

**Alta Planning Commission
Minutes
March 4, 2008**

The Alta Planning Commission held a meeting on March 4 2008 at 12 pm at the Market Street Grill at 2985 East Cottonwood Parkway(6580 South), Salt Lake City. Planning Commission members in attendance included Skip Branch, Joan DeGiorgio, Lee Kapaloski, Jan Striefel, Rob Voye, and Jon Nepstad. Mayor Tom Pollard was present, as well as Town of Alta staff members John Guldner and Laura McIndoe. Town of Alta attorneys Kimberly Chytraus and Katie Lewis were also present. Members of the public present included Frank Perkins, Cyd Bruns, Mark Haik (with Court Recorder Diana Kent), and Charles Livsey. A tape recording of the entire meeting was created and is kept at the Town of Alta office.

Planning Commission Chair Skip Branch welcomed everyone to the meeting. He also summarized why the Town is discussing new zoning ordinances. Mr. Branch then gave Mayor Pollard time to speak to the Commission.

Mayor Pollard stated that there is pressure on the Town to better address garbage and recycling as well as a new community center for the Town. The Mayor further stated that these items should be incorporated into more of a big picture view and that he plans to spend Community Development Block Grant Funds to study this. A key element in this planning will be to involve everyone in the Alta community, as well as the Alta Planning Commission in a long term broader planning effort.

Discussion with Possible Approval of the January 8 and February 12 2008 Planning Commission Minutes

Discussion ensued regarding the minutes for the January 8 2008 Planning Commission meeting. Mr. Kapaloski moved that the minutes be approved with amendments. Ms. DeGiorgio seconded the motion, and the Commission unanimously voted to approve the January 8 2008 minutes with amendments.

Discussion ensued regarding the minutes for the February 12 2008 Planning Commission meeting. Mr. Kapaloski moved that the minutes be approved with amendments. Ms. DeGiorgio seconded the motion, and the Commission unanimously voted to approve the February 12 2008 minutes with amendments.

Discussion Regarding Suggested Amendments and or Additions to the Existing Uniform Zoning Ordinances and Land Use Ordinances of the Town of Alta

The first item the Planning Commission addressed was clarification that the Planning Commission agreed that the role of the Land Use Authority should rest with the Planning Commission, and the role of the Appeal Authority should rest with the Town Council. It was confirmed that the Planning Commission felt that the Land Use Authority should rest

with the Planning Commission and the Appeal Authority should rest with the Town Council.

Ms. Chytraus introduced discussion regarding a possible Condo-Hotel Ordinance. Ms. Chytraus stated that this was not a topic that was covered in the Town's existing ordinances. Ms. Chytraus clarified that the Planning Commission is having this discussion of ordinances so that there is an understanding of the direction the Planning Commission would like to go toward in its ordinance recommendations to the Alta Town Council.

Ms. Lewis stated that the main points that need to be discussed relevant to condo-hotel regulations are (1) does the Town want to allow condo-hotels, and (2) if so, how will the Town define them? In addition, what zones would these uses be allowed, and with what kinds of densities?

Mayor Pollard asked whether there is an accepted definition for a condo-hotel. Ms. Chytraus stated that a condo-hotel generally refers a condominium with units owned by individual owners, but may be regulated as a security, usually with an optional rental pool that can do nightly rentals, like a hotel.

Mr. Guldner distributed a copy of the Town's zoning map to the Commissioners, and gave a summary of the history of how the Town's Base Facilities Zone was applied. All of the Town's hotels are located in the Base Facilities Zone.

Discussion regarding the differences between condominiums and hotels, and the way the different uses might affect the character of the Town followed. Hotels have more "hot beds", while condominiums may not be used as much. There are also concerns such as parking per unit, and how interlodge notice procedures might be different for individually owned condominium units as opposed to hotel units, which are managed by a central registration desk with switchboard services. Mr. Kapaloski stated that he would have a difficult time allowing for condo-hotel uses outside of the Base Facilities Zone because the Base Facilities Zone contemplates many of the issues, such as parking and interlodge, which would be inherent in the condo-hotel concept.

Mr. Kapaloski and Mr. Guldner discussed that the issue is not about ownership of the units, but of density of the project. Ms. Striefel stated that it is also an issue of size; a condominium unit is a living area, and is larger than a hotel room. Blackjack is an example of a condo-hotel; some of the units are lived in, some units are rented, and there is a front desk.

