



**ALTA PLANNING COMMISSION
TUESDAY APRIL 24, 2018
ALTA LIBRARY/COMMUNITY CENTER
10361 East Highway 210
(across the street, north of the rustler lodge)
3:00PM
801.363.5105**

- 1) Introduction and welcome from the Chair.
- 2) Approval of minutes from the March 27, 2018, Planning Commission meeting.
- 3) Continuation of the review of proposed zoning ordinance amendments. "Hot topics" identified in earlier review; waterway options, waterway setback, non-conforming uses, Albion Basin protection overlay zone.
- 4) Discussion of Commission priorities for the remainder of 2018.
- 5) New Business from the Commission
- 6) Motion to adjourn

Alta Town Council members are invited to the meeting; as such there may be a quorum of the Town Council. Reasonable accommodations (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three (3) working days' notice. For assistance please call the Alta Town Office at 801.363.5105

3.12.18

We have gone through the proposed changes for the entire zoning ordinance except for finalizing the Albion Basin Protection Overlay Zone (abpoz) boundaries, the waterways options A versus B, non-conforming uses and updated sewer service regulations. We stopped just short of these issues in the last meeting. The material from the last meeting is attached. Following is another brief overview of where we stand.

Sewer Service Regulations

The Sewer Service Regulations are housekeeping and engineering best practices for sewer system requirements, updated to comply with state law, updated definitions, and engineering standards for any development that might occur in the albion basin with no sewer main available. These updates are not prohibitive, and shouldn't be controversial.

Abpoz

In the last meeting you came to a consensus on establishing the abpoz. You wanted to discuss and come to an agreement on the actual boundaries of the abpoz before continuing on with non-conforming uses and waterways options. Our engineers at Forsgren have prepared an initial area for the abpoz. The boundaries of that area are based on ridgelines, natural drainage patterns and existing waterways. The question that came up last time was is it the right size or should the abpoz be expanded to the north and east? Our engineer will be at the meeting to help with the discussion and provide the methodology...

After coming to a decision on the boundaries of the abpoz we can move on to the waterway and non-conforming use issues.

Waterways

You all agreed that an expanded definition of waterways was preferable, but you still have to decide between Option A or Option B. Both options add a definition for erosion channels, which are not counted as waterways, and both add a 20' setback from the top of the embankment of any waterway.

Option B goes further by defining intermittent waterways, waterways which convey water for less than the majority of the year and which do not support riparian vegetation or habitat.

Option B allows a more lenient 35' setback from intermittent waterways, and allows those waterways to be piped or relocated.

Important to note here that town cannot approve anything less than 50'. If intermittent are recognized as waterways by slc and slvhd, only the directors of those agencies can approve a lessor setback, like 35'

If we were to approve piping or relocating of waterways, state and corps of engineers would have to approve as well.

In the November 2017 meeting, you heard a presentation from Professor Ehleringer supporting a 100' setback from waterways for true protections. The professor did make a distinction between ab and rest of town, ab more sensitive more easily damaged, rest of town mostly built and on sewer

Non-conforming

Within the albion basin, would allow for repairs and alterations but no expansion. Would prohibit restoration of a structure was allowed to deteriorate such that it is inhabitable, or if it is not restored within one year after written notice from the building official,

Cannot be voluntarily demolished (over 50%) and rebuilt

Rest of town

Repairs and alterations ok, may enlarge the structure and/or change the intensity of the use so long as footprint not changed...

Does allow voluntary demolish and rebuild of over 50%

You did ask for comparisons for what SLCo did in fcoz...

Ok to demolish and rebuild existing non-conforming but limited to 250 square foot expansion

As a starting point for our discussion staff recommends:

1) est boundaries of abpoz

2) apply option a to abpoz, and with the recommended 100' and 20' from the top of the bank.

Ehleringer, basin more sensitive, more at risk, deserving of stricter protections...

3) apply option a to rest of town but status quo, 50' setback only, not adding or including the proposed 20' from top of bank., allow tear down rebuild, and/or expansion but following the suggestion to look at what slco does in fcoz, limit expansion to 250 square feet. Gives us definition... instead of just open ended possibilities...all going up due to "footprint" language

Bad policy to create numerous non conforming uses, especially even recently approved, point of non conforming is ord changed because didn't like the old one, ultimately non-conformings go away, not really sensible or practicle or??? To change ord, create numerous non conformings, then allow them to tear down, rebuild and expand, makes more sense to leave as is...again Ehleringer, less hazardous in town vs basin and esp if we trust our sewer system

3) waterways, option a, with a bit more definition, but bifurcate between abpoz and rest of town.

100', 20' in abpoz, status quo, 50' only, no 20', in rest of town...

Have last months overview of the same topics, also have proposed language, and abpoz map, will have larger maps and on screen for the abpoz discussion.

Finish these last big items, if we finish early , we can be done early., next time briefly go over all 61 proposed amendments discussed, then set public hearing before any final changes, then send on to the council for their review and action...