

MINUTES
ALTA PLANNING COMMISSION MEETING
Tuesday, October 30, 2018, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Jon Nepstad, Chair (via telephone)
Roger Bourke, Vice Chair (via telephone)
Dave Abraham
Rob Voyer
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:

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair Jon Nepstad called the meeting to order at 3:00 PM.

2. APPROVAL OF MINUTES FROM THE SEPTEMBER 25, 2018, PLANNING COMMISSION MEETING

Jeff Niermeyer recommended that the minutes include a paragraph explaining that the minutes were prepared by conferencing with those members that were in attendance of that meeting due to the technical failure of the recording.

Jeff Niermeyer made a motion to approve the minutes from the September 25, 2018, Alta Planning Commission meeting, with the addition suggested. Dave Abraham seconded the motion. The motion passed with unanimous consent of the Commission.

Assistant Town Administrator Chris Crawley noted that the Town was consulting a transcriptionist for the Town Council and Planning Commission minutes, so they could expect to see some changes to the format and style of the minutes.

Chair Jon Nepstad asked Dave Abraham to lead the next discussion item.

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

Dave Abraham introduced the item and said that there had been some minor discussion since their previous meeting in terms of the 24-hour, 365 days a year vehicular access requirement.

Town Administrator John Guldner gave a brief history of the proposed Albion Basin Protection Overlay Zone (ABPOZ) and said that there were six items that still needed to be discussed. The first was establishing the boundaries of the proposed overlay zone. The proposed boundaries followed a study that the Town had commissioned, but there had been some discussion about widening those boundaries. The Planning Commission did not contest the currently proposed boundaries.

John Guldner said the second item to discuss was the addition of a definition of “intensity of use.” He noted that the definition included in the current proposal matched the definition in the Salt Lake Valley Health Department code. Jeff Niermeyer felt that the intensity of use should be based on the number of bedrooms. He was concerned that the two definitions of “intensity of use” included in the proposed ordinance were inconsistent. City Attorney Nora Pincus noted that the most recent version of the proposal did include bedrooms in the definition.

John Guldner continued by explaining that the proposed ordinance requires sewer hook-ups prior to the issuance of any building permit for new structures on vacant parcels in the ABPOZ. The ordinance specifically states that the 21 existing cabins would be exempt from this requirement.

The next item of discussion was regarding the requirement for 24-hour vehicular access to all properties within the zone, except for the existing 21 cabins or dwellings. Based on previous discussions, John Guldner believed that they should abandon that requirement. There are other places in the Town that do not have to meet this requirement. Jeff Niermeyer asked whether the Town wanted to continue to approve development to which they could not get emergency services. An individual could choose whether they wanted to ski into their own property, but the Town was obligated to provide emergency services to the population. He thought it was important for the Town Council to at least consider this requirement. Nora Pincus clarified that the current language would require vehicle access only for properties in the Albion Basin. It was suggested that they had considered including this requirement because of the possibility of rentals in the Albion Basin. An owner would understand that there was no emergency access to their cabin, but a renter may not. John Guldner was in favor of forwarding the discussion to the Town Council. Jeff Niermeyer was comfortable taking the language out of the recommendation, as long as the Town Council knew that this was a large part of their discussion.

Rob Voyer liked the requirement for sewer availability, and he was okay with taking out the 24-hour access requirement. He asked if the Town expected rentals in the Albion Basin. John Guldner explained that they do not issue any business licenses for the Albion Basin, so the owners shouldn't be renting out. There was one exception with the Lund property because the use was essentially grandfathered in from the County.

After some discussion, it was the consensus of the Planning Commission to remove language requiring 24-hour access, but they wanted the Town Council to be aware of their discussions.

John Guldner reminded the Planning Commission that they had discussed two water options and would be recommending one, but staff would ensure that the Town Council was aware of both options. The next item of discussion was a new section that would acknowledge and support the continued existence of the existing single-family cabins and dwellings in the Albion Basin. Another part of the ordinance addressed appropriate repairs and alterations to the existing cabins within the Overlay, which was a controversial issue for the cabin owners. He explained that the proposed language would reflect what was allowed by Salt Lake City and the Health Department regarding alterations. Essentially, the Town would support the upkeep, maintenance, and upgrading of the existing cabins, but owners would not be able to tear down, rebuild or expand their cabins. He noted that if a cabin was destroyed by a natural disaster or from age, the owner would be able to rebuild.

Rob Voyer wanted to ensure that the property owners would be able to fix up their cabins without increasing the intensity of use. The Town wouldn't want cabins in disrepair. There was a discussion regarding the proposed language and the Planning Commission determined to include language regarding expansions according to Salt Lake City and the Health Department. This would allow individuals to appeal if they felt their remodeling would improve safety of the cabin.

Roger Bourke commented that it was difficult to foresee every possible situation that may occur. Dave Abraham agreed, but he was comfortable with the discussion they had about this issue. He felt that clarifying the definition of "intensity of use" would help this situation. The Planning Commission wanted to be sure that there were regulations, but also allow some flexibility for remodeling and upgrading.

Jeff Niermeyer moved to forward a positive recommendation to the Town Council, pending changes to the definition of "intensity of use", the inclusion of the Life/Safety Allowance pending appeal to the Building Official Appeal Authority, and the striking of Section 10-6A-9. Dave Abraham seconded the motion. The motion passed with unanimous consent of the Commission.

4. NEW BUSINESS FROM THE COMMISSION

Jeff Niermeyer reported that UDOT was retooling their Little Cottonwood Canyon EIS, and he requested an update on that project from a knowledgeable individual. Chair Jon Nepstad agreed and suggested that the Commission put together a list of questions for UDOT before they come and make a presentation.

There was a brief discussion regarding the potential for a Dark Skies Ordinance, and Chair Jon Nepstad said that he wanted to poll the community or have a public meeting to get input from the residents.

Roger Bourke requested that Keith Hansen, Alta water system operator, come and make a presentation about potentially getting a sewer up to the west Grizzly properties.

5. DATE OF NEXT MEETING

Chair Jon Nepstad noted that their next meeting would be on Tuesday, November 27, 2018.

6. MOTION TO ADJOURN

Rob Voye moved to adjourn the meeting. Jeff Niermeyer seconded the motion. The motion passed with unanimous consent of the Commission.

Minutes Approved on November 27th, 2018.



Chris Cawley, Assistant Town Administrator