

## 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](#))