

Alta Planning Commission Meeting Summary
Alta Community Center/Library
June 6th, 2017, 4:00PM

IN ATTENDANCE:

Planning Commissioners: Joan Degiorgio (chair), Jon Nepstad (vice chair), Rob Voyer, Dave Abraham, Roger Bourke, Mayor Tom Pollard (ex officio).

Town of Alta staff: John Guldner, Chris Cawley

Members of the public: Mike Maughan, Elise Morgan, Jen Clancy.

INTRODUCTION AND WELCOME BY THE CHAIR

Joan Degiorgio introduced the agenda.

01:20 UPDATE ON RECENT EVENTS—STAFF

John Guldner described ongoing deliberations regarding the Snowpine Lodge's development plans and building permit application. John indicated that the Snowpine Lodge plans not to open in the 17-18 winter, and Roger Bourke and Mayor Pollard discussed the effect the Snowpine's closure for the upcoming ski season will have on the local economy. John Guldner described several other construction projects slated to occur in summer 2017, including projects at several other lodges, as well as single family home renovations. Roger Bourke reminded the planning commission of Alta Ski Area's Supreme Lift replacement project. John Guldner mentioned the ongoing Utah Department of Transportation right-of-way delineation project, and reflected a second-hand report that no progress had been made on the Shrontz Estate's application to the US Forest Service (USFS) to develop a utility corridor and make improvements to the Albion Basin Road. Mayor Pollard asked Mike Maughan whether the proposed land exchange between USFS and Alta Ski Area (ASA) could include any of the currently public land that is constraining a partnership between ASA and the Shrontz Estate to develop the Estate's parking structure closer to the eastern extent of SR 210, and Mike confirmed that the ski area could receive some land in that area.

14:10 APPROVAL OF MINUTES FROM THE MARCH 13, MARCH 20, AND APRIL 3, 2017 PLANNING COMMISSION MEETINGS

Chris Cawley acknowledged that exhibits upon which the Snowpine Lodge's request for amended rear-yard setback was conditioned are included in the March 20 meeting minutes. Roger Bourke made a motion to approve the minutes of the March 13th meeting, Jon Nepstad seconded the motion, and the motion was carried. Jon Nepstad made a motion to approve the minutes of the March 20 meeting, Rob Voyer seconded the motion, and the motion was carried. Dave Abraham made a motion to approve the

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April 3 minutes, Roger Bourke seconded the motion, and the motion was carried.

16:00 PLANNING COMMISSION TO VIEW AN OPEN AND PUBLIC MEETINGS WEBCAST FROM THE UTAH LEAGUE OF CITIES AND TOWNS.

The planning commission watched a video intended to provide required annual training on the Utah Open and Public Meetings Act for municipal planning commission members. Find the video here: <https://www.youtube.com/watch?v=NnyH3AG-txw>

46:15 PLANNING COMMISSION REVIEW OF THE STATUS OF THE INVASIVE WEED PLAN

Joan Degiorgio described that the plan has been in development for a long time, and that it represents a collaborative effort between organizations. Joan stressed the importance of monitoring, early detection, and rapid response in managing the spread of problematic plant species, and described that the plan addresses education, active management, regulation, and best practices. Joan indicated that one of the town's obligations under the plan is to update its weed control ordinance, which will prohibit land owners from planting species contained on a special, Town of Alta invasive weed species list; compel private land owners to remove listed species from their properties; and a requirement that private land owners and developers observe best management practices to avoid the introduction of invasive species seed to Alta.

Mayor Pollard asked whether invasive weeds ordinances are land use ordinances, and pointed out that municipalities follow different processes for adopting or amending land use ordinances than it does for updating other types of ordinances. John Guldner suggested that these ordinances could take a number of forms, including land use or construction ordinances. Dave Abraham asked why the town needs its own list, and the planning commission discussed Alta's unique situation at the head of a culinary watershed. Joan Degiorgio indicated the plan is to take recommendations from organizations responsible for managing invasive weeds in the canyons, and to add species of concern for Alta to a state or county list.

John Nepstad asked how the town will enforce new regulations on property owners and developers. John Guldner described that the community will play a role in monitoring and observing infestations, which can originate on, or spread to, private property and public land. Chris Cawley described elements of the Summit County invasive weed program, which includes annual notice to property owners, as well as public notices published in newspapers, which promulgates a list of species classified as noxious weeds by Summit County, compels property owners to remove weeds, and informs the public of resources available to aid in weed control.

