

General Plan Guidance Regarding Shallow Shaft Proposal

May 22, 2024

Alta Planning Commission Meeting



Municipal General Plans

Utah Code Section 10-9a-401 General plan Required:

To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and*
- (b) growth and development of all or any part of the land within the municipality.*

The general plan may provide for:

- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities; (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;*

Municipal General Plans

[10-9a-405. Effect of general plan:](#)

Except as provided in Section [10-9a-406](#), the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

General plans guide making decisions such as:

- Developing **new zoning or other ordinances**
- **Revising existing zoning** or other ordinances
- **Zoning changes on property**
- When and where to construct new parks, roads, water and sewer facilities, etc.
- Deciding City priorities

General Plan vs. Comprehensive Plan

For Example:

Issue:

Commercial development in Alta: General Plan updated in 2013 to adopt Section 4.3 “Town Center Commercial”

General Plan Goal, Policy, Action Statements:

The Town of Alta has the intent to create an identifiable center of Town for residents and visitors alike.

Action: Amend the zoning code that relates to the Base Facilities Zone if necessary to reflect any desired changes in density, height, and coverage requirements.

Result:

Town of Alta Base Facility Zone amended in 2016 to allow increased coverage, greater height, increased hotel density

Municipal General Plans



Last complete General Plan update in 2005



Updated in 2013 to include Context and Vision Statement section, Section 4.3 Town Center Commercial

Updated in 2016 to include Section 4.3.A Commercial Core Plan



Focused on environmental protection and managing development, interagency coordination, general policy statements regarding canyon transportation, ski area planning and development, etc.

Town of Alta General Plan



Town of Alta General Plan Relevant Excerpts

“Alta’s Vision Statement”

We expect standards for design and development that honor the unique context of Alta and that maintain the scale and visual patterns that define the landscape. Commercial development is and will continue to be concentrated in the commercial core of our community, away from sensitive areas. We look forward to the construction of a Town Community Center which will be the social and cultural hub of Alta.



Town of Alta General Plan Relevant Excerpts

“Alta’s Vision Statement”

Alta’s residents, employees, and business-owners strive for responsible and sustainable growth and development. We celebrate the winter sports activities that are fundamental to our town and we support expansion of Alta’s summer economy.

We expect standards for design and development that honor the unique context of Alta and that maintain the scale and visual patterns that define the landscape. Commercial development is and will continue to be concentrated in the commercial core of our community, away from sensitive areas. We look forward to the construction of a Town Community Center which will be the social and cultural hub of Alta.

Town of Alta General Plan Relevant (?) Excerpts

Section 4.1 Zoning

THE EXISTING ZONING OF ALL AREAS SHOULD CONTINUE.

*FUTURE RESIDENTIAL DEVELOPMENT SHOULD BE LIMITED TO THOSE AREAS
CURRENTLY ZONED FOR SUCH USES.*

Town of Alta General Plan Relevant (?) Excerpts

SECTION 4.3 – TOWN CENTER COMMERCIAL

The Town Center Commercial Core, hereafter referred to as the “core” is defined as the area of land between the Peruvian Lodge and Albion Base commercial facilities.

The Town of Alta currently has limited year round commercial activity. The Town supports public and private efforts to develop long term, year round commercial ventures. Summer economic development will be important in developing this goal.

The Town supports short and long term efforts to develop a year round economic base in these areas and throughout Alta. The Town supports activities that will support summer employment and will complement, not degrade Alta’s unique character.

