

Alta Planning Commission Minutes
July 1, 2013, 4 pm
Community Center/Library, 10361 E. Hwy 210, Alta, Utah

IN ATTENDANCE:

Planning Commissioners: Jan Striefel, Joan Degiorgio, Roger Bourke, Jon Nepstad, Elise Morgan, Rob Voyer, and Skip Branch.

Town of Alta staff: John Guldner, Claire Woodman, Lauren Reber (counsel), Mayor Tom Pollard.

Members of the public: Mark Haik, Merebea Danforth, Creighton Hart and a videographer.

INTRODUCTION AND WELCOME FROM THE CHAIR.

Joan Degiorgio: Gave an overview of the meeting and introduced Elise Morgan, who is a new member of the Planning Commission.

Elise Morgan: Have lived in Alta for 10 years and have a Master's Degree in Environmental Science specializing in water quality and watershed. Perform GIS and administrative work for the Alta Ski Area and has experience with NEPA work.

John Guldner: Mr. Kapaloski has been on the Planning Commission for 41 years and was involved many developments and lawsuits that effected the town.

Joan Degiorgio: Noted that Mr. Kapaloski did resign, and the Planning Commission should do something for him. Asked staff to put together an appropriate acknowledgment.

Joan Degiorgio: Today we will finalize our recommendation which will then be up for a public hearing.

John Guldner: Wanted to get agreement on all three zones before we had a public hearing and we are there now. We will have a public hearing, listen to comments, make any last minute changes, and then send it on to the Town Council.

Joan Degiorgio: We are also going on a walkabout today. We will go up Grizzly Gulch to look at potential ski lift alignment and to orient ourselves.

Skip Branch: Do we have anyone that will tell us where the lift would go?

John Guldner: Talked to Mr. Wieringa who said that the U.S. Forest Service (USFS) would not look at their proposed ski lift so for now there is nothing on the table. Mr. Wieringa remarked that the USFS may consider it an expansion of the ski area so there not going to look at it right now and further remarked that there is no plan or alignment on the table.

Tom Pollard: That is a little different than what he has heard from Mr. Wieringa. Mr. Wieringa had told Mayor Pollard that he had spoken to the USFS with regards to taking the proposal off the table and he had convinced them it was not as they had originally looked at it and they would be considering it. Mr. Wieringa had said that the USFS was

not going to consider it, but they realized there was a mistake made and based on where it was it could come about without going through the USFS plan.

Roger Bourke: Extrapolated where the lift is going to be based on the proposal submitted to the USFS.

Joan Degiorgio: Just want to walk around today and get oriented, since this is a potential area of ski interconnect.

John Guldner: In the past we never did lifts because lifts were only on USFS land. The town would do buildings and they would do lifts and run modifications. We can address lifts, however it would require a Conditional Use Permit (CUP) from you, but we do not have the best guidance in our ordinances to address lift towers and related structures. The only thing allowed in that zone is single family house or accessory uses; everything else requires a CUP. Lift towers and structures would go through the planning process. We have slope restrictions and may want to think about ridgeline protections.

Tom Pollard: The last new lift was in 1981, did the Planning Commission ever weigh in?

John Guldner: I wasn't here, but the USFS would usually send a letter to the town and would ask the Town if they wanted to say anything.

APPROVAL OF MINUTES FROM THE MAY 6, 2013, PLANNING COMMISSION MEETING.

May 6, 2013 Planning Commission Minutes

Motion: Mr. Bourke made a motion to adopt the May 6, 2013, Planning Commission minutes.

Second: Ms. Striefel

All members voted in a verbal affirmation.

CONTINUED DISCUSSION OF AMENDING THE FINAL ELEMENT OF THE BASE FACILITIES ZONE, ZONE C, SHALLOW SHAFT AND PHOTOHAUS.

Joan Degiorgio: Asked Mr. Guldner to go through the table that staff prepared (see attached.)

John Guldner: Discussed history of Base Facilities Zone, summarized the current recommendation as presented in the table, and read through the setback criteria (see attached.)

Skip Branch: How do natural waterways fit in?

John Guldner: They are already addressed in the ordinance.

Rob Voyer: Expressed concern over the setback between the Rustler Lodge and Snowpine Lodge, and the Alta Lodge and Goldminer's Daughter Lodge.

John Guldner: Setbacks are important for all of the lodges, but most important for Rustler Lodge and Snowpine Lodge.

Jon Nepstad: When we started this, we wanted to make sure there was as much objectivity as possible. Having these criteria, does it introduce subjectivity? Are we back to where we started?

John Guldner: This is a little subjective, but we have a clear intent.

Lauren Reber: If you have a clear cut rule it is easy to say if something works or not. If you do not, you are going to spend more time trying to figure out if it fits the intent, if it

is fair, and if you are treating everyone the same. It is more about how much you want to be involved and do. It is a larger undertaking the more subjectivity there is, as you may have people that get upset at the answer if it is not what they want and there is no clear rule.

