

## *Foothills and Canyons Site Development and Design Standards Summary*

*In addition to the Foothills and Canyons Overlay Zone, the Foothills and Canyons Site Development and Design Standards are intended to promote a balance between the rights of landowners and the sensitive environment and Emigration Canyon. Managing specific details of site development can ensure compatible development and protect the canyon environment.*

### **Purpose and Intent**

The greatest impact on the Canyon comes from residential development. Although development is potentially damaging, it can occur in a compatible manner. Compatible development serves to protect the features of the Canyon which attract residents. In order to minimize the impacts of development in a sensitive environment, buildings should be clustered, as well as associated parking. Neighboring developments should be examined and new buildings should be coordinated with existing ones to create the most compatible development possible.

Salt Lake County's Foothills and Canyons Site Development and Design Standards were adopted to promote development that will balance the rights of the landowner with protection of the County's sensitive lands. Many of these standards are broad in nature to allow flexibility in design, insuring that development will be compatible with the natural landscape, and consistent with the public welfare.

The purposes of the Site Development and Design Standards are as follows:

- Preserve and enhance the beauty of the landscape by encouraging the maximum retention of natural topographic features.
- Encourage planning, design, and development of building sites in a manner that provides the maximum in safety and

enjoyment while adapting development to, and taking advantage of, the best use of natural terrain.

- To insure a more harmonious relationship between man-made structures and the natural setting through utilization of appropriate suitability criteria.
- To retain flexibility in respecting property owners' rights and ensure compatible development, the ordinance contains both mandatory standards and advisory standards.

### **Site Selection and Planning Standards**

In order to ensure development is compatible with a site, consideration is given not only to available land on the site, but also to specific individual merits.

The Foothills and Canyons Site Development and Design Standards promote site selection for the type of building or use being planned without major alterations to the site on the basis of suitability.

The particular opportunities and constraints of a site are important factors in the selection of a site that best suits the type of building or use.

Sites, or portions of sites that show evidence of natural or man-made hazards need to be developed accordingly.

*The development program for each site should be selected to match the available land on the site, with its specific individual merits.*

### Natural Landforms

Once an appropriate site selection has been made, selecting the best location for a structure on the site is important. The natural landforms of the site should be identified, and buildings should be sited in a manner that preserves these landforms. This is best accomplished by such means as leaving the most prominent areas of the site in their natural condition, screening structures, locating structures inconspicuously within or near tree masses or in open areas where they are less visible from roads, trails or other public lands. Thus significant views will be preserved both from the site and from other areas where views may be restricted by the building.



*Site structures so their form does not break prominent skylines.*

### Ridge Lines

Some very important and sensitive features of the foothills and canyons of the Wasatch Front are ridge lines. Ridge lines are what create the natural skyline features that attract residents to a canyon environment. Those ridge lines which are prominent should be identified and development should be sited in a manner that does not break prominent ridge lines or skylines.

### Vegetation

The natural vegetation which is present throughout the Canyon, as well as individual sites is essential to the visual quality and the physical well-being of the terrain. Trees and vegetation screen development to reduce its overall impact on the environment, provide privacy for residents, and

prevent soil degradation and erosion. Buildings should be sited in a manner that preserves significant trees and vegetation.

### Parking

Another element of development which has a lasting impact on the Canyon is the parking facility. Choice of materials, color, size and location of parking facilities all play a part in establishing a parking facility's visual impact. Impacts from parking facilities can be reduced by use of natural screening, or locating to the rear or side of main buildings facing away from a public street so as to not dominate the streetscape.

### Utility Lines

Utility lines can present a severe hazard, both visually and in the event of a break when located above ground. Utility lines should be placed underground, within existing roadways or in established shoulders. Tree cutting for utility corridors requires cuts be "feathered" to reduce visual impacts. Areas disturbed by tree cutting for utility lines should be revegetated.

