

MINUTES
ALTA TOWN COUNCIL WORK SESSION
Tuesday, November 19, 2019, 4:30 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Harris Sondak
Council Member Margaret Bourke by telephone
Council Member Cliff Curry
Council Member Elise Morgan
Council Member Sheridan Davis

STAFF PRESENT: John Guldner, Town Administrator (via telephone)
Piper Lever, Town Clerk
Polly Samuels, Town Attorney

WORK SESSION

1. Discussion with no action regarding draft zoning ordinance changes.

00:00:01

Mayor Sondak called the work session to order at 4:42 PM and introduced the work session agenda item. Town Administrator John Guldner started the discussion off with the issue of BUILDING HEIGHT on page 2 of the definition section of the proposed ordinance. He would like to see the Council come to a consensus on this matter. Cliff Curry suggested making all existing structures compliant in the text. It was pointed out that language is not needed because there are no existing structures that are non-compliant.

Mayor Sondak asked the Council if there were any objections to the 35' HEIGHT REQUIREMENTS for single family dwellings in Section 10-6A-6, page 15. Mayor Sondak wondered if the potential community center should be excluded from this restriction, but it was pointed out that this requirement applied only to single family dwellings. The Council raised no objection to the maximum height proposed language, noting that all existing buildings that comply with height regulations now will remain compliant after any ordinance changes. The Council jumped ahead to the matter of FOOTPRINT in Section 10-8-4, page 39. There was no objection to this section, allowing a one-time expansion of 250 gross sq ft.

The Council then moved back to Section 10-1-6 on page 7 NET DEVELOPABLE ACREAGE . Sections C and D; suggestions were made to change “top of bank” language to “waterway bank” or “where the stream or creek would enter the floodplain, as determined by the building official”. Each council member seemed to agree that the language needed to be more specific as to what constituted the “top of bank,” and keeping the discretion of the building official to designate that delineation. They also seemed in agreement to delete the last sentence of section D.

The Council moved onto 10-6-9(G)(2), page 17. STREAM REGULATIONS. Council reminded counsel to add the word “Upper” to Albion Basin Overlay Protection Zone to 10-6A-9G(2).

In Section (2)(a), replace the word “nor” for “or” in the sentence “within 100’ from the high water line of any Waterway nor within 20’ from the Top of Bank as determined by the building official.”

In Section (2)(b), it was suggested to add “or campground” to ski operation non-habitable infrastructure

In Section (2)(c), add “campground and” to ski area infrastructure. It was debated to use the word “may” or “will” to the exemption from this setback so long as such infrastructure is first approved by the general language of “the appropriate jurisdictional partners” and/or “compliant with SLVHD Rule #14”. Polly, Mike Maughan and John Guldner will work together to come up with a solution for non-habitable Alta Ski Area and campground infrastructure.

2. Adjournment

Harris Sondak motioned to adjourn. Sheridan Davis seconded the motion and all were in favor.

The Work Session was adjourned at 6:03 PM.

APPROVED by Alta Town Council on December 11, 2019

Piper Lever, Town Clerk / s