John Guldner: Think what is proposed is defensible.

Roger Bourke: With the proposed new ordinance changes, will the requirement with respect to number of units per acre be gone?

John Guldner: No. We talked about that, but that was beyond our scope.

Joan Degiorgio: We need a clarification about that. Once we define the shape, then we do not necessarily care how many rooms go in unless we need that formula for parking, and for employee housing.

John Guldner: Discussed history of density in the Base Facility Zone. The lodgeowners are mainly having heartache over coverage, not density.

Skip Branch: What is a viewshed?

John Guldner: Should put a definition in the ordinance.

Jan Striefel: What viewsheds matter here? Where are they?

Creighton Hart: USFS has viewsheds too, so it could be how your building affects the view shed in a wilderness area which is a protected viewshed by federal regulations. So that is another thing that could have constraints within the town that may not apply to just the BFZ, but if you define viewsheds, it should cover all ordinances.

Mark Haik: Can define objectively with height ranges and degrees from a specified point. Ms. Morgan would have tools in her GIS that can easily do that and there are a number of them out there so you can define it into your mapping and see it in a proposed map.

Elise Morgan: It is really important as to where you are standing.

Joan Degiorgio: Should we have viewshed defined before we bring this to the public? It really just affects Shallow Shaft and Photohaus. Should we say we are concerned about view from Town offices?

Jan Striefel: What about the view from the road?

Joan Degiorgio: Do not want a building to block the view of something. Should we better define what that something is?

John Guldner: Could quantitatively define what a viewshed is, but you would have to subjectively get there.

Tom Pollard: Wikipedia defines a viewshed as an area of land, water, or other environmental element that is visible to the human eye from a fixed location.

Mark Haik: Urge the Planning Commission to go back and review the last time you had a substantive discussion regarding viewshed. I would submit that discussion occurred when the Germ patrol shack was rebuilt and how that building would be seen from other places from the ski area. Having participated in those meetings I urged then that the Planning Commission, as my property was effected by that, it would be better if the building was less visible. One of the things that the Planning Commission did at that

meeting, was direct that once the building was there, there should be no more soil removed from the north side of the building so that it did not stick out on the ridge line. Come to pass, anyone that saw the original building and can go there now, can see that they did in fact make better egress to get into yellow trail from the top of Germ and think you should review your discussion there. I would say that if you are standing in Devil's Castle out in the apron that is a viewshed. When skiers are out there, the people that come here from around the world, when they look down canyon, it is what they see. Viewsheds can work any way. It is not a matter of buildings or not buildings or where you are standing.

Roger Bourke: Viewshed also came up with the location of the top terminal of Baldy Express.

Mark Haik: It is notable in that discussion that several of the people in Grizzly Gulch objected to the top station as originally proposed by Snowbird but the reality is that they cannot see that ridgeline from their home.

Joan Degiorgio: Can you read the proposed language from the ordinance that discusses viewshed?

Claire Woodman: It says in the proposed language, "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 viewsheds, as well as viewsheds from adjacent properties."

Joan Degiorgio: Does that give the Planning Commission and property owners enough guidance? With that definition I think that is clear enough.

Joan Degiorgio: One of the reasons this discussion got started was because of mechanical equipment on top of roofs. Do we still need to have some language about screening?

John Guldner: We can come up with language.

Jan Striefel: Does the screening count towards the 25'?

John Guldner: If you have an elevator tower or AC unit, it does not count against height. It is difficult to tell people what to do with mechanical equipment.

Tom Pollard: In today's architecture they try to hide all that stuff.

Joan Degiorgio: Should it be included in the 25'?

John Guldner: Propose that it should be screened to the Planning Commission's satisfaction.

Skip Branch: Most modern architecture is taking aesthetics into view, why can't we be a part of that?

Jon Nepstad: None of us are HVAC specialists, and I do not feel comfortable saying what can or cannot be done with mechanical equipment. Need to do some research to see what other communities are doing.

Tom Pollard: I would think the 25' should exclude mechanicals.

Claire Woodman: The 25' was to give buildings some street presence so if you are reducing the height to accommodate mechanicals, is that what you want to see when you drive through town?

Lauren Reber: There are ways around it without reducing the 25'. It might be worth doing research.

Joan Degiorgio: We could say 25' is the height maximum and if you choose to put HVAC above 25' it is subject to review and needs to be aesthetically pleasing and screened.

Mark Haik: Given there will still be a parking prescription as part of the density equation, if you are looking at things that will be coincident, the first thing that comes to mind is that there are examples in residential situations where there are huge elevation disparities and some commercial situations where if there is a parking problem you put the parking on the roof. Do you want to see that people could not put parking on the roof? It could be seen from the road but you could wind up with a situation that what people will see from the road when they drive by is cars and elevator portals to the lobby. In California there is no shortage of houses like that, other places as well. Seen that in commercial office buildings as well.

