

**Alta Planning Commission Minutes**  
**Community Center/Library, 10361 E. Hwy 210, Alta, Utah**  
**August 14, 2013**

**PUBLIC HEARING, 4PM**

**Public Hearing to receive comments on proposed recommendations to amend the height, coverage and setback provisions of the Base Facilities Zone to add a section addressing height limits and screening requirements for mechanical equipment, elevator towers and other similar rooftop appurtenances.**

**IN ATTENDANCE:**

**Planning Commissioners:** Jan Striefel, Joan Degiorgio, Roger Bourke, Jon Nepstad, Rob Voye, Elise Morgan, Skip Branch, and Mayor Tom Pollard (Ex Officio member.)

**Town of Alta staff:** John Guldner, Claire Woodman, Kate Lewis (counsel),

**Members of the public:** Mark Haik, Walter Krebsbach, Robin Cohen, David Eichel, Ross Olson Karen Travis, Toby Levitt, Merebea Danforth, Chris Cawley, Allen Orr, Harris Sondak, Todd Collins, Marcus Dippo, Cliff Curry, Chris Mikell, Doug Johnson, Maura Olivos, and a videographer.

**Joan Degiorgio:** The Planning Commission has been working on the Base Facilities Zone for a while and looking forward to hearing from the public. Opened the meeting to comments from the public.

**Chris Cawley:** Read a letter from the Friends of Alta (see attached, page 1.)

**Skip Branch:** Do you have a more specific recommendation?

**Chris Cawley:** Not prepared to comment.

There was some discussion on this item and Ms. Lewis asked the Planning Commissioners to refrain from discussions at this time and focus on receiving feedback.

**Karen Travis:** Have been an Alta resident and business owner for the last 48 years, just wanted to say congratulations on doing this, it's been a long time coming. Know how difficult it is to expand a business and compete with the other ski areas and I think you've done a good job.

**Chris Mikell:** Started to present material from the Friends of Alta letter (see attached, page 1).

**Skip Branch:** Do you have a more specific recommendation?

**Chris Mikell:** No specific recommendation, it just seems extreme to go from 25% to 75% coverage.

**Doug Johnson:** How do the mechanical screening requirements affect existing structures? Will existing structures need to retrofit or will they be grandfathered in?

**Mark Haik:** Urge the Planning Commission to reconsider the coverage recommendation to allow for even greater coverage than 75%. Height of the property should not be tied to the

road, should be tied to the slope on the property. 15' setbacks from adjacent property lines seems to be reasonable however where these properties abut public lands you should consider redoing and putting the burden on future public improvements on Special Use Permits (SUP) to be set back from the private parcels. It is unknown what will happen on the SUPs and their location in relation to the private parcel, but you could put that burden on the permittee and give more deference to the private property owner. Recommend eliminating zones and having more limited objective criteria that property owners can more easily identify how to meet those criteria.

**Joan Degiorgio:** You don't think we should have Zones A, B, and C?

**Mark Haik:** When you look at those parcels, some of those parcels in particular like the Alta Peruvian Lodge, is built on mine tailings, as well as possibly other properties. The slopes along the road are all vastly changed just because they are a series of mine dumps plowed into the road. The vast majority of the Base Facilities Zone (BFZ) is in the old town site where there were numerous roads and I think you don't want to necessarily foreclose development on the SUP on both sides of the road. For the long term economic viability of the town to be able to attract capital to make the improvements required to make us economically competitive will require higher densities.

**Harris Sondak:** I would be interested to understand the argument, explanation, and logic of those numbers for height, coverage, and setbacks. Why is this wise public policy?

**Joan Degiorgio:** Closed the public hearing and thanked the public for their attendance and comments.

### REGULAR MEETING

#### **INTRODUCTION AND WELCOME FROM THE CHAIR.**

**Joan Degiorgio:** Opened the regular meeting.

#### **APPROVAL OF MINUTES FROM THE JULY 1, 2013, PLANNING COMMISSION MEETING.**

**Roger Bourke:** "Recessing" should be changed to "accessing" on page 7.

**Skip Branch:** Would like to make sure the conditional use process for addressing ski lifts is a future agenda item. In the past Mr. Voye had addressed setbacks as a concern and would like to make sure that gets addressed.

**Rob Voye:** Made a motion to adopt the July 1, 2013, Planning Commission minutes as amended.

**Skip Branch:** Seconded the motion.

All members of the Planning Commission voted in favor.

#### **DISCUSSION WITH POSSIBLE RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE HEIGHT, COVERAGE AND SETBACK PROVISIONS OF THE BASE FACILITIES ZONE AND THE POSSIBILITY OF ADDING A SECTION ADDRESSING HEIGHT LIMITS**

**AND SCREENING REQUIREMENTS FOR MECHANICAL EQUIPMENT, ELEVATOR TOWERS AND OTHER SIMILAR ROOFTOP APPURTENANCES IN THE BASE FACILITIES ZONE.**

**Joan Degiorgio:** Let's address the comments from each speaker. The first comment from Friends of Alta was why such a big jump from 25% to 75%?

**Skip Branch:** Would welcome a more specific recommendation from Friends of Alta.

**Jon Nepstad:** Does it mean gradual or a phased increase?

**Elise Morgan:** It seems like they want to see the changes based on demand.

**Joan Degiorgio:** We did this because people feel that if there's development it should be in the BFZ. Since we're restricting height it made sense to expand coverage.

**John Guldner:** The properties were also artificially constrained because of the original U.S. Forest Service (USFS) SUP's.

**Roger Bourke:** In response to the Friends of Alta letter, I felt that we were aware of the consequences and they were thoughtfully considered.

**Skip Branch:** When we move this forward to the Town Council, we should mention specific rationale for making this decision.

**Jan Striefel:** It's also worth mentioning that we went through a series of visualizations to get a sense of what our decisions would represent.

**Joan Degiorgio:** Next comment was on mechanical equipment being retrofitted or grandfathered.

**Skip Branch:** Historically, it would be grandfathered.

**Joan Degiorgio:** Let's talk about the language for screening mechanicals. Read the "Proposed language for screening mechanicals" (see attached, page 2.)

**Jan Striefel:** This effectively raises the height of the roof 6 feet. Do we need to talk about coverage on top of the roof? Maybe the mechanicals should be part of the 25' height.

**John Guldner:** Looking at other cities, there are no examples of mechanicals being part of the height.

**Roger Bourke:** Are there things that could go on the roof that we haven't thought of? Solar panels, parking, etc.

**Skip Branch:** Do we have to decide this now? Don't want this to be all inclusive and that ties our hands.

**John Guldner:** There is currently a section in the ordinance that excludes mechanicals and elevator penthouses from height requirements. There is no coverage limit or screening requirements.

**Rob Voyer:** So it would be a height of 25' plus 6' or 8' feet of mechanicals on the roof. Is that something we want to pass along to the Town Council?

**Joan Degiorgio:** That's Zone A; what about B and C? Should it be different?

**John Guldner:** Assumed mechanical screening would be the same for all the zones.

**Ross Olson:** Mechanicals are one of the last things considered. Once you have the building height, you just add mechanicals on top, and it would be screened. You could add language that

requires screening 10" above the top of the mechanical equipment. Also, with ADA laws now, any building requires an elevator.

**Tom Pollard:** Having mechanicals as separate from the height of the building is almost necessary. We have structures around our mechanicals because architects like to hide those things.

