

Planning Commission Information for the April 27, 2021, meeting.

- **Land Use Amendments:** Zoning adoption ordinance, after ten public meetings and two public hearings by the Planning Commission beginning in November of 2016 and fourteen public meetings and one public hearing by the Town Council, the Council passed the proposed amendments to the zoning ordinance with some modifications. Most notably, the Upper Albion Basin Protection Overlay Zone was expanded east and north, that map is attached. Certain commercial ski area and campground structures on public land were exempted from the building permit process and waterway setbacks so long as they were approved by other relevant agencies such as the Forest Service or Health Department and notification was given of such approvals to the town prior to any site preparation or construction. Noncomplying structures would be allowed to be torn down and rebuilt, with a one time increase in size of 250 square feet, again so long as approved by other relevant agencies such as Salt Lake City Public Utilities and the Salt Lake Valley Health Department. The full ordinance is on the website. It is nice to have this project finished. Thanks to all of you for your thoughtful review and suggestions on the modifications!
- **Sign Requirements Amendment:** During the zoning amendment process, the Alta Ski Area wished to have certain structures, like signs exempted from building permit and setback requirements throughout town on private property as well as public property. Since that was not previously discussed or reviewed by the Planning Commission that request could not be included in the amendment approval. One of the council members has submitted language to add ski area directional signs to exemptions to permitting requirements in Section 10-13-6 of the zoning ordinance's sign chapter, as attached. This would be an acceptable amendment so long as the signs involved are limited in size and height of say 16 square feet and 10 feet high, with no lights and not adjacent to SR210 or any R.O.W.



Chapter 13 Sign Requirements

10-13-4: DEFINITIONS:

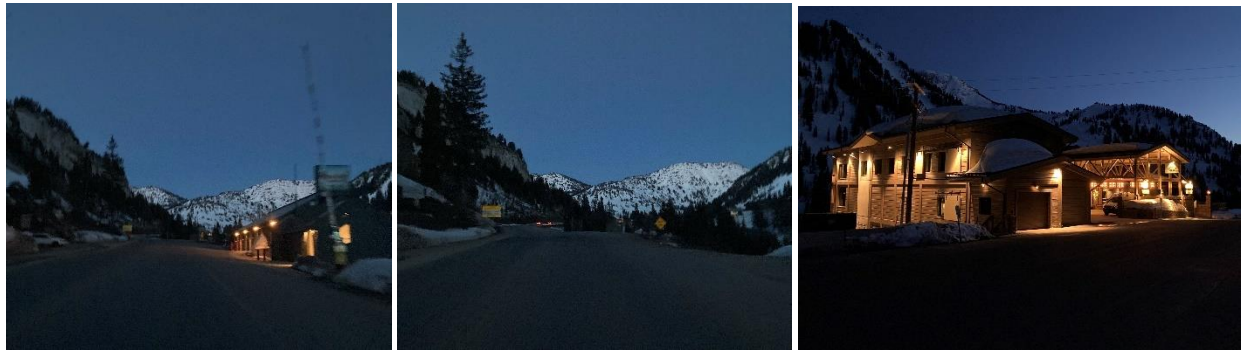
Propose to add: **SKI AREA DIRECTIONAL SIGN: A sign used in permitted commercial ski operations to point toward, mark or identify a ski trail or run, lift, equipment, amenity, service or hazard, or as warning or direction to skiers so**

long as said sign is not immediately adjacent to SR210, the ByPass Road or on the established R.O.W.

10-13-6: PERMIT REQUIREMENTS:

Propose to add: ski area directional signs conforming to the definitions and provisions of this chapter to the following list of exemptions.

Except for property signs, political signs and nameplates conforming to the definitions and provisions of this chapter, no sign may be erected without a permit. Signs greater than thirty-two (32) square feet of area will require approval of the planning commission before a permit may be issued. Permits will be issued by the building official and complete documentation describing the proposed work will be required. Fees for sign permits are as established by resolution of the town council.



- **Dark Skies:** Daniel Mendoza, the director of the University of Utah’s Dark Skies Minor program has been helping with our dark sky effort. We used a drone to get lighting data last November from behind the ASL maintenance shed and in front of the Snowpine. It was a unique drone that took light measurements continuously from ground level to 15 meters high. Sadly, the drone crashed, is still inoperable and the data is inaccessible. We went up to Alta again last Monday night, April 12, and took ground level readings at 0, 2.5, 5 and 7.5 meters at 8 different locations. That information will put a value to the pictures you have seen that Chris took a year or so ago. Daniel has agreed to “come” to our meeting to talk about the initial results, dark skies in general and how we might proceed, whether we decide to stay where we are with the status quo, use gentle persuasion to correct the brightest lights or to adopt dark sky compliant ordinances for all new installations or going all the way to dark sky ordinances with a time certain for installations to come into compliance.
- **Climate Change:** It has been suggested that the commission discuss the effects of climate change on future planning activities. As of today, the town does not have a formal sustainability plan, or a climate change impacts mitigation plan, but in 2007, the Town of Alta and Friends of Alta commissioned a community greenhouse gas inventory from the Brendle Group, which was completed in 2009. The project did not address what commission members indicate we should focus on now, but it did provide useful analysis of where greenhouse gas emissions related to

Alta originate. Visit the [General Plan and Studies page](#) on the town website or [click here to find the study](#).

The conclusion to the study observes that “efforts to increase efficiency and the use of renewables in electricity generation and to reduce vehicle trips in Little Cottonwood Canyon are the biggest opportunities for Alta to reduce its GHG inventory.” To that end, the Alta Town Council recently approved an Interlocal Agreement to continue participating in the Utah Community Renewable Energy Program, through which participating communities are working with Rocky Mountain Power and the Public Service Commission to obtain one hundred percent of electricity from renewable sources by 2030. On the transportation side, we are all awaiting the UDOT Environmental Impact Statement’s preferred alternative, which may provide a more viable option to access Little Cottonwood Canyon without driving all the way up in a private vehicle.