

Alta Planning Commission Public Hearing and Regular Meeting Summary
Community Center/Library, 10361 E. Hwy 210, Alta, Utah
August 18, 2014, 4PM

IN ATTENDANCE:

Planning Commissioners: Joan Degiorgio (chair), Jan Striefel, Roger Bourke, Rob Voye.

Town of Alta staff: John Guldner, Chris Cawley, Liz Schulte (counsel).

Members of the public: Marcus Dippo, Toby Levitt, Mimi Levitt, Steve Schaefermeyer, Allen Orr, Mark Haik, and Ryan the videographer.

INTRODUCTION AND WELCOME FROM THE CHAIR

Joan opened the meeting, and mentioned the delivery of the Planning Commission's recommendations on height, coverage, setbacks, and other base facilities zone (BFZ) regulations to the Alta Town Council for consideration. **Joan** stated that the conversation regarding the definition of a hotel room has been "tabled."

1:00-UPDATE ON RECENT EVENTS-STAFF

John Guldner indicated that there will be a public hearing on the BFZ recommendations at the September 11th meeting of the Town Council. **John** described a meeting with the State Division of Drinking Water (State) on the subject of a program by which the State works with municipalities to evaluate actual water consumption patterns in a public drinking water system, with the possibility of assigning municipalities reduced water system source capacity requirements. **Joan** asked whether we should wait until the Town of Alta (Town) achieves this goal to create a new definition of a hotel room, and **John** stated that given other parameters restricting lodge property build-out, and given lodge owners' expectations regarding their build-out potential, redefining a hotel room at the moment is not essential. **John** updated the Planning Commission on lawsuits against the Town, including the apparent resolution of *Haik v. Salt Lake City, Town of Alta, et al.* following plaintiff's decision not to appeal their case to the United States Supreme Court. **Rob Voye** asked about conspicuous construction underway in the Powder Ridge area, and **John** stated that the property owners are in compliance with all pertinent regulations. **John** described the process of acquiring parcels of land from the United States Forest Service (FS), one of which could potentially allow development of a Town of Alta community center. **John** discussed Mountain Accord, and the need to plan for a transit station in the Town of Alta, which could potentially exist in the same location, and share some facilities, with a community center to be located on a parcel of land conveyed by the FS which is west of the current post office/library.

19:00-APPROVAL OF MINUTES FROM THE MAY 19th, 2014, JUNE 23rd, 2014 AND JULY 21st PLANNING COMMISSION MEETINGS

All members of the Planning Commission in attendance voted in favor of approving minutes from the May 19th and June 23rd meetings. **Jan Striefel** stated that the draft minutes from the July 21st meeting were lacking pertinent details, and staff acknowledged **Jan's** comments.

20:50-DISCUSSION ON THE POSSIBILITY OF ALLOWING CONDOMINIUMS IN THE BASE FACILITIES ZONE AND UNDER WHAT CONDITIONS, WITH OVERVIEW OF JULY 30, 2014 SUBCOMMITTEE MEETING WITH LODGE REPRESENTATIVES.

John described the July 30 meeting, hosted by **Roger Bourke** and **Rob Voye**, and attended by representatives from each of the Town of Alta's hotel properties, in which the possibility of allowing condominiums in the BFZ was discussed. **Roger** observed that, despite a stated expectation that lodge owners would provide general ideas for the details of such an allowance by a date prior to the August Planning Commission meeting, no suggestions were provided. **Roger** also stated that given the unique nature of each Alta hotel property, that owners of those properties need to provide ideas about what would work for them. **John** clarified that the Planning Commission does not expect lodge owners to provide specific ordinance language or a projection for a condominium rule that would work for everyone. **Joan** asked **Steve Schaefermeyer**, representing the Snowpine lodge, about the timeline for development owners of the Snowpine hope to meet, and **Mr. Schaefermeyer** stated that the owners of the Snowpine are willing to delay their development plans in order to allow the Planning Commission to carefully consider the possibility of allowing condominiums in the BFZ.¹

Joan acknowledged **Mark Haik**, who reminded the Planning Commission that the Utah Condominium Ownership Act (Condominium Act) is a broad and complicated statute, and suggested the Planning Commission review examples of condominium covenants and agreements written under the Condominium Act. Town of Alta legal counsel **Liz Schulte** reminded the Planning Commission that any ordinance allowing condominiums would apply to the entire BFZ, not just one property or area. **Liz** also clarified an important element of the Condominium Act which regulates adoption of a condominium ordinance. **Roger** stated that he is not comfortable moving forward without specific concepts about how condominiums would "work" for Town of Alta lodge properties.

Several Planning Commission members agreed that there are already condominiums present in Alta, and that very few of those condominiums are currently in a rental pool. **Roger** asked whether it was realistic to require a percentage of any condominium development to be included in a rental pool. **Rob** observed that lodge owners seem primarily interested in developing condominiums as a means of acquiring financing for other property improvements.

Joan summarized priorities in moving towards a decision about BFZ condominiums, emphasizing that lodge owners should continue to consider examples of what would work for them. **John** enumerated commonly discussed elements of a potential condominium ordinance: that any new development not result in a net loss of hotel rooms; that some ratio of condominiums-to-additional hotel rooms be established for new development; that condominiums are required to be serviced by hotel amenities, or physically accessed through hotel lobbies.

Joan stated that she would like to resume consideration of the Planning Commission's list of priorities and action items from early 2014. **John** stated that a ridgeline protection ordinance is a priority considering Alta Ski Area's intent to build a chairlift in Grizzly Gulch. **Roger** and **John** described a ridgeline protection ordinance adopted by Salt Lake County affecting the Emigration Canyon area.

Mark Haik urged the Planning Commission to clarify exactly what land the Town has annexed in areas such as Flagstaff Peak and Grizzly Gulch. **Joan** asked staff to produce a map showing ridgelines, viewsheds, Town of Alta boundaries, and other pertinent information. **Joan** also mentioned aspects of

¹ Owners of the Snowpine Lodge expressed interest in a property expansion that included condominiums in early 2014, although formal plans have not been submitted to the Town.

the previous conversation about the Grizzly Gulch area in general, highlighting such issues as conditional uses, adjacent private property, et cetera.

1:00:34-MOTION TO ADJOURN

Joan asked for a motion to adjourn the Planning Commission meeting. **Rob** made a motion, **Jan** seconded the motion, and the meeting was closed.

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 _____.

S/ Chris Cawley
Assistant Town Administrator

*Audio Recordings are available on <https://soundcloud.com/townofalta>