

Alta Planning Commission Meeting Summary
Alta Community Center/Library, Alta, Utah
March 6, 2017, 4PM

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, Rich Mrazik

Members of the public: Bekee Hotze, Andrew Walter, Dave Eichel, Brent Pratt, Jesus Bendeza, Bill Stahly, Diane Stahly, Allyn Hart, Elise Morgan, Jonathan Morgan, Mark Haik, Margaret Bourke, Walter Krebsbach

INTRODUCTION AND WELCOME FROM THE CHAIR

Joan Degiorgio introduced the agenda for the planning commission meeting.

04:00 UPDATE AND RECENT EVENTS-STAFF

John Guldner reported on proposed legislation being discussed during the 2017 session of the Utah State Legislature. **Roger Bourke** asked John if the town had taken a position on a proposal to limit a local government's ability to regulate short-term rentals, and **John** described that the town already allows short-term rental in most residential zoning districts, but that the town does not want to be forced to allow short term rentals of properties in Albion Basin, which are so remote from emergency services.

John Guldner reported on a proposal by two homeowners in the Falls at Sugarplum neighborhood are proposing to buy and split ownership of a vacant, adjacent lot. This proposal had been on the planning commission agenda but due to contractual issues between the homeowners, and **John** stated that he would keep the proposal on the planning commission's radar in upcoming months.

12:10 APPROVAL OF MINUTES FROM THE FEBRUARY 6, 2017 PLANNING COMMISSION MEETING

Rob Voyer made a motion to approve the minutes from the February 6, 2017 planning commission meeting. **Jon Nepstad** seconded the motion, and the motion was carried. **Joan Degiorgio** opined that the minutes could have provided a more detailed description of the planning commission's list of priorities, and **Chris Cawley** acknowledged Joan's comment.

13:40 PRESENTATION AND DISCUSSION ON THE STATUS OF THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FOR SR-210 IN THE TOWN OF ALTA: UDOT.

Charles Mason-Hill and **Derek Peterson** of the Utah Department of Transportation (UDOT) introduced themselves to the planning commission. **Charles** indicated that a study is being undertaken by the UDOT Right of Way (ROW) Department to determine the location of the ROW on SR 210 and SR 190 in Little

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Cottonwood and Big Cottonwood Canyons respectively. **Derek** indicated that UDOT has hired a consultant to research the current presence or absence of a recorded ROW, and described that in some portions of each canyon, a survey conducted in the 19th century is the best documentation of the SR-210 ROW. **Mayor Pollard** asked what would happen if a certain ROW dimension was found to be in conflict with a private property line, and **Charles** responded that there are likely to be conflicts between UDOT ROW and private property throughout the canyons and that UDOT will mitigate those conflicts. **Jon Nepstad** asked whether “prescriptive use” could provide UDOT ownership of the current roadways given that the 19th century survey predates the existence of the United States Forest Service (USFS), which is the current owner of all nearly all land in the canyons which is not privately- or state-owned, including land on which the current SR 210 roadway exists. **Charles** described that at statehood, Utah enacted a statute that roads would be 66 feet wide. **Jon Nepstad** asked if there was a schedule for the project and when the study would focus on SR 210. **Charles** and **Derek** described that the project was still in its very early stages. **Jon Nepstad** asked whether UDOT maintains any other roads in Utah under such an ill-defined legal framework, and both **Charles** and **Derek** confirmed they did not know of other such roads. **Dave Abraham** asked whether UDOT understands where the end of the road, and **Charles** and **Derek** described that the road ends at the USFS gate at the bottom of the Albion Basin Summer Road. **Jon** asked whether UDOT and USFS have considered transferring jurisdiction over segments of SR 210 which are heavily used for parking to other agencies, and **Charles**, **Derek**, and **Bekee Hotze** confirmed that any such conversations will take place after the ROW has been determined.

00:28:40 DISCUSSION WITH POSSIBLE RECOMMENDATION ON THE FOREST SERVICE SCOPING DOCUMENT FOR A SPECIAL USE PERMIT FOR ACCESS, PARKING AND UTILITIES FOR THE PROPOSED PATSEY MARLEY PROJECT

John Guldner described that the Town of Alta submitted a comment to the scoping notice pursuant to the Shrontz Estate’s initial proposal to develop a utility right of way and road improvements along the lower portion of the Albion Basin Summer Road (Summer Road), and described that USFS has issued a scoping notice for a different version of this proposal. **John** indicated that briefly before the planning commission meeting, USFS Salt Lake Ranger District Ranger Bekee Hotzee had indicated she could attend to describe the scoping process underway relative to the Shrontz Estate’s current proposal, and **John** introduced the district ranger. **Bekee Hotze** described that the Shrontz Estate (the applicant) has proposed to develop build a utility corridor along the Summer Road, widen and partially pave a portion of the summer road, and

1:39:18 DATE OF NEXT MEETING

The next meeting will be on March 6th. The planning commission agreed that it proceed with the land use ordinance review project. **Jon Nepstad** recommended the commission pursue a ski-around, and agreed to schedule such an event in April. **Walter Krebsbach** asked to be allowed to address the planning commission at an upcoming meeting, and **Joan** recommended that Walter address the commission during the March meeting. **Mayor Pollard** recommended the monthly planning commission agenda include an opportunity for public comment. **Jon Nepstad** recommended that the commission request a presentation by UDOT on their right of way delineation project. **Joan** asked the audience for additional comments. **Onno Wieringa** reported on snow-to-date , and mentioned the impending turnover in his position at Alta Ski Area. **Onno** described that Alta Ski Area asked the US Forest Service to

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remove the Supreme-Cecret lifts replacement proposal from its larger batch of Master Development Plan (MDP) update proposals in order to expedite that proposal, as aspects of another proposal have delayed the process of reviewing the entire MDP update.

1:46:05 MOTION TO ADJOURN

Rob Voyer made a motion to adjourn the planning commission meeting, **Jon Nepstad** seconded the motion, and the motion was carried.

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 April 3, 2017.

S/ Chris Cawley
Assistant Town Administrator