effect and minimizing the apparent mass of a building.

c. Grading Limitations: Site grading shall be designed to create visual interest by combining terraced

retaining walls, landscape pockets with screen plantings, landscaping and variations in the texture and pattern of wall materials. The director may alter standards to ensure adequate fire protection.

(1) Site grading shall be minimized and shall not exceed the following limit of disturbance area (including all portions of the driveway and construction activity):

(A) Lots less than one acre: The limit of disturbance area shall be determined by the director.

(B) Lots between one acre and five (5) acres: The limit of disturbance area shall not exceed fifteen thousand (15,000) square feet.

(C) Lots greater than five (5) acres: The limit of disturbance area shall not exceed twenty thousand (20,000) square feet.

(2) Terraced retaining walls shall be constructed when the vertical height of any cut or fill required for the construction of driveways or structures exceeds six (6) vertical feet. Each terrace of the retaining walls shall not exceed four feet (4') in height and shall be stepped back at four foot (4') intervals.

d. Landscape Requirements: Removal of and disturbance of existing vegetation shall be minimized. Native vegetation shall be used to reduce the impact of development on steep slopes and ridgelines. The director may alter standards to ensure adequate fire protection.

(1) A limit of disturbance area no greater than twenty feet (20') from the building footprint shall be shown on site plans submitted for building permit review. All construction shall be contained within the limit of disturbance area. If decks are incorporated into the structure, the limit of disturbance area shall be twenty feet (20') from the deck in that location only. A fence (separate from an erosion control fence) clearly demarking the limit of disturbance area shall be erected before any grading or construction begins and shall remain in place until construction is complete. The fence shall be at least five feet (5') in height above grade and shall be a substantially built protective fence which prohibits vehicular and pedestrian access. Existing vegetation to be saved shall be unmistakably delineated from the vegetation to be removed.

(2) Landscape elements incorporated into development shall maintain a vegetative backdrop and be indigenous to the particular environment. The vegetation at maturity shall screen structures to the maximum extent possible and preserve the appearance of the natural skyline. To minimize grading of large flat areas and encourage water conservation techniques, large expanses of turf and low growing grass is prohibited.

## 2. Special Development Standards For Resort Lifts And Resort Runs In The Ridgeline Overlay Zone:

a. Site Planning: New construction and associated disturbance shall occur outside of the ridgeline setback. Where that is not possible due to the required alignment of a lift or run, an analysis will be done to locate development in the most suitable location. Every effort shall be made to site new lift towers and terminals in such a manner that it will not project into the horizon line as viewed from the designated roadways.

b. Architectural Standards: Lift towers and terminals shall be designed to mimic natural visual conditions and blend into the surrounding landscape.

(1) Nonreflective materials shall be used and shall be painted or treated to minimize visibility from designated roadways.

(2) Glass on lift towers is prohibited. Glass on lift terminals is only permitted as required by the lift manufacturer for safety. Mirrored glazing is prohibited, except for solar absorption glazing.

c. Grading Limitations And Revegetation: Runs as viewed from designated roadways shall blend into the existing vegetation. Run edges, terrain, and lift lines shall be designed to minimize a linear

appearance and shall be varied to blend with the natural terrain through the use of tree thinning to feather the linear effect. Widespread clear cutting of timber is prohibited. New roads are only permitted for the installation and maintenance of lift terminals. Disturbed areas shall be revegetated with native vegetation as soon as weather permits.

3. New Development In The Ridgeline Overlay Zone District Or Development Affecting Identified Ridgelines:

a. Any development subject to the minor development review process in which any portion of the subject property falls within the ridgeline overlay zone is required to conduct a visual analysis from the designated roadways. No structure will be permitted to break the ridgeline from the designated roadways. In order to keep all proposed development from breaking the ridgeline from a designated roadway, the project may be required to designate specific building pads, limit building height to twenty six feet (26'), and mandate other design standards to minimize the visual impact of the project.

b. Any development subject to the major development review process in which the property is located within five (5) miles of designated roadways is required to conduct a visual analysis from the designated roadways. No structure will be permitted to break the ridgeline from the designated roadways. The project will be designed to keep development out of all ridgeline setback areas. In order to keep all proposed development from breaking the ridgeline from a designated roadway, the project may be required to designate specific building pads, limit building height to twenty six feet (26'), and mandate other design standards to minimize the visual impact of the project. (Ord. 647, 9-13-2006)