**There was discussion** about housing mechanicals off the roof in a separate building, green roofs, and incentives to house mechanicals off of the roof. It was noted that standard practice is for roof mounted mechanicals.

**Mark Haik:** It's commonplace for commercial and residential to see habitable space mixed in with mechanicals on roofs of buildings. Habitable space could include bars, artwork, etc. Public space on roofs of buildings and mechanicals also happen to be there, obviously there's an incentive for them to be aesthetically pleasing for the parties that are using the roof. The fact that mechanicals exist in modern life does not necessarily detract from the aesthetics that surround them.

**Jon Nepstad:** Understand coverage concern, but we shouldn't be in the business of predicting technologies. That's a slippery slope.

**Joan Degiorgio:** An aside, the Planning Commission has a list of priorities and one of them is to review the land use code and ensure it encourages energy efficient building standards.

**Jon Nepstad:** Made a motion to forward language submitted by staff on mechanical equipment along to the Town Council.

**Elise Morgan:** If something like solar panels comes up that isn't addressed in this exact wording does that mean that we have to look at it later or does it restrict people?

**John Guldner:** Depends. This wouldn't restrict it per se.

**Rob Voyer:** Seconded the motion.

**All Planning Commissioners voted in favor, with the exception of Skip Branch who abstained.**

**Joan Degiorgio:** Moving on to Mark's concerns. We all felt that 75% was good and feel comfortable with the Zones A, B, and C.

**Roger Bourke:** We created zones to reflect the different character of these properties and I think they make sense.

**Joan Degiorgio:** Mark also made a comment on setbacks that if for some reason in the future, a permittee was able to build on public land that 15' setback would have to occur on the public land.

**Roger Bourke:** Does that violate a fairness doctrine?

**Katie Lewis:** You're deciding what type of development can be on a property based on ownership. You won't be able to get a setback on federal land the way you can regulate private property. If you're worried about fairness, you could just make it 15' setbacks regardless. That way you know it will always be 15' regardless of who owns it.

**John Guldner:** Couldn't do that in Zone C, because of the current distances between buildings is less than 15'.

**Cliff Curry:** What is the rationale behind the private and public lands setbacks?

**Rob Voyer:** We did the 15' setback to private land for snow removal purposes. Otherwise, there's so much open space we didn't feel we needed them on setbacks that abut public lands.

**Toby Levitt:** There was also the consideration that the parcels are strange shaped and future development may need to go up to the property line given slide paths, coverage, and other things.

**Joan:** Have we covered Harris' sentiments? We discussed height, coverage, and setbacks, so hopefully we hit all those points. Do you feel that you have a better sense of how we arrived at these numbers?

**Harris:** Is this particular recommendation wise public policy?

**Joan:** This is the BFZ. We want to promote and support business in this area while respecting the values that we feel Alta offers to the public, which is beauty. Bringing those two things together is really what guided this.

**Walter Krebsbach:** Clarification on Zone C setbacks?

**Joan Degiorgio:** Recommending setbacks of 15' from adjacent private property lines, individually determined setbacks based on specific criteria for property lines adjacent to public lands for Zones A and B, and then individually determined setbacks for Zone C.

**John Guldner:** Zone C setbacks are individually determined.

**Katie Lewis:** Staff has also prepared language in the "Draft, setback, height" document but you haven't talked about specifically (see attached, page 3.)

**John Guldner:** Some of this language is already in the ordinance. We added language to the yard setbacks and added intent to both sections. Read the "Yard Regulations" section of the document (see attached, page 3). The new language is in italics. Items in parenthesis are notes, not to be used in actual document.

**Merebea Danforth:** What is the process for individually determining setbacks for a property? It seems confusing.

**John Guldner:** It can be confusing, that's why we wanted to have defined setbacks. But the more we talked about it the more we realized it wouldn't work.

**Claire Woodman:** The process would be that a property owner would come before the Planning Commission as the Land Use Authority, and they would either approve or deny it. If denied it would go to the Town Council as the Land Use Appeal Authority.

**John Guldner:** Read the "Height Regulations" section of the document (see attached, page 3).

**Joan Degiorgio:** This only applies to zone C.

**Katie Lewis:** Suggest adding at the end of the first sentence of the "Height Regulations" section: "...the heights of structures be determined on an individual basis by the Land Use Authority for properties within Zone C." Suggest adding language for the "Yard Regulations" section: "...shall be determined on an individual basis by the Land Use Authority for properties within zone C, and for properties within Zones A and B that abut public lands."

**Joan Degiorgio:** We have several things. We have mechanical language which has already been approved and sent to the Town Council. Now we need to make a recommendation that includes the following:

- The chart amended with setbacks individually determined for Zone C
- Recommended language for setbacks/height regulations

**Jan Striefel:** Made a motion to forward that recommendation along to the Town Council.

**Roger Bourke:** Seconded the motion.

All members of the Planning Commission voted in favor.

**Jon Nepstad:** The zoning map needs to be updated.

**Katie Lewis:** That could be part of the recommendation that staff sends to the Town Council an amended zoning map.

**Jon Nepstad:** Move to amend zoning map to reflect Zones A, B, and C.

**Elise Morgan:** Seconded the motion.

All members of the Planning Commission voted in favor.

#### **CONTINUED DISCUSSION OF AMENDING THE INTERCONNECT SECTION OF THE GENERAL PLAN. COMMENTS FROM THE JULY 1, WALKING TOUR OF THE GRIZZLY GULCH/MICHIGAN CITY AREA.**

**Skip Branch:** Need to talk about the lift structure conditional use permit.

**Joan Degiorgio:** We can make sure that's on the upcoming agenda.

#### **PLANNING COMMISSION DISCUSSION ON SETTING PRIORITY ITEMS FOR FUTURE ACTION.**

Item not discussed.

#### **DISCUSSION ON ESTABLISHING REGULAR MEETING DATES AND TIMES.**

The next meeting date was set for September 23<sup>rd</sup> at 4pm. After that the Planning Commission will meet on the third Monday of the month at 4pm.

**Skip Branch:** Need to follow through for party for Lee Kapaloski.

#### **MOTION TO ADJOURN.**

**Skip Branch:** Made a motion to adjourn the Planning Commission meeting.

**Jan Striefel:** Seconded the motion.

All members of the Planning Commission voted in favor.

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The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were passed and approved on the twenty-first day of October, 2013.

A handwritten signature in black ink, appearing to read 'C. Woodman', written over a horizontal line.

Claire R. Woodman  
Assistant Town Administrator



In Memoriam  
Bill Levitt, 1917 - 2009

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August 8, 2013

Alta Planning Commission  
Town of Alta Office  
10201 E State Highway 210  
Alta, UT 84092

Joan DeGiorgio (Chair), Roger Bourke, Skip Branch,  
Elise Morgan, John Nepstad, Jan Striefel, Rob Voye

Dear Alta Planning Commission:

Since its creation in 1981, Friends of Alta (FOA) has worked with the Town of Alta and the Planning Commission to proactively protect the environs of Alta. FOA supports responsible economic activity in Alta and we recognize that without it the heritage of Alta could not be maintained. FOA is committed to responsible, planned development which can be sustained into the future in an environmentally responsible manner.

