

Alta Planning Commission Meeting Summary
Alta Community Center/Library, Alta, Utah
November 7th, 2016, 4PM

IN ATTENDANCE:

Planning Commissioners: Joan Degiorgio (chair), Rob Voye, Dave Abraham, Roger Bourke, Mayor Tom Pollard (ex officio). Excused: Jon Nepstad (vice-chair),

Town of Alta staff: John Guldner, Chris Cawley, Rich Mrazik

Members of the public: Marcus Dippo, Mark Haik, Jen Clancy, Dave Eichel, Onno Wieringa, Dan Schilling.

INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair **Joan Degiorgio** opened the meeting and described the meeting agenda.

01:00 APPROVAL OF THE MINUTES FROM THE OCTOBER 3rd 2016 PLANNING COMMISSION MEETING

Roger Bourke made a motion to approve the minutes from the October 3rd, 2016 Alta Planning Commission Meeting. **Rob Voye** seconded the motion, and the motion was carried.

01:35 UPDATE AND RECENT EVENTS-STAFF

John Guldner stated that Mayor Pollard was planning to attend a congressional hearing on the Central Wasatch National Conservation and Recreation Area Act (CWNCRA), to be held on November 16th. **John** described that owners of the Snowpine Lodge have been in contact with the Town of Alta regarding the status of plans to renovate the Snowpine, a project which the Snowpine intends to begin immediately following the 2016-2017 ski season and which may not conclude in time for the Snowpine to operate during the winter of 2017-2018. **John** described that the Shrontz Estate had applied for a special use permit with the US Forest Service (USFS) to develop a utility corridor along the Albion Basin Summer Road. **Joan** asked John whether the estate intended to develop a parking structure, and **John** confirmed that the estate was planning to develop a parking structure. **John** and **Chris Cawley** described that the Town, Alta Ski Area, USFS, and other partners have been discussing USFS plans to update the Salt Lake Ranger District Travel Management Plan, a process which could either include study of alternative management plans for the Albion Basin Summer Road, or proceed in parallel with a separate, stand-alone study of Albion Basin. The planning commission and staff discussed the maps associated with the CWNCRA.

12:06 COMMISSION TO DISCUSS WITH POSSIBLE ACTION, DIRECTION FOR THE COMMERCIAL CORE PLAN/GENERAL PLAN

Joan Degiorgio described two documents before the planning commission, including the existing Town of Alta General Plan Section 4.3 "Town Center Commercial," and a proposed Section 4.3.A "Commercial

Numerical annotation within section headings generally corresponds with audio recordings of Town of Alta meetings, which can be accessed at <https://soundcloud.com/townofalta>.

Core Plan.” **John Guldner** described the Commercial Core Plan and staff’s intent in drafting the proposed amendment. **Joan Degiorgio** recommended the proposed amendment include a stronger acknowledgement of the Town’s support for creating recreation opportunities, and developing public spaces and other facilities that could provide alternatives to using Albion Basin as a summertime recreation destination. **Roger Bourke** stated concerns with the proposed amendment’s description of the location of a community center, opining that it may not be prudent to locate facilities on what is currently public land. **Chris Cawley** described his thinking in drafting the language in question, stating that it was purposefully vague, as making the statement more specific in various ways could necessitate a broader general plan update, which the Town has not decided to undertake. **Roger** asked whether the Town intended to acquire more land, and **John Guldner** stated the town had no intention to acquire more land. **Onno Wieringa** indicated that Alta Ski Area has discussed the possibility of conveying land it acquires through the proposed land exchange to the Town. **John** clarified that the Town did not intend to attempt an additional conveyance process with the Federal Government.

Joan asked whether the planning commission was prepared to consider the proposed amendment at a formal public hearing at its meeting on December 5th, and the commission agreed to proceed in this manner. Joan recommended that the proposed amendment be edited to include a statement regarding the development of alternatives to summer recreation in Albion Basin.

00:23:00 ZONING AMENDMENT REVIEW

****To review the proposed zoning ordinance amendments, please visit <http://townofalta.com/sept-12-2016-planning-commission-meeting-materials/>****

John Guldner described that the Town of Alta zoning ordinance is derived from the Salt Lake County ordinance in place prior to the Town’s incorporation in 1970. **John** described that the intent of the ordinance review project was to update various provisions that can be challenging to interpret, provisions that can be manipulated, and provisions that need to be updated due to changes in the State of Utah code.

John Guldner began reviewing the proposed ordinance revisions. Several proposed revisions did not engender substantive discussion. The planning commission discussed the proposed changes to the Town of Alta Code 10-1-6, “Definitions,” including changes to the definition of “definitions,” “building,” “building height,” “building, main,” “grade,” “land use ordinances,” “natural waterways,” “nonconforming structure,” “nonconforming use,” “rooftop elements,” “structural alteration,” “structure,” “use,” and “waterways.” The planning commission discussed minor proposed changes to Chapter 2 of Alta Code, Title 10.

John Guldner discussed several changes to Alta Code, 10-6 “Zoning Districts.” Changes are proposed to language regulating building height, lot coverage, mechanical screening and rooftop elements, setback from waterways, and other factors, in several of the Town’s zoning districts.

John Guldner introduced the proposed Albion Basin Source Protection Overlay Zone, and the draft map associated with the proposed zone. **Rich Mrazik** described key aspects of the proposed zone, including additional restrictions on non-conforming uses and wastewater and sewer systems.

Joan Degiorgio reviewed the proposed zoning amendments discussed during the meeting, and the commission agreed to continue discussing the proposed changes at their next meeting.

1:18:00 NEW BUSINESS FROM THE COMMISSION

Roger Bourke addressed the Shrontz Estate's proposal to develop a utility corridor to the Patsy Marley Hill Subdivision, which includes widening and pavement of a segment of the Albion Basin Summer Road and development of a parking structure. The Shrontz Estate applied for a special use permit from USFS for this project, as the proposal includes use of USFS land just beyond the terminus of SR 210. **Roger** opined that the proposal would affect historical uses of the area by residents and recreation users, and indicated that many Alta residents plan to provide comments pursuant to the scoping notice issued by USFS in regards to the proposal. **Roger** asked whether it was in the planning commission's purview to make a statement regarding the effects of this proposal, and **Rich Mrazik** recommended that the planning commission refrain from speaking on behalf of the Town, given that the Town is taking a more deliberate approach to working with the Shrontz Estate to address concerns and compile formal comments. **Roger Bourke** indicated it had been his intent to inform the planning commission of the deadline for providing comments during the USFS public scoping period, and of the proposal in general.

1:21:56 DATE OF NEXT MEETING

The next meeting will be on December 5th.

Roger Bourke invited comments from the audience. **Onno Wieringa** indicated that Alta Ski Area had discussed the possibility of developing a parking structure closer to the Albion Base Area Vehicle Maintenance Shop, which USFS would not approve because of the potential for the proposed structure to be located on private land nearby, rather than on public land adjacent to the maintenance shop. **Onno** described discussions between Alta Ski Area, Save Our Canyons, and Wasatch Backcountry Alliance regarding the maps associated with the CWNCR. **Onno** opined that the Commercial Core Plan project did not produce enough analysis of summer-focused economic development. **Onno** described various projects completed by Alta Ski Area and during the course of the summer, and mentioned the construction of the fiber optic communication hub building just west of the Town of Alta boundary.

1:34:10 MOTION TO ADJOURN

Rob Voyer made a motion to adjourn the planning commission meeting, **Roger Bourke** 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 December 5 2016.

S/ Chris Cawley
Assistant Town Administrator