

**Alta Planning Commission**  
**Minutes**  
**May 23, 2008**

The Alta Planning Commission held a meeting on May 23, 2008 at 12 pm at the Market Street Grill on 2985 East Cottonwood Parkway (6580 South), Salt Lake City. Planning Commission members in attendance included Skip Branch, Jon Nepstad, Jan Striefel, Joan Degiorgio, Lee Kapaloski, and Rob Voye. Town of Alta staff members John Guldner, Laura McIndoe, and Kate Black were present. Town of Alta attorneys Kimberly Chytraus and Katie Lewis were also present. Members of the public present included Craig Call, Cyd Bruns, Frank Perkins, Jennifer Garner (with a court recorder), and Onno Wieringa.

Planning Commission Chair Skip Branch welcomed everyone to the meeting. Mr. Branch thanked Commission for passing Land Use Authority Ordinance and summarized the meeting agenda.

**Discussion Regarding Planning Commission Schedule**

Mr. Branch thanked everyone for volunteering their time and effort dedicated to the Planning Commission. Mr. Branch stated the need to be more formal, and although upcoming matters such as the Patsy Marley subdivision and ordinance discussions will take time, the following was proposed: 1) meetings are limited to two hours regardless of what is accomplished, and 2) meetings will be once a month. To go beyond that would be asking too much. Input was requested regarding this proposal.

Ms. Degiorgio noted that there are many ongoing issues right now. Mr. Kapaloski shared his experiences sitting on a board facing similar problems such as litigation and other major issues. This board has subcommittees that work with pending issues that cannot be resolve in a 2 hours meeting. Mr. Guldner reminded the Planning Commission that they have been on an accelerated schedule to get things done and catch up. It is hoped that by June the Planning Commission can get back to regular schedule.

Mr. Branch asked for a motion to pass the scheduling of Planning Commission meetings once a month for two hours in length. Mr. Voye motioned, with a second by Ms. Degiorgio.

Mr. Branch discussed choosing a set date and time to make it easier for everyone to attend. It was decided that the Planning Commission would meet the second Tuesday of every month at 12-2 pm at Market Street Grill on 2985 East Cottonwood Parkway. The Planning Commission agreed to have next meeting June 10, 2008. It was confirmed that this would work with the Town of Alta employees as well.

Mr. Branch apologized for getting materials out too close to meeting time, and expressed embarrassment over the issue. Mr. Branch emphasized that it would be best if materials could be received a week in advance.

Mr. Branch mentioned that part of the impetus of meeting so often and so seriously is that the Planning Commission feels under the gun and this has caused pressure as far as deliberations are concerned. The Planning Commission was reminded that it is their responsibility to serve the Town of Alta in its best interest, and that a speedy Planning Commission is not necessarily a good Planning Commission. Mr. Branch emphasized that the Planning Commission is about responsibility more than the clock.

Ms. Degiorgio acknowledged Ms. McIndoe's departure, and makes a motion to formally recognize Ms. McIndoe. The motion was seconded. Ms. McIndoe thanked the Planning Commission, and expressed how much she enjoyed working with the Commission.

### **Discussion with Possible Action on the Following Land Use Ordinances and Amendments**

#### **Proposed Revisions to the Base Facilities Zone Ordinance**

Mr. Branch began discussion concerning the Base Facilities Zone Ordinance, and reminded the Commission that the two key issues at the last meeting were 1) the definition of condo-hotel and 2) determining the necessary parking for developable acreage. Since the last meeting, there has been more deliberation and further investigation. Mr. Branch turned over the discussion over to Mr. Guldner.

Mr. Guldner first discusses the parking issues and brings up a conflict found in the Ordinance. In the ordinance, one spot calls for one parking spot per guest room, and later on calls for ½ parking spot per guest room. Mr. Guldner feels this inconsistency in the Ordinance should be cleared up, and recommended that ½ parking spot per guest room per hotel should be the accepted usage. In addition, Mr. Guldner noted that having many onsite employees causes street parking to fill up, and it is necessary to address parking for employees. In addition, it would be preferable to have guests parking onsite and off the road. These issues need to be integrated into existing regulations. Mr. Kapaloski asked Mr. Guldner what he recommends. Mr. Guldner suggests ½ spot per guest room plus a number for employees. The accessory parking requirement can be waived if the bar, restaurant, etc., is in the hotel, as most users of those facilities are hotel guests themselves. A separate bar, restaurant, etc., would require additional parking.

Mr. Guldner recalled that when the Base Facilities Zone Ordinance was reviewed in 1989-1990, no one anticipated stipulating requirements for a hotel that is torn down and needs to be rebuilt, and it is not defined what to do if this occurs. Ms. Chytraus added that the old Zoning Ordinance only applies to existing structures, but does not address new construction requirements. Mr. Guldner agreed with how the Ordinance reads as it pertains to adding on to an additional structure. The discussion then turned to employee housing and parking and requirements for facilities that are being rebuilt. Mr. Guldner highlights the need to focus on onsite employees as it is not addressed in the previous Ordinance. After further discussion, Ms. Chytraus clarifies that for any new hotel,

employee parking is required to be one added space per tenant. Alternatively, there may be a Parking Management Plan to address live-in employee parking. Mr. Voye expresses that one space per live-in employee is too much. Several Commission members brought up the Parking Management Plan as an alternative to the one space per employee.

Mr. Kapaloski moved to amend the parking Ordinance to be modified to stipulate  $\frac{1}{2}$  parking space per guest room. In addition, employee housing still maintains one space per onsite employee, unless a Parking Management Plan is submitted. The motion was seconded by Mr. Voye.

