

**Alta Planning Commission Meeting Summary**  
**Community Center/Library, 10361 E. Hwy 210, Alta, Utah**  
**April 21, 2014, 4PM**

**IN ATTENDANCE:**

**Planning Commissioners:** Joan Degiorgio, Elise Morgan, Skip Branch, Jan Streifel, Roger Bourke (on the phone), and Mayor Tom Pollard (ex officio member).

**Town of Alta staff:** John Guldner and Liz Schulte (counsel).

**Members of the public:** Chris Cawley, Mark Haik, Onno Weiringa (Alta Ski Area) and Ryan the videographer.

**INTRODUCTION AND WELCOME FROM THE CHAIR**

**Joan Degiorgio:** The Town Council (TC) has remanded the Planning Commission's (PC) recommendations regarding height, coverage and setbacks (HCS). **Joan** feels the TC does not understand the depth and process behind the PC recommendations. **Joan** observed that everybody wants to move forward.

**2:55-UPDATE ON RECENT EVENTS. STAFF**

**John Guldner** gave an update on the Utah State Engineer's transfer of water rights from property in Sandy to lots in Albion Basin. Various parties sued to stay the transfer, the stay was granted, and the issues will be considered in court. **John** also discussed the fiber optic installation project slated to proceed during summer 2014. Residents and homeowners near HWY 210 Gate E are concerned about the installation of a fiber optics hub building on the N side of HWY 210. Town staff and the Mayor are engaging the contractors on this project and will represent the concerns of the community.

**14:00-APPROVAL OF MINUTES FROM THE MARCH 17<sup>th</sup>, 2014, PLANNING COMMISSION MEETING**

**Jan Streifel** made a motion to approve these minutes.

**Elise Morgan** seconded the motion.

All present members of the Planning Commission voted in favor.

**15:20-DISCUSSION OF THE ALTA TOWN COUNCIL'S REMAND OF THE PREVIOUS BASE FACILITIES ZONE RECOMMENDATIONS**

**Mayor Pollard** described the TC work session in which TC took up the PC recommendations. TC members felt they needed additional clarification of issues such as coverage vs. density and architectural step-backs. **Mayor Pollard** acknowledged the time and consideration the PC devoted to these recommendations, and observed that new ordinances may need to address issues such as the definition of a hotel room, water requirements, condominiums, etc.

**Roger** added that a few issues could be clarified simply, such as adding a specific formula for architectural step-backs, but that other issues are more complex, such as the issue of remaining water and the definition of a hotel room.

**Mayor Pollard** clarified that the TC's motion to remand included specific requests: that the PC consider water capacity, the definition of a hotel room, the definition of coverage, the issue of condominiums in the Base Facilities Zone (BFZ), and clarification of architectural step-backs.

**Liz Schulte** observed that the TC's "sticking point" was the question of whether the HCS recommendations should be passed without consideration of other issues.

**Rob Voyer** asked whether such ordinances are an appropriate place to consider water use. **Joan** asked who gets to control water allotment under a surplus water agreement. **Mayor Pollard** observed that we could inadvertently allow increased coverage/density that causes us to exceed our water agreement.

**John Guldner** described early conversations with Salt Lake City and Salt Lake County Service Area #3 in which TOA was assured there was sufficient water for particular projects. **John** also discussed a 2008 TC decision to define a hotel room as 600 sq', noting that it made various TOA ordinances out of sync with other authorities, none of which define a hotel room as being a particular size.

Discussion moved to procedures for going forward with remanded recommendations. **Skip** reiterated questions about whether the TC understood the depth of the PC's process in generating their recommendations. **Mayor Pollard** described the process by which land use ordinances can be changed: PC has a public hearing, makes a recommendation *with specific ordinance language* to the TC; TC discusses, has a public hearing, and votes to *adopt, amend, or modify*. **Roger** observed that the TC hadn't done any of those things, and **Liz** clarified that the TC never actually put the specific ordinance language up for a formal vote due to their concerns about other issues, and added that the TC does not need to hold a public hearing, only a public *meeting*, in order to eventually vote on a formal ordinance change. **Joan** asked if the PC should briefly re-work the original recommendations, send them to the TC, and then prepare new ordinances regarding water, BFZ condos and hotel room definition, or combine everything into a new package. **Skip** suggested that the PC consider inviting the TC to a joint meeting for an open discussion of these issues.

**Joan** asked if the town can prioritize or allot water from what remains unused in the TOA surplus water agreement with SLC. **Liz** suggested that the Town may be required by law to approve any developer who makes a complete application which meets all Town ordinances and for which water is available under the TOA water agreement.

**Mayor Pollard** addressed the interest in building condos in order to finance hotel expansion. **Skip** and **Joan** described the conversation about BFZ condos in 2008, in which the notion that condos could be used as a financing tool was not included.

**Joan** summarized items for a TC/PC joint meeting briefing package: information on water, hotel room definition, definition of coverage, condos, and architectural step-back. PC discussed possible times and dates for a joint meeting, and June 2<sup>nd</sup> at 1PM was settled upon. It was decided that staff will prepare a package of pertinent information regarding these issues prior to the next PC meeting.

**1:08-Joan** prompted a period of public comment. **Mark Haik** suggested the PC revisit the history of water and development issues in the TOA, observing that the TOA has had a variety of positions on what sort of development ought to be allowed in the Town. **Mark** noted that Snowbird has established a successful timeshare business, which provides Snowbird consistent year-round business. **Mark** also observed that the Town needs to clarify the constraints of its water agreement and other aspects of its water "situation." **Mark** noted water right # 57-10013, in which a change application approved a transfer of 500 acre feet of water to the TOA.

**Onno Wieringa** of Alta Ski Area asked questions about the Friends of Alta (FOA) study of current peak day demand. **Jen Clancy** of Friends of Alta said the study was completed in January 2014. The study is based on State and Salt Lake Valley Health Department rules.

**1:16-REVIEW OF THE COMMISSIONER'S PRIORITY LIST**

**Elise** suggested that the PC should await the joint meeting to establish a list of priorities moving forward from the remand. **Mayor Pollard** noted that Mountain Accord is gaining steam and should be on the PC's radar. **Joan** stated that Town Staff's joint meeting briefing materials will be a priority at the next meeting, which will be held on May 19<sup>th</sup>, 2014.

**1:20-MOTION TO ADJOURN**

**Joan** asked for a motion to adjourn the Planning Commission Meeting. **Skip** made a motion to adjourn, and **Rob** seconded the motion.

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The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were passed and approved on June 23<sup>rd</sup>, 2014.

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Chris Cawley  
Assistant Town Administrator

\*Audio Recordings are available on <https://soundcloud.com/townofalta>.