The Friends of Alta Board of Directors have reviewed the proposed changes before the Planning Commission regarding zoning of existing lodges in the base facility area of the Town. In this review we have had a good and vigorous discussion about future development and how to maintain the ambiance or environment of Alta. We certainly recognize it is folly to try to legislate or regulate good taste. However, that having been said, we urge the Planning Commission to be mindful in considering any proposed development and the potential impacts such development would have on the ambiance or environmental health of Alta. Alta's community is intimately tied with its natural resources and we hope that awareness about the consequences of today's actions will continue to be thoughtfully considered by the Planning Commission.

We applaud the Planning Commission for considering a recommendation to the Town Council to lower the height restriction in the base facility zone from 60 feet to the proposed 25 feet above State Highway 210. Preserving the view of the mountain skyline from the floor of the canyon will bring many inspirational moments to visitors to Alta.

As to the proposed change in coverage, we are concerned about jumping from 25% to 75% in a single regulatory change. We hope you will consider a more gradual change for coverage in the base facility zone. We appreciate your expertise and experience guiding Alta's land use regulations, recognizing again that economic viability and environmental responsibility must be complimentary in our beloved Alta.

In closing we wish to express our thanks for your service to the Town, its citizens and its global community of supporters.

Sincerely,

Mimi Levitt (President) on behalf of the Friends of Alta Board of Directors

cc: Pat Shea, Legal Counsel & Jen Clancy, Executive Director

PAGE 1

Friends of Alta  
PO Box 8126  
Alta, UT 84092  
friendsofalta.org  
Jennifer Clancy  
Executive Director

PAGE 1

Proposed language for screening mechanicals:

Mechanical equipment, elevator penthouses and similar appurtenances defined in section 10-7-12, may be installed on the roof of buildings in the Base Facilities zone. It is the intention of this ordinance that all mechanical equipment and elevator penthouses be architecturally screened so as not to detract from the natural environment of the canyon and not to adversely affect views from neighbors or canyon visitors.

Mechanical equipment in the Base Facilities zone shall be limited to 6' above the maximum building height, and shall be architecturally screened to be aesthetically pleasing and harmonious with both the natural environment of the canyon and the base structure.

Elevator penthouses shall be limited to 8' above the maximum building height and shall be architecturally screened or painted to be aesthetically pleasing and harmonious with both the natural environment and the base structure.

Any mechanical equipment or elevator penthouses, shall be set back at least 5' from the edge of the structure or 15' from the north or south building facades.

Draft, setback and height:

64.13

Yard Regulations (setbacks)

Because of the unique nature of topography and climatic conditions within the Town, the side, rear, and front yard requirements *shall* (this was "will", changed it for consistency) be determined on an individual basis by the Land Use Authority.

*Add: it is the intent of this ordinance to allow structures that blend with the environment, to protect and preserve the natural environment, scenic vistas and view sheds as well as view/view sheds from adjacent properties. In making setback determinations the Land Use Authority shall consider the following elements:*

- A. Natural setting
- B. Relationship with other structures and open spaces
- C. Contour intervals and topographic features
- D. Access and emergency access considerations
- E. Snow removal and snow storage requirements
- F. Density and species of adjacent vegetation
- G. Other elements deemed appropriate to ensure that the purposes of this article are met

Height Regulations (basically to eliminate the recent (2009) allowance of 60', this reverts back to the underlying definition in the FM zone from which the base facilities zone was created, with minor tweaking and adding intent)

The unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the canyon defy uniform regulations and require that the heights of structures be determined on an individual basis by the Land Use Authority (was planning commission). It is the intent of this ordinance to allow structures that blend with the environment, to protect and preserve the natural environment, scenic vistas and view sheds, as well as view/view sheds from adjacent properties. In making height determinations the Land Use Authority shall consider the following elements:

- A. Natural setting
- B. Relationship with other structures and open spaces
- C. Contour intervals and topographic features
- D. Height, density and species of vegetation
- E. Scenic vistas and sight lines
- F. Other elements deemed appropriate to ensure that the purposes of this article are met

Base Facilities Zone

	<u>Zone A</u> (Snowpine, Rustler, Alta Lodge) Deep Powder House	<u>Zone B</u> (Goldminer's Daughter, Peruvian)	<u>Zone C</u> (Shallow Shaft, Photohaus)
<u>Coverage:</u>	75%	75%	75%
<u>Height:</u>	25' above the road (SR210) No more than 4 stories without a physical or architectural building step back	60'	individually determined based on specific criteria
<u>Setbacks:</u>	15' from adjacent private property lines. Individually determined based on specific criteria for property lines adjacent to public lands... (all three zones)		

April 24, 2013

Memo to the Alta Planning Commission

Re: Monday, May 6, 3:00pm Alta Planning Commission Meeting

- 1) Walter Krebsbach invited us to meet at the Shallow Shaft at 3:00pm, prior to our regular meeting for a tour of the site and restaurant. Tom Plofchan, owner of the Photohaus next door, will not be in town, but we can look at his building and site too.
- 2) As a recap, recall that the conversation about amending the Base Facilities Zone started with the feeling that the existing 60' height allowance above the road was too high. We have since been talking about lowering the height, increasing the coverage and establishing setbacks. Currently, property owners can build to 60' above the road; there is a maximum of 25% coverage. As for setbacks, the ordinance states the "*Because of the unique nature of topography and climatic conditions within the town, the side, rear, and front yard requirements will be determined on an individual basis by the land use authority (you).*" In zones "a" and "b" we have settled on a 25' height limit above the road for "a", a height limit of 60' for "b", 75% coverage for both and 15' setbacks from adjacent private property, with no required setback from Federal, public lands.
- 3) Now, we are moving on to our discussion of zone "c" the last area in the base facilities zone, which includes the Shallow Shaft Restaurant and the Photohaus. The two properties in zone "c" are so small that I don't think they have any 15' setbacks now. The Shallow Shaft parcel is .21A, the Photohaus is .13A. The minimum lot size in the base facilities zone is one net developable acre, making both parcels non-conforming as to minimum lot size. A sketch of the Shallow Shaft property shows that there is a 0' setback on the north east corner of the property. There is no site plan on file for the Photohaus. These two buildings were built under special use permit by the Forest Service on Forest lands. In the mid 1980's the owners purchased their parcels. County parcel data that we have been using is attached but it's obviously not accurate. We do know that the Shallow Shaft is currently over coverage, from a previously submitted proposal. We have no information on the Photohaus since no plans or surveys have been done since the land was purchased. With the small lot size, we have to assume the Photohaus is over coverage as well. There is no height information on file either. The Shallow Shaft measured 17'4" from the south east corner. The owner of the Photohaus thinks his building is 38' high. Heights for the town office and Alta Central, which are not in the base facilities zone, are shown on the following pictures.

- a. Using the same rationale used to establish height, coverage and setbacks in zones "a" and "b", you recommended reducing height to preserve mountain vistas, view sheds and views from neighboring structures and to eliminate any "tall wall" affect as seen from the ski hill or as driving through town. An added consideration for reducing the height in "c" is that it is directly across from the Alta Lodge, and limiting height is important to eliminate any tunnel effect of tall buildings directly across from each other on SR210. Another factor for limiting height in this area is that the police dispatch center is set back from the road, immediately behind zone "c". The dispatchers use visual observations out of the window for road and weather conditions on a regular basis. Various antennas and communications equipment are maintained on the roof of the dispatch center that cannot be blocked.