Joan Degiorgio: Goal was to set up next meeting as public hearing. Are we pausing to reconsider the mechanicals?

Tom Pollard: The public hearing is part of the process, if there was draft language written by staff that was brought forward, that could be reviewed at the public hearing and if after the public hearing and subsequent discussion you felt it was fine you could move it on. If not, you've satisfied the public hearing requirement. I think you can move forward.

Elise Morgan: Are we talking about applying the mechanical requirements to just Zone A, or the other zones as well?

Joan Degiorgio: Just Zone A. We want to present all three zones, plus setbacks and height language, plus mechanicals language from staff at the public hearing.

Rob Voyer: It does not make sense that we would not require a 15' setback from private property to private property.

There was discussion about setbacks between the various properties.

John Guldner: Lodgeowners had expressed that they felt that they do not fit into defined boxes and had heartache over defined setbacks. We had then talked about determining setbacks individually with specific criteria. Zone C needs to have setbacks determined individually because they do not have 15' setbacks now.

Joan Degiorgio: We have consensus for everything except for setbacks for Zone A and B.

Rob Voyer: Suggest doing 15' setbacks between privately owned lands.

Joan Degiorgio: We could put that in there and have a public hearing and see what people say. Is the 75% minus the 15' setbacks?

Tom Pollard: The 15' can be part of the 25% that you cannot cover.

John Guldner: If you cover everything besides your setback everybody can get their 75%.

Joan Degiorgio: Suggested that we move forward with the recommendation as it is laid out in the table, except setbacks for Zone A and B are 15' feet if adjacent to private property.

Rob Voye: Ms. Striefel was big on coverage and wanting open space, are you satisfied with the 75%?

Jan Striefel: Yes. There will be 25% that won't be covered by anything.

DISCUSSION OF SETTING DATE AND TIME FOR PUBLIC HEARING ON RECOMMENDATIONS FOR THE ENTIRE BASE FACILITIES ZONE.

There was discussion on the public hearing process.

Merebea Danforth: The Planning Commission should consider architectural screening for all buildings in the Town.

Mark Haik: It is difficult to attend when the calendar is always ad hoc. The Council publishes their calendar for the year with meeting schedules. For those that attend the meetings, it would be good, at a minimum, to have a target for your meeting schedules so that people can make plans to attend.

August 14th at 4pm was decided for the public hearing date.

Joan Degiorgio: Made a motion to set a public hearing for August 14th, at 4pm, to consider changes to the Base Facilities Zone as represented in this table, and amended for Zone A and B to show 15' setback between private properties, and to also consider language for architectural screening of mechanicals.

Roger Bourke: Second the motion.

All Planning Commissioners in attendance voted in in the affirmative.

There will be a regular meeting on August 14th after the public hearing is closed.

There was discussion in preparation for the walking tour of Grizzly Gulch.

Elise Morgan: Suggested looking at how other municipalities have addressed ski lifts in their ordinances.

Claire Woodman: Since there is no lift alignment on the table, suggest keeping things general and also considering other things like trams, trains, and tunnels. A broad scope would be prudent.

WALKING TOUR TO MICHIGAN CITY/GRIZZLY GULCH.

Planning Commissioners present: Joan Degiorgio, Roger Bourke, Rob Voye, and Skip Branch.

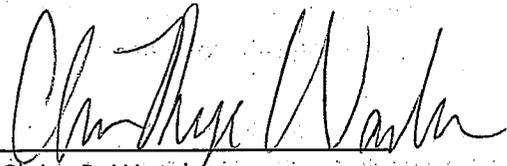
Staff present: Lauren Reber

Public present: Creighton Hart, Mark Haik

The Tour consisted of walking to near the end of paved Hwy 210 and looking up Grizzly Gulch. The group then walked up Grizzly Gulch to Michigan City. There was general speculation and/or discussion about where a lift might go due to current land ownership patterns and difficulties of skiers getting out of and accessing any lift.

