

UTAH COUNTY PLANNING COMMISSION

Minutes of the March 18, 1997 Meeting

PRESENT: Elaine Englehardt, Chair
Jill Taylor, Member
Bill Ferguson, Member
Don Nebeker, Member
Bill Isham, Member
Jeff Mendenhall, Community Development Director
Dave Shawcroft, Attorney
Shirley R. Englund, Secretary

ABSENT: Gary Robison, Member
Brent Gordon, Member

OTHERS PRESENT: Jerry D. Grover, County Commissioner; Sherrie Christensen, Planning Staff; Tom Wroe, Fire Marshall; Russell Park, Jerry Park, Randy Park, Patricia Hanson, Devin Wright, Jan Carless, Michael Carless, Fred Huff, Ed Dittmar, Junior Bounous, Robert Bills, Carol Bills, Francine Bennion, Sam Rushforth, Ann Wechsler, Tom Wharton, Scott Young, Pam Young, Bill Brady, Lillian & Keith Hayes, Pamala Vincent, Paul Christensen, Dale Maughan George Hansen, Richard Bradford, R.J. Bloomer, Shirrel Young, Robert Bennion, Peter Karp, Jim Harris, Kenneth Evans, Mary Anne Wood, Ray Gardiner, Bob Bonar, Chris Mason, Spencer Ames, James Peterson, Dorothy Bramhall, Robert Easton, Loyal Clark, Jonathan Cope, Benjamin Cope; Josephine Zimmerman, The Daily Herald.

The meeting of the Utah County Planning Commission was called to order by Elaine Englehardt, Chair, at 7:05 p.m. in Room 1400 of the Utah County Administration Building, 100 E Center, Provo, Utah.

APPROVAL OF MINUTES - February 18, 1997

Motion: Don Nebeker

Second: Bill Isham

That the minutes of the February 18, 1997 be approved as presented. The motion passed by unanimous vote.

POWDERBIRD GUIDES FOR PROVO CITY CORP (Continued from 2/18/97) - Proposed helicopter landing pad as per Section 5-2-C-10, South Fork of Provo Canyon on Provo City property ownership, Section 6, T6S, R4E

Jeff Mendenhall indicated that he had not heard from Provo City relative to their opposing position changing. He gave a brief review of the request.

Dee Bradford, representing Powderbird, reiterated the plans noting that there was a need for a staging area as well as a site that could be used for rescue purposes.

Elaine Englehardt stated that the commission could not entertain recommending approval to the County Commissioners without the consent of the property owner, that being Provo City.

Motion: Jill Taylor

Second: Bill Isham

That the request of Powderbird for a helicopter landing pad in the Provo Canyon area, Section 6, T6S, R4E be denied.

Motion: Jill Taylor

Second: Bill Isham

That the motion be amended to include 'without prejudice'. The motion passed by a 4-0 vote.

Don Nebeker added that if the matter come back before the commission, he would like the position of the Forest Service relative to impact on wildlife.

UTAH COUNTY COMMISSION (Continued from 2/18/97) - Proposed zone text amendment to Section 5-5-B-25, CE-1 zone, to allow ski lifts

Jeff Mendenhall explained that this request is not an application for development, but rather a text amendment to allow skiing in the CE-1 zone with expansion of ski resorts in the area. He presented a proposed ordinance requiring a Conditional Use Permit. He noted that other alternatives would be to (1) leave the zone as is, or (2) approve as a permitted use, or (3) approve as a permitted conditional use in the CE-1 zone. .

Buck Rose explained the proposed ordinance noting that Chapter III, Article III relative to conditional use permits was used as a format. There was general discussion between the commission and Mr. Rose regarding the history of the subject property and impact of the possibility of heavier use.

Ed Dittmer, a resident of Provo, spoke in support of the proposal.

Dave Winder of Salt Lake City was in support of the proposal noting that skiing is environmentally sensitive, and would allow more people to view the beauty of that area.

Mary Ann Wood spoke in favor of approval.

Ann Weschler, Chair of the Sierra Club, shared the concerns of the 5,000 member club cautioning the commission against making a decision before the Master Plan was available. She

felt that more information on impact was necessary.