You further recommended an increase in the coverage both as an offset to the reduction in height, and with the knowledge that there is as great deal of public

open space in the immediate adjacent area. Consistency in coverage allowance amongst the three areas is equitable.

Setbacks are a different issue in this tiny area and are discussed below.

b. As a starting point for zone "c" staff recommendation is:

i. 75% coverage

ii. 25' height limitation

iii. Setbacks, leave as status quo, individually determined, taking into account the unique nature of the town as well as the known existing conditions of parcel size, building locations, snow removal and protection of the roads, adjacent structures and vegetation.

4) We will also be discussing what we heard from the lodge representatives at our informal April 4, 2013, lunch.

5) Finally, we will continue our discussion on interconnect utilizing anything you may have found helpful from [wasatchsummit.org](http://wasatchsummit.org) and the 1989 Salt Lake County General Plan statement on interconnect. Attached are the first few pages from [accesswasatch.com](http://accesswasatch.com) and the section on interconnect from the 1989 County Plan, as well as our three versions.



February 5, 2013

Staff Review, Recommendation to the Alta Planning Commission  
Re: Base Facilities amendments

We have addressing amending the height and coverage in the Base Facilities (bf) zone. We know we don't like the recently changed 60' height above the road or the 25% coverage limitation. We know we want to reduce the height limit to preserve the views of the mountain from the road, and to eliminate the "wall effect" of structures as viewed from the southside. We've talked about increasing coverage to compensate for the reduction in height and because 25% seems overly restrictive especially considering the amount of open space provided by Forest Service/FR-50 zoning adjacent to the bf zone. We have looked at other areas to see what they have done, including but not limited to Aspen. At our last meeting it was noted that "someone must have struggled with these issues before, we don't want to reinvent the wheel". Unfortunately we are going to have to reinvent the wheel, or at least fine tune it for Alta. We are different. We don't have a traditional central business district like Aspen, or Park City, with lots, blocks, alleys and walkways. We can use those other areas for ideas, but in the end, now, we have to come up with our own limits. It's great that we are different. We are already narrowed down to five defined areas concentrated at the base of the ski area. Already like one of the numerous zones in one of the larger places we've looked at. At this point we can't really go wrong. We know what we'd like to change, we've heard it from the community in past meetings and open houses and we agree. Less height and more coverage in the bf zone.

We want a height that gives road presence to the lodges without ruining the view of the mountain from the road or the ski hill. We want to increase coverage to compensate for less height while still preserving a reasonable scale on site for the five lodge properties and preserving reasonable setbacks for snow removal/storage, emergency access etc.

The following provide good examples of what other mountain communities, including us in the past have done. We can use them as a basis to move forward with our amendments.

- 1) In 1989, Alta amended the zoning ordinance, creating the base facilities zone, allowing a 65% increase in density for the lodges. Height was not addressed, still determined individually because "the unique nature of topography, vegetation, soils, climatic, and aesthetic characteristic of the canyon defy uniform regulations..." taking into account natural setting, relationship with other structures and open spaces, contour intervals and topographic features, scenic vistas and sight lines etc.

If we now apply that same increase to allowable coverage, increasing the coverage by 65% to match the 65% density increase that would allow for 41% coverage. No help here on height as everything is individually determined. The height was amended in 2008 to allow 60' above the road, which all now agree is too much.

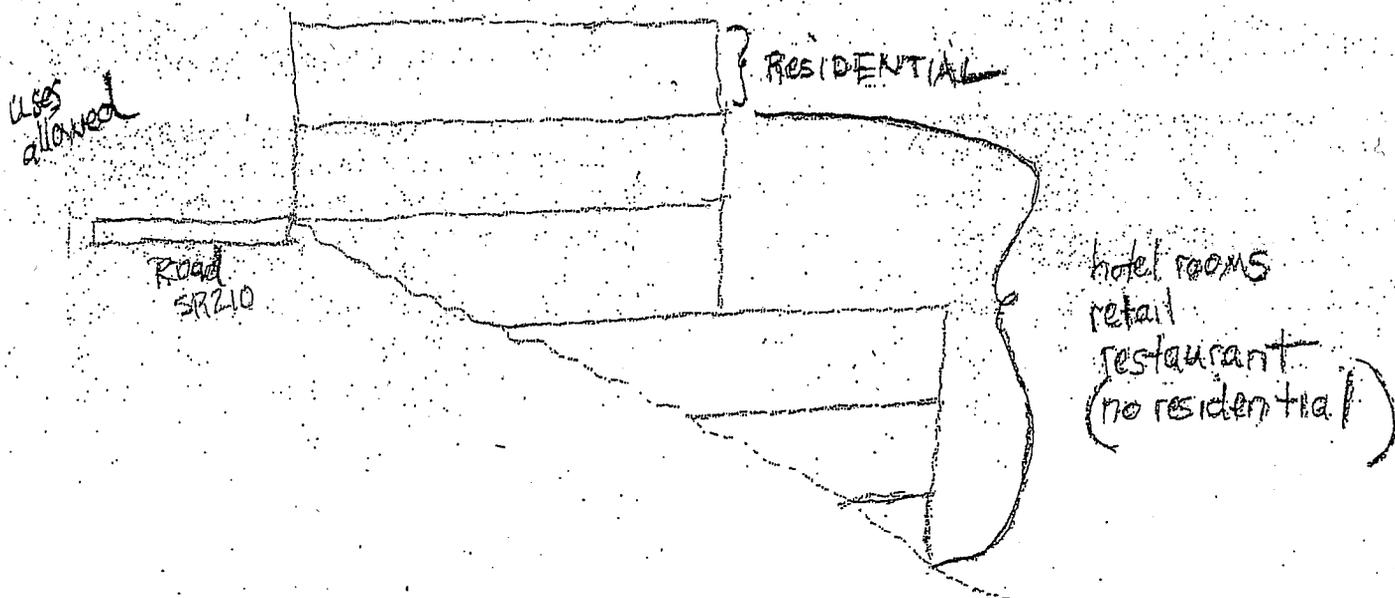
- 2) We have talked a lot about what Aspen does. Aspen has an elaborate zoning ordinance with many districts, a number of which allow lodges. None of them really mirrors our situation with five defined areas, below the one access road in a steep narrow canyon. Aspen allows hotels on parcels as small as 3,000 square feet, compared to our smallest bf property of ~51,000 square feet (Snowpine). 5' setbacks are required on all 4 sides, coverage on the smallest lot would be 63% per the required setbacks, higher coverage would be allowed with larger lots. Aspen has a standard 28' height limitation, with up to 40' after detailed design review taking into account the same basic factors as Alta's original ordinance.
- 3) Park City also has numerous zones that allow hotels. In a similar area Park City allows 50% coverage, which can be increased to 60% if acceptable amenities such as playgrounds, trails, bus shelters, landscaping etc. are provided. Minimum setbacks are required on all sides, generally 20' in front with 10' on the sides and rear yards. Park City has a 35' height limit which can go up to 43' to accommodate such things as gabled roofs and elevator towers. Development can go above the height restriction by doing a Master Planned Development in which "The Planning Commission may consider an increase in height based on site specific analysis and determination" using criteria such as increased open space, landscaping and buffering, minimization of visual impacts on adjacent structures etc.
- 4) Salt Lake County, Foothills Canyons Overlay Zone (fcoz) this zone is an overlay zone the same as our bf zone is an overlay to the FM-10 zone. It contains numerous guiding principles but few defined standards. There are defined setbacks and limitations of disturbance (coverage) from streams, steep slopes and ridgelines. Everything else is determined on a case by case basis via detailed review under the same basic criteria used by others, namely, minimization of visual impact, protection of steep slopes, preservation of trees, erosion control etc. Lodge height is also determined on a case by case basis "because of the unique nature of the topography, vegetation, soils..." exactly the same as our original underlying zone for the base facilities, using the criteria of "protection of natural setting, relationship to other structures and open spaces, contour intervals and topographic features, to the maximum extent feasible, the building height should not exceed the height of surrounding trees and vegetation, protection of scenic vistas, especially view from public rights-of-way and public lands" and other elements deemed appropriate to ensure that the provisions are met.