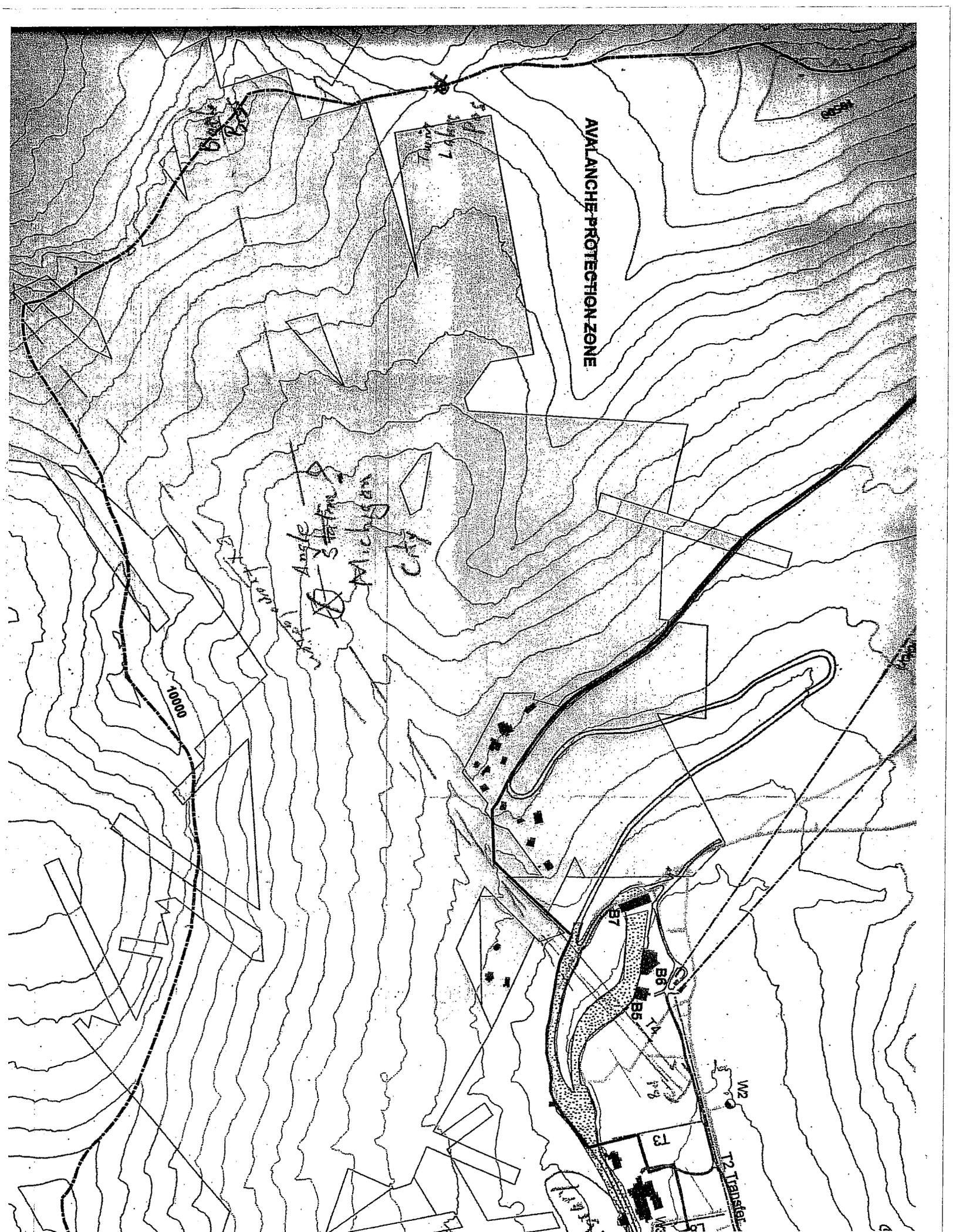
The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were passed and approved on the fourteenth day of August, 2013.



Claire R. Woodman

Assistant Town Administrator



AVALANCHE PROTECTION ZONE

Michigan City
Angle Station

1000

B7
B6
B5
T4

T3

W2

T2 Transfer

Base Facilities Zone

	<u>Zone A</u> (Snowpine, Rustler, Alta Lodge)	<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>	individually determined based on specific criteria	individually determined based on specific criteria	individually determined based on specific criteria

Draft, setback and height for zone c...

6.4.13

Following is what we discussed re: amending the ordinance for determining height and setbacks individually, based on relevant criteria...the wording in italics is the new wording.

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*

Zone A

(Snowpine, Rustler, Alta Lodge)

Zone B

(Goldminers Daughter, Peruvian)

Zone C

(Shallow Shaft, Photohaus)

Coverage 75%

75%

75% (rec.)

Height 25' above the road, no
More than 4 stories without
a physical stepback in the
building

60'

25' (rec.)

