

Alta Planning Commission Meeting Summary
Alta Community Center/Library, Alta, Utah
October 2, 2017, 4PM

IN ATTENDANCE:

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

Town of Alta staff: John Guldner, Chris Cawley, Aliza Whalen

Members of the public: Cliff Curry, Marcus Dippo, Shay Smith, Joe Bolton, Mike Maughan, Jen Clancy, Maura Olivos, Karyn Greenleaf, Patrick Nelson, Ryan Blair

INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair Joan Degiorgio opened the meeting, welcomed the audience, and introduced the agenda.

00:00:47 APPROVAL OF AUGUST 7 2017 ALTA PLANNING COMMISSION MEETING MINUTES

Roger Bourke indicated he noticed a typographical error on the first page of the minutes. Roger Bourke made a motion to approve the minutes. Rob Voye seconded the motion, and the motion was carried.

00:01:20 PLANNING COMMISSION TOUR: SUPERIOR POINT, MEADOWS AT SUGARPLUM, WILDCAT PARKING, ALBION BASIN

Joan Degiorgio asked John Guldner to provide some background on the subject of the planning commission tour, which was to be a discussion of proposed revisions to town ordinances regulating waterway setbacks and nonconforming uses, and proposed establishment of an Albion Basin Source Protection Overlay Zone. John described that development patterns in several distinct Alta neighborhoods, and environmental conditions related to the various proposals, are best understood by visiting specific sites. John indicated that representatives from the Town of Alta's partners in development regulation in the watershed, including Salt Lake City Public Utilities and Salt Lake Valley Health Department, would be joining the planning commission on their tour. John described aspects of the Salt Lake City Watershed Ordinance, the Salt Lake Valley Health Department Watershed Regulation, and the Salt Lake County Foothill and Canyon Overlay Zone (FCOZ), which already apply to development throughout the Wasatch Front Canyons in Salt Lake County, with the exception of FCOZ, which does not apply within Alta's municipal boundary.

Roger Bourke asked why waterway setbacks were originally determined to be 50 feet. Karyn Greenleaf, Salt Lake City Public Utilities, stated that while she did not understand historical rationale for the

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setback in the Salt Lake City (SLC) Watershed Ordinance, SLC's 50' setback provision dates back to the 1930's. Roger suggested that there must be additional communities in Utah where watershed function and water quality are of particular importance, and asked whether such communities observed such a seemingly arbitrary setback provision.

Mike Maughan asked why the planning commission is considering establishing a waterway setback provision that differs from what SLC already has in place. Mike asked Karryn Greenleaf how often 35 foot setbacks are granted instead of 50 foot setbacks, and Karryn responded that 35 foot setbacks are rarely granted in the watershed.

Dave Abraham observed that perhaps the planning commission will decide not to revise waterway setback provisions, and opined that the planning commission's tour of the area will help clarify definitions that may have proven difficult to enforce in the past. John Guldner added that litigation regarding the Patsy Marley Subdivision application illuminated a problematic inconsistency between the town's definition of waterways and SLC and Salt Lake County's definitions.

Roger Bourke addressed Mike Maughan's concern by observing that, if new information comes to light regarding the prudence of various waterway setback provisions, the planning commission may choose to recommend a different setback provision, particularly given the seemingly arbitrary nature of the existing 50 foot setback requirement.

Maura Olivos opined that the most important factor to consider in defining streams channels or embankments is to observe the proximity of "deeply rooted vegetation," and recommended the planning commission consider Army Corps of Engineers methods for defining waterways.

00:27:10 DATE OF NEXT MEETING

Joan Degiorgio stated that she had a scheduling conflict with the projected date of the November, 2017 Alta Planning Commission, but recommended that the planning commission plan go ahead and meet without her on Monday, November 6th at 2017.

Rob Voyer asked John Guldner whether the town could establish different waterway setbacks in different parts of town, including Albion Basin, and John confirmed that the town could pursue such an arrangement.

The planning commission determined that it would adhere to its original meeting schedule. Joan Degiorgio announced that she had decided to step down from many years of service on the Alta Planning Commission, likely effective by the end of 2017.

The planning commission concluded their discussion in the Alta Community Center and embarked on their tour of various neighborhoods and developed areas in throughout Alta. During their tour, the

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planning commission discussed aspects of the proposed ordinance updates package and viewed locations that provide examples of the concepts contained in the proposal. No action was taken during the planning commission tour.

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 November 6, 2017.

S/ Chris Cawley
Assistant Town Administrator

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