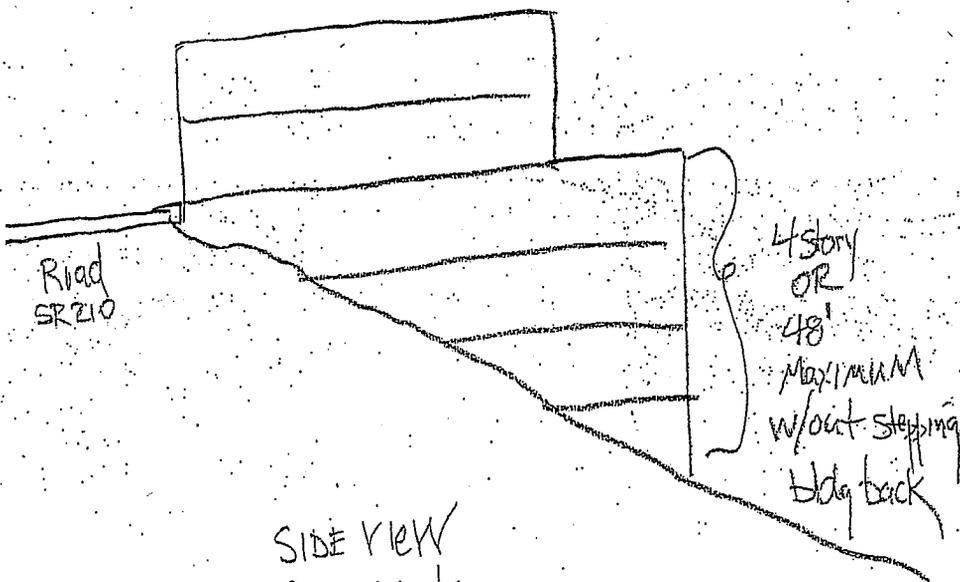
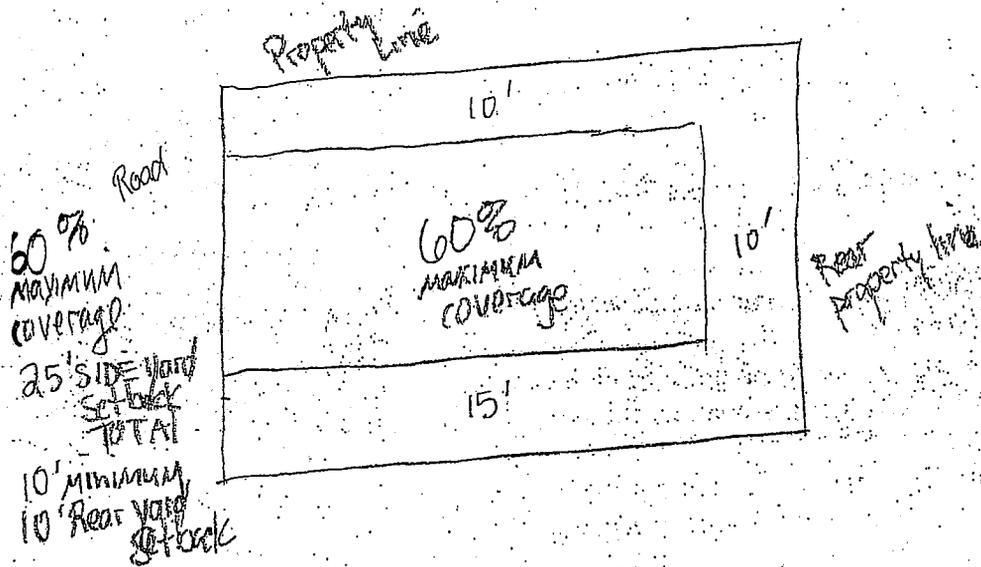
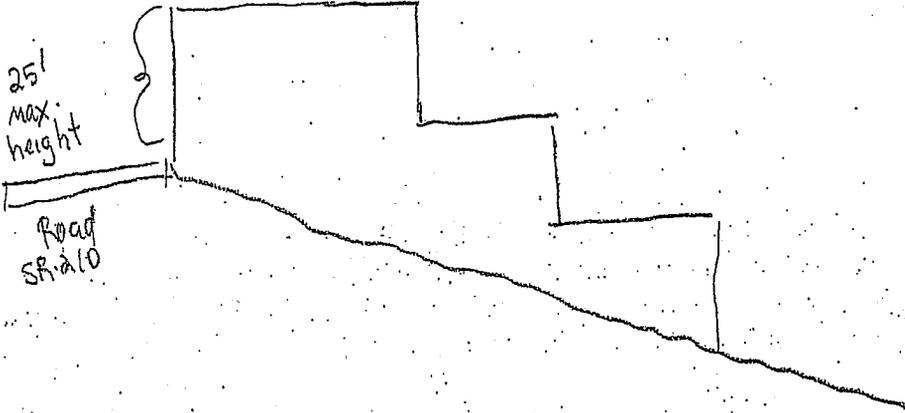
The above provide good guidelines for us in reviewing our approach to amending the bf zone. They highlight the fact that we are on the right track and are considering the same issues that other mountain communities did with their zoning. They do not however give us a template to plug into our existing zone. We still have to do that ourselves. I think we are there and only need a little further fine tuning. I also feel strongly that we need definitive standards, not elaborate floor area ratio tables, or provision of certain amenities in exchange for greater density or height or whatever. We are dealing with a very specific, concentrated five parcel area at the base of our ski area. It has been developed

under county zoning, amended twice by Town zoning amendments to height, coverage and density. After nearly two years we are still focusing on the same elements. Definitive standards provide certainty. Certainty that I think is important to developers, neighbors and the Town. With that, staff would recommend the same basic change as in January, with a few dimensions amended after further review and the discussion in January. That recommendation, for Zone "A", Snowpine, Rustler and Alta Lodges follows:

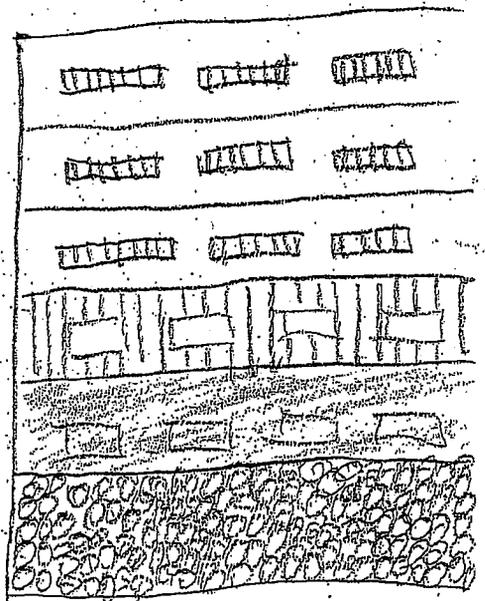
Zone "A", Snowpine, Rustler and Alta Lodges

- 25' height limitation above the road, with diagram, attached. 60' maximum height.
- 60% coverage limitation
- 25' side yard setbacks total, minimum 10' each side (e.g., 10' and 15', 12' and 13' etc with 10 the absolute minimum)
- 10' rear yard setback
- Front setback individually determined based on existing conditions and Department of Transportation review/approval
- No more than 4 levels or 48' height without a step back in building design to alleviate the appearance of a solid high wall when viewed from the south, with diagram attached
- Applicant may provide architectural alternatives such as color/material variations, facades, decking etc. as an alternative to physical step backs in building design to avoid the solid high wall effect. Such alternatives must be approved by the Planning Commission on a case by case basis, diagram/drawing attached
- The top floor of any 4 plus story building may include self contained residential units that may or may not be included in the hotel rental pool, diagram.