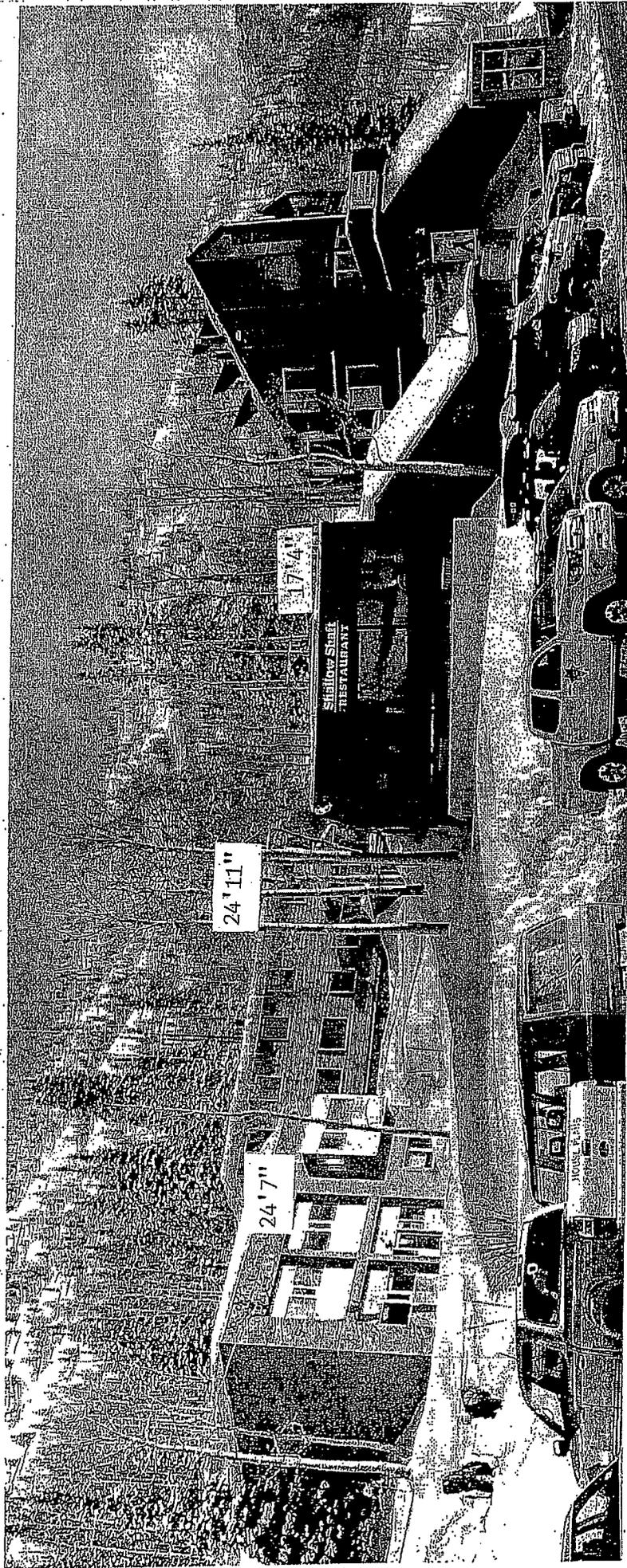
Setback 15' from any private property
0 setback from public lands
but we were going to rethink
the 0 setback idea

15' from private property
0' setback from public
but we were going
to rethink the 0 setback
idea ?

individually
determined (rec.)

?

?