Mr. Kapaloski moved to amend the previous motion for language in the Parking Management Plan to include all employees. Ms. Striefel seconded the motion. Each member of the Planning Commission voted in the affirmative.

The next item discussed regarding the Base Facilities Zone Ordinance was the amendment defining a guest room. Ms. Chytraus reminded the Planning Commission that last meeting there was a motion to allow the condo-hotel definition of a guest room to be 600 square feet of habitable space. In addition, it would be preferable to encourage lockouts, require a front desk and property management company, and participation in a rental program. Density of 33 guest rooms per net developable acre would apply for both hotels and condominiums. This would allow a hotel in the Base Facility Zone to convert to a condominium with no rental requirements.

Ms. Lewis stated that in Vail, they do not allow existing hotels to become condominiums. Mr. Branch then shared a discussion he had with a Planning Commission member in Park City who felt that in Park City it is no problem to allow hotels to become condos. He did note that Park City is not Alta, as Park City has 10,000 pillows.

Ms. Chytraus asked what the Planning Commission wants the Base Facilities Zone to be. Should it be primarily a hotel base, or should we allow residential uses? Mr. Branch acknowledged that it is a negative fantasy to have people living in their units, and noted that the Planning Commission has not wanted to control private uses.

Ms. Degiorgio asked whether hotels are viable into the future. Mr. Branch asserts that it is not that clear cut. Mr. Guldner then noted that being an existing hotel is viable, but if you want to start from scratch, it cannot work financially.

Ms. Lewis asked if we should allow the five existing hotels to be converted in the future. Mr. Guldner recalled that in 1986 no one anticipated a use different from a hotel. For example, if the Snowpine is torn down, should two houses be built there? We definitely do not want houses at the base of our ski area.

Mr. Nepstad asked what is known about financing, as he felt that decisions should not be based on current financial issues. Ms. Degiorgio thinks that this is going about things kind of backwards; that we are doing ordinances before vision. Mr. Guldner reminded

the Commission that in the 1980's the vision for the Base Facilities Zone was more hotel rooms. Ms. Striefel suggests that a certain percentage of hotels could be allowed to turn into condominiums, and the rest would remain hotels. Mr. Voye felt that by increasing density of hotels it could possibly attract investors. Hotels and more hotel rooms are best for the Town.

Mr. Kapaloski asserted that Alta is unique; it is not Park City or Telluride. Alta inherited Special Use Permits and that is why the Base Facilities Zone was created. To maintain uniqueness, the atmosphere of hotels needs to be maintained. Mr. Kapaloski had a hard time seeing that the only way a hotel can be improved is to turn it into condominiums. There is a limited amount of rentable beds in Alta, and the hotel center needs to be preserved and maximized.

Mr. Branch stated that is really all about hot beds, and has trouble seeing the condominiumizing of Alta as being healthy. It may work in other areas, but Alta is unique. What does the staff recommend? Mr. Guldner stated that the Ordinance should include no more single-family use, hotels only, with possibly more density. Mr. Guldner heard that 33 rooms per net developable acre might not be enough. Mr. Kapaloski asserted that 33 is not a magical number, and there may be a submitted site plan with a higher density. Mr. Kapaloski encouraged applicants to be creative, and have an innovative design.

Mr. Branch brought up height restrictions. Mr. Guldner thought that buildings should be no more than one story above the road. They can go as many floors as they want, just as long as its one story about the road. Mr. Guldner recommended that this should be part of the Ordinance.

Ms. Degiorgio moved for the Base Facilities Zone to not include houses, condominiums, or condo-hotels. Mr. Voye seconded the motion. Each Commissioner voted in the affirmative.

Mr. Kapaloski moved that the Planning Commission examine density and height, and bring back recommendations to revisit these issues. There was a second to the motion by Mr. Nepstad. The motion was carried with all members voting in the affirmative.

Ms. Chytraus suggested that the Planning Commission formalize their recommendations. Ms. Striefel moved to recommend the amended Base Facilities Zone Ordinance. These recommendations include no condominiums in the Base Facilities Zone, parking as discussed above, and to recommend these actions to the Town Council. Mr. Kapaloski seconded the motion. Ms. Striefel stated that the Planning Commission should let the Town Council know about density and height discussions, as the Planning Commission wants to continue this discussion. Each Commissioner voted in the affirmative.

**Discussion with Possible Action on Closed Door Session 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 Mr. Voye, and a roll call vote was taken:

Skip Branch, aye  
Lee Kapaloski, aye  
Rob Voye, aye  
Joan Degiorgio, aye  
Jan Striefel, aye  
Jon Nepstad, aye

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

Mr. Kapaloski motioned to adjourn the regular meeting of the Planning Commission. Ms. Striefel seconded that motion with each Planning Commission member voting in the affirmative.

The closed door meeting began at approximately 2:00 pm. The closed door meeting was recorded on a tape. Those present at this meeting included Alta Planning Commissioners Skip Branch, Lee Kapaloski, Rob Voye, Joan Degiorgio, Jan Striefel, and Jon Nepstad. Town of Alta attorneys Kimberley Chytraus and Katie Lewis, and Town of Alta staff members John Guldner, Kate Black, and Laura McIndoe were also present.

Mr. Kapaloski moved to adjourn the closed door meeting, with a second by Ms. Striefel, with each Commissioner voting in the affirmative.

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These minutes were passed and approved on the fourteenth day of October, 2008.

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Claire E. Runge  
Assistant Town Administrator