Rob Voyer articulated support for the elements of a town ordinance update, and opined that education will be important in order for a weed control program to be effective. Roger Bourke opined that the lack of quantification of the spread of invasive species in Alta is problematic. Elise Morgan described ASA's

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invasive weed monitoring program, under which ASA has created a database of the trends and occurrences over time in Alta. Roger stated that an ordinance may be necessary, but not sufficient, to address the problem.

Joan asked staff to continue to research weed control regulations in other communities, and asked staff to describe other elements of the town's commitments under the weed action plan. Chris Cawley described that the town can use its newsletter, mailings, posters and flyers, and other communication and education strategies to promote awareness. Chris reported that the town considered adding invasive weed pulling to the annual Little Cottonwood Canyon Clean-Up event, but that the town decided to keep the scope of that event focused on trash pick-up for 2017. The planning commission discussed the importance of including Snowbird in its weed control planning outlook. Jon Nepstad reiterated the importance of planning appropriate and feasible enforcement provisions as the town turns to an update of its ordinances.

1:10:00 DISCUSSION AND STATUS OF ONGOING COMMERCIAL CORE PLANNING EFFORT/ACTIVE TRANSPORTATION STUDY

Chris Cawley described that the town has been preparing to launch a project focused on improving active transportation infrastructure in the commercial core. Chris reported that the town selected Fehr and Peers to consult on the project, and the primary goal of the project will be to produce preliminary designs for active transportation projects, which could include lane striping and delineation strategies, roadway medians, parking arrangements, protected crosswalks, asphalt treatments, and other concepts. Chris described that the project will entail maintaining a core project team of stakeholders including UDOT, ASA, the Alta Marshal, and others; four public project meetings including a site tour; a pop-up, temporary demonstration project of preferred concepts; a set of up to 5 twenty percent design-level AutoCAD drawings; and an ArcGIS online mapping resource hosted on the Town of Alta website. Chris mentioned the State Legislature's approval of a very large bond to fund transportation projects, which could be a source of funding for projects in Alta and Little Cottonwood Canyon. Chris described that the project is likely to take roughly four months.

Dave Abraham asked what timeline the town intends to follow in implementing the designs it will create in the project. Chris described that summer 2018 is probably the earliest the town is likely to pursue such projects. Roger asked how the planning commission can stay up-to-date on the project, and Chris described that staff will update the planning commission and the town council on the project in regular meetings, and will update the public in newsletters and online.

1:22:30 CONTINUATION OF THE REVIEW OF PROPOSED ZONING ORDINANCE AMENDMENTS; "HOT TOPICS" IDENTIFIED IN EARLIER REVIEW; GRADE, BUILDING HEIGHT, WATERWAY OPTIONS, WATERWAY SETBACK, AND NONCONFORMING USES.

John Guldner recommended the planning commission discuss a strategy for moving forward with the

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package or proposed ordinance amendments, and suggested that the commission could separate the amendments into those which address more straightforward concepts, such as building height, and those which address more complex issues, such as waterway setbacks. John recommended the planning commission discuss building height and grade. John reported that these two proposed updates are related, in that the definition of grade will be changed to acknowledge “established grade” and “finished grade, and that the definition of height will be held to a certain height above the lowest of those two conditions. John also described a proposal to measure the height of a peaked roof by taking an average between the lowest edge of the roof and the peak of the roof.

The planning commission agreed to move on to the more complex issues in the proposed amendments package, including regulation of waterway setbacks, nonconforming uses, and the proposed Albion Basin Protection Overlay Zone. John Guldner recommended the planning commission continue deliberate over the concepts proposed in the updates package, and indicated staff will address the language required to implement the preferred concepts in preparing formal ordinance updates.

The entire package of proposed zoning amendments can be found here:

<http://townofalta.com/wp-content/uploads/2016/09/Alta-Zoning-Ordinance-Revisions-2016-REDLINE-for-Planning-Commission-review-v.4.pdf>

1:37:50 NEW BUSINESS FROM THE COMMISSION

John asked Jen Clancy to update the commission on her understanding of the project status. Jen reported she’d learned from USFS that the Shrontz Estate was not sure how to proceed under National Environmental Policy Act review of their proposals in light of the comments received during project scoping. Elise Morgan suggested that having been through several rounds of public comment on the Estate’s proposal, it’s unlikely that a future proposal will undergo another round of public comment.

1:41:50 CITIZENS INPUT

1:42:00 DATE OF NEXT MEETING

The commission agreed not to meet in July but to meet on August 7th, the first Monday of the month.

The content of the minutes are not a *verbatim* transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were approved on August 7, 2017

S/ Chris Cawley
Assistant Town Administrator

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