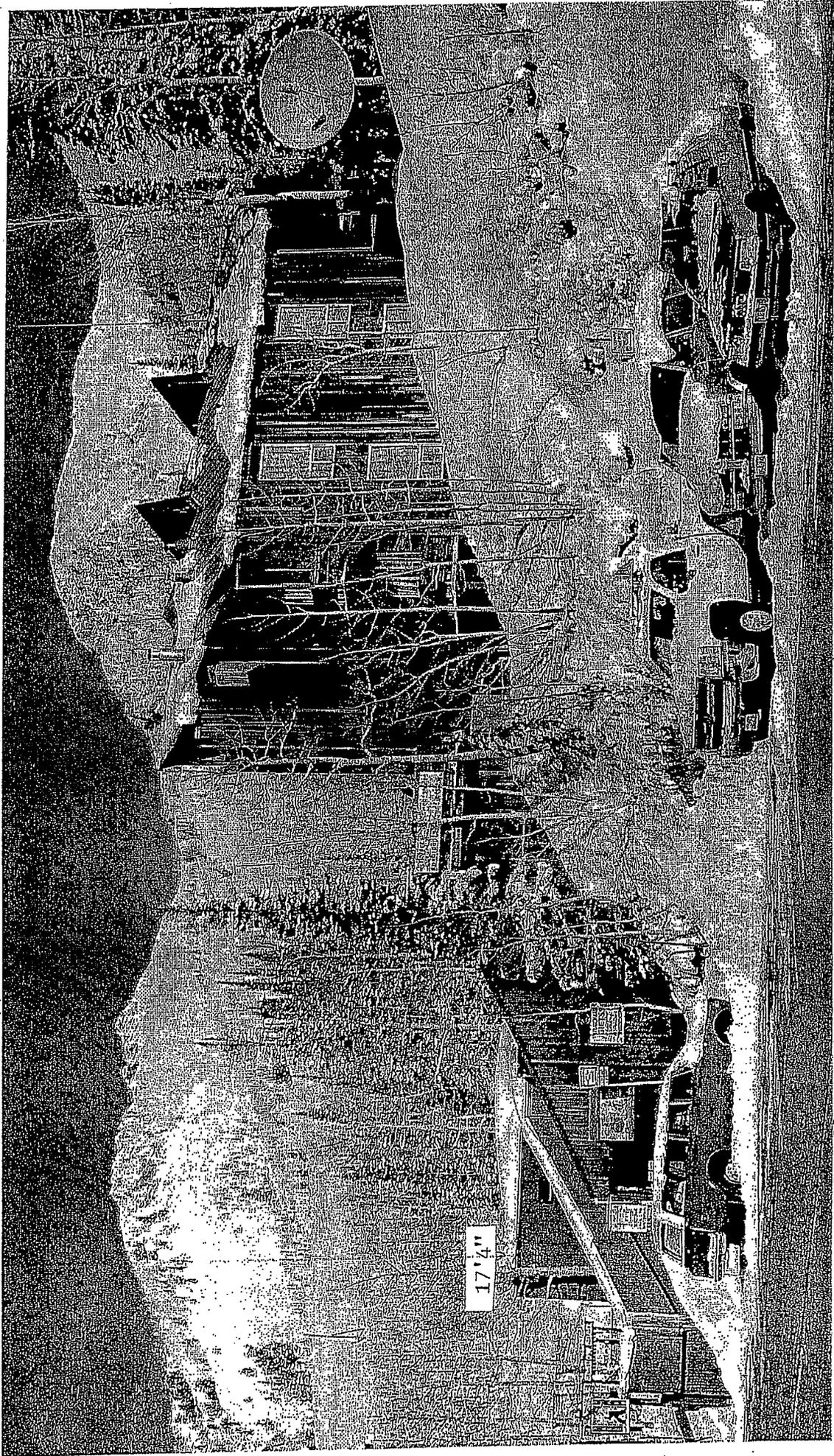


Town Office

Alta Central

Shallow Shaft

Photobaus



Shallow shaft

Photobaus

300512600

3005126001

3005126002

Shallow Ponds
Shed

Dep

3005176003

3005176004

At
Lodge