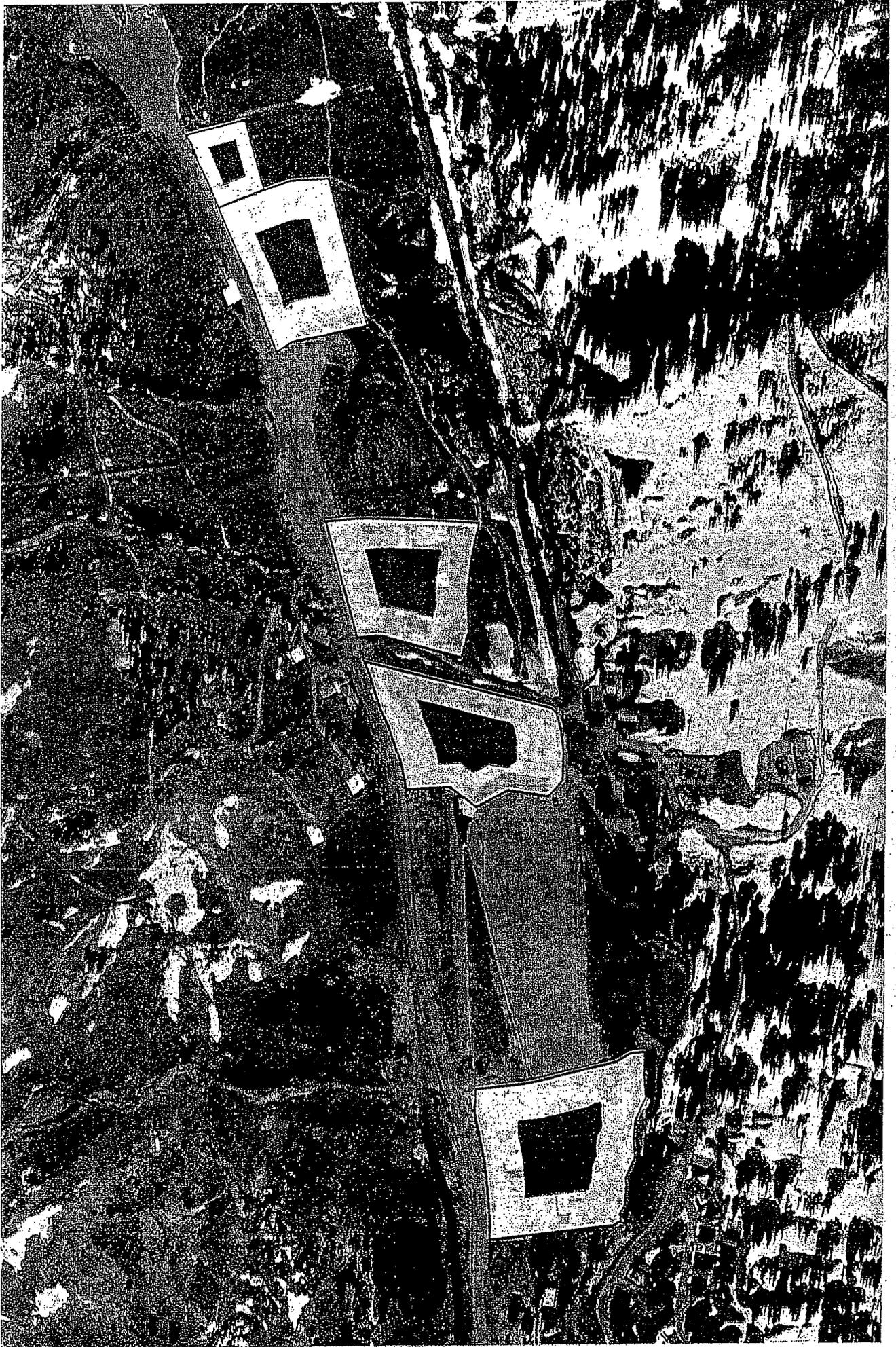


SIDE VIEW FROM WEST

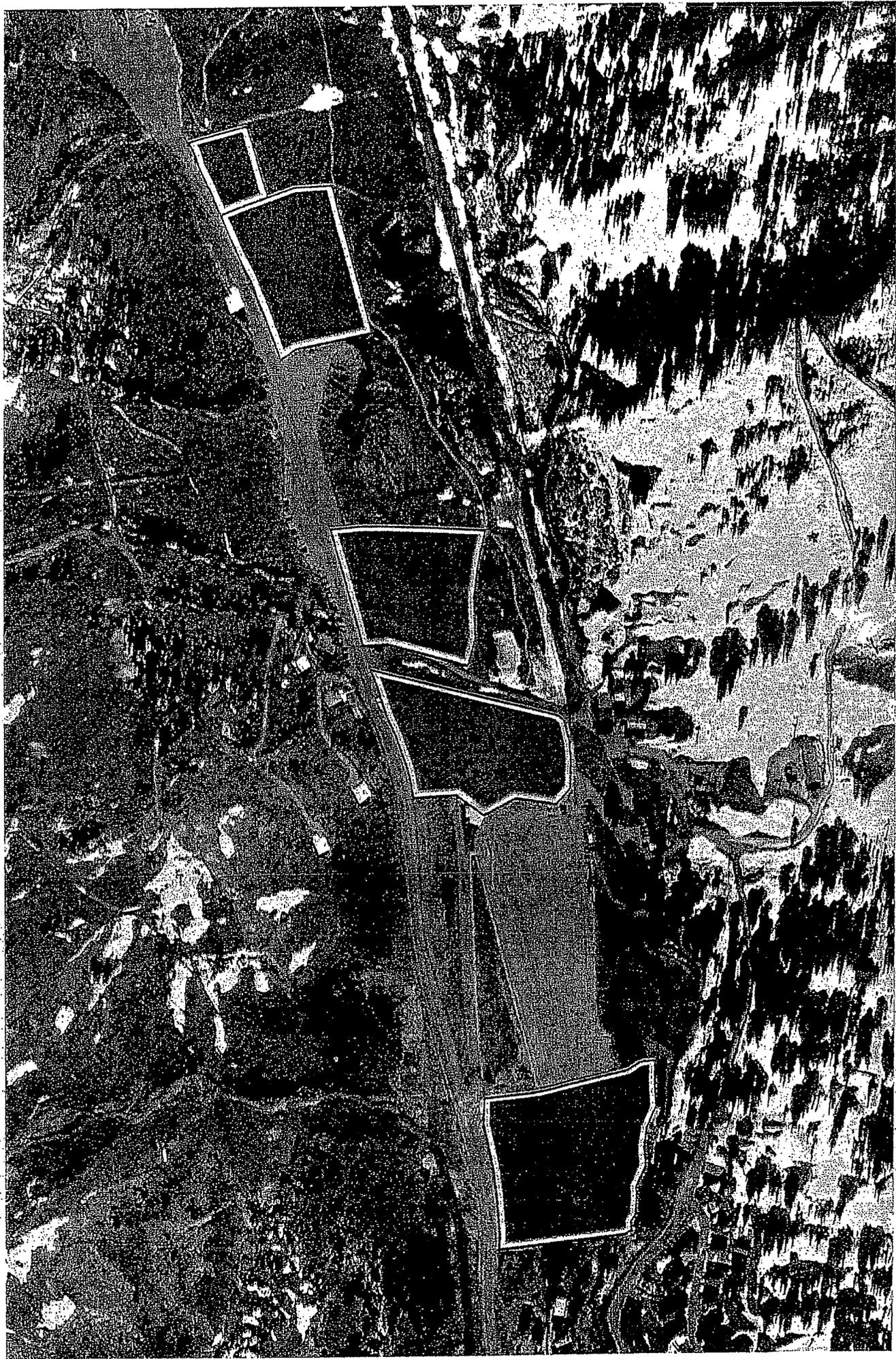


VIEW FROM SOUTH  
Architectural Alternatives to Physical Grid Block

Example of current 25% coverage limit



Example of approximate coverage w/ no limit except for 15' setbacks



Peruvian Lodge  
~ 93% coverage

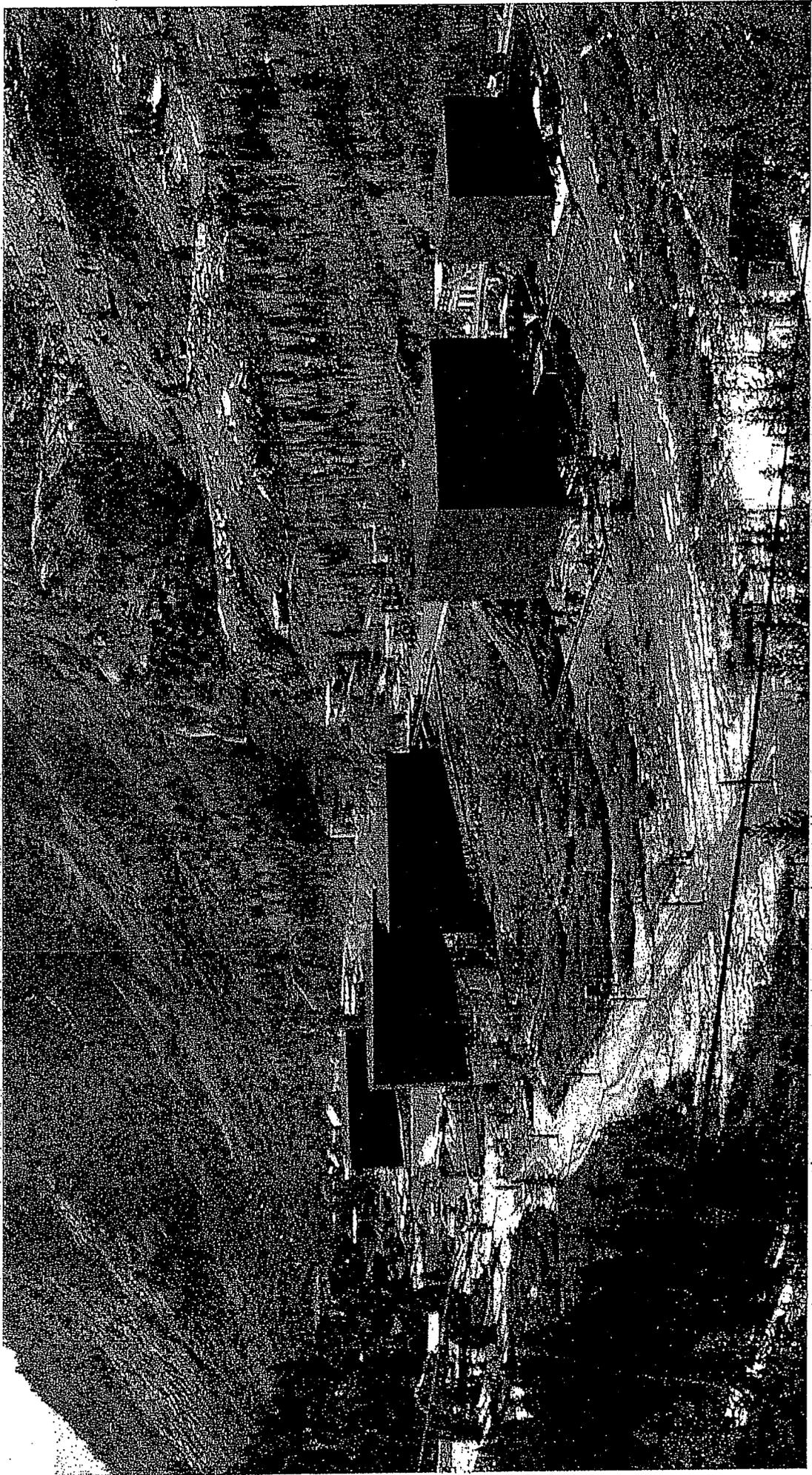
Goldminers Daughter  
~ 86% coverage

Atta Lodge  
~ 90% coverage

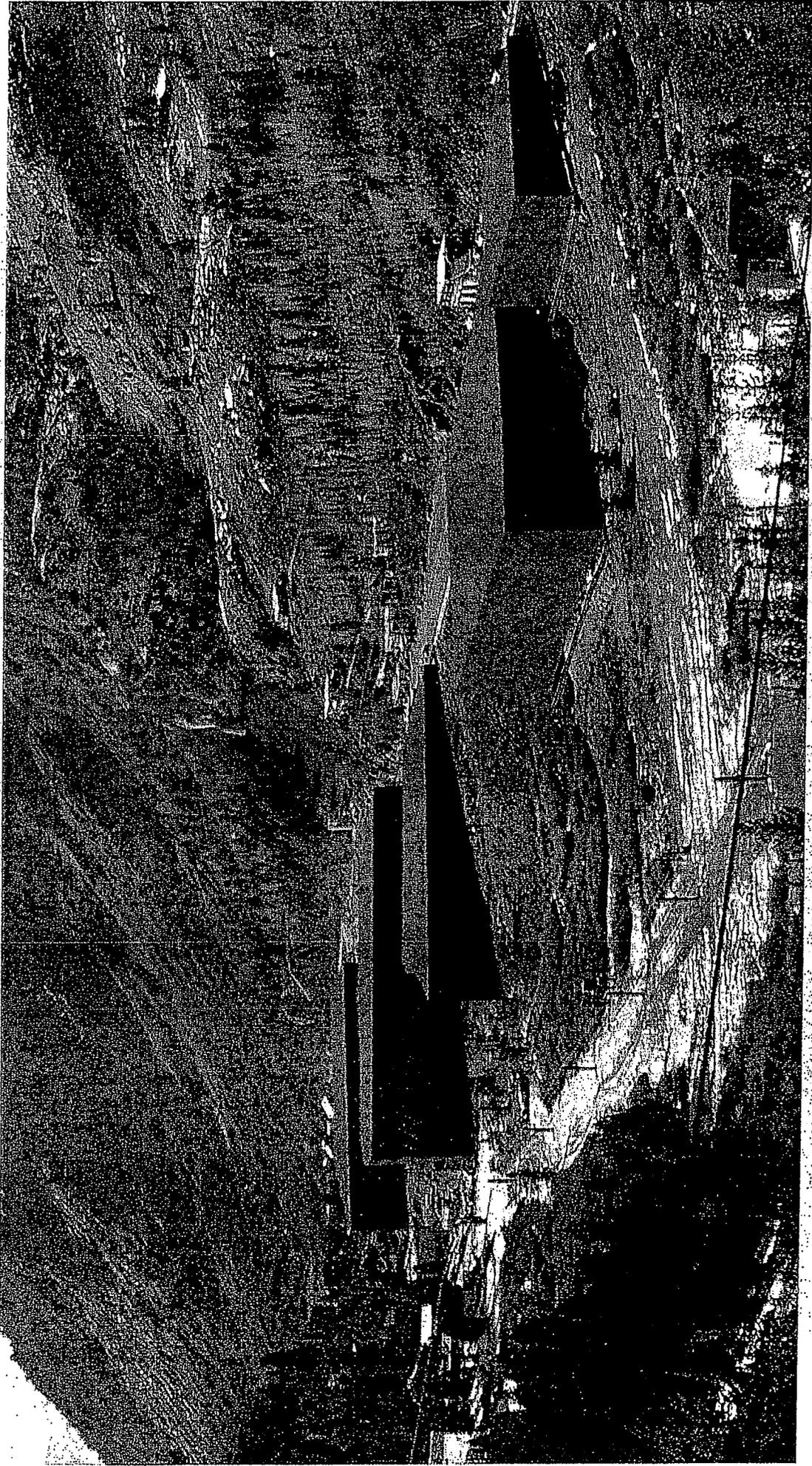
Rustler Lodge  
~ 88% coverage

Snappers  
~ 79% coverage

Example of Existing Zoning 25% coverage  
60' above R-210



Example of no coverage limit except 15' setbacks  
# 17' maximum height above SR 210



ARTICLE D. BASE FACILITIES ZONE

CURRENT  
Zoning

10-6D-3: **GUESTROOM DEFINED:** "Guestroom", for the purposes of this article, shall mean every six-hundred (600) square feet of total floor area within a structure, and the remainder thereof. (Ord. 2008-O-7, 6-12-2008)

10-6D-9: **YARD REGULATIONS:** Because of the unique nature of topography and climatic conditions within the town, the side, rear and front yard requirements will be determined on an individual basis by the land use authority. (Ord. 2008-O-7, 6-12-2008)

setbacks

10-6D-10: **HEIGHT REQUIREMENTS:** The maximum height of any building shall be sixty feet (60') above street level at the lowest elevation along the lot boundary, unless, upon review, the land use authority determines that the unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the property within the canyon require that the height of the proposed structure be increased or decreased. If the land use authority determines that the height of a proposed structure should be increased or decreased from sixty feet (60'), the land use authority may consider the following elements, among other relevant considerations:

60' height