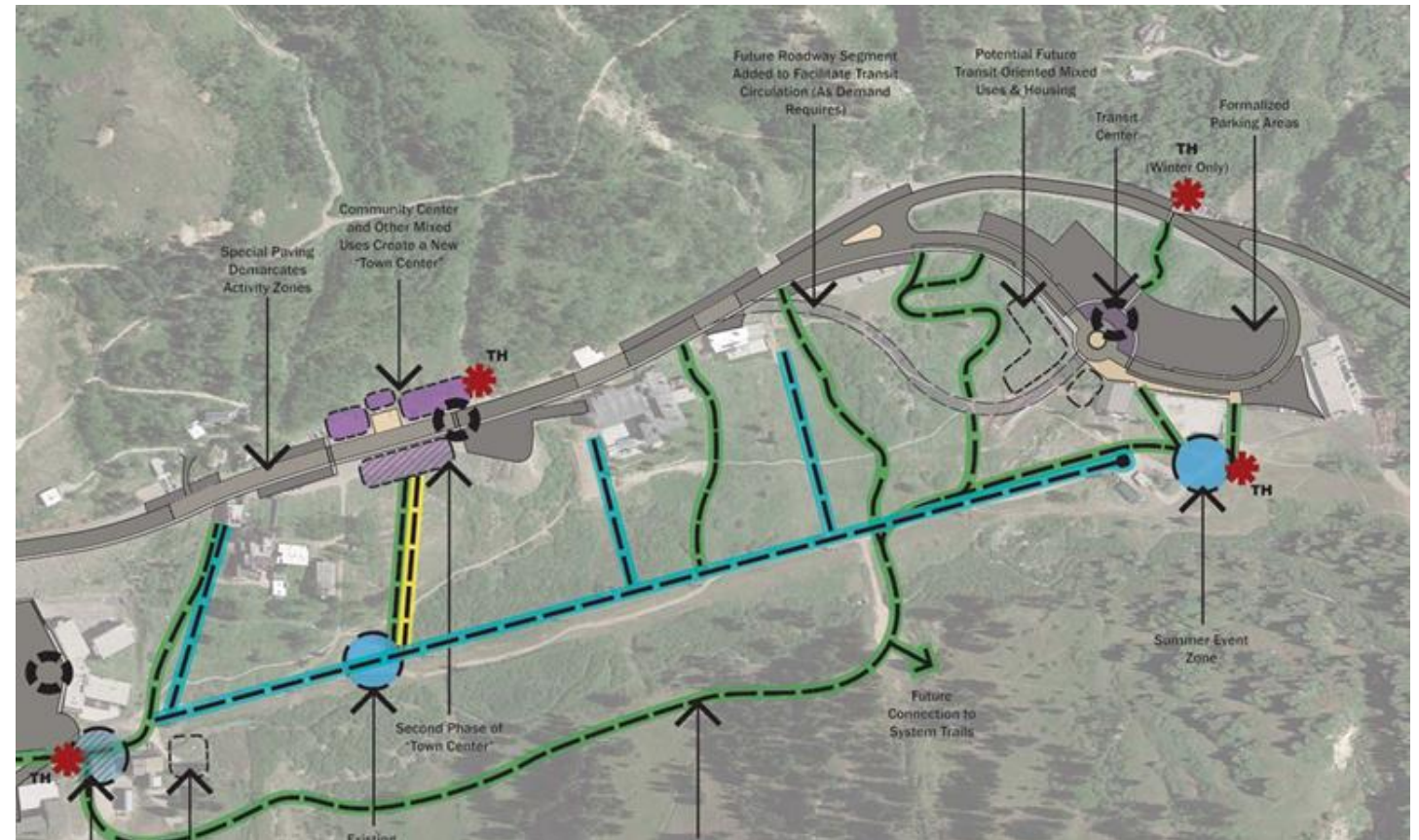
Employee housing is a useful component of any commercial development and is beneficial to the ongoing success of the community and therefore we encourage it to be a feature of commercial development.

Commercial Core Plan

Commercial Core Plan:

Developed during Mountain Accord Planning Process beginning in 2015

- LCC transportation concepts such as train, gondola, tunnel to Brighton
- Land exchange: private holdings above town exchanged into commercial core



Commercial Core Plan – Guiding Principles

COMMERCIAL CORE PLAN GUIDING PRINCIPLES

- 1 Preserve, respect, and enhance Alta's sensitive lands, views, natural resources, and its unique setting.
- 2 Keep Alta eclectic, small-scale, and respectful of the existing environment and conditions.
- 3 Sustain Alta environmentally, economically, and socially.
- 4 Balance the needs of residents, property owners, the business community employees and visitors.
- 5 Enhance the Alta economy by appropriately leveraging existing resources.
- 6 Facilitate organic change over time.
- 7 Support and develop a year-around economy that focuses on the summer in addition to the winter.
- 8 Develop one or more walkable centers with mixes of uses, intensive activity, human scale development and a quality pedestrian realm.
- 9 Provide safe interactions among pedestrians, motorists, skiers and cyclists at Alta.
- 10 Improve multi-modal connections among winter and summer destinations in Alta.
- 11 Recognize the relationships that exist between Alta and other areas—Snowbird, the canyon, and the region—and respond accordingly.
- 12 Plan for Alta's role in long-term mountain solutions.

Recent Commercial Core Land Use Changes

- Snowpine Lodge tear-down rebuild: 2x hotel rooms, >~5x square footage, numerous amenities, open to the public year-round. Offers weddings, conferences, etc.
- Small employee housing addition to Rustler Lodge in permitting process
- ASL has tried various models for summer food service, summer lift service, not currently operating base area point-of-sale during ski season
- Lodges have generally increased summer business offerings since great recession; some short-term rental business elsewhere in town
 - Overall business volume and sales tax revenue to the Town still much lower than winter.
- **Not really any other projects taking advantage of BFZ upzone...though its only reasonable to assume they are coming**

Implications for Shallow Shaft?

- Commercial Core Plan Guiding principles:
“Leverage existing resources” “Plan for Alta’s role in *mountain solutions*”
 - Does proposal support these principles?
- No mention of STR in general plan, base facilities zone
 - Permitted in other zones, not in BFZ
- Does “continue existing zoning” discourage changing minimum lot size?
- Does converting to STR support summer economy
- Does converting to STR support transit hub btw AL-Rustler?

But:

- Is it realistic to expect a restaurant to survive/thrive? Can any service commercial establishment meet current zoning requirements on the parcel?
- What is the relevance of the Commercial Core vision 10 years later?
 - Can the Town do anything new to support a summer economy?
- Are STR a residential use if their primary or sole occupancy is commercial?
- What about minimum lot size?
 - Spot zoning?
 - Precedent setting for other parts of town?
- Regardless of whether the shaft is going to become STR, BFZ ordinance needs STR definition. Can decide whether they’re prohibited or permitted.