

MINUTES
ALTA PLANNING COMMISSION MEETING
Tuesday, September 25, 2018, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Roger Bourke, Vice Chair
Dave Abraham
Jeff Niermeyer
Mayor Harris Sondak (ex officio)

STAFF PRESENT: John Guldner, Town Administrator
Chris Cawley, Assistant Town Administrator
Nora Pincus, Town Attorney
Joe Bolton, Town Engineer

OTHERS: Carly Castle
Mike Maughan
Del Draper

The Alta Planning Commission first convened at 2 PM, at the Alta Community Center/Library, before embarking on a field trip to Albion Basin, where the planning commission visited existing cabins in the Cecret Lake area. The planning commission discussed existing and proposed stream setbacks, and the impacts the proposed Albion Basin Protection Overlay Zone (ABPOZ) would have on existing cabins and undeveloped lots within the area proposed to be identified as the ABPOZ.

PLEASE NOTE:

Due to errors made in operating the town's audio recording device, the September 25th Alta Planning Commission meeting was not recorded. In order to produce these minutes, staff contacted individual planning commission members via telephone, and developed the following general summary of the topics discussed during the meeting.

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Vice Chair Roger Bourke called the meeting to Order at 3:45 PM.

2. APPROVAL OF MINUTES FROM THE AUGUST 28, 2018 PLANNING COMMISSION MEETING

Dave Abraham made a motion to approve the minutes from the August 28 2018 Alta Planning Commission meeting. Jeff Niermeyer seconded the motion, and the motion was carried.

3. PLANNING COMMISSION TO DISCUSS WITH POSSIBLE ACTION A RECCOMENDATION TO FORWARD THE PROPOSED ZONING AMENDMENTS TO THE ALTA TOWN COUNCIL

The planning commission reviewed several proposed changes to the package of zoning ordinance amendments, including the addition of a definition for *use, intensity of*; addition of requirements that applicants for permission to construct new occupied structures within the boundaries of the proposed Albion Basin Source Protection Overlay Zone (ABPOZ) show year-round vehicle access and connect to the Town of Alta sewer system; addition of a statement clarifying the town's intent not to further restrict owners of existing Albion Basin cabins from maintaining their properties; and clarification of nonconforming use regulations as they pertain to properties inside of, and outside of, the ABPOZ.

The planning commission also discussed the boundaries of the ABPOZ, and whether those boundaries should be modified to follow ridgelines and encompass a larger portion of Albion Basin. The planning commission discussed the scientific basis upon which the ABPOZ has been justified, which includes data produced in a 1993 study of Albion Basin wetland functional values, and testimony from University of Utah Biology Professor Jim Ehleringer which described the accelerated hydrologic function of upper Albion Basin.

The planning commission discussed the possibility of moving to approve the ordinance revisions and forward them to the Alta Town Council. While two of the three present planning commission members indicated openness to doing so, all three planning commissioners present agreed that it would be preferable to withhold action until a meeting at which more planning commission members were present.

4. NEW BUSINESS FROM THE COMMISSION

Roger Bourke recommended the town consider installing a sewer main line to the residential area known as West Grizzly Gulch.

Minutes Approved on October 30th, 2018.



Chris Cawley, Assistant Town Administrator