

6.13.21

Memo to the Alta Planning Commission for the June 22, 2021, Planning Commission Meeting.

We have three items of business for our next meeting, described below.

Goal, to determine, in the meeting what next steps, if any, to be done by the commission.

Dark Skies is first on the agenda as Dr. Mendoza was set to present and discuss at our last meeting but discussion ran long on the community center feasibility study and Dr. Mendoza had to sign off before his presentation.

- **Dark Skies Presentation.** Daniel Mendoza, director of the Dark Sky Minor program at the University of Utah, will present findings from an initial assessment of ten sites in Alta on April 12, 2021. That assessment will help highlight where Alta is re: being fully dark sky certified, and what should our next steps be to improve our night sky lighting. Planning Commission to discuss whether to continue on the path toward dark sky certification or proceed with our previously discussed “gentler” approach of contacting businesses and residents to make adjustments to lighting more in line with dark sky criteria.
- **Climate Change Presentation,** Dr. Robert Gilles, Director/State Climatologist Utah Climate Center. Dr. Gilles will review recent climate projections and other research, and take questions from the commission.
- **Sign ordinance amendment proposal.** As part of the recently adopted land use amendments, The Upper Albion Basin Protection Overlay Zone (UABPOZ) was created to provide more protection for the Albion Basin (map attached). The basin was seen as more sensitive and more easily damaged than rest of town. Greater setbacks from waterways were imposed in the UABPOZ, 100 feet instead of the existing 50 feet. The Alta Ski Area was granted exceptions from setbacks and building permitting requirements for certain structures, which are not buildings on Forest lands so long as those exceptions were approved by other agencies with jurisdiction such as the Forest Service, the Salt Lake Valley Health Department and Salt Lake City Public Utilities, and that the approval of those agencies be given to the town prior to any site preparation or construction for the exempted structure. The Alta Ski Area sought that exemption for all their property, whether public or private. Since that was not previously discussed or reviewed by the Planning Commission that request could not be included in the approved amendments. Following the adoption of the land use amendments, one of the council members has submitted language to define and add “*ski area directional signs*” to the allowed exemptions and permit requirements for all lands, not just Forest lands.

The current sign ordinance has a number of exceptions, signs not regulated by the ordinance.

This request would involve adding “*ski area directional signs*” to the definitions section and then adding “*ski area directional signs*” to the section on exceptions.

Since this would be an amendment to the land use ordinances, a public hearing before the Planning Commission would be required prior to the Commission providing a recommendation to the Town Council. The Town Council would then act on the recommendation.

This request was introduced at the Planning Commission meeting of April 22, 2021.

You had questions on the proposal and wished to discuss further prior to setting a public hearing and providing a recommendation to the Council.

One great catch from the last meeting was a question on limitation to the number of signs potentially exempted. Staff has reviewed similar areas and has addressed the issue on number of signs, as well as regulations on size, height, lighting and location related to public roads and rights of way.

To initiate discussion, staff supports amending the ordinance to add the language below in red cursive.

CHAPTER 13

SIGN REQUIREMENTS

10-13-3: EXCEPTIONS:

The following signs are not regulated by this chapter:

- A. On premises advertising signs that are attached to windows or walls and are clearly of a temporary nature, which promote specific sales.
- B. Signs which are associated with public, school or church events and functions, which are clearly of a temporary nature.
- C. Interior signs.
- D. Devices that display only the time and temperature.

E. Ski Area Directional Sign.

10-13-4: DEFINITIONS:

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 a warning or direction to skiers so long as said sign is not immediately adjacent to SR-210, The Governor's By Pass Road or established R.O.W.

Ski area directional signs may not be illuminated.

No more than three (3) ski area directional signs per acre, with a total combined square footage of thirty two (32) square feet shall be allowed per acre.