

**Alta Planning Commission  
Minutes  
Public Hearing  
April 16, 2008**

The Alta Planning Commission held a public hearing on April 16 2008 at 6:00 pm at the Alta Community Center in Alta. Planning Commission members in attendance included Skip Branch, Jan Striefel, Prescott Muir, Lee Kapaloski, Jon Nepstad, and Rob Voye. Town of Alta staff members John Guldner and Laura McIndoe, were present. Town of Alta attorneys Kimberly Chytraus and Katie Lewis were also present. Members of the public present included Bob Pruitt, Tom Richardson, Tom Bolen (Alta Marshal's Office), Kate Black (Town Clerk), Allen Orr, Karen Travis, Jeff Fletcher, Claudia Wheeler, Alta Town Councilman Gus Gilman, Craig Call, Mark Haik, Doug Bledsoe, Diane Bledsoe, Mike Lewis, Paul Huber, Marvin Melville, Lillian Hayes, Cyd Bruns, Frank Perkins, Meg Allen, Rich Allen, Alan Sullivan, Alta Town Councilman Dave Richards, Jen Clancy, Guy Jordan, Charles Livsey, Tom Prosek, Marcus Dippo, Ken Libre, William Hoge, Carol Majeski, Carol Browning, Mayor Tom Pollard, and Craig Smith. A tape recording of the entire meeting was created and is kept at the Town of Alta office.

Mr. Branch introduced the public hearing to hear comments on proposed zoning ordinances and amendments. He gave some background regarding the Town of Alta's ordinances. He quoted from the Town's Uniform Zoning Ordinance purpose to highlight that background. He also acknowledged that the Town of Alta needed to update some of its ordinances in part to follow the state's Land Use Development and Management Act (LUDMA). He stated that the Commission has met on other occasions to discuss proposed zoning ordinances and amendments, and has sought legal advice and technical advice throughout this process. He further stated that the public hearing is a time for the Planning Commission to receive input from the public. He announced there would be one more public hearing before the Commission on May 2 at 12:00 pm at the Cottonwood Market Street Grill. Ms. McIndoe clarified that written public comments on the proposed zoning ordinances and amendments will be accepted through April 25. Mr. Branch then summarized the process of how the comments will be reviewed.

Mr. Branch then announced the Commission would begin taking comments.

**Public Comments**

**Mark Haik:** Mr. Haik had general comments regarding the proposed ordinances and amendments to the ordinances. Mr. Haik wanted the Planning Commission to discuss what recommendations and guidelines were given to Town attorneys with respect to drafting the ordinances. Mr. Haik stated that exhibits specifically for the proposed Watershed and Sensitive Lands Overlay Zone ordinances were not available and that it was difficult to comment without knowing what land would be affected by that ordinance. He indicated that the Planning Commission should start the process over because the exhibits were not available. He also stated that the Planning Commission is undertaking this process too hastily. He stated that the Town should postpone taking

action on anything that isn't necessary according to LUDMA. He also wants a report as to why the Town Administration failed to comply with LUDMA. He stated that an inventory of private developable properties in the Town of Alta should be made. All parcels situated across Town boundaries should be identified and owners of those parcels should be notified. The GIS Department should prepare land status maps of all land in the Town of Alta. All roads should be identified, and the map should show the status of all roads.

**Frank Perkins:** Mr. Perkins focused his comments on the proposed Condo-Hotel regulations. He read from a written statement that was submitted to the Town. A copy of this written statement is attached to the minutes.

**Tom Richardson:** Mr. Richardson spoke about his purchase of Powder Ridge. He spoke about amending the Powder Ridge Master Plan and donating development rights. He believes the Commission should consider allowing bedrooms to be moved and/or sold from the FM-10 Zone to the Base Facilities Zone. He believes the best thing for the future of Alta is concentrated development in the hotel zone and no development elsewhere. He stated that the Condo-Hotel ordinance is too restrictive if the Town really wants condo-hotels. He believes it is a good idea to figure out how to attract capital into the hotel zone in the future in Alta. It is prohibitively expensive to attract capital for a hotel and a condo-hotel is a good way to solve what he thinks is in the best interest of the Lift Company (Alta Ski Lifts Co.). He believes that the more hotel rooms, as such (lift tickets can be sold from those rooms, the less traffic (on the road).

**Alan Sullivan:** Mr. Sullivan stated that he is an attorney and represents the Estate of Joanne Shrontz. In 2007 the Estate filed an application for approval of the Patsy Marley Subdivision. Sometime after the application was filed, the Estate filed a lawsuit against the Town, which was later settled. Mr. Sullivan was concerned that provisions of the proposed Watershed and Sensitive Lands Overlay Zone and Subdivision Ordinances creates retroactivity that violates the Settlement Agreement between the Town and the Estate. The Estate is also the owner of two other buildings in the Town of Alta. The Estate has a concern about the provision relating to public space in the proposed Watershed and Sensitive Lands Overlay Zone Ordinance; there is no definition of what constitutes development. He believes the 5% rule is too expansive and that perhaps a grandfather clause for existing structures should be applied. He is also concerned about the cumulative requirements relating to net developable acreage; these requirements make development virtually impossible in the Town of Alta.

**Bob Pruitt:** Mr. Pruitt stated he is a part-owner of a property in the Albion Basin. He focused his comments on the proposed Watershed and Sensitive Lands Overlay Zone and Base Facilities Zone Ordinances. Mr. Pruitt stated that it is difficult to comment on these proposed ordinances when there is no map showing where they will be applied. He agrees that the proposed ordinances will make it difficult to develop. He indicated there is a need for a broader development plan in the Town of Alta to identify why some of these ordinances are needed. He also questioned why certain things are allowed and

certain things are not mentioned, for example global warming, wind turbines, solar, etc... are not mentioned. The ordinances should encourage green structures, recycling, environmental construction practices, and mass transit. Without any roads in the Town it is hard to tell how all these things connect; where are rights of way for trails going to lead? He also voiced concern regarding the over snow vehicle restrictions. He feels the proposed Watershed and Sensitive Lands Overlay Zone is hard to live with. Mr. Pruitt also questioned the location of habitat and wildlife corridors, the Town's policy on pine beetle infestation, and policies regarding slope regulations.

**Margaret Allen:** Ms. Allen asked whether there will be any new development in the Albion Basin. Mr. Branch responded that this meeting is not the forum to talk about that, but it is a good question, and needless to say the Commission is concerned about that issue.

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After hearing no more comments before the Planning Commission, Mr. Kapaloski moved to adjourn the meeting. Mr. Muir seconded the motion, and all Planning Commissioners voted in the affirmative. The meeting was adjourned at 6:30 pm.

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These minutes were passed and approved on the 10<sup>th</sup> day of June, 2008.

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Kate Black  
Town Clerk