Randy Park of Orem was in favor of what Snowbird is proposing and felt it would give more people access to enjoy the area, both by skiing and riding the tram.

Dr. Sam Rushforth stated that any expansion would have impact. The question is, how much and what kind. He encouraged the county to take a strong look at what they wanted for this side of the mountain in the future. He suggested that this proposal might be 'spot zoning'. He recommended the commission not make a decision at this time.

Bob Bills of Highland, and a member of an environmental group, stated his concern regarding avalanches and felt approval would give better control .

Junior Bounous has worked in the subject mountains for the last 50 years and is familiar with the area. He was also involved in the study Seven Peaks did when they were considering a ski area. At that time American Fork Canyon was considered. He did not feel that American Fork Canyon would be a possibility for ski expansion. He felt long term plans need to be considered rather than short term goals. If approved, it would also connect Snowbird and Alta.

Bill Brady of Provo spoke in favor of the proposal. He stated that packed snow melts slower and it could create a better water control situation for the county. He felt the revenue would also be of benefit to the county. He concluded by reminding the commission that the property belonged to Snowbird.

Pam Vincent, a resident of Sundance, felt that Mineral Basin will definitely be effected by approval to this proposal. She spoke in opposition to the request stating that more development will discourage rather than encourage people because there are few pristine places left for people to come to. This is precisely what brought her to Utah.

Glen Overton of the Salt Lake Commissioners of Travel Council spoke in support of the proposal noting that the major resorts are preparing for the Olympics as well as the exposure that will bring people back to Utah to ski after that event.

Francine Bennion of Provo spoke in opposition to the amendment based on there being too many unknown factors.

Jim Harris felt that approval would encourage an interest toward development.

George Hansen cautioned the commission that if they are not careful now, the opportunity will be gone.

Jill Taylor reminded the group that this approval would only allow for a conditional use to be considered. Each issue would be addressed on its own merits.

Bill Isham question the possibility of 'land swaps', etc. At present, there is about 600 acres of private land.

Devin Wright of Provo spoke in support of the proposal. He felt that skiing would have less impact than other 'now permitted' uses of the area.

Pam Young of Lindon has lived in the area two years. She felt it would have a long term impact on the area and the issue needed to be better investigated.

Christopher Mason, a youth in the area, spoke in favor of the proposal and was excited that this area could be opened up and enjoyed by skiers.

Spencer Aims, a skier and snowboarder, was in support of the proposal.

Pete Mimmack of Provo encouraged the commission to "Just say no".

Bob Bonar of Snowbird explained their plans, and assured the public as well as the commission, that they have no plans of further expansion then explained at the last meeting, that being for two lifts and a warming hut. He felt that Snowbird would actually be upgrading the environment rather than degrading it. At present there are old mines and areas that are not safe. Also they would be helping the avalanche control and water smelt issues. He stated that, at present, Snowbird owns approximately 400 acres of the property. National Forest land makes up a very small part. He noted that if this amendment is approved, it would then allow Snowbird to go ahead and make the needed studies (which are expensive) and begin to prepare for their actual request for a Conditional Use Permit.

Peter Karp of the Uinta National Forest stated that the Forest Service does not have an adversarial relationship with Snowbird. He spoke of some of the environmental benefits of the proposal, some of those being educational.

Robert Bennion of Provo felt that this proposal should be denied and that if, in fact, Snowbird wants to expand, it would be better addressed under a request for a CE-2 zone rather than CE-1. The CE-2 zone allows for recreational resort activities.

Leon Zamora was concerned about the lack of camping opportunities in the area should Snowbird expand.

Commissioner Jill Taylor stated that the CE-2 zoning would actually allow for more development. The CE-1 zone is the most environmentally restrictive zone the county has. She was basically in support of the request, but felt strongly that it should be with conditional use permit requirements, and that impact should be kept to a minimum.

Commissioner Bill Ferguson stated that the undertone was fear of loosing the wilderness of Mineral Basin and fear of development coming in. He felt that the staff had worded the ordinance well and that the decision shouldn't based on fear.

Commissioner Bill Isham stated that the commission has a responsibility to balance the rights of the property owner and impact to the area. He felt that the conditional use permit would limit some of the negative impact and give control to the county. He supported the idea of increased access from the Salt Lake side. Mr. Isham has visited the Snowbird resort and found positive implications. He did not feel that the area was particularly good for camping.

