

Alta Planning Commission Meeting Summary
Alta Community Center/Library, Alta, Utah
December 5th, 2016, 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, Rich Mrazik

Members of the public: Marcus Dippo, Harris Sondak, Jen Clancy, Dave Eichel, Onno Wieringa, Allyn Hart, Jerry Oyama, Diane Stahly, Bill Stahly, Karen Travis, Connie Marshall.

PUBLIC HEARING ON PROPOSED AMENDMENT SECTION 4.3, TOWN CENTER COMMERCIAL OF THE 2005 TOWN OF ALTA GENERAL PLAN

Planning Commission Chair **Joan Degiorgio** opened the public hearing and addressed the proposed amendment to the Town of Alta General Plan. **Joan** described that the language in the amendment is based on key principles developed during the recent Commercial Core Plan project, including the town's support for improved pedestrian and bicycling infrastructure, development of a community center on town of alta property, and improved transit facilities. **Joan** acknowledged that the planning commission and the town had taken comments throughout the planning process. Hearing no comment on the matter, **Joan** asked for a motion to approve the proposed general plan amendment. **Rob Voye** moved to approve the amendment, **Jon Nepstad** seconded the motion, and the planning commission voted to approve the general plan amendment.

03:35 INTRODUCTION AND WELCOME FROM THE CHAIR

Joan Degiorgio closed the public hearing and introduced the agenda for the regular planning commission meeting.

04:00 UPDATE AND RECENT EVENTS-STAFF

John Guldner introduced Salt Lake County Mountainous Planning District Planning Commission (MPD) Chair Todd Young. **Mr. Young** described the MPD's major projects, which include development of a special "Mountain Resort Zone," which will regulate development on private land at ski area base facilities; the Foothill and Canyons Overlay Zone, which will regulate development on private land within the Mountainous Planning District more broadly; and Salt Lake County's upcoming project regarding development of a Resource Management Plan for all public lands within Salt Lake County, as directed by the Utah State Legislature. **Joan Degiorgio** invited **Harris Sondak** to address Mr. Young, and **Harris** recommended the Alta Planning Commission and the MPD coordinate their efforts, and observed that decisions made by each body will substantially affect neighboring jurisdictions.

John Guldner introduced a letter sent to the town by a Salt Lake City law firm on behalf of an Albion Basin property owner, asserting that the town's land use regulations amount to a taking of private property in Albion Basin. **Jon Nepstad** asked John Guldner if the letter was a formal notice of claim, and **John Guldner** confirmed that the letter was not a formal letter of that nature.

John Guldner discussed the Shrontz Estate's application to the United States Forest Service (USFS) for a special use permit to develop a utility corridor and pave a portion of the Albion Basin Summer Road on USFS property adjacent to the Patsy Marley subdivision. **John** indicated the town submitted comments during the scoping period. **Rich Mrazik** indicated that the proposed design alternative may change significantly, and that USFS may issue another scoping letter to take public comments on a more refined concept. **Rich, Joan Degiorgio**, and others discussed the USFS special use permit application and environmental review processes. **Dave Abraham** asked about the management status at the eastern terminus of SR 210, where the paved road ends and the dirt Albion Basin Summer Road begins. **John Guldner** described that the Utah Department of Transportation (UDOT) does not have a formal right of way on SR 210 in Alta. **Chris Cawley** indicated that the scoping letter and other materials related to the proposal are posted on the Town of Alta website.

John Guldner described Mayor Pollard's recent trip to Washington, D.C. to attend a hearing on H.R. 5718, the "Central Wasatch National Conservation and Recreation Area Act" before the House Subcommittee on Federal Lands. **Mayor Pollard** reported that the hearing was contentious at times, and commended Representative Chaffetz for articulating the goals of the legislation and the larger framework of Mountain Accord, and indicated that he and other local elected officials met with most of Utah's congressional delegation during their visit to Washington. **Mayor Pollard** reported that members of the Utah delegation felt the legislation was unlikely to proceed through Congress quickly.

Chris Cawley reported that a class of students in the University of Utah College of City and Metropolitan Planning contacted town staff seeking to collaborate on a planning project as part of an academic assignment. **Chris** reported that he would be visiting the class to see a presentation of the class' project findings later in the week.

37:00 APPROVAL OF THE MINUTES FROM THE NOVEMBER 7, 2016 ALTA PLANNING COMMISSION MEETING

Roger Bourke made a motion to approve the minutes from the November 7, 2016 Alta Planning Commission meeting. **Dave Abraham** seconded the motion, and the motion was carried.

41:30 ZONING AMENDMENT REVIEW

John Guldner directed the planning commission to the document containing proposed revisions to the Town of Alta zoning ordinance.¹ **John** described the process that will transpire in the event the planning

¹ View this document online: <http://townofalta.com/wp-content/uploads/2016/09/Alta-Zoning-Ordinance-Revisions-2016-REDLINE-for-Planning-Commission-review-v.4.pdf>

commission decides to approve some or all of the proposed revisions, which will include further meetings to discuss current language or propose new language, a public hearing on final revisions, and approval by the town council. The planning commission had reviewed many of the proposed revisions at their November meeting, and focused on the remaining proposals during the December meeting. These proposals include amendments to regulations regarding the height of rooftop mechanical elements; non-conforming use and structures; a proposed “Albion Basin Source Protection Overlay Zone;” language regulating development near waterways; and definitions of common elements of sewer infrastructure. **To review the details of this discussion, please visit <https://soundcloud.com/townofalta>, find the recording entitled “Alta Planning Commission December 2016 (public hearing and regular meeting)” and scroll the recording to 41:30.** The planning commission agreed that it will need substantially more time during regular planning commission meetings to review each of the proposed ordinance amendments.

1:36:50 NEW BUSINESS FROM THE COMMISSION

Roger Bourke recommended the planning commission invite USFS Salt Lake Ranger District Ranger Bekee Hotze to a planning commission.

1:39:18 DATE OF NEXT MEETING

The next meeting will be on January 9th. The planning commission discussed its convention of meeting on the first Monday of each month, and of meeting the second Monday each month when the first Monday is affected by a holiday.

Joan Degiorgio recommended the planning commission discuss its priorities for 2017. **John Guldner** recommended the planning commission focus on developing a community center on the parcel of land it owns north of SR 210 and east of the Town of Alta Office. **John** also mentioned that the Snowpine Lodge is proceeding to develop plans for a major renovation and expansion. **John** also mentioned an effort to plan for the future of Albion Basin. **Joan** added that she would like the planning commission to move forward with creating a plan to manage the spread of invasive plant species in Alta.

1:46:05 MOTION TO ADJOURN

Rob Voyer made a motion to adjourn the planning commission meeting, **Jon Nepstad** seconded the motion, and the motion was carried.

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 Monday, February 6, 2017.

S/ Chris Cawley
Assistant Town Administrator