10-6D-11: **MAXIMUM COVERAGE:** The maximum coverage for the aggregate of all buildings, paved surfaces and graded areas within a lot area shall be twenty five percent (25%) of the gross lot area. (Ord. 2008-O-7, 6-12-2008)

25% coverage

Walking  
Teer  
Points

main points from  
our walking tour

### Commercial Zone

There should be a commercial zone from Albion Grill to the Peruvian – this should be part of the Master Plan but not necessarily put into ordinance – as it is not totally under our purview. If we did so, there is a question about the degree to which that might change values. Also, I was thinking later – perhaps we need to map those in-between areas. Are there really any appropriate for development (not wetland/riparian), not in the way of avalanches, etc?

### Height

Building heights should be parallel to the road. People should notice the great views vs. the buildings. We should require that roof-top equipment, etc., be screened. So we can communicate to the public what we mean when we talk about the “great views” we should identify/document our “viewshed.”

### Design

We need some kind of design review committee so that as buildings are replaced in the future – there is an overall direction we want to point them.

### Coverage

There seems to be a consensus that the coverage could be increased. If that happens, public access and snow removal corridors should be provided for in the decision.

1.19A  
all net developable

**Snowpine**



3.19A  
2.63 net developable

**Rustler Lodge**



4.03A  
3.32 net developable

**Alta Lodge**



2.81A  
2.13 net developable

**Goldminers Daughter**



5.6A  
4.62 net developable

**Peruvian**



Existing Rooms to 1989

12

56

56

2011 added 8 rooms  
to 2010 total

33

86

109

76

152

MS Allowed  
1989  
5% increase  
= 600

80

80

300

66

173

218

152

304

\* Existing Rooms 1989 284

\* Existing Rooms Today 2012 333

\* Additional Rooms Allowed 600

123 additional rooms 37% increase

\* Additional Rooms Allowed 300