### **Building Scale and Design**

Building which cause excessive cuts and fills are not compatible with the canyon environment. Likewise, building which are built on piers are not necessarily aesthetically pleasing or energy efficient. To promote compatibility in building design, the Site Development and design Standards suggest that buildings should firmly meet the ground, extensive cantilevers or cuts and fills on sensitive hillsides be prohibited, and placing buildings on piers shall be prohibited because of aesthetic and energy efficiency concerns.

Much of the property in the Canyon lies on some hillside or slope. Compatible development for this type of area incorporates a design which follows the natural terrain, minimizes land disturbance, and uses existing contours.

The mass and scale of buildings also affect their visual impact and overall compatibility. To minimize visual impacts from a building's mass and scale buildings should incorporate changes in the

planes of walls and changes in the slope and height of roof lines to add variety, create visual interest, and minimize scale, and complement rather than dominate the landscape.

### Building Materials and Colors

Preserving the natural environment means, among other things, preserving the visual quality. When man-made structures are highly visible due to color and materials, this detracts from the visual quality. Buildings should use exterior wall colors that harmonize with the landscape and surrounding buildings.

The most visible element on most buildings is the roof. Roof construction should also utilize surfacing materials that blend with the colors of the adjacent landscape. Wood roofing shingles, however, shall not be allowed to minimize fire hazards.

### Landscaping and Vegetation

Development should preserve existing concentrations of significant trees and vegetation and retain undisturbed areas as an important site amenity. Existing vegetation located within thirty (30) feet of the primary structure should be thinned and regularly maintained on a site to help minimize the risk of property damage from wildfire. Fire-resistant plants should be used whenever possible.

Where development does require that a portion of the existing vegetation be disturbed, landscaping and revegetation measures should be taken to restore the site to its original character.

### Grading

The building itself can be a source of extreme disturbance to a site. Excessive grading to create a desired effect should not be allowed. When selecting a building site existing land forms should be preserved and utilized. Grading review for development should consider that extensive cut and fills shall not be allowed, and only minimal modification of the natural terrain shall be permitted. Also, slopes steeper than 30 percent shall not be disturbed, and

buildings, driveways, and roads shall follow the natural contours of the site.

### Drainage

The Canyon contains many natural drainage areas. The patterns of these drainage areas occur naturally. Any alterations to drainage patterns by site design shall not be allowed. Final grading and drainage shall comply with the *Uniform Building Code* and “Best Management Practices.”

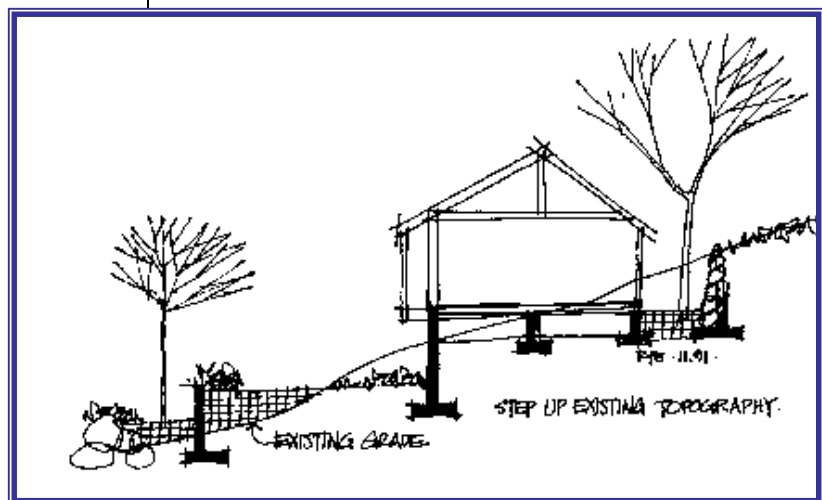
Grading should be completed in such a way as to ensure that drainage flows away from all structures, utilizing erosion control methods to protect water quality, control drainage, and reduce soil erosion.