Mayor Pollard remembered that during discussions when the Base Facilities Zone was established, public safety was a critical issue, and hotels were considered a better option in controlling public safety. Also, Alta Ski Lifts Company is interested in seeing more "hot beds" in the Town because it influences the day-to-day traffic in the canyon. Mayor Pollard feels that the definition of density for a condo-hotel is important.

The Planning Commission then had discussions regarding the definitions for a guest room and the densities of guest rooms allowed under current zoning for condominiums and for hotels. Under the Town's current ordinances, condominiums are allowed a density of 20 guest rooms per net developable acre, and hotels are allowed a density of 33 rooms per net developable acre. The Commission had questions and discussion regarding the density distinctions of the two types of uses (condo and hotel) and the definition of a room, and whether ownership matters.

Ms. Lewis summarized, based on the discussions, the direction that the Planning Commission was leaning toward is as follows:

1. The condo-hotel regulation should occur in the Base Facilities Zone, meeting all of the standards applied in that zoning district;
2. The condo-hotel use should be permitted in the Base Facilities Zone as a conditional use; and
3. Definitions for density and rooms should be refined and clarified.

Mr. Branch added that he liked the idea that condo-hotels be permitted in the Base Facilities Zone as a conditional use because it allows the Planning Commission to look at proposals on a case-by-case basis. Ms. Chytraus stated that careful thought would be needed to outline the conditions that would be applied to a condo-hotel use.

Further discussion followed addressing definitions for rooms and how that relates to densities. Questions were raised about the rationale for 33 rooms per net developable acre, and it was thought that density was related to parking and possibly other impacts. The Commission members discussed square footage as a possible definition for a room, whether 100 square feet was appropriate, or a larger area, and whether that definition would be "habitable space". Ms. Chytraus offered that she could do research on how other communities define rooms. Ms. Chytraus also stated that she could work on the definitions more and come back to the Commission with some recommendations.

Discussion of Future Meeting Schedule

The Commission thought it would be appropriate to give the Town Council an opportunity to participate in the Planning Commission's dialog on zoning ordinances.

The Commission agreed to the following Planning Commission meeting schedule:

- Monday March 17 2008 at 6:30 pm at the Alta Community Center (a possible joint meeting with the Town Council);
- Tuesday April 1 2008 at 12 pm at the Market Street Grill (Cottonwood); and

- Wednesday April 16 2008 at 7 pm at the Alta Community Center (Public Hearing);
- Friday May 2 2008 at 12 pm at the Market Street Grill (Cottonwood) to finalize recommendations.

Discussion With Possible Action on Closed Door Meeting to Discuss Litigation Matters

There was a motion by Ms. Striefel to go into a closed door meeting to discuss litigation matters. There was a second to the motion by Ms. DeGiorgio, and a roll call vote was taken:

Rob Voyer, aye
Lee Kapaloski, aye
Joan DeGiorgio, aye
Jon Nepstad, aye
Jan Striefel, aye
Skip Branch, aye

The motion was carried with all members voting in the affirmative.

Mr. Voyer motioned to adjourn the regular meeting of the Planning Commission. Ms. DeGiorgio seconded that motion with each Planning Commissioner voting in the affirmative.

The closed door meeting began at approximately 2:30 pm. The closed door meeting was recorded on a tape. Those present at this meeting included Alta Planning Commissioners Skip Branch, Joan DeGiorgio, Jan Striefel, Jon Nepstad, Rob Voyer, and Lee Kapaloski. Mayor Pollard was also present, as were Town of Alta attorneys Kimberly Chytraus and Katie Lewis, and Town of Alta staff members John Guldner and Laura McIndoe.

Mr. Kapaloski moved to adjourn the closed door meeting, with a second by Ms. DeGiorgio, with each Commissioner voting in the affirmative. The closed door meeting was adjourned at approximately 3:15 PM.

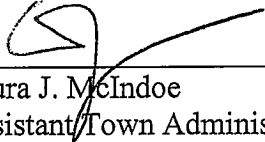
Additional Planning Commission Discussion*

After the closed door meeting adjourned, Mr. Kapaloski stated he had one more item to bring up with Planning Commission members. He reminded the Commissioners that the Town does have the latitude to create stricter standards in its ordinances than what is laid out in the Land Use Management and Development Act.

Hearing no other business before the Planning Commission, Mr. Kapaloski moved to adjourn the meeting. Ms. DeGiorgio seconded the motion, with each Commissioner voting in the affirmative. The meeting was adjourned at approximately 3:30 pm.

*This additional Planning Commission discussion was recorded; the recording is located at the end of the tape for the closed door meeting.

These minutes were passed and approved on the first day of April, 2008.



Laura J. McIndoe
Assistant/Town Administrator