580 additional rooms 174% increase

Snowpine Example: 2011 Snowpine Added 8 Rooms in 2 stories, Those Rooms Range in size from 240' to 308' under the updated D.F. density calculation, Snowpines 8 rooms only count as 5 rooms (4.6)

1989 Base Facilities Zone Change  
 From 20-33 guest rooms per net  
 developable acre

The Council  
 Actually chose  
 65% increase  
 89

Property	Gross Acres	Est. Net Acres	Existing Rooms FM-10	Max. Rooms FM-10	25% Inc. 25/A	50% Inc. 30/A	60% Inc. 32/A	75% Inc. 35/A
Alta Lodge	4.03	2.71	56	54	67	81	86	94
Goldminers	2.81	2.15	80	43	53	64	68	75
Peruvian	6.92	3.4	80	68	85	102	108	119
Rustler	3.19	2.63	56	52	65	78	84	92
Snowpine	1.19	~.9	~12	18	22	27	28	31
Totals			284	235	292	352	374	411
Total Number of Rooms Over Existing Allowed				49	8	68	90	127

33/A

89  
 70  
 112  
 86  
 29  
 386

102  
 more rooms allowed  
 36% increase over 1989

Notes: Coverage in FM Zones is based on site area, while net developable is used in determining density.

Forest Service Records show that Goldminer's Daughter had 3.2A at the time the land exchange purchase was made.

Land area for the Peruvian Lodge was taken from a 1973 Fitzhugh/Scott proposal which detailed total and net developable area.

Other acreage figures were taken from a submittal by Jeff Anderson based on information obtained from the forest service.

Snowpine gross acreage is the Forest Service permit area, no record was found of net developable, .9 is an estimate.

Existing room figures for Snowpine do not quite fit this chart due to its dormitory operations. Currently, Snowpine has capacity for 25 guests, in the past it has had capacity for up to 35 guests. Assuming double occupancy, this could be seen as the equivalent of between 12.5 to 17.5 guest rooms.

All of the above numbers have been rounded down to the nearest whole number as required by the conditions of the Base Facilities Zone.

7-7-89

SR28-000009