In order to minimize the impact from development and prevent irreparable damage to stream corridors, development should occur outside of a stream buffer zone. The buffer zone is a 100 foot horizontal zone on either side of the stream or stream bed from the ordinary high water mark. Development should not alter natural waterways.

When development does occur near streams, bridges sized to pass 100-year storm events are recommended for stream crossings. Culverts shall not be allowed over perennial streams.

### Access, Circulation, and Off-Street Parking

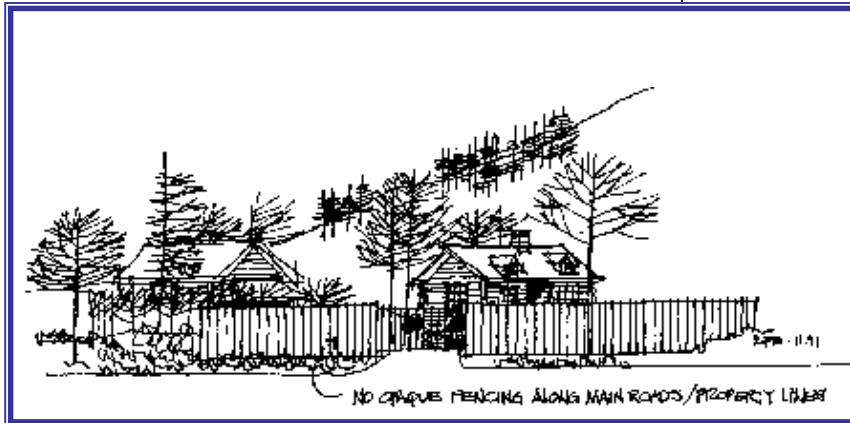
One result of development in any area, is increased traffic. Traffic too, can be handled in an efficient and compatible manner. When traffic



Buildings should be designed to limit site grading.

circulation routes must be constructed or improved in a canyon environment, its design must consider topography, slope and County minimum width and turning standards.

In a canyon such as Emigration, the issue of off street parking is essential to ensuring a safe canyon. With many residential and recreational users, providing adequate off-street parking will



*Walls and fences should respect existing land forms.*

reduce the risk of vehicular conflicts. Although recreational traffic is often seasonal, year-round access to off-street parking is still important for other Canyon traffic. Development should be considerate of the need of and provide for off-street parking. Methods to provide off-street parking include sharing driveways and parking areas with adjoining owners, providing access to off street parking areas from private driveways or roadways and not directly from a public street or road, designing and constructing parking areas such that persons accessing or leaving the site are not required to back out onto a public street, and screening off-street parking facilities.

Roads and driveways that connect the community to the Canyon should be designed in a way to reduce their visual impact.

## **Fences**

Fencing in a natural setting such as Emigration Canyon, while providing privacy for a property owner, can have a negative visual impact

for the rest of the community. Fences should be located to respect existing land forms and contours, and blend into the natural setting of the site. Fences should be limited to the minimum necessary to screen service and outdoor areas and should not utilize solid board, concrete or concrete block, chain link (except around telecommunications facilities and public utility compounds), plywood, painted materials, or vinyl as fencing materials.

Fences must be built according to the requirements of the Foothills and Canyons Overlay Zone, and the Foothills and Canyons Site Development and Design Standards. Wood rail fences and rock walls up to a maximum of 42 inches in height are allowed in front yards, along roadways and to delineate property lines. Opaque fences over 42 inches in height can be used to screen patios, dog runs and other small areas immediately adjacent to a residence. A building permit is required for construction of a fence, which is not immediately adjacent to a residence. Fencing which is located in

the Salt Lake County Right of Way must be removed, unless an encroachment permit is obtained through the Salt Lake County Engineering Division. The issuance of encroachment permits in Emigration Canyon is strongly discouraged.

## **Night Lighting**

Lighting fixtures should only be located where needed to provide for the safe movement of people on the site.

To prevent excessive lighting, outdoor lighting sources shall be shielded and directional.

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***SEE RIDGELINE PROTECTION MAP***

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