

MINUTES
ALTA TOWN COUNCIL WORK SESSION
THURSDAY, FEBRUARY 28, 2019 10:00-11:00 AM
ALTA LIBRARY - 10361 E. HWY 210
ALTA, UTAH 84092

PRESENT: Mayor Harris Sondak

Council Member Cliff Curry

Council Member Margaret Bourke

Council Member Sheridan Davis

Town Administrator John Guldner

Town Clerk Piper Lever

Legal Counsel Nora Pincus

Del Draper, property owner

Mayor Sondak called the meeting to order at 10:01 am. Town Administrator John Guldner gave an overview of the proposed ordinance changes and pointed out that the most significant issues of the changes were height, creation of an Albion Basin Protection Overlay Zone, stream setbacks, waterways definition and non-conforming use. Mr. Curry added that the non-substantive technical changes were also on the table for approval. Mr. Curry suggested that after working on this project for 4 years, he would encourage the Town Council to focus on and grind out a version that the Council could pass during their regular April meeting in order to be ahead of another building season. Ms Bourke stated she would like to get a dark sky amendment added to the change. Mr. Curry said he would not want the Dark Sky amendment to delay the passing of the revised ordinance. Mayor Sondak said he had another concern in the ordinance, which is the matter of non-paved roadways and how they affect coverage issues. Ms Davis wondered if the zoning ordinance would be an appropriate place to address electric bike restrictions.

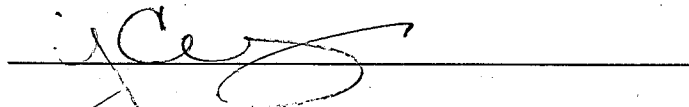
Mayor Sondak asked the Council if they believed Albion Basin should be treated differently than the rest of Town. They agreed that they did. Legal Counsel Pincus confirmed that it is justified to treat the sensitive Albion Basin differently from the rest of the Alta zones. Mr Curry pointed out that for subsequent meetings, the Council and the public would need both hardcopies and high-resolution on-line maps of different scales and at least one public hearing. Mr Draper, a cabin owner since 1961, representing the Cecret Lake Homeowner's Association, voiced concerns that property owners should be able to maintain and renovate their buildings. Mr Draper pointed out the inconsistency that Alf's and lower Albion Basin (specifically, the Grizzly Gulch area) could build new houses and do major renovations while upper Basin owners could not. He would have liked to have replaced the footings on his house when he did a renovation but was not allowed to. Mr. Curry agreed that the Town encouraged owners to maintain their property, but the devil was in the details. One person's opinion of "maintenance" or "improvement" might be a "remove and replace" scenario. Ms Davis stated that

business or economic concerns should not supersede or create separate rules for businesses like Alta Ski Area, residential property owners, and residents.

It was reiterated that the Council supports different zoning protection to the Albion Basin. The Council assigned Ms Bourke and Mr Guldner the task of cleaning up the non-substantive changes in the ordinance and having a draft ready before the next work session, scheduled for 9:00am on March 14, 2019 right before the regular Council meeting. Mr Curry and Mayor Sondak agreed to get together and work out a solution for the unpaved roadway relating to developable coverage matter.

Mayor Sondak adjourned the session at 11:08am.

Passed and approved this 18th day of March, 2019.



Jen Clancy, Deputy Town Clerk