

MEETING MINUTES
ALTA PLANNING COMMISSION MEETING
Tuesday, April 24th, 2024, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: John Nepstad, Chair
Jeff Niermeyer, Vice-Chair
Dave Abraham
Maren Askins
Roger Bourke, Town of Alta Mayor (ex-officio)

STAFF PRESENT: Chris Cawley, Town Manager
Molly Austin, Assistant Town Clerk
Chris Otto, Assistant Town Manager
Polly McLean, Town Attorney

OTHERS: John Guldner, Cottonwood Lands Advisory
Andrina Hougham
Walter Krebsbach
Hans Hoffman

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair John Nepstad opened the April 24, 2024 meeting at 3:01 PM.

2. APPROVAL OF MINUTES FROM THE March 27, 2024, MEETING

Planning Commission Vice Chair Jeff Niermeyer introduced a motion to approve the minutes from the March 27, 2024, Alta Planning Commission Meeting. Planning Commission Member David Abraham seconded the motion, and the motion was passed with unanimous consent of the commission.

3. Update on Town of Alta Subdivision Ordinance Revision Project

Chris Cawley explained that the consultant preparing updated subdivision ordinance language for the Town of Alta was delayed and that we would get to see an update to the ordinance with some draft language likely at the next Planning Commission Meeting in May.

4. PRESENTATION ON PROPOSED TEXT AMENDMENT TO BASE FACILITIES ZONE ORDINANCE AND SHALLOW SHAFT RESTAURANT REDEVELOPMENT VISION – ANDRINA HOUGHAM AND WALTER KREBSBACH

Chris Cawley provided some background on the project and introduced the staff report associated with the Shallow Shaft proposal to the planning commission.

Andrina Hougham began the meeting by introducing herself and Walter Krebsbach (the “presenters”) as owners of the Shallow Shaft Restaurant. She emphasized their long history in Alta and their deep ties to the community. They presented a proposal to amend the town's zoning regulations to accommodate changes to the lot size and width requirements, specifically for Zone C. They argued that the proposed changes aim to allow for better utilization of the property while maintaining the integrity of the zone and the unique environment of Alta.

The presenters highlighted the evolution of the Shallow Shaft restaurant over the years and explained their reasons for considering redevelopment, including economic factors and other changes in the area that made operating a restaurant economically challenging. They outlined their vision to demolish the existing building and rebuild it in a new orientation, with a focus on hotel style accommodations in a building that emphasizes health, safety, and sustainability. They clarified that the proposed change is not for short-term rentals but for transient accommodations consistent with hotel use.

Throughout the presentation, they provided details of the proposed design, including site maps, exterior designs, and floor plans. They discussed setbacks, parking arrangements, and access points, acknowledging the need for further discussion and coordination with UDOT regarding access permits for parking.

Planning commission members then engaged in the discussion and raised questions about various aspects of the proposal and the shallow shaft parcel, including parking arrangements, concerns about short term rentals, the loss of a restaurant, possible considerations for employee housing, potential impacts on traffic, and other compliance issues with the current zoning regulations. The planning commission discussed whether the Shallow Shaft’s proposal to amend the zoning ordinance to reduce minimum to size in Base Facilities Zone C would set an undesirable precedent. They provided feedback and suggestions for further consideration.

David Abraham commended their efforts in managing constraints and mentioned the desire for additional uses like restaurants. Concerns were raised about the aesthetics of the building and the delineation of zoning areas. The discussion touched upon parking, management structure, and the potential number of units. The importance of sustainability, electric car charging, and avalanche safety measures were also highlighted. Mayor Bourke inquired about the distinction between transient accommodations and short-term rentals, with clarification provided regarding the presence of kitchens in the units. Polly McLean explained the difference between residential and hotel use based on the presence of kitchens. Andrina Hougham emphasized that despite kitchen amenities, the proposal aligns with the hotel definition in the town code.

The planning commission agreed to revisit the general plan in the next meeting to ensure alignment with current community needs and address concerns about zoning changes. They emphasized the importance of community input and collaboration in shaping the project's future direction. Overall, the meeting focused on gathering feedback and exploring options for the proposed development while considering its potential impacts on the town. Andrina Hougham concluded the presentation

by emphasizing their commitment to working with the town and seeking feedback before proceeding to the next steps, which may include a public hearing.

5. DATE OF NEXT MEETING

The next meeting is scheduled for May 22, 2024 at 3pm.

6. MOTION TO ADJOURN

Planning Commission member Maren Askins moved to adjourn the meeting. Planning Commission Member Dave Abraham seconded the motion, and the motion was carried with unanimous consent of the commission.

Minutes Approved on

Chris Otto, Assistant Town Manager