Commissioner Don Nebeker complimented the public on their concern and participation. He was in support of the notion of the proposal. He felt that Mineral Basin was a good spot for the ski sport. He did, however, agree that the pristine area was what made the Wasatch Front valuable. He was not comfortable about going forward before the impact of expansion was more clear. He suggested that the commission take a long look at where we are going with the ski industry statewide, both down hill and cross country. Mr. Nebeker indicated concern relative to the Master Plan, but stated that he would support the proposal with conditional use restrictions and with his stated concerns.

_____ Motion: Bill Ferguson

Second: Don Nebeker

That the Planning Commission recommend to the County Commission approval of the proposed zone text amendment to Section 5-5-"B-25, CE-1 zone to allow ski lifts with a conditional use permit as presented in the proposed ordinance. The motion passed by a 4-0 vote.

**Elaine Englehardt, Chair, asked to be excused. Jill Taylor, Vice-Chair conducted the remainder of the meeting.

DAVIS ACRES, PLAT "A" - Delete Davis acres Subdivision, Plat "A", and approve Davis Acres Subdivision, Plat "A", Amended; Section 33, T8S, R2E, Benjamin area

Jeff Mendenhall explained that this three lot subdivision was approved in 1992. Each of the three lots have a house on it. Amendment to the plat requires the vacating of the existing plat. He noted that the amended plat meets the requirements of the ordinance with no new lots being created.

That the matter be continued to the April meeting. The motion passed by a 4-0 vote.

L.D.S. CHURCH - Proposed landscape park and recreational facility, four softball diamonds, Section 32, T7S, R3E, Springville City area

Jeff Mendenhall explained that this is a proposed ball diamond facility off the 400 South exit off the I-15 Freeway. It will include four softball fields with dugouts and bleachers, a maintenance-restrooms-announcers booth structure, grass area with trees, and a 84 car parking lot. There are no lights included or any structure for concessions to be sold. Mr. Mendenhall recommended granting a Conditional Use Permit for a landscape and recreational facility park subject to findings and conditions.

Fred Huff represented the L.D.S. Church and explained that he has visited the homeowners in the area and there are no objections to the proposal. The nearest property owner is approximately one half mile from the facility.

Motion: Don Nebeker

Second: Bill Ferguson

That the Planning Commission grant the Conditional Use Permit to the L.D.S. Church for a landscape and recreational facility park with the following:

Findings and Conditions

1. That the requirements of Section 3-49 of the Utah County Zoning Ordinance have been met.
2. That the requirements of Section 7-24-D can be met.
3. That approval be given from the Springville Drainage District.
4. That adequate fencing along 3900 South and 1150 E be provided for safety of individuals going onto the roadways.
5. That no lighting is provided.

The motion passed by a 4-0 vote.

**After a five minutes break, the Planning Commission adjourned into Work Session. The following were present:

Jill Taylor, Planning Commission Vice-Chair
Don Nebeker, Planning Commission Member
Bill Ferguson, Planning Commission Member
Bill Isham, Planning Commission Member
Jerry D. Grover, County Commission
Jeff Mendenhall, Community Development Director
Buck Rose, Planning Staff
Sherrie Christensen, Planning Staff
Odell Miner, Consultant
Neil Limberg, Consultant
Dave Shawcroft, Attorney
Shirley Englund, Secretary

SUBJECT: Update of the General Plan. Procedures were discussed as well as sub-committees. Further, it was determined that the Goals & Policies should be more definite; and that the Zoning Ordinance and Goals & Policies be compatible with each other. The next work session meeting relative to the General Plan was scheduled for April 8, 1997, 4:00 p.m. to 6:00 p.m. in Room 1500 of the County Administration Building. Commissioner Taylor adjourned the Work Session meeting and reconvened the regular meeting of the Planning Commission

Motion: Don Nebeker

Second: Bill Isham

That the meeting of the Planning Commission be adjourned. The motion passed by unanimous vote.

MINUTES APPROVED

Jill Taylor, Vice-Chair

Shirley Englund, Secretary