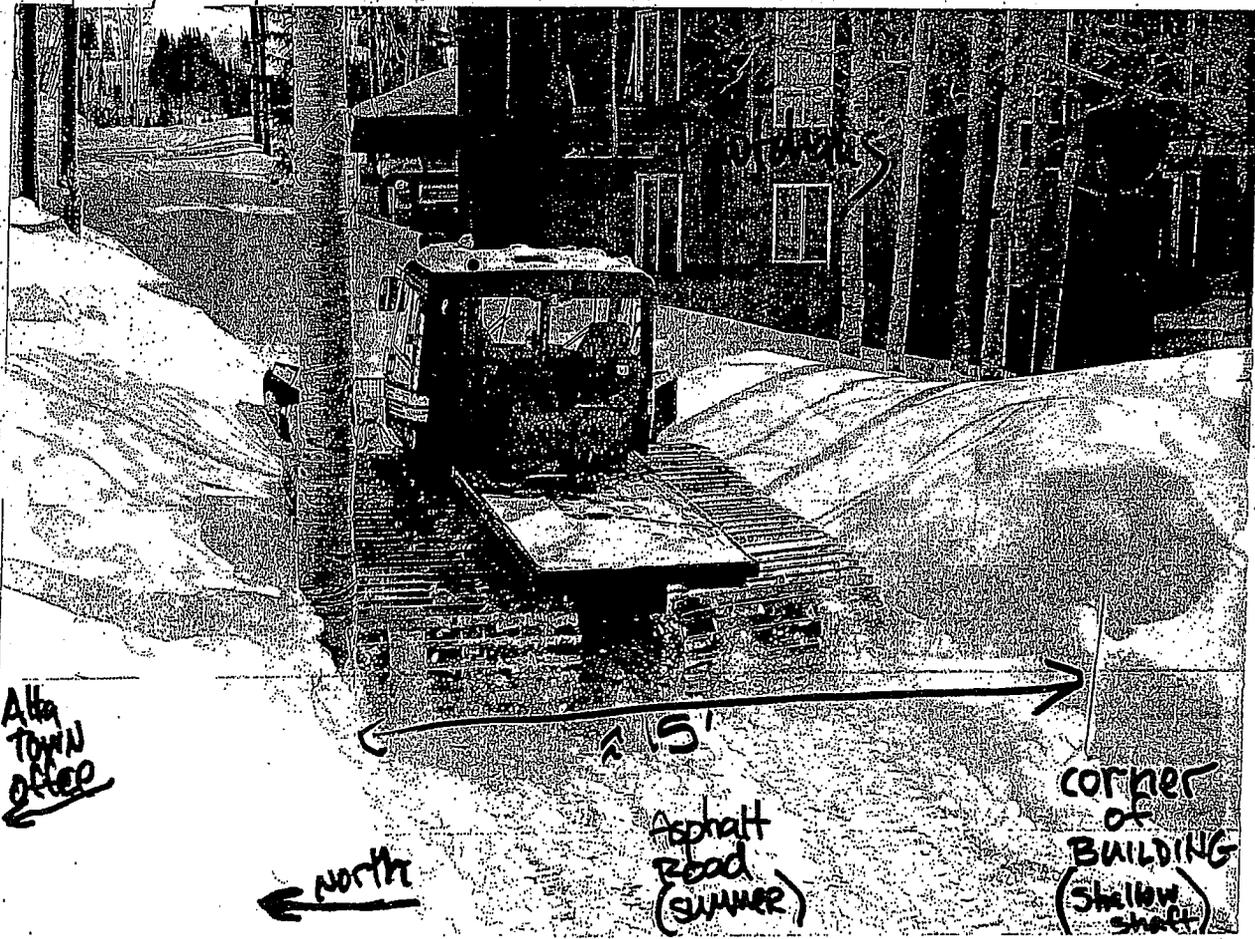
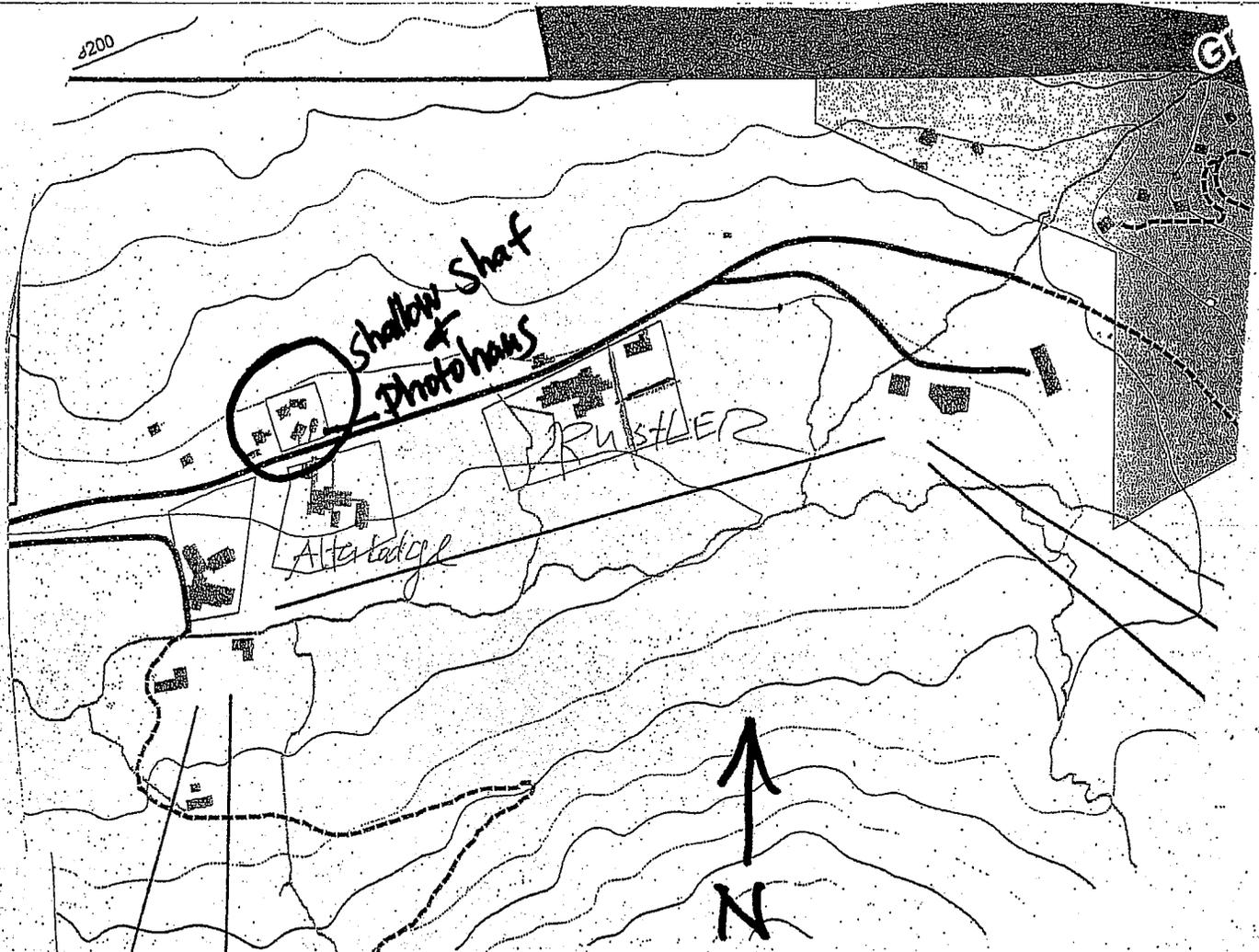
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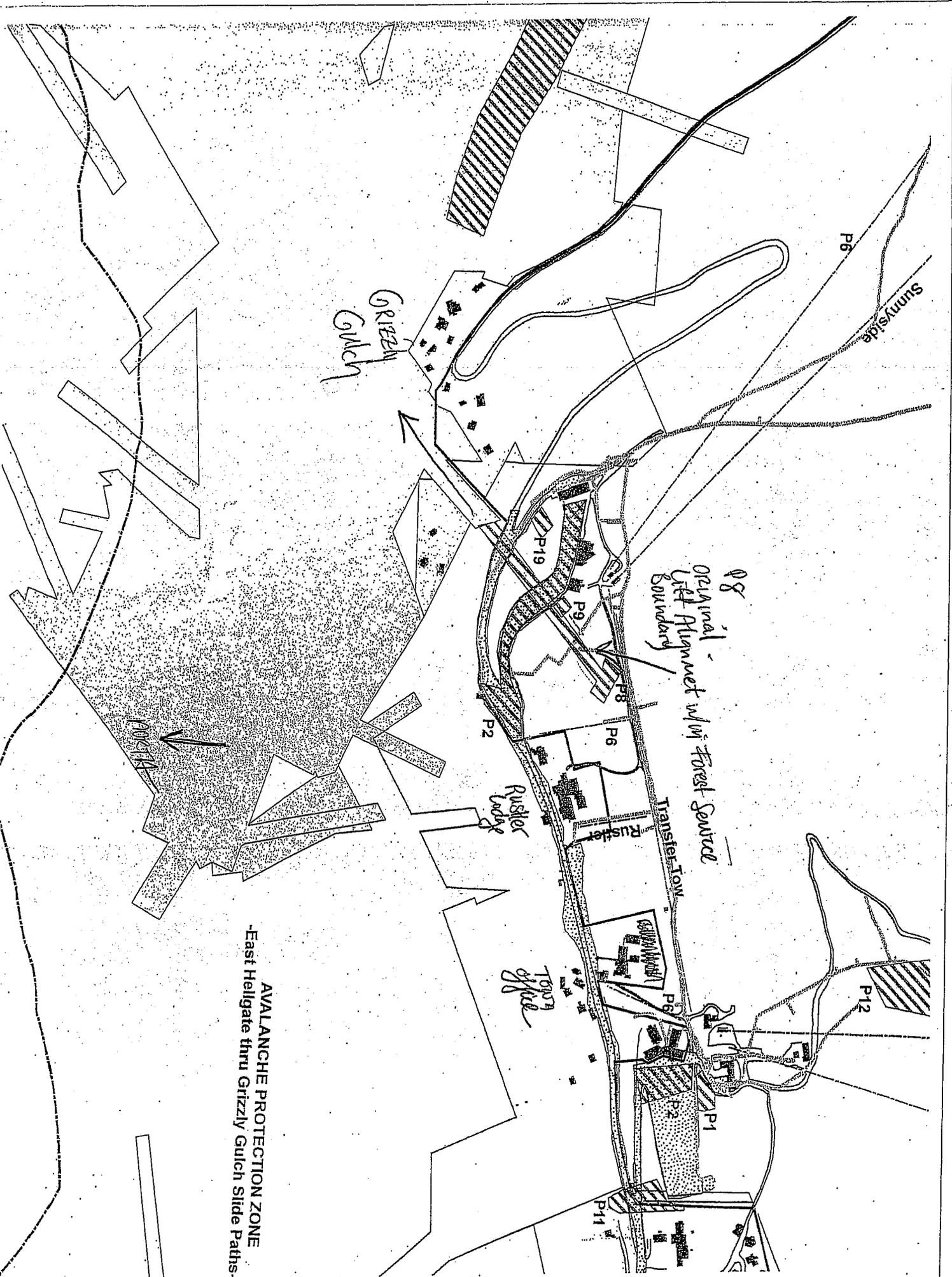
3005176005

Little Cottonwood Creek

3005326002

3005177001





AVALANCHE PROTECTION ZONE
 -East Hellgate thru Grizzly Gulch Slide Paths-

*Original
 Left Alignment w/in Forest Service
 Boundary*

*Green
 Gulch*

Sunnyside

*Rustler
 Lodge*

*Tow 3
 office*

Transfer Tow

P19

P9

P8

P6

P2

P12

P6

P2

P1

P11

P6

